

**CITY OF MONROE - GENERAL SERVICES COMMITTEE
CITY HALL CONFERENCE ROOM
300 W. CROWELL STREET, MONROE, NC 28112
Thursday, August 19, 2021 - 4:00 PM**

**AGENDA
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1. General Services Committee Meeting Minutes of May 27, 2021
2. General Services Committee Meeting - Staff Notes of June 17, 2021
3. Shining Light Baptist Church, Property Donation, 2007 Pinedell Avenue
4. Budget Amendment for New Personnel Operating Expenses
5. Budget Ordinance to Close Capital Projects
6. Budget Amendment for Unspent Items
7. Land Lease Agreement - Charlotte-Monroe Hangar 1 LLC

Other Items



**CITY OF MONROE
GENERAL SERVICES COMMITTEE MEETING**

City Hall Conference Room
300 W. Crowell Street
Monroe, NC 28112
May 27, 2021 4:00 PM

MINUTES

Present: Committee Member Lynn Keziah (Chairman), Committee Member Mayor Pro Tem Marion Holloway, Committee Member Franco McGee, Committee Member Gary Anderson

Absent: Committee Member Hayden Munn

Staff: E. L. Faison, City Manager; Brian Borne, Assistant City Manager; Lisa Strickland, Finance Director; S. Mujeeb Shah-Khan, City Attorney; Ashley Ivey, Accounting Manager; Angela Duncan, Budget Analyst; Pete Hovanec, Director of Communications and Tourism; Bryan Gilliard, Chief of Police; Matthew Black, Director of Downtown; Peter Cevallos, Airport Manager; James Vesce, Center Theatre Operations Supervisor; Lisa Stiwwinter, Director of Planning & Development; Doug Britt, Senior Planner; Council Member Angela James

Visitor(s): Dean Stump, Coliesta Vidak, William Nance

The General Services Committee met in the City Hall Conference Room at 4:00 p.m. on May 27, 2021. A quorum was present. Chairman Keziah presided.

Item 1. General Services Committee Meeting Minutes from April 15, 2021.

Mayor Pro Tem Holloway moved to approve the Minutes of the General Services Committee Meeting of April 15, 2021.

Committee Member Anderson seconded the motion, which unanimously passed with the following votes:

AYES: Chairman Keziah, Mayor Pro Tem Holloway, Committee Member McGee, Committee Member Anderson

NAYS: None

Item 2. Downtown Master Plan Update Funds.

Director of Downtown, Matthew Black presented a request to consider moving forward with funding of the Downtown Master Plan Update, which was allocated in the FY21 budget.

City Council approved funding of the Downtown Master Plan update in FY21 budget process; however, with the uncertainty of the impact of Covid-19, staff was told to place the project on hold.

Now, with more certainty in city revenues and budget forecasting, Staff would like to move forward with the allocated funds and put out a Request for Qualifications to potential firms.

The Update of the Downtown Master Plan will realize the accomplishments made in the implementation of the Downtown Master Plan to date, discuss new directions for Downtown and recognize any changes

needed. It will also complement the recent updates of the City's Land Use and Transportation and Parks and Greenway Master Plan updates.

Staff recommends moving forward with the funding of the Downtown Master Plan Update.

City Manager Faison informed the Committee that there were funds remaining in the 2021 fiscal year budget and suggested using those monies to finance the Update of the Downtown Master Plan since it was budgeted for fiscal year 2021. It has been 14 years since the Downtown Master Plan was last updated. The Committee was informed that \$100,000 had been budgeted for this update.

Mayor Pro Tem Holloway moved to recommend to Council to approve moving forward with funding of the Downtown Master Plan Update, as budgeted in FY21.

Committee Member McGee seconded the motion, which unanimously passed with the following votes:

AYES: Chairman Keziah, Mayor Pro Tem Holloway, Committee Member McGee, Committee Member Anderson

NAYS: None

Item 3. Downtown Incentive PRONTO Grant - 215 S. Main Street.

Director of Downtown, Matthew Black presented a request to consider a recommendation for the PRONTO downtown economic development incentive to City Council for 215 S. Main Street, Greg and Jen Moore, owners.

Home Brew Catering owners Greg and Jen Moore, have purchased 215 S. Main Street, to operate their current food service business. The new business project totals approximately 1,672 square feet of food service space and is in the Downtown Master Plan area.

It is the recommendation of the Downtown Advisory Board and staff that the committee recommend the downtown incentive as outlined with the following stipulations:

1. Grant funds for the PRONTO is to not exceed \$8,360.00, payable over a three (3) year period in one-third increments. The first payment shall be given within 30 days of submittal and approval of paid invoices for upfit expenses. Payments 2 and 3 shall be made on the anniversary date of business opening of year 2 and 3.
2. City will not advance grant funds until project is complete. Once the project has been completed, as proposed, funds will be made available.

Downtown Advisory Board and Staff requests General Services Committee recommend the approval of the PRONTO grant to Council with the Resolution and Budget Amendment to appropriate funds.

Committee Member Anderson moved to recommend to Council the approval of the PRONTO grant to Council with the Resolution and Budget Amendment to appropriate funds.

Mayor Pro Tem Holloway seconded the motion, which unanimously passed with the following votes:

AYES: Chairman Keziah, Mayor Pro Tem Holloway, Committee Member McGee, Committee Member Anderson

NAYS: None

Item 4. Capital Project Budget Ordinance for Parklet.

Director of Downtown, Matthew Black presented a request to consider a recommendation of a Budget Ordinance related to the parklet project in Downtown Monroe to City Council.

Downtown Monroe has a planned construction project which will provide additional seating and an outdoor amenity for businesses in the heart of downtown. The parklet project will enhance the reuse and viability of adjacent structures, especially restaurants and retail businesses. The City of Monroe has sought additional funding through Electricities' Downtown Revitalization Grant and was awarded \$10,000 to allocate to the parklet project.

Additional funding will need to be appropriated and added to the current fund balance for this project to be completed.

Staff requests General Services recommends approval of BO-2021-10 to City Council, which includes designation of Electricities' Downtown Revitalization grant monies (\$10,000) and unspent Downtown Monroe Operating Funds (\$41,500) to capital project MP2102.

Mr. Black distributed examples of the parklet designs for Committee Members to review. He assured the Committee that affected business owners are supportive of the parklet.

Committee Member McGee moved to recommend to Council the approval of BO-2021-10 to City Council, which includes designation of Electricities' Downtown Revitalization grant monies (\$10,000) and unspent Downtown Monroe Operating Funds (\$41,500) to capital project MP2102.

Committee Member Anderson seconded the motion, which unanimously passed with the following votes:

AYES: Chairman Keziah, Mayor Pro Tem Holloway, Committee Member McGee, Committee Member Anderson

NAYS: None

Item 5. Grant Application Runway 5/23 Obstruction Removal.

Airport Manager, Peter Cevallos requested approval to submit an application to the NC Department of Transportation for grant fund appropriation to conduct the Runway 5-23 Approach Obstruction Removal Project at the Charlotte-Monroe Executive Airport. This project will correct runway approach deficiencies at both ends of Runway 05-23 and will install fencing to correctly enclose all properties at the north end of the Airport. The grant will pay for ninety percent of the project with the remaining ten percent covered by the local match taken from the City's designated fund balance for Airport grant acceptance.

This project has been developed because of deficiencies that have been identified by the FAA. The deficiencies are trees that have reached a sufficient height in which the tops of the trees affect the visual and instrument approaches to both ends of the runway. Currently there are trees off both ends of the runway that are obstructions and considered hazards to the Airport's instrument approaches. The appropriate measure is to remove the trees by either "topping" them, or removing them entirely so they don't affect the approaches. The Airport Engineers Talbert, Bright, & Ellington have developed a project to mitigate these hazards. This project includes three (3) schedules of work: Runway 5 Approach Obstruction Removal; Runway 23 Approach Obstruction Removal; and new perimeter security fencing around the northern boundary of the Runway 23 end Airport property.

The State is authorizing the City to utilize a portion of the FAA non-primary entitlement funds designated to the City for the design and bidding phase of this project. The FAA's Non-Primary Entitlement Grant Program allocates \$150,000 each year to the City, which can be used in conjunction with other grants funds for airfield projects. Currently the City has 3 years of banked funds, totaling \$450,000 that can be appropriated towards this project. The Airport Engineers Talbert, Bright, & Ellington have submitted a work authorization to provide the design and bidding of this project for \$71,510.30. Once the project plans and specifications are complete, they will be advertised so that construction bids are received. Staff will then work with the State to allocate the balance of the non-primary entitlement funds, and any additional grant funds required to complete the actual construction. The City will use the designated fund balance to provide the required 10% matching funds for the grant.

At their May 11 meeting, the Airport Commission voted unanimously authorizing staff to send this request to City Council for their approval.

The Airport Commission and staff recommend to City Council:

- Approve the request to apply for non-primary entitlement funds for the Design and Bidding of the Runway 5-23 Approach Obstruction Removal Project
- Approve Talbert, Bright, & Ellington work authorization to conduct the Design and Bidding of the Runway 5-23 Approach Obstruction Removal Project.

Mayor Pro Tem Holloway moved to recommend to Council to approve the request to apply for non-primary entitlement funds for the Design and Bidding of the Runway 5-23 Approach Obstruction Removal Project, and authorize Talbert, Bright, & Ellington to conduct the Design and Bidding of the Runway 5-23 Approach

Obstruction Removal Project.

Committee Member Anderson seconded the motion, which unanimously passed with the following votes:

AYES: Chairman Keziah, Mayor Pro Tem Holloway, Committee Member McGee, Committee Member Anderson

NAYS: None

Item 6. Grant Award for Design/Bid of Rehabilitation of Aprons D, E, & F.

Airport Manager, Peter Cevallos presented that the City has been notified that the NC Board of Transportation has approved the grant award of \$270,000 in State funds for the Airport's project to rehabilitate Aprons D, E, & F. This money will fund the Airport Engineer Talbert, Bright, & Ellington work to design and bid the project for construction. Staff is working with NC Department of Transportation officials to appropriate the funds towards the project.

This project is a follow-on effort in which the Airport is working with the NC Department of Transportation to program the necessary funds to rehabilitate all the existing pavements at the Airport. The previous project was the Apron Rehabilitation Project, for Aprons A, B, & C, which is finally wrapping up this spring, and will finish with an estimated cost of \$3.1M. The objective of this new project to rehabilitate Aprons D, E, & F will start in front of Hangar 1 (Apron D), continue between the Terminal and Hangar 1 (Apron E), and conclude in front of the Airport Terminal (Apron F). Since Aprons D, E, & F were originally constructed over twenty years ago and have never had major maintenance, the type of rehabilitation that is scheduled for these ramps will be a full depth reconstruction to correct any failures under the pavements, and construct new pavements with weight bearing strength to support up to 100,000 lb. aircraft. It is anticipated that the project cost should be in the same range as the previous apron rehabilitation project, approximately \$3M.

At the March 8 Airport Commission meeting, Mr. Cevallos advised that the NC Board of Transportation notified the City of a State grant for \$270,000 towards the design and bidding of the Rehabilitation of Aprons D, E, & F Project. The Airport Engineers Talbert, Bright, & Ellington have submitted a proposed contract for \$113,985.89 to conduct those professional services. The State has reviewed and approved the scope of work, and authorizes the City to apply for the grant. A portion of the allocated grant will fund the proposed contract, with the City utilizing the designated fund balance to provide the required 10% matching funds. Once the project is advertised and bids are received, the Airport will coordinate with the State for the necessary grant funds to do the actual construction.

At their May 11 meeting, the Airport Commission voted unanimously authorizing staff to send this request to City Council for their approval.

The Airport Commission and staff is requesting the Committee recommend to City Council:

- Approve the request to apply for the grant to fund appropriations for the Design and Bidding of the Apron Rehabilitation (Areas D, E, and F) Project
- Approve Talbert, Bright, & Ellington work authorization to conduct the Design and Bidding of the Apron Rehabilitation (Areas D, E, and F) Project

Mayor Pro Tem Holloway made a motion to recommend to Council the approval of the request to apply for the grant and authorize Talbert, Bright, & Ellington to conduct the Design and Bidding of the Apron Rehabilitation (Areas D, E, and F) Project.

Committee Member McGee seconded the motion, which unanimously passed with the following votes:

AYES: Chairman Keziah, Mayor Pro Tem Holloway, Committee Member McGee, Committee Member Anderson

NAYS: None

Item 7. Lease for Quonset Hangar Office Space Aerowood Aviation.

Airport Manager, Peter Cevallos presented that Staff is seeking City Council approval for a ten-year lease with Aerowood Aviation for the office space, and a budget ordinance to complete the un-programmed requirements remaining for the Quonset Hangar reactivation that are needed to accommodate this

tenant.

At the December 1, 2020 City Council meeting, a budget amendment authorized staff to make improvements to the Airport Quonset Hangar. Those improvements included repair for roof leaks, refurbishing the office space, so that the hangar and office areas can be made available to lease space to corporate owned aircraft. Those repairs were completed and four aircraft are currently being stored in the Hangar, which include a Falcon 10 corporate jet, a Baron small twin engine, a Pilatus PC-12 turboprop aircraft, and a Mitsubishi MU-2 turboprop aircraft. The cash flow from those four aircraft include leases generating over \$ 28,000 annually, property value close to \$6 million, and anticipated fuel purchases over 12,000 gallons annually.

Renovations of the facility's office space began, and soon identified a number of components were in violation of the current building code, and that the contract for \$39,704 would be inadequate. The office refurbishment contract was for basic remodeling such as repainting, new flooring, bathroom fixtures refurbished or replaced. To refurbish the office area in compliance with the building code these additional items must be addressed:

- Make the bathrooms ADA compliant
- Remove damaged drywall in some of the offices
- Fix a window opening that has since been covered with wood
- Replace a secondary exit door with the proper configured door and egress to meet code
- Replace interior doors that were either damaged or not properly operating
- For meeting code requirements for second floor egress, re-align certain non-bearing walls to create an interior hallway on the second floor so there are two different egresses
- Re-install the insulation above the ceiling tile grid that has fallen or is missing
- Replace an exterior handrail
- Replace substandard electrical wiring, mediate hidden light fixtures and other electrical issues
- The original part of the budget for the HVAC is correct, as it will replace the main unit that serves the first floor. However, to make the second floor office space comfortable, an independent wall unit will be added.

This additional work to refurbish the office space requires an additional \$78,917. This makes the total expenditure for the office space \$150,368.

Aerowood Aviation is committed to leasing the Quonset Hangar office space for ten (10) years. With the lease rate being \$5 per square foot per year, the office space lease will generate an annual rent of \$17,910; the City will re-coup its investment in the office space in eight years. Aerowood Aviation will pay for the Quonset Hangar's utilities, and will continue to maintain the lease of all the office space in the terminal building, utilizing them for the administration of the Charter Jet Transport charter operation so there is no loss of revenue there. Attached to this report is a breakdown of the total cost to reactivate the Quonset Hangar, and a table showing the total amount of lease payments that Aerowood has agreed to pay over the course of their ten-year lease.

The reactivation of the Quonset Hangar offers a low cost opportunity to expand rentable space and serve existing and new customers. Although the facility was considered for demolition, it will meet a definitive need at the Airport and provide a positive cash flow.

At their May 11 meeting, the Airport Commission voted unanimously authorizing staff to send this request to City Council for their approval.

The Airport Commission and staff is requesting City Council:

- Approve Budget Ordinance 2021-06 for additional funds to complete the Quonset Hangar Reactivation
- Approve the ten-year lease with Aerowood Aviation for the two-story office space in the Quonset Hangar
- Authorize the City Manager to sign the lease agreement

Mr. Cevallos clarified that this is the only commercial office space he has available for lease. All other commercial office space is in the terminal building and currently leased to Aerowood Aviation. The Quonset Hangar offers 3,500 square feet of commercial office space. Other potential aviation education programs, such as Liberty University and UNC Charlotte, may use this area as a teaching space. Other

potential programs and partnerships were mentioned, such as South Piedmont Community College and Wingate University.

Committee Member Anderson moved to recommend the approval of Budget Ordinance 2021-06 for additional funds to complete the Quonset Hangar Reactivation and the ten-year lease with Aerowood Aviation for the two-story office space in the Quonset Hangar to Council, as well as recommend authorizing the City Manager to sign the lease agreement.

Mayor Pro Tem Holloway seconded the motion, which unanimously passed with the following votes:

AYES: Chairman Keziah, Mayor Pro Tem Holloway, Committee Member McGee, Committee Member Anderson

NAYS: None

Item 8. School Resource Officer Agreement between City of Monroe and Union Academy Charter School.

Police Chief, Bryan Gilliard requested the Committee consider adoption of a Resolution to authorize the City Manager to sign a School Resource Officer Agreement with Union Academy Charter School. This Agreement adds a second School Resource Officer to the original agreement.

Staff is requesting authorization for the City Manager to sign a contractual agreement with the Board of Directors for Union Academy Charter School for the City of Monroe to provide two police officers as a School Resource Officers. Staff also requests the addition of a full time police officer position to the Police Department. The costs of this position will be reimbursed by Union Academy Charter School.

General Services Committee and staff recommend City Council approval of the following:

1. Council adopt a Resolution authorizing the City Manager to sign the School Resource Officer Agreement with the Board of Directors for Union Academy Charter School
2. Add an additional police officer position in the Police Department

Committee Member McGee moved to recommend to Council the adoption of a Resolution authorizing the City Manager to sign the School Resource Officer Agreement with the Board of Directors for Union Academy Charter School and the addition of a police officer position in the Police Department to City Council.

Mayor Pro Tem Holloway seconded the motion, which unanimously passed with the following votes:

AYES: Chairman Keziah, Mayor Pro Tem Holloway, Committee Member McGee, Committee Member Anderson

NAYS: None

Item 9. Food Truck Ordinance for the Central Business District (CBD).

Director of Planning & Development, Lisa Stiwinter presented the Committee with a slide show detailing the research, survey results and discussion among City Departments. The General Service Committee is requested to consider and discuss a zoning text amendment to Section 156.121 titled "Temporary Uses, Structure and Special Events" to allow food trucks in the Central Business District (CBD).

In 2010, the City Council adopted a zoning text amendment to the Temporary Use section of the Unified Development Ordinance (UDO) to prohibit itinerant merchants from locating within the Central Business District except with a Special Event Permit. The zoning text amendment was the result of the City receiving complaints regarding a food truck locating in the downtown on a consistent basis.

Recently, there has been a community buzz going around regarding a desire to allow food trucks in downtown Monroe again. Planning staff conducted research on food truck ordinances to include Chapel Hill, Raleigh, Greensboro, Burlington, Durham, Indian Trail, Waxhaw, and Charlotte. Downtown staff conducted a food truck survey of the downtown businesses. Downtown staff received 56 responses from the survey with 37.5% representing the service businesses, 32.1% the retail businesses, 12.5% attorney offices, 8.9% restaurants and the remaining a food and beverage business. Approximately 92.9% of the 56 participants supported food trucks in the Central Business District. Additional survey questions included the

following:

1. What type of regulations do you think the City should have for food trucks within the CBD?
2. Where should food trucks be allowed in the CBD?
3. What time should food trucks be allowed in the CBD?
4. What concerns do you have with allowing food trucks in the CBD?
5. Any suggestions.

City of Monroe staff from the Planning and Development, Downtown, Police and Engineering Department met on more than one occasion to discuss allowing food trucks in the Central Business District (CBD). Lengthy discussion was held regarding food trucks being allowed in the public right-of-way. Planning staff contacted the North Carolina Department of Transportation (NCDOT) to inquire whether food trucks would be allowed within States public right-of-way. NCDOT responded that food trucks would be allowed within the State's public right-of-way but the City of Monroe would take any liability responsibilities.

Based on research conducted, survey results and discussion amongst City Departments, planning staff drafted an ordinance to establish food truck standards for the Central Business District (CBD). Currently, food trucks are only allowed in the Central Business District of Downtown Monroe with a Special Event Permit. The purpose of the food truck ordinance is to establish standards for private property and City-Owned parking lots in downtown Monroe. Due to safety concerns, the City did not recommend moving forward with allowing food trucks within the public right-of-way. The City of Monroe suggested designating four (4) City-Owned parking lots for food truck locations within the CBD.

The draft food truck ordinance proposes allowing food trucks on private property within the General Business (GB), General Industrial (GI), Central Business District (CBD) or Conditional District with commercial uses. Food trucks on private property would require the approval of a temporary use permit and written permission from the property owner. The temporary use permit would be valid for sixty (60) days. Under the draft ordinance food trucks in City-Owned parking lots would be permitted within the Central Business District in the following parking lots:

- Franklin Street and Main Street
- Main Street and W. Talleyrand Ave.
- Hayne Street and Windsor Street
- N. Church Street and E. Franklin Street

Food trucks in City-Owned parking lots would also require a temporary use permit approval, and an invitation from a host business located in downtown. A Certificate of Insurance would be required for food trucks in City-Owned parking lots that would cover damages to the public right-of-way, property damage and personal injury. The temporary use permit would be valid for up to seven (7) days and the hours of operation consists of between 5:00 and 11:00 pm on weekdays and 11:00 am and 11:00 pm on Saturday and Sunday. Additional standards for all food trucks are proposed to include the following:

- Allowed at permitted special events and active construction sites.
- Not allowed fifty (50) feet from main entrance of restaurant or outdoor dining area.
- Food trucks shall not impede, endanger or interfere with pedestrian or vehicular traffic.
- All food trucks must be situated to allow at least five (5) of unobstructed space for pedestrians on sidewalks, pedestrian paths and other locations intended primarily for pedestrian travel. If any applicable law, including American with Disability Act regulations, shall require a greater distance, the greater distance shall apply.
- No food truck shall be parked in a location that prohibits or restricts access to a private property. A minimum of five (5) foot spacing is required from any driveway, measured from the driveway apron.
- The food truck must be located at least five (5) feet from any utility box, utility vault, handicapped ramp, or emergency call box. Not allowed within fifteen (15) feet from any fire hydrant.
- The minimum distance requirements are measured in a straight line from the closest point of the proposed food truck location to the closest point of the buffered object, or in the case of a restaurant, measured from the closest point of the restaurant's main entrance.
- Food truck operator are responsible for the proper disposal of waste and trash associated with the operation. Vendors shall remove all waste and trash from their location at the end of each day or as needed to maintain the health and safety to the public. City receptacles may not be utilized for this purpose. The vendor shall keep all areas within ten (10) feet of the truck clean of grease, trash, paper, cups or cans associated with the vending operation. No liquid waste or grease is to

be disposed into the tree pits, storm drains or onto the sidewalks, streets or other public place. Under no circumstances shall grease be released into or disposed of in the City's sanitary sewer system.

- The food truck operator shall not utilize tables, chairs, free-standing signage or audio amplification in conjunction with the food truck. All equipment shall be contained within or on the food truck.
- Advertising consisting of business name, logo and items available for sale may be displayed onto the food truck. No other form of advertising is permitted.

The draft Food Truck Ordinance was presented to the Downtown Advisory Board at their April 27th meeting. Residents and business members attended the meeting to voice their input and suggestions regarding food trucks being allowed within the Downtown. Discussion held at the meeting included a lack of interest in allowing food trucks to locate in City-Owned parking lots and concerns were raised that the ordinance did not provide provisions to allow food trucks to locate within the public right-of-way. Based on input received during the meeting, the Downtown Advisory Board recommended against a portion of the food truck ordinance that allowed food trucks to locate within a City-Owned parking lot. The Downtown Advisory Board provided a recommendation for the City to consider an ordinance to allow food trucks to locate the public right-of-way within the Central Business District (CBD) with the following provisions:

- Food trucks can locate on any street within the CBD.
- Do not limit the number of food trucks allowed in the downtown at one given time.
- Do not specify the hours of operation.
- Do not provide an expiration time on the temporary use permit.

There was discussion about restricting the types of food to be sold Downtown by food trucks to only foods that are not already being sold by established businesses. Assistant City Manager, Brian Borne was asked his opinion. Mr. Borne made a point that the food served at the food trucks and its preparation is regulated by the FDA and Union County Health Department through inspections. The vehicle's maintenance is regulated through required annual vehicle inspections. There is no regulation of the kitchen equipment within the food trucks, such as grease traps. Mr. Borne also stated that it could put a strain on already strained public parking. He agreed that it would be a difficult decision for the Committee and Council. Mr. Borne suggested that food trucks be limited to after 5PM to not take sales away from the majority of Downtown restaurants that close after lunch.

City Manager, E. L. Faison suggested that we limit the days of the week available to food trucks. Mr. Faison stated that using City parking lots seemed to be a happy medium.

Mayor Pro Tem Holloway suggested a model similar to Matthews, NC. He posed limiting the number of food trucks to (4) and only allowing them Thursdays, Fridays and Saturdays.

Downtown business owner spoke to the Committee. Dean Stump owns and operates The Courthouse Self-Pour Beer and Wine. He originally visited Downtown Monroe because wanted to try a food truck in the area. After seeing the area, he decided he would open his business Downtown. He urged the Committee to allow food trucks near his business as a complement to his bar. Restaurants close early in Downtown and there is nowhere for his customers to buy food.

Downtown restaurant owner, Coliesta Vidak of the Monroe Grill, spoke to the Committee about a need to limit the number of food trucks, but she also stated that food trucks filled a void that other restaurants do not offer.

The City of Monroe staff recommends the ordinance that establishes standards for food trucks to locate on private property and within the City-Owned parking lots in the Central Business District (CBD).

The Downtown Advisory Board recommends the ordinance that establishes standards for food trucks to locate on private property and within the public right-of-ways in the Central Business District (CBD).

The General Services Committee is requested to consider one of the following ordinances that establish standards for food trucks to locate within the Central Business District CBD):

1. Food truck ordinance that establishes standards for private property and City-Owned parking lots.
2. Food truck ordinance that establishes standards for private property and public right-of-ways

The Committee came to a consensus to withdraw the food truck item from the Planning Board's agenda for the June 2, 2021 meeting. Ms. Stiwinter and her team will reassess the food truck ordinances to be more of a pilot program. They will limit the number of food trucks allowed permits at any given time, limit the days and times food trucks may operate in the Central Business District, add a requirement that food trucks must be invited by a host business and narrow down the program's locations. Ms. Stiwinter agreed to adjust the program according to their suggestions and bring it back before the General Services Committee when completed.

Item 10. Various Budget Adjustments for Budgetary Compliance for Fiscal Year 2021 Budget.

Director of Finance, Lisa Strickland presented various adjustments proposed to the fiscal year 2021 budget in order to recognize activity that was unanticipated and maintain budgetary compliance.

Budget Amendment for various items as follows:

1. After the end of fiscal year 2020, it was discovered that the accounting treatment of the installment financing loan for the new ERP software package would need to be adjusted. Rather than recording the entire amount of the proceeds in the capital project, the proceeds had to be recorded in the enterprise funds and then transferred to the capital project. The entry to record the proceeds was booked to the enterprise funds as of 6/30/20, which created a due to capital projects balance in each fund. In fiscal year 2021, the due to capital projects was cleared with the actual transfer to the capital project fund. Since the proceeds were placed in fund balance at the end of the 2020 fiscal year, the proceeds need to be re-appropriated to cover the transfer that was booked in the current fiscal year.
2. Due to reduced revenue from investment earnings, the electric fund needs to appropriate fund balance in the amount of \$500,000 to make up the shortfall.
3. Covid-19 expenses for deep cleaning in various areas was not a budgeted expenditure for the fiscal year. An amendment in the amount of \$56,000 is needed to cover this expense for the year.
4. Cost of credit card and billing fees for motor vehicle collections are passed on to the City by the NC Department of Transportation. Increased motor vehicle tax collections have resulted in higher collection fees. An amendment is needed to reflect these increased fees in the amount of \$30,000.
5. Amendment proposed to cover higher than anticipated collections for water and sewer capacity fees in the amount of \$956,655. Water and sewer capacity fees are required by NC General Statute 162A-207(b) to be used for capital improvements related to new development and are transferred to the capital reserve fund to achieve this requirement. The City has also passed Resolution R-2017-20 to transfer annually the amount in excess of the minimum fund balance policy to the Capital Reserve Fund. This calculation was performed and a budget amendment is needed to cover the transfer in the amount of \$1,631,018 per the resolution.
6. Due to work on the design and environmental approvals, the police station and senior center bonds were not issued during the fiscal year. An amendment is requested to move unused debt payment amounts for the police headquarters and senior center in the amounts of \$951,270 and \$284,647, respectively, to the project accounts to be used to offset the costs of the projects.
7. Due to the closure and/or reduced attendance of the Monroe Aquatics and Fitness Center, revenue losses will need to be covered by the Monroe Aquatic and Fitness Center fund balance. The facility was closed from July until October 2020 and customer membership fees were not collected. Savings were realized in unpaid salaries, reduced services and decreased utility bills, but other costs still need to be covered for the fiscal year. An appropriation from fund balance in the amount of \$1,029,284 to cover lost revenue is recommended. The balance in fund balance after this budget amendment is \$2,012,830.
8. Donations totaling \$365,530 have been received for both the Science Center and the Center Theatre. The donations and corresponding expense need to be adjusted with a budget amendment. Donations were designed for specific items by the donors in many cases or split

between the two projects. The final amounts (net of administrative fees) were \$126,760 for Science Center Exhibits, \$1,890 for Science Center Pavers and \$236,880 for the Center Theatre Programming.

9. Due to the delayed opening of the Center Theatre, revenue losses from ticket sales and facility rentals will need to be covered by the General Fund balance. The amount of the projected loss for the fiscal year is \$324,700 and a budget amendment to cover this amount is recommended. Expenses for the facility were mostly salaries and utility costs.

Staff recommends approval of the attached budget amendment containing various budget adjustments for Fiscal Year 2021.

Committee Member McGee moved to recommend to Council the approval of the budget amendment containing various budget adjustments for Fiscal Year 2021.

Mayor Pro Tem Holloway seconded the motion, which unanimously passed with the following votes:

AYES: Chairman Keziah, Mayor Pro Tem Holloway, Committee Member McGee, Committee Member Anderson

NAYS: None

Item 11. Budget Ordinance to Establish Special Revenue Fund for American Rescue Plan Act Funding.

Accounting Manager, Ashley Ivey, presented to the General Services Committee a request to approve a budget ordinance to accept grant funds from the Coronavirus State and Local Fiscal Recovery Funds – American Rescue Plan Act of 2021 (ARPA).

The City was notified earlier this year that as a non-entitlement municipality it would be allocated funding from the Coronavirus State and Local Fiscal Recovery Funds – American Rescue Plan Act of 2021 (ARPA). The City has been notified that the estimate of funding to be received in two tranches is a total of \$10,400,000. The first half will be received in the next few weeks and the second half will be received in one year from the date the first half is received. This estimate is expected to be the actual amount as it is allocated based upon population of the municipality.

City staff is still awaiting more guidance from the US Treasury and specifically the NC Local Government Commission on what are allowable uses of these funds. The federal law specifies that the funds will remain available for expenditure through December 31, 2024. This deadline allows sufficient time for local government officials to carefully consider how best to appropriate the monies for maximum short and long-term benefit to their communities. City staff has been advised by staff of the NC School of Government to wait to appropriate any ARPA funds until all contracting, accounting, reporting, documentation and other applicable federal and state compliance requirements are communicated.

At this time municipalities' governing boards are requested to accept the federal grant funds and adopt a Special Revenue Fund Project Budget Ordinance in accordance with guidance from the NC School of Government and our auditors.

Staff recommends the General Services Committee forward to Council for approval of Budget Ordinance BO-2021-11 to accept the federal grant funds and adopt a Special Revenue Fund Project Budget Ordinance.

Committee Member Anderson moved to recommend to Council the approval of Budget Ordinance BO-2021-11 to accept the federal grant funds and adopt a Special Revenue Fund Project Budget Ordinance.

Committee Member McGee seconded the motion, which unanimously passed with the following votes:

AYES: Chairman Keziah, Mayor Pro Tem Holloway, Committee Member McGee, Committee Member Anderson

NAYS: None

Item 12. Ratify Annual Service Contracts over \$100,000.

Director of Finance, Lisa Strickland, presented that City Council approval is necessary for renewal of reoccurring service contracts for fiscal year 2022.

Chapter 34 of the Monroe Code of Ordinances dictates that it is necessary to seek City Council approval on purchases in excess of \$100,000. They are as follows:

FY2022 Services Exceeding \$100,000			
Company Name	FY2021 Expenditures	FY2022 Expenditures	Synopsis
Data Prose	\$155,260	\$164,200	Bill printing services for cycle bills, notices and tax statements (Postage is included at \$107,050) Cost increase due to increased amount of bills and postage. Anticipate postage to go down due to new e-bill service.
Green's Commercial Cleaning	\$329,387	\$428,988	Cleaning of city facilities. Increased amount is for estimated cost of cleaning Monroe Science Center and Dowd Center Theatre.

Lewis Tree Service Inc. (Formerly Carolina Tree Care)	\$378,000	\$389,988	Tree trimming services for electric right of ways. A 3% increase is expected by the contractor in FY2022.
Hinson Services	\$120,000	\$120,000	For maintenance, repair, and replacement of city HVAC systems. Amount may increase or decrease based upon the need of repairs and replacements.
Interlocal Risk Financing Fund of NC	\$520,000	\$528,000	The Property and Liability premium for all City Departments for FY2021 was \$520,000. The amount indicated is the amount budgeted for FY2022 and will not be exceeded.

Dawn Development	\$2,198,066	\$2,417,873	Construction services for electric and natural gas line installation. Cost increase due to services to growth and new subdivisions.
Tyler Technologies	\$157,895	\$220,000	City new software maintenance fees.

Underground Solutions	\$119,800	\$119,800	The water main pipe bursting strategic initiative was implemented by the Water Resource Department in April 2014 and was designed to help close the infrastructure replacement gap for water mains. The trenchless pipe bursting technology requires fusible pipe materials. Currently, there is only one manufacturer of fusible PVC pipe (FPVC), Underground Solutions Inc., and the Water Resources Department is working with them as a sole source provider of the needed pipe materials. Pricing has been stable since April 2014. Quantities of the 6-inch and 8-inch pipe may vary slightly due to field condition encountered. Purchases will be made based on unit prices provided, and will not exceed available budgeted funds without additional approvals.
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FY2022 Water Chemical Bids			
Product	Vendor	Price	Synopsis
Liquid Chlorine	JCI Jones Chemical	\$600/ton	On April 15, 2021 staff received bids for FY2021 chemical bids for the Water and Waste Water Treatment Divisions. This bid is distributed annually. The treatment chemical budget for FY2022 is \$1,127,000 for the Water Treatment Plant and \$101,500 for the Waste Water Treatment Plant.
Zinc Ortho Polyphosphate	Shannon Chemical	\$1.187/lb. SNC lead free	
Sulfur Dioxide	JCI Jones Chemicals	\$1,000/ton	
Dry Cationic Polymer -WTP	Polydyne	\$1.71/lb. (C-3226)	
Dry Non-Ionic Polymer	Polydyne	\$1.71/lb.	
Powdered Activated Carbon	Donau Carbon	\$0.7576/lb.	
Dry Cationic Polymer - WWTP	Polydyne	\$1.90/lb. (SE-1278)	
Calcium Hydroxide Slurry	Lime-Chem	\$0.0409/lb.	
Magnesium Hydroxide	Garrison Minerals	\$0.345/lb.	
Liquid Copper Sulfate	Univar Solutions	\$1.82/lb.	

The contracts listed above are annual service contracts that reoccur each year. Funds for these contracts are included in the fiscal year 2022 budget.

Staff recommends the General Services Committee forward to City Council for approval of the proposed service contracts and authorize the manager to execute necessary contracts for fiscal year 2022.

Mayor Pro Tem Holloway moved to recommend to Council the approval of the proposed service contracts and authorize the manager to execute necessary contracts for fiscal year 2022.

Committee Member McGee seconded the motion, which unanimously passed with the following votes:

AYES: Chairman Keziah, Mayor Pro Tem Holloway, Committee Member McGee, Committee Member Anderson

NAYS: None

Other Items:

Dowd Center Theatre Internal Fee Schedule.

Director of Communications & Tourism, Pete Hovanec presented an internal fee schedule developed by Theatre Staff for City Departments desiring to use the Dowd Center Theatre for events and meetings.

The proposed internal fee schedule outlines costs associated with the rental and use of the Dowd Center Theatre. The fee schedule represents costs associated with individual rentals as well as additional costs associated with rentals that are more complex (catering, extensive sound or technology...). The theatre is understandably an attractive draw and as more restrictions are lifted, more individuals and businesses are expressing rental interest. The internal fee schedule allows affordable departmental rentals (if available) and helps cover staffing costs associated with the individual rental.

Theatre Staff recommends that Council approve the internal fee schedule for the Dowd Center Theatre.

Committee Member McGee moved to recommend to Council the approval of the internal fee schedule for the Dowd Center Theatre.

Mayor Pro Tem Holloway seconded the motion, which unanimously passed with the following votes:

AYES: Chairman Keziah, Mayor Pro Tem Holloway, Committee Member McGee, Committee Member Anderson

NAYS: None

There being no further business the meeting adjourned at 5:38 p.m.

Committee Chairman, Lynn Keziah

CITY OF MONROE - GENERAL SERVICES COMMITTEE
CITY HALL CONFERENCE ROOM
Thursday, June 17, 2021 - 3:00 PM
STAFF NOTES FOR INFORMATION PURPOSES ONLY

The General Services Committee of the City of Monroe, North Carolina, was scheduled to meet on June 17, 2021. Due to the lack of a quorum, Chairman Keziah proceeded with the Agenda for information purposes for those attending. Staff Notes were prepared *for information purposes only*.

Present: Committee Member Lynn Keziah and Committee Member Gary Anderson

Absent: Mayor Pro Tem Marion Holloway, Committee Member Franco McGee and Committee Member Desio Munn

Staff: City Manager E.L. Faison, City Attorney S. Mujeeb Shah-Khan, Senior Budget Analyst Mary Lou Connelly, Accounting Manager Ashley Ivey, Assistant City Manager Brian Borne, Assistant Director of Economic Development Ron Mahle, Downtown Director Matthew Black, Director of Planning and Development Lisa Stiwinter, and Airport Manager Peter Cevallos

Item No. 1. North Carolina Rural Infrastructure Authority Grant Award

Assistant Director of Economic Development, Ron Mahle presented a request of Monroe City Council to accept funds in the amount of \$250,000 received from the State of North Carolina Rural Infrastructure Authority for MBP Acquisition, LLC d/b/a Hamilton Drywall Products as part of the incentive package developed in the recruitment of this company to our community in 2020.

In 2020, as part of a comprehensive economic development incentive package developed by Monroe-Union County Economic Development, MBP Acquisition, LLC d/b/a Hamilton Drywall Products was awarded \$250,000 in grant funds from the State of North Carolina Rural Infrastructure Authority. MBP Acquisition, LLC d/b/a Hamilton Drywall Products has committed to create 31 jobs by October 2022, and a targeted new investment of \$4,500,000 while reusing a 98,000 SF building located at 6090 Willis Way, Monroe, NC 28110 previously addressed as 6029 Stitt Street, Monroe, NC 28110.

Staff requests that the General Services Committee recommend to Council at the July 13, 2021, Regular Meeting to approve the acceptance of these funds, to authorize City Mayor Bobby Kilgore to execute the Local Government Agreement, Loan Agreement and Promissory Note and to adopt a Budget Amendment appropriating the funds.

Due to the lack of a quorum, there was a consensus of those present to refer the matter to Council for consideration on the consent agenda.

Item No. 2. Pilot Program for Food Trucks in Central Business District (CBD)

Director of Planning & Development, Lisa Stiwinter requested that the General Service Committee

General Services Committee

June 17, 2021

STAFF NOTES FOR INFORMATIONAL PURPOSES ONLY

Page 1

consider and discuss a Pilot Program to allow food trucks in the Central Business District (CBD) of downtown Monroe.

At the May 27th General Service Committee meeting, planning staff presented a zoning text amendment to Section 156.121 titled “Temporary Uses, Structures and Special Events” to allow food trucks in the Central Business District (CBD). The purpose of the zoning text amendment was to establish standards to allow food trucks on private property and City-Owned parking lots in the CBD of downtown Monroe. The General Service Committee provided a recommendation not in favor of moving forward with the zoning text amendment to allow food trucks in CBD district. The committee expressed an interest in developing a pilot program for food trucks that would establish standards for food trucks on private property, City-Owned parking lots and public right-of-way in the CBD.

Draft Pilot Program for Food Trucks in the Central Business District (CBD):

A Pilot Program has been developed to establish standards to allow food trucks on private property, City-Owned parking lots and public right-of-way in the Central Business District (CBD) of downtown Monroe. The Food Truck Pilot Program shall be effective for ninety (90) days from the date of City Council approval and comply with the following criteria:

Food Trucks on Private Property, City-Owned Parking Lots and Public Right-of-Ways.

Food trucks are defined as a licensed, motorized vehicle or mobile food unit licensed by the NC State Division of Motor Vehicles, designed and equipped to serve food and beverages. Food Trucks shall adhere to the following conditions:

A. Food Trucks on Private Property. Food trucks on private property are permitted on lots in the Central Business District (CBD) and are subject to the following:

1. Must obtain a temporary use permit, be located on private property and obtain written permission from the property owner.
2. To locate on a property in the Central Business District (CBD), the property must have a primary use. An example of a primary use would be a building with an active use or an improved stand-alone parking lot. An unimproved grass or dirt lot is not a primary use.

B. Food Trucks in City-Owned Parking Lots. Food trucks within the Central Business District (CBD) can locate in the following City-Owned parking lots: Intersection of Franklin Street and Main Street, Intersection of Main Street and W. Talleyrand Ave, Intersection of Hayne Street and Windsor Street or Intersection of N. Church Street and E. Franklin Street.

1. Requires a host business with a physical location be a part of the temporary use permit

submitted to the City requesting the food truck services. The host business shall be located within the Central Business District (CBD) and meet the following:

- i. Permitted and has a valid certificate of occupancy.
 - ii. Is actively operating.
2. Food trucks shall not impede, endanger or interfere with pedestrian or vehicular traffic.
3. The vendor must possess a valid insurance policy through an insurance carrier authorized or eligible to do business in the State of North Carolina for any damage to the public right-of-way and for any damages for which the City might incur the liability because of property damage or personal injury arising out of the use of the public right-of-way. The minimum liability limit to the policy shall be one million dollars (\$1,000,000.00). The City of Monroe shall be listed as an additional insured as its interests may appear on all Certificate of Insurance.
4. The City reserves the right to require any permit holder to cease part or all of its operation, or remove the food truck from the permitted parking space in order to allow for construction, maintenance or repair of any street, curb, gutter, sidewalk, storm drain inlet and any other similar municipal utility.
5. The food truck operator must comply with all other applicable local, state and federal regulations. Any food truck operator in a manner inconsistent with these regulations is illegal.
6. The City may suspend the permit to maintain the health, safety, and welfare of the public. The City may suspend the food truck permit when the street is closed for a special event.
7. If at any time evidence of the improper disposal of liquid waste or grease is discovered, the temporary use permit will be rendered null and void and the food truck business will be required to cease operation immediately.

C. Food Trucks in Public Right-of-Way. Food trucks in the public right-of-way can locate on any street within the Central Business District (CBD).

1. No food truck vendor may utilize the right-of-way to serve customers without obtaining a temporary use permit from the Planning and Development Department.
2. No single food truck operator shall occupy more than one food truck at one given time in the Central Business District (CBD).
3. Requires a host business with a physical location be a part of the temporary use permit submitted to the City requesting the food truck services. The host business shall be located within the Central Business District (CBD) and meet the following:
 - i. Permitted and has a valid certificate of occupancy.
 - ii. Is actively operating.

4. The vendor must possess a valid insurance policy through an insurance carrier authorized or eligible to do business in the State of North Carolina for any damage to the public right-of-way and for any damages for which the City might incur the liability because of property damage or personal injury arising out of the use of the public right-of-way. The minimum liability limit to the policy shall be one million dollars (\$1,000,000.00). The City of Monroe shall be listed as an additional insured as its interests may appear on all Certificate of Insurance.
5. The vendor shall hold the City, its officers, councilors and employees harmless and indemnify them for any loss, liability, damage, costs, and expenses arising from its operations.

D. Standards for all Food Trucks.

1. No single food truck operator shall occupy more than one food truck at one given time in the Central Business District (CBD).
2. Food trucks are limited to no more than four (4) food trucks in the Central Business District (CBD) at one given time.
3. Hours of operation are limited to the hours between 5 pm and 2 am from Thursday to Monday.
4. Temporary Use Permits for food trucks located in the Central Business District (CBD) shall be valid for a maximum of seven (7) days (Monday through Sunday) a week. A food truck vendor shall not book a seven (7) day period consecutively in order to provide customers with a variety of cuisine.
5. Allowed at permitted special events and on active construction sites.
6. Not allowed one hundred (100) feet from the main entrance of any restaurant or outdoor dining area.
7. All food trucks must be situated to allow at least five (5) of unobstructed space for pedestrians on sidewalks, pedestrian paths and other locations intended primarily for pedestrian travel. If any applicable law, including American with Disability Act regulations, shall require a greater distance, the greater distance shall apply.
8. The food truck must be located at least five (5) feet from any utility box, utility vault, handicapped ramp, or emergency call box. Not allowed within fifteen (15) feet from any fire hydrant.
9. The minimum distance requirements are measured in a straight line from the closest point of the proposed food truck location to the closest point of the buffered object, or in the case of a restaurant, measured from the closest point of the restaurant's main entrance.
10. Food truck vendors are responsible for the proper disposal of waste and trash

associated with the operation. Vendors shall remove all waste and trash from their location at the end of each day or as needed to maintain the health and safety to the public. The vendor shall keep all areas within ten (10) feet of the truck clean of grease, trash, paper, cups or cans associated with the vending operation. No liquid waste or grease is to be disposed into the tree pits, storm drains or onto the sidewalks, streets or other public place. Under no circumstances shall grease be released into or disposed of in the City's sanitarysewer system.

11. There shall be no audio amplifier or similar device to attract the attention of the public.
12. No food truck shall be parked in a location that prohibits or restricts access to a private property. A minimum of five (5) foot spacing is required from any driveway, measured from the driveway apron.
13. Advertising consisting of business name, logo and items available for sale may be displayed onto the food truck. No other form of advertising is permitted.
14. If Union County Environmental Health revokes the permit for the food truck, the City's temporary use permit shall be revoked as well.
15. The food truck operator shall not utilize tables, chairs, freestanding signage or audio amplification in conjunction with the food truck. All equipment shall be contained within or on the food truck.

The General Services Committee is requested to consider the Pilot Program to establish standards for food trucks to locate within the Central Business District (CBD).

Due to the lack of a quorum, there was a consensus of those present to refer the matter to Council for consideration on the consent agenda.

Item No. 3. Aerowood Aviation Lease of Quonset Hangar Office Space

Airport Manager, Peter Cevallos presented that Staff is seeking City Council approval for a ten-year lease with Aerowood Aviation for the office space.

At the June 8, 2020 City Council meeting, a budget amendment was approved for additional funds to complete the Quonset Hangar Reactivation, which authorized staff to make improvements to the hangar so that it could be made available for lease. In that previous request packet, a lease with Aerowood Aviation for the hangar office space was described, and City Council approved the lease in principle, however the lease still required the statutory 30-day notice. The notice requirement has been fulfilled; therefore, staff is now formally requesting approval of a lease between the City and Aerowood Aviation to lease the Quonset Hangar office space at the lease rate of \$5 per square foot per year, as prescribed by the City's Fee Schedule. The lease term is for 10 years, and there is a three (3) percent increase at the five-year point. The lease will generate an annual rent of \$17,910; the City will re-coup its investment in reactivating the office space in eight years. Aerowood Aviation will pay for the Quonset Hangar's utilities; they will also continue to maintain the lease on the office

space in the terminal building, utilizing them for the administration of the Charter Jet Transport charter operation.

The Airport Commission and staff is requesting General Service Committee recommend to City Council to approve:

- The ten-year lease with Aerowood Aviation for the two-story office space in the Quonset Hangar,
- Authorize the City Manager to sign the lease agreement

Due to the lack of a quorum, there was a consensus of those present to refer the matter to Council for consideration on the consent agenda.

Other Items

North Carolina Main Street Memorandum of Understanding

Downtown Director, Matthew Black advised that all designated Main Street and Small Town Main Street Communities were required to sign a Memorandum of Understanding from North Carolina Main Street Program.

Mr. Black explained that the Memorandum was a requirement of North Carolina Main Street Program to maintain designation as a Main Street Community. He advised that the requirements were basic best practices for operating a Main Street Program and broadly follow the National Main Street Accreditation standards.

Mr. Black advised that the benefits section outlined partnership, training, technical assistance, network, funding, resource, economic impact and recognition benefits offered to Main Street communities. With regard to the Menu of Services document, Mr. Borne advised that it outlined Training and Education, Strategic Planning, Downtown Management and Grants and Funding Services provided. He advised that Monroe had been a designated community since 1998.

Mr. Black advised that it was the request of Staff that the General Service Committee move the Memorandum of Understanding to the consent agenda for authorization and execution by the Downtown Director and the City Manager.

Due to the lack of a quorum, there was a consensus of those present to refer the matter to Council for consideration on the consent agenda.



STAFF REPORT

TO: General Services Committee

VIA: Brian J. Borne, Interim City Manager

DATE: August 19, 2021

FROM: Brian J. Borne, Interim City Manager

PREPARED BY: Brian J. Borne, Interim City Manager

SUBJECT: Shining Light Baptist Church property, Parcel ID #09-301-226B (lake parcel), #09-301-225B and #09-301-225C, 2007 Pinedell Avenue.

SUMMARY STATEMENT

Discuss donation of property: Tax Parcel ID #09-301-226B (lake parcel), #09-301-225B and #09-301-225C, 2007 Pinedell Avenue.

REVIEW

Staff was approached by Pastor Tim Cruse, Shining Light Baptist Church if there was an interest in the possible donation of property at 2007 Pinedell Avenue; Tax Parcel ID #09-301-226B (lake parcel), #09-301-225B and #09-301-225C.

The property at 2007 Pinedell Avenue, owned by Shining Light Baptist Church, has been offered to the City of Monroe as a potential donation if used for public benefit. Monroe Parks and Recreation is considering this property for future recreation use, specifically, as programmed day camp activities, not open for daily use. Potential programming and facilities for the above parcel could include fishing, team building challenge courses, picnicking, and other day camp activities. Benesh has completed a site inventory and assessment to determine the opportunities and any constraints towards providing the above potential programming venues. Items studied in this assessment include: soil and terrain, vegetation, hydrology, access, surrounding land use, man made improvements and previous planning studies.

The Benesh site assessment, environmental assessment and survey determined that the property is suitable for the use(s) outlined above.

Shining Light requests the City consider the following:

- Placing a permanent marker in easy to see place on the property (see sample below) to recognize the gift

Permanent marker to state something to this effect:

Lake Minnehaha
"Lake of Many Laughs"
Built in 19?? By Mr. O.V. McGee

Donated to the Residents
of the City of Monroe
North Carolina

By Your Friends at
Shining Light Baptist
Church and Academy
(Date)

"In God We Trust"

- Keep the water wheel in place as a landmark (as long as in good repair)
- Remove the non-established house

RECOMMENDATION

General Services Committee is requested to consider and recommend to Council to accept the donation of property, with the requests listed above and the manager be authorized to execute any and all documents as required to execute this transaction. The item will be placed on the Tuesday, September 14, 2021 City Council Consent Agenda if there is no Committee objection.

Attachment(s):
Agreement of Donation
R-2021-54
Phase 1 ESA/Asbestos Report(s)
Survey Map
Parcel ID #09-301-226B (lake parcel), #09-301-225B and #09-301-225C

AGREEMENT OF DONATION

THIS AGREEMENT, executed as of the 14th day of September, 2021, by and between Shining Light Baptist Church ("Donor") and the City of Monroe, North Carolina, a North Carolina municipal corporation ("Donee"):

W I T N E S S E T H:

WHEREAS, Donee desires to accept from Donor, and Donor desires to donate to Donee, certain real property of Donor described herein on the terms and subject to the conditions set forth herein:

NOW, THEREFORE, for good and valuable consideration received to the full satisfaction of each of them, the parties agree as follows:

1. **Agreement to Accept and Donate.** Donor agrees to donate and convey to Donee, and Donee agrees to accept and take from Donor, under the terms and conditions set forth below, all of Donor's right, title, estate and interest in a portion of the real property owned by Donor having a main address of 2007 Pinedell Avenue, Monroe, Union County, NC, which is more particularly described in Paragraph 2 and Exhibit A attached hereto and made a part hereof.

2. **Appurtenances.** The parties agree that the property being donated to Donee hereunder shall include the real property described in Exhibit A hereof, consisting of approximately ~~8.62~~ ^{8.6} acres of land (the "Land") and all of Donor's right, title, estate and interest therein; all appurtenant rights, easements privileges; together with buildings and fixtures therein or thereon, all in their present "as is" condition (all of the foregoing are hereinafter collectively called the "Property"). The Tax Assessor's Identification Numbers for the Parcels are #09-301-225B, #09-301-225C and #09-301-226B.

3. **Consideration and Payment.** This property is being donated to Donee for the purchase price (the "Purchase Price") of One Dollar (\$ 1.00) and other good and valuable consideration, receipt of which is hereby acknowledged.

4. **Title Insurance.**

(a) Donee may at its sole expense for the use of Donee obtain an owner's policy of title insurance from the title company of its choice (the "Title Company"), insuring in Donee good and marketable title in fee simple absolute to the Property, subject only to the Permitted Exceptions (as hereinafter defined) (the "Owner's Title Policy"). Permitted exceptions shall include the following:

- (i) zoning and building ordinances and regulations in effect on the Closing Date;

- (ii) real estate taxes and assessments, general and special, which are a lien but are not due and payable at the Closing Date, adjusted as provided herein;
- (iii) easements, covenants, conditions, reservations and restrictions of record, if any; and
- (iv) matters which would be disclosed by an accurate survey of the Property, unless Donee elects to order a survey as hereinafter provided, in which case matters actually disclosed by such survey (collectively, the "Permitted Exceptions").

(b) If any exception to title appears which is not a Permitted Exception, Donor shall have 15 days after receipt of written notice from Donee to remove any such exception; however, that the parties may mutually agree in writing to extend Donor's period of time in which to remove such exception as reasonably necessary. If within said 15-day period, or any mutually agreed upon extension thereof, any such exception is not removed or satisfied to Donee's reasonable satisfaction, then, at the expiration of said 15-day period (or any mutually agreed upon extension thereof), Donee may, at Donee's sole option, to be exercised by notice to Donor prior to the expiration of the foregoing 15-day period (or any mutually agreed upon extension thereof), (i) accept the status of title, (ii) terminate this Agreement, or (iii) attempt to cure such title defect at Donee's sole cost and expense. Upon such termination, neither party hereto shall thereafter be under any further liability to the other party hereto, and Donee shall pay all costs of the title examination and Title Commitment, if any.

5. **Representations and Warranties of Donor.** Donor represents and warrants to Donee that:

(a) Donor has all necessary power and authority to enter into this Agreement, that all actions required to be taken to approve or authorize the execution of this Agreement and consummation of these transactions have been taken, that the persons executing this Agreement on behalf of Donor are duly authorized to do so, and that the execution of this Agreement and the consummation of the transactions contemplated hereby constitutes the valid and binding obligation of Donor in accordance with its terms.

(b) Donor is and will be on the Closing Date duly authorized to execute this agreement, and all requisite action has been taken by Donor to authorize the execution and delivery of this Agreement and the consummation of the transactions contemplated hereby.

(c) Neither the execution of this Agreement nor the consummation of the transactions contemplated hereby will constitute a violation of or be in conflict with or constitute a default under any term or provision of any agreement or lease to which Donor is a party.

(d) To the best of Donor's knowledge, the Property is free and clear of leases and claims of occupancy by any party.

(e) Donor agrees to satisfy and cancel or release this Property from all liens, including any outstanding deeds of trust and judgments, before the Closing Date.

(f) DONOR MAKES NO REPRESENTATIONS, WARRANTIES OR STATEMENTS CONCERNING THE CONDITION OF THE PROPERTY, THE VALUE OF THE SAME, THE IMPROVEMENTS THEREON, THE USE THAT CAN BE MADE OF THE PROPERTY OR ANYTHING CONCERNING THE SAME OTHER THAN WHAT IS SPECIFICALLY INCLUDED IN THIS AGREEMENT. THE PROPERTY IS BEING SOLD "AS IS", "WHERE IS" AND "WITH ALL FAULTS" AS OF CLOSING, WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER AS TO ITS CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE, FREEDOM FROM CONTAMINATION BY HAZARDOUS SUBSTANCES, COMPLIANCE WITH ZONING OR OTHER LEGAL REQUIREMENTS OF ALL OR ANY PART OF THE PROPERTY, MERCHANTABILITY OR ANY OTHER WARRANTY, EXPRESS OR IMPLIED. DONOR REPRESENTS AND DONEE ACKNOWLEDGES DONOR'S REPRESENTATION THAT DONOR HAS ONLY LIMITED KNOWLEDGE OF THE CONDITION OF THE PROPERTY. DONEE ACKNOWLEDGES THAT DONEE IS PURCHASING THE PROPERTY BASED SOLELY ON DONEE'S OWN INDEPENDENT INVESTIGATIONS AND FINDINGS AND NOT IN RELIANCE ON ANY INFORMATION PROVIDED BY DONOR OR DONOR'S AGENTS OR CONTRACTORS. DONOR HAS MADE NO AGREEMENT TO ALTER, REPAIR OR IMPROVE ANY OF THE PROPERTY EXCEPT AS EXPRESSLY PROVIDED HEREIN.

All of the representations and warranties set forth in this Paragraph shall be deemed renewed by Donor on the Closing Date as if made at such time and shall survive the closing of this transactions.

6. **Representations and Warranties of Donee.** Donee represents and warrants to Donor that:

(a) Donee has all necessary power and authority to enter into this Agreement and the execution of this Agreement and the consummation of the transactions contemplated hereby constitutes the valid and binding obligation of Donee in accordance with its terms.

(b) Neither the execution of this Agreement nor the consummation of the transactions contemplated hereby will constitute a violation of or be in conflict with or constitute a default under any term or provision of any agreement or lease to which Donee is a party.

(c) Donee is and will be on the Closing Date an entity duly organized and validly existing under the laws of the state of its incorporation and has and will have on the Closing Date the power and authority to carry on the business for which it has been organized. The persons executing this Agreement on behalf of Donee are duly authorized to do so and all requisite action has been taken by Donee to authorize the execution and delivery of this Agreement and the consummation of the transactions contemplated hereby.

All of the representations and warranties set forth in this Paragraph shall be deemed renewed by Donee on the Closing Date as if made at such time and shall survive the closing of this transaction.

7. **Disclaimer of Warranties.** EXCEPT AS SPECIFICALLY SET FORTH IN THIS AGREEMENT, DONOR SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OR REPRESENTATIONS AS TO THE CONDITION, QUALITY, SAFETY, FREEDOM FROM DEFECTS (WHETHER OR NOT DETECTABLE BY INSPECTION), MERCHANTABILITY, FITNESS FOR DONEE'S INTENDED USE OR ANY OTHER PARTICULAR PURPOSES OR AS TO THE AVAILABILITY OR EXISTENCE OF ANY UTILITY OR OTHER GOVERNMENTAL OR PRIVATE SERVICES OR AS TO THE AMOUNT OF TAXES ASSESSED TO THE PROPERTY. DONEE ACKNOWLEDGES THAT DONEE HAS HAD AN OPPORTUNITY TO EXAMINE THE PROPERTY AND IS PURCHASING THE PROPERTY BASED SOLELY ON ITS OWN INDEPENDENT INVESTIGATIONS AND FINDINGS AND NOT IN RELIANCE ON ANY INFORMATION PROVIDED BY DONOR.

8. **Environmental Inspection.** Donee and its agents shall have the right, but not the obligation, to enter the Property to perform environmental studies which are permitted hereunder, all at Donee's expense.

Donee shall have the right, but not the obligation, to obtain a Phase I Environmental Study (the "Phase I"). In the event that prior to the Closing Date, Donee notifies Donor that the Phase I is unacceptable, Donee may terminate this Agreement by written notice to Donor, and each party shall thereafter be relieved of further liability to the other. If Donee terminates this Agreement as provided herein, Donor may request a copy of the Phase I from Donee, which Donee will provide.

In no event shall Donee conduct any environmental investigations on the Property beyond a Phase I Environmental survey without obtaining Donor's prior written consent with respect to the scope of such investigations, which consent may be withheld in Donor's sole discretion. In the event that Donee elects to conduct further environmental investigations on the Property, Donee shall submit to Donor in sufficient detail a description of such further environmental investigations and the cost thereof. In the event that Donor agrees to permit further environmental investigations on the Property, no such investigation shall be conducted unless Donor and/or Donor's representative has an opportunity to accompany Donee's representative. If accompanying, Donor covenants and agrees that it shall make its representative available at all reasonable times upon reasonable notice by Donee so as not to delay or impede Donee's initial or further environmental investigations. In the event Donor does not agree to permit further environmental investigations on the Property, or the results of such further testing are unacceptable to Donee, Donee shall have the right to terminate this Agreement by written notice to Donor, and each party shall thereafter be relieved of further liability to the other. If Donee terminates this Agreement as provided herein, Donor may request a copy of such further studies from Donee, which Donee will provide.

In the event that, based on the result of Donee's investigations, Donee notifies Donor in writing that the present condition of the Property is unsuitable for Donee's proposed use and delivers to Donor a copy of such environmental reports, then either party shall have the right, but not the obligation, to cure and/or remediate such objectionable condition within thirty (30) days of Donee's notice. Any proposed remediation plan, including the use of consultants and contractors must be acceptable to Donee and Donor, and Donor's and Donee's representatives shall have the opportunity to be present at all times during any remediation process. In the event that neither party is willing or able to cure such condition, or if Donor and Donee cannot agree on an acceptable remediation plan, either party shall have the right to terminate this Agreement and all funds and documents deposited in escrow, if any, prior thereto shall be returned to the appropriate party and each party shall thereafter be relieved of further liability to the other.

From and after the execution of this Agreement until the Closing Date, Donee shall have all reasonable access to the Property at all times for all legal purposes; provided, however, that Donee's access shall remain subject to all of the terms and conditions hereof.

9. **Donee's Conditions to Closing.**

(a) Donee's obligations under this Agreement are expressly conditioned upon the occurrence of the following events:

(i) If obtained at Donee's election, the Title Company shall be ready, willing and able to issue the Owner's Title Policy in the form required by Paragraph 4 on the Closing Date.

(ii) Donor shall be ready, willing and able to deliver to Donee on the Closing Date the fully executed Deed, in form acceptable to Donee, as described in Paragraph 12.

(iii) The representations and warranties of Donor set forth in Paragraph 5 shall have been true and correct when made and as of the Closing Date in all material aspects.

(iv) Donor shall have cancelled or caused this Property to be released from any outstanding deeds of trust, judgments, and other liens prior to acceptance of the Property by Donee.

(v) Donee shall not have exercised its option under Paragraph 16 to terminate this Agreement as a result of condemnation of the Property.

(vi) Donee shall not have exercised its option to terminate this Agreement under Paragraph 8 as a result of the Environmental Inspection.

(vii) Donee shall not have exercised its option to terminate this Agreement under Paragraph 4 as a result of an exception to title.

(b) In the event that any of the preceding conditions shall not have been timely satisfied as and when required hereunder, Donee shall have the option to (i) waive such condition and thereupon remain obligated to perform this Agreement; or (ii) terminate this Agreement and receive any documents previously deposited in escrow. Except as otherwise herein specifically provided, upon termination of this Agreement by Donee pursuant to this Paragraph, neither party shall thereafter be under any further liability to the other and Donee shall pay all costs of title examination, Title Commitment.

10. **Donor's Conditions to Closing.**

- (a) Donor's obligations under this Agreement are expressly conditioned upon the occurrence of the representations and warranties of Donee set forth in Paragraph 6, which shall have been true and correct when made and as of the Closing Date in all material respects.
- (b) Donor's approval of this agreement is conditioned on Donee's acceptance of the following conditions: placement of a permanent marker in a visible location on the property (the location of which to be determined by Donee) recognizing the donation from Donor; retention of the water wheel as a landmark, as long as it is in good repair and feasible to do so, at the sole discretion of Donee; and removal of the non-established house.
- (c) In the event that any of the preceding conditions shall not have been timely satisfied as and when required hereunder, Donor shall have the option to (i) waive such condition and thereupon remain obligated to perform this Agreement; or (ii) terminate this Agreement and receive any documents previously deposited in escrow by Donor. Except as otherwise herein specifically provided, upon termination of this Agreement by Donor pursuant to this Paragraph, neither party shall thereafter be under any further liability to the other and Donee shall pay all costs of title examination, Title Commitment .

11. **Deliveries at and Prior to Closing.**

(a) Donee shall draft and Donor shall execute and deliver to Donee on the Closing Date a good and sufficient Warranty Deed (the "Deed"), conveying good and marketable fee simple title to the Property to Donee, free and clear of all liens, restrictions and encumbrances whatsoever, except for matters of record and the Permitted Exceptions.

12. **Closing Date and Possession.** Unless the parties otherwise agree in writing, this transaction shall be closed around ***October 2021*** (the "Closing Date"). Unless otherwise designated in separate instructions of Donee, upon recordation of the Deed, title shall vest as

follows: City of Monroe. Full possession of the Property shall be delivered to Donee on the Closing Date.

13. **Prorations and Charges.** Ad valorem real estate taxes shall be calculated for the Property, and those shall not be prorated between the parties, and the Donee agrees to assume and pay all ad valorem real estate taxes owing on the property for the tax year 2021.

14. **Closing Charges.** Upon consummation of the transaction contemplated hereby, Donor shall be charged the following: None

Donee shall be charged the following:

- (a) cost of recording the Deed and plat;
- (b) the cost of title examination, the Title Commitment and the Owner's Title Policy if obtained by the Donee.
- (c) in the event that Donee elects to be issued an ALTA extended coverage Owner's Policy of Title Insurance rather than a CLTA Owner's Policy of Title Insurance, Donee shall be charged for all additional costs in excess of those associated with the issuance of a CLTA Owner's Policy of Title Insurance.

15. **Closing Deliveries.** Upon consummation of the transaction contemplated hereby, the parties shall receive the following:

- (a) To Donor:
 - (i) one copy of the closing statement; and
 - (ii) one copy of the recorded Deed;
- (b) To Donee:
 - (i) one copy of the closing statement;
 - (ii) one copy of the recorded Deed;
 - (iii) a lien waiver;
 - (iv) a certificate of nonforeign status of transferor; and
 - (v) the original Owner's Title Policy, if title insurance is obtained.

16. **Condemnation and Eminent Domain.** If, prior to the Closing Date, the Property shall be subjected to a taking, either total or partial, by eminent domain, or inverse condemnation, or for any public or quasi-public use, or if any notice of intent of taking or sale in lieu of taking is received by Donor or Donee, Donee shall have the right either to (a) terminate this Agreement by giving written notice of termination to Donor, in which event any documents previously delivered shall be returned to the depositing party. Donee shall pay all costs incurred by the Title Company as of the date this Agreement is terminated by Donee, and thereafter Donee and Donor shall be relieved of all rights and obligations hereunder and this Agreement shall be null and void and of no force or effect, or (b) proceed to close this transaction, in which event Donee shall be entitled to receive all of the proceeds of such taking. Donor and Donee each agree to promptly forward to the other any notice of intent received pertaining to a taking of all or a portion of the Property by way of condemnation, eminent domain or similar procedure for a taking of the Property in connection with any public or quasi-public use.

17. **Donor's Right to Terminate.** If the closing of this transaction fails to occur because of the default of Donee, then Donee shall be solely responsible for the costs of the title examination, Title Commitment whereupon this Agreement shall be null and void and of no further force or effect.

18. **Brokers and Finders.** Donor and Donee each represents and warrants to the other that no commissions are to be paid to a broker as a result of closing.

19. **Condition of Property.** Donee recognizes and agrees that this Property is being donated "AS-IS" including all environmental conditions of the property.

20. **Miscellaneous.**

(a) This Agreement shall be deemed to contain all of the terms and conditions agreed upon, it being understood that there are no outside representations or oral agreements.

(b) Unless otherwise expressly required or permitted by the terms of this Agreement, any notice required or permitted to be given hereunder by the parties shall be in writing and personally delivered or sent by United States mail, certified or registered mail postage prepaid, return receipt requested, or by electronic facsimile transmissions, or sent by Federal Express or similar nationally recognized overnight courier service, and addressed as follows, and shall be deemed to have been given upon the date of delivery (or refusal to accept delivery) at the address specified below as indicated on the return receipt or air bill:

As to Donor:

Tim Cruse, Pastor
Shining Light Baptist Church
2541 Old Charlotte Hwy
Monroe, NC 28110

As to Donee:

E. L. Faison, City Manager
City of Monroe
P.O. Box 69
Monroe, North Carolina 28111

(c) This Agreement shall be governed by, and construed and enforced in accordance with the laws of the State of North Carolina.

(d) EACH PARTY TO THIS AGREEMENT HEREBY EXPRESSLY WAIVES ANY RIGHT TO TRIAL BY JURY OR ANY CLAIM, DEMAND, ACTION OR CAUSE OF ACTION (a) ARISING UNDER THIS AGREEMENT, INCLUDING, WITHOUT LIMITATION, ANY PRESENT OR FUTURE MODIFICATION THEREOF, OR (b) IN ANY WAY CONNECTED WITH OR RELATED OR INCIDENTAL TO THE DEALINGS OF THE PARTIES HERETO OR ANY OF THEM WITH RESPECT TO THIS AGREEMENT (AS NOW OR HEREAFTER MODIFIED) OR ANY OTHER INSTRUMENT, DOCUMENT OR AGREEMENT EXECUTED OR DELIVERED IN CONNECTION HERewith, OR THE TRANSACTIONS RELATED HERETO OR THERETO, IN EACH CASE WHETHER SUCH CLAIM, DEMAND, ACTION OR CAUSE OF ACTION IS NOW EXISTING OR HEREAFTER ARISING, AND WHETHER SOUNDING IN CONTRACT OR TORT OR OTHERWISE; AND EACH PARTY HEREBY AGREES AND CONSENTS THAT ANY SUCH CLAIM, DEMAND OR CAUSE OF ACTION SHALL BE DECIDED BY COURT TRIAL WITHOUT A JURY, AND THAT ANY PARTY TO THIS AGREEMENT MAY FILE AN ORIGINAL COUNTERPART OR A COPY OF THIS SECTION WITH ANY COURT AS WRITTEN EVIDENCE OF THE CONSENT OF THE PARTIES HERETO TO THE WAIVER OF ANY RIGHT THEY MIGHT OTHERWISE HAVE TO TRIAL BY JURY.

(e) This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

(f) This Agreement may be executed in counterparts, each of which when executed and delivered shall be deemed to be an original and all such counterparts together, shall constitute one and the same instrument.

(g) **E-Verify Requirement:** Donor shall comply with the requirements of Article 2 of Chapter 64 of the General Statutes. Further, if Donor utilizes a subcontractor, Donor shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 of the General Statutes.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement as of the date set forth above.

DONOR:

SHINING LIGHT BAPTIST CHURCH

By: Tim Cruse
Tim Cruse

Date: 8/4/21

Its Pastor

DONEE:

CITY OF MONROE

By: _____
Brian J. Borne

Date: _____

Its Interim City Manager

EXHIBIT A

Description of the Property

All of that certain real estate located in the City of Monroe, Union County, State of North Carolina, consisting of approximately ~~7.79~~^{7.8} acres, more or less, and being identified as Parcel Numbers #09-301-225B, #09-301-225C, and #09-301-226B, Union Public Registry; along with any easements, tenements, hereditaments, privileges and appurtenances belonging thereto. A map is attached for further reference.

**RESOLUTION TO ACQUIRE A PORTION OF REAL PROPERTY LOCATED AT 2007
PINEDELL AVENUE ALONG WITH THE RIGHT-OF-WAY**

R-2021-54

WHEREAS, the City of Monroe has identified the need to acquire a portion of real property located at 2007 Pinedell Avenue, containing approximately 8.62 acres, and being further identified as a portion of Tax Parcels #09-301-225B, #09-301-225C and #09-301-226B, owned by Shining Light Baptist Church, for the purpose of fostering community place, neighborhood revitalization, economic vitality, and transportation; and

WHEREAS, City staff negotiated with the owners and their agent regarding a donation agreement to acquire this property; and

WHEREAS, City staff and the owners have reached an agreement subject to Council approval whereby the owners will donate the property to the City, subject to the terms and conditions in the donation agreement.

NOW, THEREFORE, BE IT RESOLVED, that 8.62 acres, along with the right-of-way, owned by Shining Light Baptist Church located at 2007 Pinedell Avenue, and being further identified as a portion of Tax Parcel #09-301-225B, #09-301-225C and #09-301-226B be acquired for good and valuable consideration, as contained in the donation agreement. The City Manager and City staff are hereby authorized to take any and all action necessary to acquire said property including the execution of all documents on behalf of the City to complete the transaction.

Adopted this 14th day of September, 2021.

Bobby G. Kilgore, Mayor

Attest:

Bridgette H. Robinson, City Clerk



April 12, 2021

Mr. Brian Borne
City of Monroe
Assistant City Manager/Downtown Director
300 West Crowell Street
Monroe, NC 28112

Via Email: bborne@monroenc.org

Re: Phase I Environmental Site Assessment
Pinedell Avenue Property ("Site")
Monroe, North Carolina
Union County Parcel ID: 09-301-225B (0.1869-ac), 09-301-225C (1.322-ac) &
09-301-226B (6.286-ac)
Project No. 5623

Dear Mr. Borne:

Attached for your review is the Phase I Environmental Site Assessment Report for the above referenced property located in Monroe, North Carolina. The report is presented in accordance with ASTM Standard Practice E1527-13.

We appreciate the opportunity to provide these services to you. If you require additional information, please contact the undersigned at (704) 289-5881.

Sincerely,

Laura Minor
Project Manager

cc: file

500 Devonport Drive, Matthews, NC 28104
(704) 289-5881 resolve@carolina.rr.com

**PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
PINEDELL AVENUE PROPERTY
MONROE, NORTH CAROLINA
UNION COUNTY
PROJECT NUMBER 5623**



Prepared For:

Mr. Brian Borne
City of Monroe
Assistant City Manager/Downtown Director
300 West Crowell Street
Monroe, NC 28112

Prepared By:

Resolve Environmental services, PLLC
500 Devonport Drive
Matthews, North Carolina 28104

April 12, 2021

**Phase I Environmental Site Assessment
Pinedell Avenue Property
Monroe, North Carolina
Job No. 5623**

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**Phase I Environmental Site Assessment
Pinedell Avenue Property
Monroe, North Carolina**

Executive Summary

Resolve Environmental Services, PLLC (Resolve) has completed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of the American Society for Testing and Material (ASTM) Practice E 1527-13 at approximately 7.79-acres of land located on Pinedell Avenue, Monroe, Union County, North Carolina (subject site). Any exceptions to, or deletions from, this practice are described in this report. A brief summary of the current and former uses of the site and nearby area is provided below:

Subject Site

- The subject site consists of three (3) parcels totaling 7.79 acres. The parcels are identified as Union County Parcel Identification Numbers 09-301-225B (0.1869-ac), 09-301-225C (1.322-ac) and 09-301-226B (6.286-ac).
- The earliest records reviewed indicate that the subject site was initially developed for residential and/or recreational purposes circa the 1950's/1960's. Both structures located on the property have been abandoned and are dilapidated.

Nearby Area

Residential development began to appear to the east and south dating back to the early 1950's and increased in more recent decades. Commercial activities have primarily operated out of the properties to the north. The west has remained undeveloped. The area remains a mixed use area of Monroe.

Report Section #		No Further Action	REC	CREC	HREC	Comments
1.3	Limitations and Exceptions of Assessment	X				
1.5	Data Gaps	X				
2.0	Current On-site Operations	X				
2.4	Adjoining Properties	X				
4.0	Records Review	X				
4.4	Historical On-site Operations	X				
5.1	Hazardous Waste Generation	X				
5.2	Storage Tanks	X				
5.4	Electrical Transformers / PCBs	X				
5.7	Soil Vapor Encroachment	X				

REC – Recognized Environmental Condition

CREC – Controlled Recognized Environmental Condition

HREC – Historical Recognized Environmental Condition

Resolve has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice 1527-13 of the subject site. Any exceptions to, or deletions from, this practice are described in **Section 1.3** of this report. This assessment has not revealed any RECs associated with the subject site.

Recommendations

Based on the historical use of the subject site and lack of RECs, no further assessment is recommended.

1.0 Introduction

This report presents the results of a Phase I ESA conducted at a 7.79-acre partially developed property located on Pinedell Avenue in Monroe, Union County, North Carolina. Resolve conducted this assessment for Mr. Brian Borne of the City of Monroe, in accordance with our authorized scope of work.

1.1 Purpose and Scope of Services

The purpose of this assessment was to identify, to the extent feasible pursuant to the processes prescribed herein, RECs, controlled RECs (CRECs), or historical RECs (HRECs) in connection with the property. RECs are the presence or likely presence of any hazardous substances or petroleum products in, on, or at the property: (1) due to any 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. The term is not intended to include *de minimis* conditions that generally do not present 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. Conditions determined to be *de minimis* conditions are not RECs or CRECs. 'Release' shall have the same meaning as the definition of 'release' as defined in Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) 42 U.S.C. § 9601(22) and 'environment' shall have the same meaning as the definition of 'environment' as defined in CERCLA 42 U.S.C. § 9601(8). In this assessment, 'migrate' and 'migration' refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

CRECs are recognized environmental conditions resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in

place subject to the implementation of required controls. A CREC is also considered a REC per Section 3.2.18 of ASTM Practice E 1527-13.

HRECs are defined 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 use criteria established by a regulatory authority, without subjecting the property to any required controls.

This ESA is intended to satisfy one of the requirements for the innocent landowner defense to CERCLA liability: that is, the practices that constitute “all appropriate inquiry into the previous ownership and uses of the Site consistent with good customary practice,” as defined in 42 U.S. Code Section 9601 (35)(B). The information contained in this report is intended to assist interested parties in deciding whether additional investigation or remediation of the site is required. The contents of this report should not be construed as a recommendation by Resolve for or against purchase, sale, financing, or redevelopment of the site.

1.2 Methodology

Resolve performed this Phase I ESA in general conformance with current ASTM Standard E 1527-13, *Standard Practice for ESAs: Phase I Environmental Site Assessment Process*. The Phase I ESA is also compliant with the statutory criteria for all appropriate inquiries currently accepted by the United States Environmental Protection Agency. The scope of services for the Phase I ESA includes the following tasks:

- records review – obtain and review records that will help identify RECs in connection with the property (e.g., review of environmental databases, provided records, etc.)
- site reconnaissance
- interviews – present and past owners, operators, and occupants of the property and local government officials
- reporting – data analysis and reporting

1.3 Limitations and Exceptions of Assessment

This Phase I ESA meets the requirements of the ASTM E1527-13 standard. The ASTM E1527-13 standard includes Non-scope Considerations that are not part of the required ASTM Phase I scope of work, such as:

- radon and indoor air testing
- asbestos, mold, or lead-based paint survey
- cultural, historical, and archaeological sites survey
- responsibilities of the User of this Phase I ESA to meet all appropriate inquiry as defined in ASTM E1527-13
- drinking water testing
- rare and endangered species survey
- wetlands verification/delineation

1.4 Special Terms and Conditions

The conclusions presented in this report are professional opinions, based solely upon visual observations of the site and vicinity and our interpretation of the available historical information, documents reviewed and analytical results as described in this report. They are intended exclusively for the purpose outlined herein and at the site location and the project indicated.

This report is intended for the sole use of the City of Monroe. The report may not be relied upon by other parties without the express written consent of Resolve and the City of Monroe. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or re-use of this document or the findings, conclusions, or recommendations presented herein is at the sole risk of said user.

It should be recognized that this study was not intended to be a definitive investigation of contamination at the subject property. It is possible that currently unrecognized contamination may exist at the site. Opinions and recommendations presented herein apply to site conditions existing at the time of our investigation and those reasonably foreseeable. They necessarily cannot apply to site changes of which Resolve is unaware and has not had the opportunity to evaluate.

1.5 Data Gaps and Limitations

A data gap is a lack of or inability to obtain information required by the ASTM standard, despite good faith efforts to do so. Data gaps may result from incompleteness in any activity required by the ASTM standard. Resolve's inquiry to the local fire department was not completed due to lack of response from the fire department; however, based on the known history of the site, this is considered an insignificant data gap and does not affect the outcome of the report.

2.0 Site and Area Description

2.1 Site Description and Use

Site Description: partially developed

Site Address: 3023 Old Charlotte Highway (aka 2007 Pinedell Avenue), Monroe, NC

Parcel Size: 7.79 acres

A site location map is provided as **Figure 1** and a site map is provided as **Figure 2**.

2.2 Site Structures and Improvements

Buildings: two

Other Improvements: utilities

Utilities: water – City of Monroe
sewer – City of Monroe
electricity – Duke Energy
natural gas – City of Monroe

2.3 Property Owner and Occupants

Based upon our site visit and a review of the Union County tax records, Resolve identified the following property owner and site occupant associated with the subject property:

Property Owner: Shining Light Baptist Church

Parcel ID #: 09-301-225B, 09-301-225C & 09-301-226B
(Union County, see **Appendix A**)

Occupant: Shining Light Baptist Church (former recreational/gathering area for parishioners)

2.4 Vicinity Characteristics

The table below summarizes properties that surround subject property.

Location	Property Description
North	Construction stockyard: occupied
East	Residential: occupied
South	Residential: occupied
West	Wooded (vacant)/Rail Line

2.5 Physical Setting

2.5.1 Topography

<i>7.5-Minute Topographic Map:</i>	Monroe, 2013
<i>Site Elevation:</i>	643 feet above mean sea level
<i>Topographic Gradient:</i>	southwest

A copy of the USGS topographic quadrangle map is provided as **Figure 1**.

2.5.2 Geologic Setting

According to the 1985 Geologic Map of North Carolina, the site is located in the Carolina Slate Belt of metamorphic rocks. The underlying rock at the site is phyllite and schist.

2.5.3 Hydrogeology

Ground water in the area moves through fractures and cleavage planes within the metamorphic rock and the overlying regolith.

2.5.4 Storm Water and Flood Information

Storm Water

Storm water at the site generally flows toward the onsite water body, Lake Minehaha. Resolve observed no obvious environmental release concerns with regard to storm water on the subject site.

Flood Information

Resolve reviewed FEMA Flood Insurance Rate Map Number 3710542600J dated October 16, 2008. The map indicates that the subject site is not located within the 100-year or 500-year flood plain.

3.0 User Provided Information

This section describes the information provided by the User, as defined in ASTM E 1527-13. The User of this Phase I ESA is Mr. Brian Borne of the City of Monroe.

3.1 Title Records

As detailed in ASTM E 1527-13 Section 6.2, *Review Title and Judicial Records for Environmental Liens or Activity and Use Limitations* (AULs), land title records should be reviewed in order to determine if environmental liens or activity and use limitations have been recorded against the property. In accordance with the agreement between Resolve and the User, title records were not reviewed as a part of this assessment.

3.2 Environmental Liens or Activity and Use Limitations

In accordance with the agreement between Resolve and the User, environmental liens and activity and use limitations were not reviewed as a part of this assessment.

3.3 Specialized Knowledge

The user of this Phase I ESA has certain responsibilities to meet all appropriate inquiry as defined in ASTM E1527-13. A User Questionnaire was provided to Mr. Brian Borne of the City of Monroe, the user of the Phase I ESA, to complete. The questionnaire was completed and is included as **Appendix B**.

3.4 Commonly Known or Reasonably Ascertainable Information

The User is unaware of the historical use(s) of the property as well as the likelihood of potential environmental issues at the site.

3.5 Valuation Reduction for Environmental Issues

The property is being considered as a land donation to the City of Monroe; therefore, details of a property transaction are irrelevant.

3.6 Owner, Property Manager, and Occupant Information

According to Pastor Tim Cruse, representative for Shining Light Baptist Church, the church has owned the subject site for approximately 15 years but have not been used in recent years by the parishioners of the church.

3.7 Reason for Performing Phase I ESA

The User intends to demolish the onsite structures and utilize the site for recreational activities for residents of Monroe. A Phase I ESA was required prior to acceptance of the land donation to the City of Monroe. This Phase I ESA is intended to permit the User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability.

4.0 Review of Records

4.1 Standard Environmental Record Sources – Federal, State and Local

Resolve utilized EDR, an environmental database search service, for a cursory review of Federal and State regulatory database files regarding regulated sites within the ASTM-specified search radii. Federal, state, local, tribal, and EDR proprietary and historical databases were searched by EDR between February 22-April 7, 2021. The EDR reports are included as **Appendix C**.

Upon review of the EDR report, Resolve identified and summarized the following information pertaining to the subject site, off-site properties, and unmappable orphan properties.

Subject Site

The subject site was not listed in any of the databases searched by EDR.

Off-Site Properties

Due to proximity or lack of incident, no off-site facilities listed in the Federal, State, Local, Tribal, and/or EDR Proprietary databases are considered RECs to the subject site.

Orphan Sites

Due to proximity, no orphan sites are considered RECs to the subject site.

4.2 Regulatory Agency File and Records Review

Regulatory Agency Files

Based on the lack of incident and/or proximity to off-site listings, no additional regulatory research was conducted as part of the assessment.

Fire Department

Resolve contacted the City of Monroe Fire Department via e-mail on April 7, 2021, in order to obtain information regarding any responses to the site for fires or hazardous releases. To date, a response has not been received by the fire department. A copy of the e-mail correspondence is included as **Appendix D**.

4.3 Interviews

Property Owner

The current property owner, Shining Light Baptist Church (c/o Pastor Tim Cruse), completed an Owner Questionnaire about the subject site. Pastor Cruse has worked at the church for 31 years and stated that the church has always tended to the on-site lake with the appropriate treatments and chemicals, etc. He stated that an adjacent property to the north was historically used to repair personal vehicles but it was not open to the public. A copy of the questionnaire is included as **Appendix E**.

4.4 Historical Use Information

Aerial Photographs

Resolve utilized the EDR Aerial Photo Decade Package to review aerial photographs of the subject site and the surrounding properties. All listed scales are considered to be approximate. Copies of the EDR Aerial Photo Decade Package photographs are included in **Appendix C**. A summary of the findings of the aerial photograph review is provided in the table below:

Summary of Aerial Photograph Review

Year	Scale	Site Property	Surrounding Property
1951	1" = 500'	1 structure visible in northern corner; remaining area partially cleared with trees in central portion	N/NE – structures E – wooded SE – structures S/SW & W – rail line & agricultural

Year	Scale	Site Property	Surrounding Property
1964	1" = 500'	Lake visible in central portion of site (majority of trees removed); structure added on northwest edge of lake	N – structure removed S/SE – structures added remaining areas similar to 1951 aerial
1969	1" = 500'	similar to 1964 aerial photo	E/NE – new structures visible remaining areas similar to 1964 aerial
1976	1" = 500'	similar to 1969 aerial photo	N – trailer park visible remaining areas similar to 1969 aerial
1983	1" = 500'	similar to 1976 aerial photo	N – new structures visible E/SE – new structures visible remaining areas similar to 1976 aerial
1993	1" = 500'	Parked trailers/trucks on northern portion of property	similar to 1983 aerial photo
1998	1" = 500'	similar to 1993 aerial photo	similar to 1993 aerial photo
2006	1" = 500'	Majority of parked trailers/trucks parked on northern property line removed	similar to 1998 aerial photo
2009	1" = 500'	similar to 2006 aerial photo	similar to 2006 aerial photo
2012	1" = 500'	similar to 2009 aerial photo	similar to 2009 aerial photo
2016	1" = 500'	similar to 2012 aerial photo	similar to 2012 aerial photo

Historical Topographic Maps

Resolve utilized EDR to conduct a review of historical topographic maps for the subject property and surrounding area. A summary of the historical topographic maps information presented below in chronological order. Copies of the historical topographic maps have been included as **Appendix C**.

Year	Scale	Site Property	Surrounding Property
1941	1:125,000	Structure visible (northern portion)	N – structure visible E/NE – structure visible S – no structures visible W – no structures visible
1971	1:24,000	Lake visible	N, E/NE, SE – structures visible W, NW – no structures visible
1983	1:24,000	Similar to 1971 topo map	Similar to 1971 topo map

1987,1988	1:24,000	Similar to 1983 topo map	N/NE – additional structures Remaining areas similar to 1983 topo map
2013	1:24,000	Indiscernible	Indiscernible

City Directories

Resolve reviewed city directories as provided by EDR for select years between 1992 and 2017. The results of the review are provided in the table and in the EDR City Directory Image Report is included in **Appendix C**.

Location	Address	City Directory Listing (Year)
Subject Site	3023 Old Charlotte Highway	Unlisted (1992, 1995, 2000, 2005, 2010, 2014, 2017)
North	3019 Old Charlotte Highway	Jesse E Galloway (1992, 2005) Galloway Trucking Inc, Occupant Unknown (1995) Galloway Trucking Incorporated (2000) Dan Galloway (2010) Jairo Arango (2014) Megan Chittum (2017)
South	N/A	Residential
East	N/A	Residential
West	N/A	No physical address

Fire Insurance Maps

Fire insurance maps were not available for the subject site or immediate area. The EDR Certified Sanborn® Map Report is included in **Appendix C**.

Historical Use Summary

The earliest records reviewed indicate that the subject site was initially developed for residential and/or recreational purposes circa the 1950's/1960's. Both structures located on the property have been abandoned and are dilapidated.

Residential development began to appear to the east and south dating back to the early 1950's and increased in more recent decades. Commercial activities have primarily operated out of

the properties to the north. The west has remained undeveloped. The area remains a mixed use area of Monroe.

5.0 Site Reconnaissance

Mr. Scott Ball of Resolve conducted a visual reconnaissance of the subject site on February 27, 2021. The weather condition at the time of the site visit was cloudy with temperatures in the mid-50s °F. Environmental Screening Inspection Forms are included as **Appendix E**. General images of the subject property are included in **Appendix F**.

5.1 Hazardous Substances

Hazardous Substances: none observed

5.2 Storage Tanks, Sumps/Drains, Oil Water Separators, Parts Washers, Hydraulic Lifts

During the site visit, Resolve personnel visually assessed the subject site for evidence of storage tanks, sumps/drains, oil water separators, parts washers, and hydraulic lifts as described below.

5.2.1 Storage Tanks

Underground Storage Tanks (USTs): none observed

Aboveground Storage Tanks (ASTs): none observed

5.2.2 Sumps and Drains

Sumps: none observed

Drains: none observed

5.2.3 Oil Water Separators

Oil Water Separator (OWS): none observed

5.2.4 Parts Washers and Hydraulic Lifts

Parts Washers: none observed

Hydraulic Lifts: none observed

5.3 Water and Wastewater Issues

Water

Water: City of Monroe

Water Supply Wells: none observed

Wastewater

Sanitary Sewage: City of Monroe

Septic System: none observed

5.4 Indications of PCBs

Polychlorinated biphenyls (PCBs) are sometimes found in mineral oils used in electrical equipment including transformers or in older hydraulic oils. PCBs are a potential environmental contaminant.

Transformers: observed

One pole-mounted electrical transformer was identified on the north central portion of Parcel 09-301-226B. This is not considered a REC.

5.5 Indications of Waste Disposal

Waste Containers: none observed

Debris Piles: observed

Random debris was noted on the subject site (used tired, general rubbish and building materials). This is considered de minimus and not a REC.

5.6 Surface Conditions

Interior Surface Conditions: concrete and wood subfloors covered with vinyl floor tile, linoleum and carpet

Exterior Surface Conditions: lake/dam, grass, trees

5.7 Soil Vapor Encroachment Concerns

Resolve completed an initial vapor encroachment screen to determine if a vapor encroachment condition (VEC) exists in the subsurface below any existing structures at the site from hazardous substances, petroleum, and petroleum products that can include volatile organic compounds (VOC), semi-VOCs (SVOC), and inorganic volatile compounds. The Tier 1, non-invasive vapor encroachment screen was performed for the chemicals of concern (COC) and the approximate recommended minimum search distances (MSA) included in ASTM E 2600-10, *Standard Guide for Vapor Encroachment Screening on Sites Involved in Real Estate Transactions*. The following MSDs are outlined in ASTM E 2600-10.

Area of Concern Approximate Minimum Search Distances Surrounding the Site (miles)		
Standard Environmental Record Sources (where available)	Chemicals of Concern	Petroleum Hydrocarbon Chemicals of Concern
Federal NPL	0.33	0.1
Federal CERCLIS	0.33	0.1
Federal RCRA CORRACTS	0.33	0.1
Federal RCRA non-CORRACTS TSD	0.33	0.1
Federal RCRA Generators	Site Only	Site Only

Area of Concern Approximate Minimum Search Distances Surrounding the Site (miles)		
Federal Institutional Control/Engineering Control	Site Only	Site Only
Federal ERNS	Site Only	Site Only
State and Tribal-equivalent NPL	0.33	0.1
State and Tribal-equivalent CERCLIS	0.33	0.1
State and Tribal Landfill or Solid Waste Disposal Sites	0.33	0.1
State and Tribal LUST	0.33	0.1
State and Tribal UST	Site Only	Site Only
State and Tribal Institutional Control/Engineering Control	Site Only	Site Only
State and Tribal Voluntary Cleanup	0.33	0.1
State and Tribal Brownfield	0.33	0.1

Based on the lack of open incident and proximity to nearby state, tribal and/or federal site(s), no immediate concern for vapor encroachment exists at the site.

6.0 Signatures of Environmental Professionals

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

Environmental Professional:



Laura Minor
Project Manager

Reviewed by:



W. Scott Ball
Senior Project Manager

7.0 Qualifications of Environmental Professionals Conducting the Phase I ESA

Laura Minor, Project Manager, has over 18 years of experience in environmental site assessments as well as soil and ground water investigations.

W. Scott Ball, Senior Project Manager, has over 28 years of experience in conducting environmental site assessments, soil and ground water investigations and remediation across the United States.

Curriculum vitae for each individual are included in **Appendix G**.

8.0 References

Designation: E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

EDR Radius Map™ Report with GeoCheck® – Pinedell Project, 3023 Old Charlotte Highway, Monroe, NC 28110, Inquiry No. 6376208.2s, February 22, 2021.

EDR Aerial Photo Decade Package – Pinedell Project, 3023 Old Charlotte Highway, Monroe, NC 28110, Inquiry No. 6376208.8, February 23, 2021.

EDR Historical Topographic Map Report with Quadmatch™ – Pinedell Project, 3023 Old Charlotte Highway, Monroe, NC 28110, Inquiry No. 6376208.4, February 22, 2021.

EDR City Directory Image Report – Pinedell Project, 3023 Old Charlotte Highway, Monroe, NC 28110, Inquiry No. 6376208.5, February 24, 2021.

EDR Certified Sanborn® Map Report – Pinedell Project, 3023 Old Charlotte Highway, Monroe, NC 28110, Inquiry No. 6376208.3, February 22, 2021.

EDR Vapor Encroachment Screen – Pinedell Project, 3023 Old Charlotte Highway, Monroe, NC 28110, Inquiry No. 6376208.2s, April 7, 2021.

FEMA National Flood Map 3710542600J dated October 16, 2008.

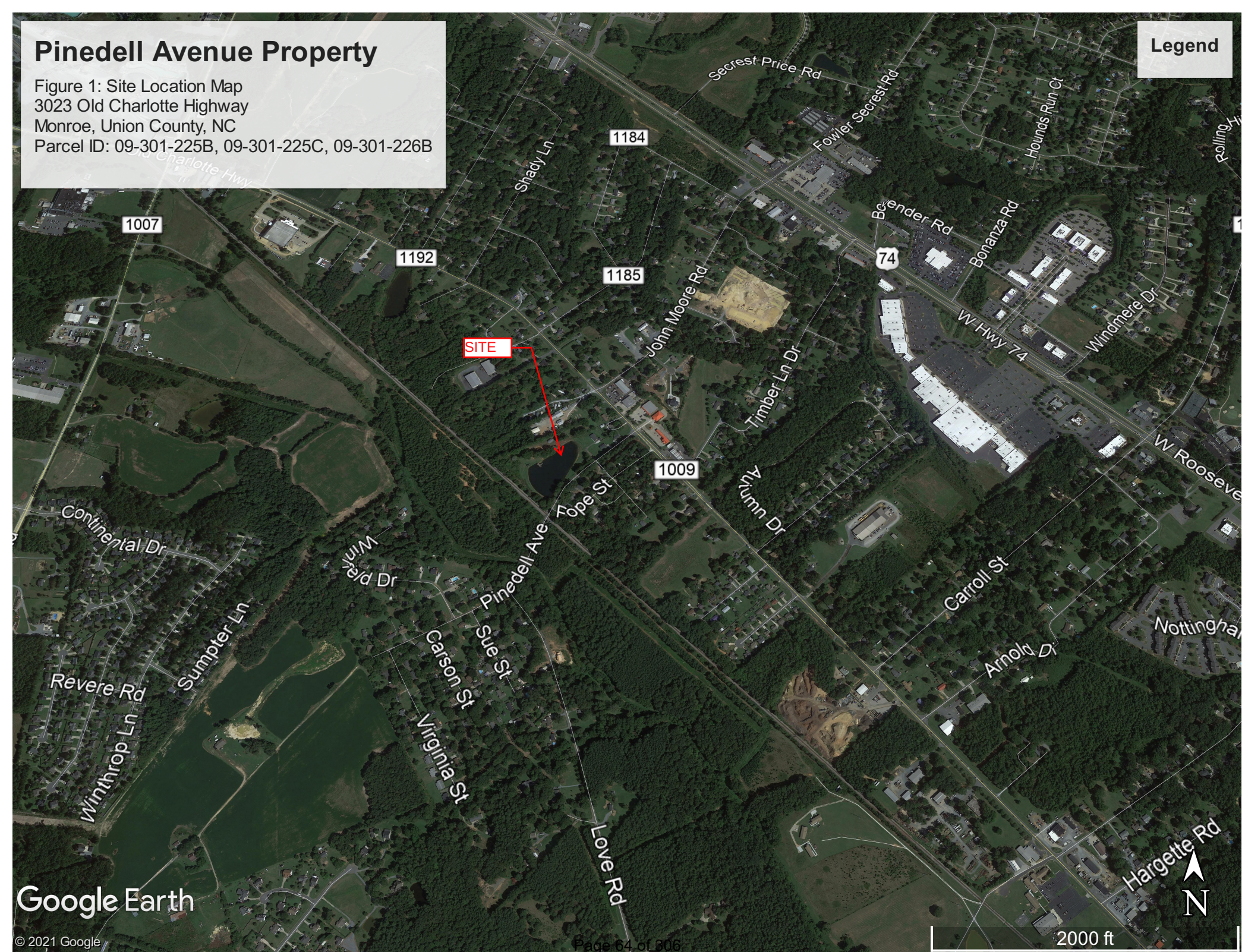
Union County, NC online GIS system: <http://www.co.union.nc.us/Divisions/GISMaps.aspx>

Figures

Pinedell Avenue Property

Figure 1: Site Location Map
3023 Old Charlotte Highway
Monroe, Union County, NC
Parcel ID: 09-301-225B, 09-301-225C, 09-301-226B

Legend



Google Earth

© 2021 Google

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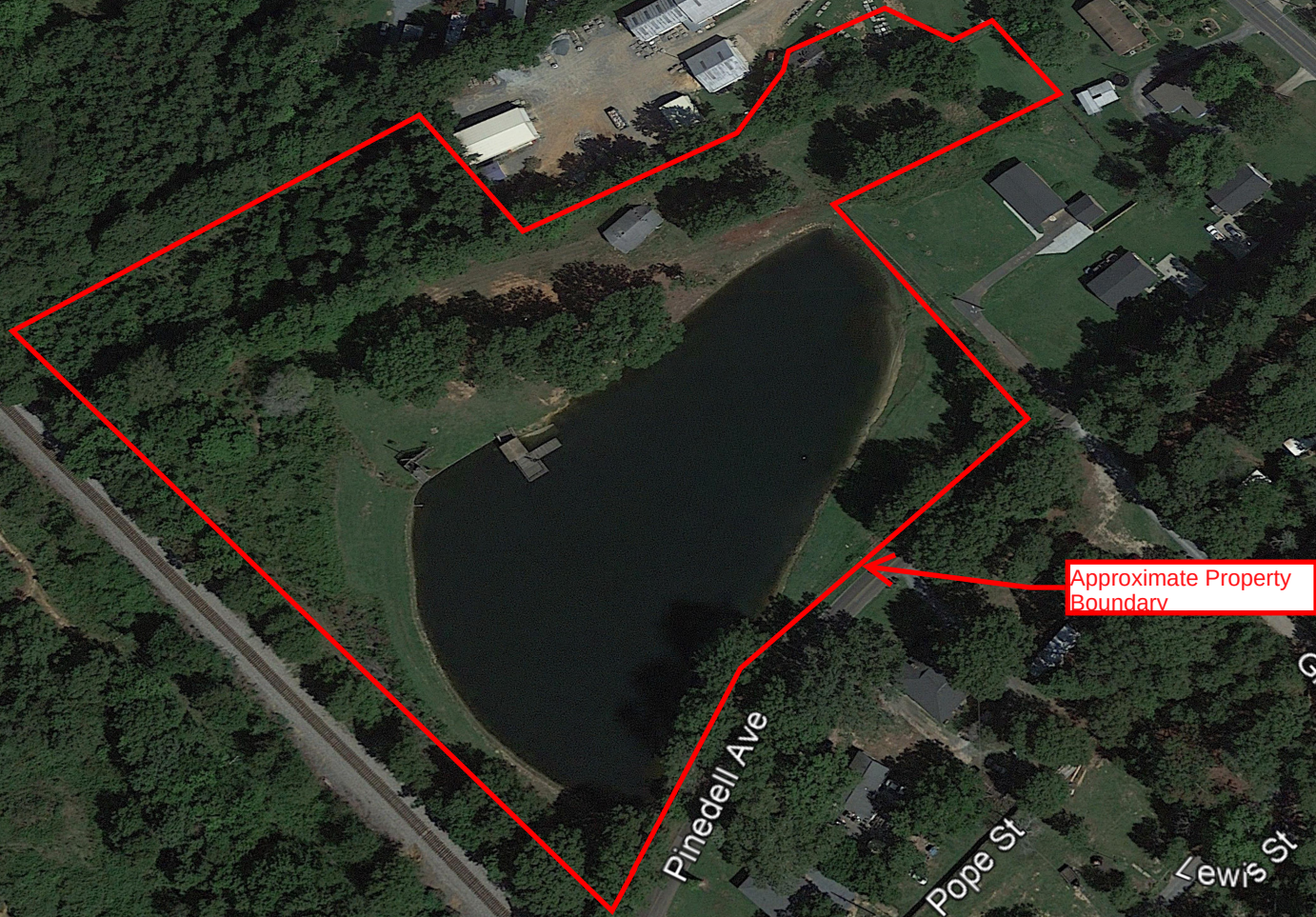
2000 ft



Pinedell Avenue Property

Figure 2: Site Map
3023 Old Charlotte Highway
Monroe, Union County, NC
Parcel ID: 09-301-225B, 09-301-225C, 09-301-226B

Legend



Approximate Property Boundary



400 ft

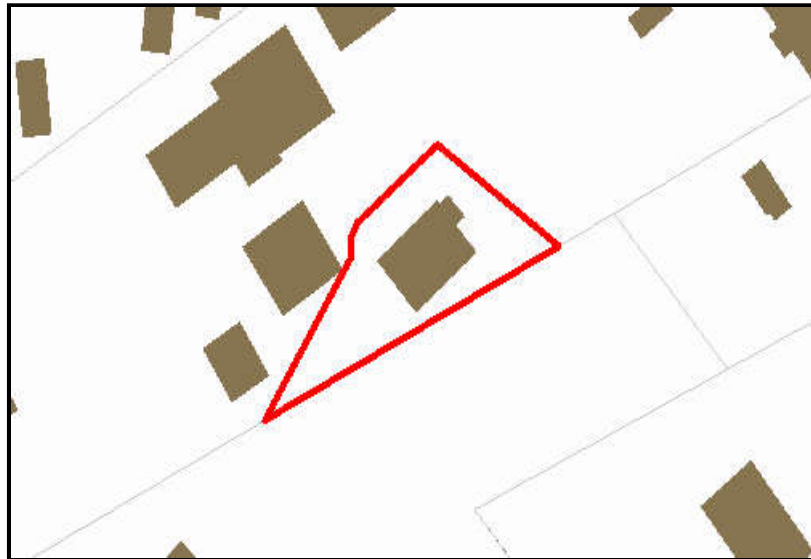
Google Earth

Appendices

Appendix A
Union County Tax Record

Parcel Number

09301225B

OwnerSHINING
LIGHT
BAPTIST
CHURCH**Mailing Address**2541 OLD CHARLOTTE HWY
MONROE
NC , 28110**Account Information**

Land Value	\$1,300.00
Building Value	\$0.00
Total Value	\$1,300.00
Acreage	0.1869

Description	OLD CHARLOTTE HWY
Situs Address	0 OLD CHARLOTTE HWY
Property Class	UNBUILDABLE

Sales Information

Sale Date	Sale Amount	Book & Page	Grantor
11/23/2004	\$0.00	3620 453	GALLOWAY JESSIE EDWARD

Location Information

Municipal Administration	Monroe	12 Mile Service Area	No
County Zoning Code	CITY	School	School Assignment Information
Zoning Administration	Monroe	Census Tract Number	204.03
ETJ		FEMA Panel	5426
Fire District	Monroe City	FEMA Zone	
Soils	BuB,CnB		

Building Information

Total Living Area	0	Improvement Type
Year Build	0	

District Voting Assignments (Jurisdictions)

Polling Place	Monroe Fire Station 4	School District	3	Congressional District	9
Precinct District	#5	State House	69	Senate District	35

Parcel Number

09301225C

OwnerSHINING
LIGHT
BAPTIST
CHURCH**Mailing Address**2541 OLD CHARLOTTE HWY
MONROE
NC , 28110**Account Information**

Land Value \$25,300.00
Building Value \$0.00
Total Value \$25,300.00
Acreage 1.3220

Description OLD HWY 74
Situs Address 0 OLD CHARLOTTE HWY
Property Class RESIDENTIAL

Sales Information

Sale Date	Sale Amount	Book & Page	Grantor
07/29/2005	\$0.00	3861 028	GALLOWAY JESSIE EDWARD

Location Information

Municipal Administration	Monroe	12 Mile Service Area	No
County Zoning Code	CITY	School	School Assignment Information
Zoning Administration	Monroe	Census Tract Number	204.03
ETJ		FEMA Panel	5426
Fire District	Monroe City	FEMA Zone	
Soils	CmB,BuB		

Building Information

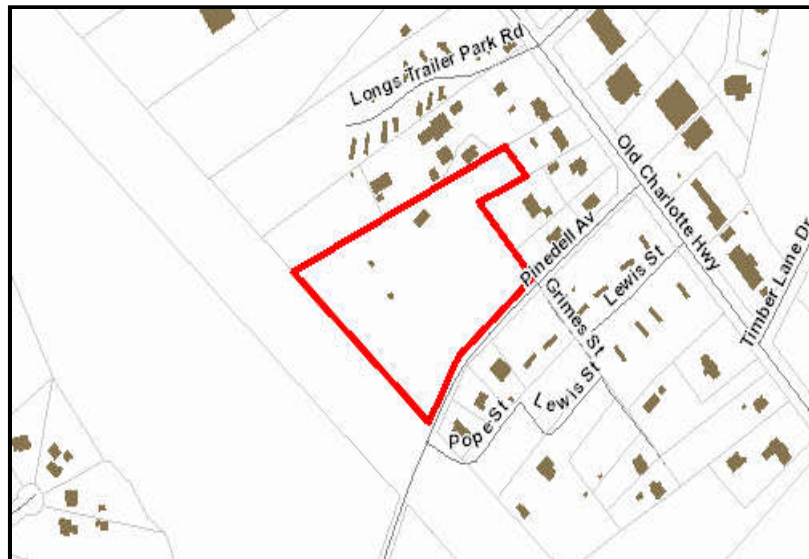
Total Living Area	0	Improvement Type
Year Build	0	

District Voting Assignments (Jurisdictions)

Polling Place	Monroe Fire Station 4	School District	3	Congressional District	9
Precinct District	#5	State House	69	Senate District	35

Parcel Number

09301226B

OwnerSHINING
LIGHT
BAPTIST
CHURCH**Mailing Address**2541 OLD CHARLOTTE HWY
MONROE
NC , 28110**Account Information**

Land Value	\$50,200.00	Description	OLD CHARLOTTE HWY OPCL725
Building Value	\$0.00	Situs Address	0 OLD CHARLOTTE HWY
Total Value	\$50,200.00	Property Class	GOVERNMENT/SCHOOL/CHURCH
Acreage	6.2860		

Sales Information

Sale Date	Sale Amount	Book & Page	Grantor
-----------	-------------	-------------	---------

Location Information

Municipal Administration	Monroe	12 Mile Service Area	No
County Zoning Code	CITY	School	School Assignment Information
Zoning Administration	Monroe	Census Tract Number	204.03
ETJ		FEMA Panel	5426
Fire District	Monroe City	FEMA Zone	
Soils	W,CmB,ChA,BuB,CnB,BdB2		

Building Information

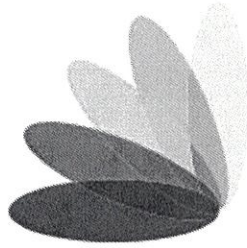
Total Living Area	0	Improvement Type	
Year Build	0		

District Voting Assignments (Jurisdictions)

Polling Place	Monroe Fire Station 4	School District	3	Congressional District	9
Precinct District	#5	State House	69	Senate District	35

Appendix B

User Questionnaire



Resolve Environmental Services, PLLC

March 31, 2021

Mr. Brian Borne
City of Monroe
P.O. Box 69
Monroe, NC 28111-0069

Re: Phase I Environmental Site Assessment
E 1527-13 User Questionnaire
Pinedell Project
Parcel ID: 09-301-225B, 09-301-225C & 09-301-226B
Monroe, Union County, NC

Dear Mr. Borne:

As required under the ASTM Standard E1527-13, please complete and sign the following User Questionnaire and return to me, by email at resolve@carolina.rr.com:

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The user should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" (*AAI*) is not complete.

Instructions: Circle responses to questions and complete User Information at bottom of page.

Questions	User Response	
1. Environmental liens that are filed or recorded against the <i>property</i> (40 CFR 312.25). Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?	Yes	No ☒
2. Activity and use limitations that are in place on the <i>property</i> or that have been filed or recorded against the <i>property</i> (40 CFR 312.26(a)(1)(v) and (vi)). Did a search of recorded land title records (or judicial records where appropriate) identify any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law? <i>one parcel is unbuildable.</i>	Yes	No ☒
3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). Do you have any specialized knowledge or experience related to the <i>property</i> or nearby properties? For example, are you involved in the same line of business as the current or former <i>occupants</i> of the <i>property</i> or an <i>adjoining property</i> so that you would have specialized knowledge of the chemicals and processes used by this type of business?	Yes	No ☒

Questions

User Response

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?

Yes No

If you conclude that, there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

Yes No

DONATION

5. **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,

Yes No

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

Yes No

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

Yes No

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

Yes No

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

Yes No

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).**

Based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of releases at the *property*?

Yes No

USER INFORMATION

User Name:

BRIAN J. BORNE

Signature:

[Signature]

Company/Affiliation:

CITY OF MONROE, ASSISTANT CITY MANAGER

Address:

PO BOX 69, MONROE 70111

Phone:

704-292-1705

Date:

APRIL 7, 2021

OPTION TO DECLINE

User declines to complete the above inquiries with knowledge that failure to conduct these inquiries could result in a determination that "all appropriate inquiries" is not complete.

Name:

Signature:

Company/Affiliation:

Address:

Phone:

Date:

Appendix C

Environmental Database Reports

- EDR Radius Map™ Report with GeoCheck®
- EDR Aerial Photo Decade Package
- EDR Historical Topo Map with Quadmatch™ Report
- EDR City Directory Image Report
- EDR Certified Sanborn® Map Report
- EDR Vapor Encroachment Screen

Pinedell Project

3023 Old Charlotte Highway
Monroe, NC 28110

Inquiry Number: 6376208.2s
February 22, 2021

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

3023 OLD CHARLOTTE HIGHWAY
MONROE, NC 28110

COORDINATES

Latitude (North):	35.0191640 - 35° 1' 8.99"
Longitude (West):	80.5924640 - 80° 35' 32.87"
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	537180.6
UTM Y (Meters):	3875046.5
Elevation:	650 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5947220 BAKERS, NC
Version Date:	2013

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140517
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
3023 OLD CHARLOTTE HIGHWAY
MONROE, NC 28110

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	PETRO EXPRESS #72	3006 OLD CHARLOTTE H	LUST TRUST, INST CONTROL	Higher	567, 0.107, East
A2	CIRCLE K 2723985	3006 OLD CHARLOTTE H	LUST, UST, IMD, Financial Assurance	Higher	567, 0.107, East
3	OLD CHARLOTTE HWY PC	3600 BLOCK OLD CHARL	SHWS	Higher	3710, 0.703, NW
4	2743 W. ROOSEVLET BL	2743 W. ROOSEVELT BL	SHWS, LUST, IMD	Lower	4316, 0.817, East

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

EXECUTIVE SUMMARY

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

NC HSDS..... Hazardous Substance Disposal Site

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... List of Solid Waste Facilities
DEBRIS..... Solid Waste Active Disaster Debris Sites Listing
OLI..... Old Landfill Inventory
LCID..... Land-Clearing and Inert Debris (LCID) Landfill Notifications

State and tribal leaking storage tank lists

LAST..... Leaking Aboveground Storage Tanks
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
AST..... AST Database
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Responsible Party Voluntary Action Sites

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields Projects Inventory

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

HIST LF..... Solid Waste Facility Listing
SWRCY..... Recycling Center Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register

EXECUTIVE SUMMARY

US CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
SPILLS..... Spills Incident Listing
SPILLS 90..... SPILLS 90 data from FirstSearch
SPILLS 80..... SPILLS 80 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated
FUDS..... Formerly Used Defense Sites
DOD..... Department of Defense Sites
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR..... Financial Assurance Information
EPA WATCH LIST..... EPA WATCH LIST
2020 COR ACTION..... 2020 Corrective Action Program List
TSCA..... Toxic Substances Control Act
TRIS..... Toxic Chemical Release Inventory System
SSTS..... Section 7 Tracking Systems
ROD..... Records Of Decision
RMP..... Risk Management Plans
RAATS..... RCRA Administrative Action Tracking System
PRP..... Potentially Responsible Parties
PADS..... PCB Activity Database System
ICIS..... Integrated Compliance Information System
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS..... Material Licensing Tracking System
COAL ASH DOE..... Steam-Electric Plant Operation Data
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER..... PCB Transformer Registration Database
RADINFO..... Radiation Information Database
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS..... Incident and Accident Data
CONSENT..... Superfund (CERCLA) Consent Decrees
INDIAN RESERV..... Indian Reservations
FUSRAP..... Formerly Utilized Sites Remedial Action Program
UMTRA..... Uranium Mill Tailings Sites
LEAD SMELTERS..... Lead Smelter Sites
US AIRS..... Aerometric Information Retrieval System Facility Subsystem
US MINES..... Mines Master Index File
ABANDONED MINES..... Abandoned Mines
FINDS..... Facility Index System/Facility Registry System
UXO..... Unexploded Ordnance Sites
ECHO..... Enforcement & Compliance History Information
DOCKET HWC..... Hazardous Waste Compliance Docket Listing
FUELS PROGRAM..... EPA Fuels Program Registered Listing
AIRS..... Air Quality Permit Listing
ASBESTOS..... ASBESTOS

EXECUTIVE SUMMARY

COAL ASH.....	Coal Ash Disposal Sites
DRYCLEANERS.....	Drycleaning Sites
Financial Assurance.....	Financial Assurance Information Listing
NPDES.....	NPDES Facility Location Listing
UIC.....	Underground Injection Wells Listing
AOP.....	Animal Operation Permits Listing
SEPT HAULERS.....	Permitted Septage Haulers Listing
MINES MRDS.....	Mineral Resources Data System
CCB.....	Coal Ash Structural Fills (CCB) Listing
PCSRP.....	Petroleum-Contaminated Soil Remediation Permits

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto.....	EDR Exclusive Historical Auto Stations
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS.....	Recovered Government Archive State Hazardous Waste Facilities List
RGA LF.....	Recovered Government Archive Solid Waste Facilities List
RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

State- and tribal - equivalent CERCLIS

SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Environment & Natural Resources' Inactive Hazardous Sites Program.

A review of the SHWS list, as provided by EDR, and dated 09/04/2020 has revealed that there are 2

EXECUTIVE SUMMARY

SHWS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OLD CHARLOTTE HWY PC Facility Id: NONCD0003020	3600 BLOCK OLD CHARL	NW 1/2 - 1 (0.703 mi.)	3	14
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
2743 W. ROOSEVLET BL Facility Id: NONCD0001717	2743 W. ROOSEVELT BL	E 1/2 - 1 (0.817 mi.)	4	14

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incidents Management Database contains an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environment, & Natural Resources' Incidents by Address.

A review of the LUST list, as provided by EDR, and dated 10/30/2020 has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CIRCLE K 2723985 Incident Phase: Closed Out Product Type: PETROLEUM Incident Number: 36244 Current Status: File Located in Archives	3006 OLD CHARLOTTE H	E 0 - 1/8 (0.107 mi.)	A2	9

LUST TRUST: This database contains information about claims against the State Trust Funds for reimbursements for expenses incurred while remediating Leaking USTs.

A review of the LUST TRUST list, as provided by EDR, and dated 10/02/2020 has revealed that there is 1 LUST TRUST site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PETRO EXPRESS #72 Facility Id: 0-036629 Site ID: 36244	3006 OLD CHARLOTTE H	E 0 - 1/8 (0.107 mi.)	A1	8

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environment & Natural Resources' Petroleum Underground Storage Tank Database.

A review of the UST list, as provided by EDR, and dated 10/30/2020 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CIRCLE K 2723985	3006 OLD CHARLOTTE H	E 0 - 1/8 (0.107 mi.)	A2	9

EXECUTIVE SUMMARY

Tank Status: Current
Facility Id: 00-0-0000036629

State and tribal institutional control / engineering control registries

INST CONTROL: No Further Action Sites With Land Use Restrictions Monitoring.

A review of the INST CONTROL list, as provided by EDR, and dated 09/04/2020 has revealed that there is 1 INST CONTROL site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PETRO EXPRESS #72	3006 OLD CHARLOTTE H	E 0 - 1/8 (0.107 mi.)	A1	8

ADDITIONAL ENVIRONMENTAL RECORDS

Records of Emergency Release Reports

IMD: Incident Management Database.

A review of the IMD list, as provided by EDR, and dated 10/30/2020 has revealed that there is 1 IMD site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CIRCLE K 2723985 Facility Id: 36244	3006 OLD CHARLOTTE H	E 0 - 1/8 (0.107 mi.)	A2	9

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 4 records.

Site Name

ANN MAGNUM RESIDENCE
GENCORP PRINTWORLD INC
MONEY'S DRY CLEANERS
BIRKDALE CLEANERS

Database(s)

LAST
SHWS
DRYCLEANERS
DRYCLEANERS

OVERVIEW MAP - 6376208.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

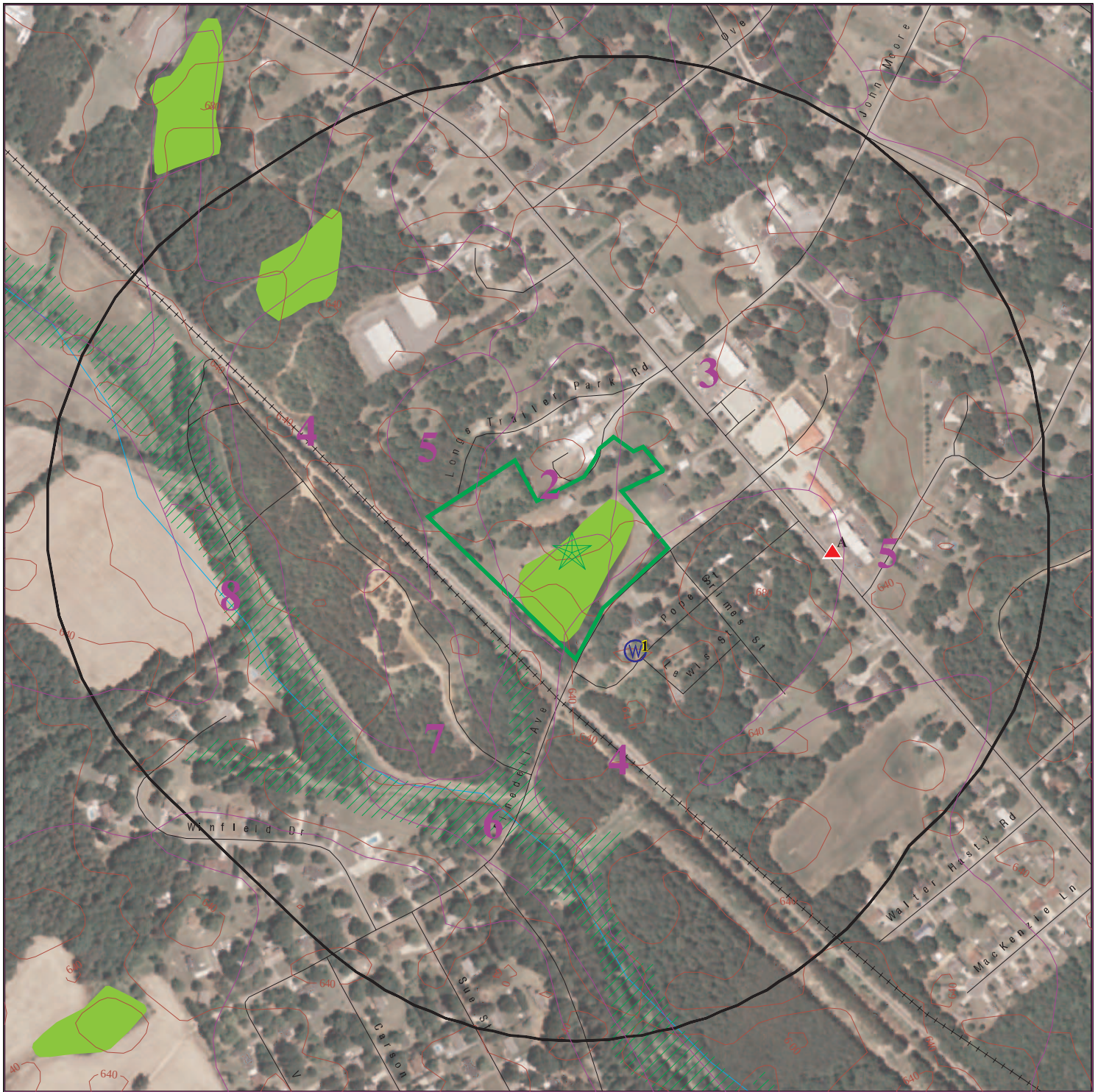
Hazardous Substance Disposal Sites

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Pinedell Project
ADDRESS: 3023 Old Charlotte Highway
Monroe NC 28110
LAT/LONG: 35.019164 / 80.592464

CLIENT: Resolve Environmental Services
CONTACT: Laura Minor
INQUIRY #: 6376208.2s
DATE: February 22, 2021 1:51 pm

DETAIL MAP - 6376208.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Hazardous Substance Disposal Sites

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Pinedell Project
ADDRESS: 3023 Old Charlotte Highway
Monroe NC 28110
LAT/LONG: 35.019164 / 80.592464

CLIENT: Resolve Environmental Services
CONTACT: Laura Minor
INQUIRY #: 6376208.2s
DATE: February 22, 2021 1:54 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL</i>								
NC HSDS	1.000		0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS	1.000		0	0	0	2	NR	2
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
DEBRIS	0.500		0	0	0	NR	NR	0
OLI	0.500		0	0	0	NR	NR	0
LCID	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
State and tribal leaking storage tank lists								
LAST	0.500		0	0	0	NR	NR	0
LUST	0.500		1	0	0	NR	NR	1
INDIAN LUST	0.500		0	0	0	NR	NR	0
LUST TRUST	0.500		1	0	0	NR	NR	1
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		1	0	NR	NR	NR	1
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
INST CONTROL	0.500		1	0	0	NR	NR	1
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
HIST LF	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
IMD	0.500		1	0	0	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SPILLS 90	0.001		0	NR	NR	NR	NR	0
SPILLS 80	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
ASBESTOS	0.001		0	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
AOP	0.001		0	NR	NR	NR	NR	0
SEPT HAULERS	0.001		0	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CCB	0.500		0	0	0	NR	NR	0
PCSRP	0.500		0	0	0	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0

- Totals --		0	5	0	0	2	0	7
-------------	--	---	---	---	---	---	---	---

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

A1
East
< 1/8
0.107 mi.
567 ft.

PETRO EXPRESS #72
3006 OLD CHARLOTTE HWY
MONROE, NC

LUST TRUST
INST CONTROL

S108493061
N/A

Site 1 of 2 in cluster A

Relative:
Higher

LUST TRUST:

Actual:
658 ft.

Name: PETRO EXPRESS #72
Address: 3006 OLD CHARLOTTE HWY
City,State,Zip: MONROE, NC
Facility ID: 0-036629
Site ID: 36244
Site Note: Commercial; \$20,000 deductible; 100% eligible for costs that exceed the \$20,000 deductible.[CGS 11/10/10]
Site Eligible?: True
Commercial Find: 100% Commercial
Priority Rank: Not reported
Deductable Amount: 20000
3rd Party Deductable Amt: 0
Sum 3rd Party Amt Applied: 0

INST CONTROL:

Name: PETRO EXPRESS #72
Address: 3006 OLD CHARLOTTE HWY
City,State,Zip: MONROE, NC
Project Number: MO-7608
Object ID: 5390
DWM Contact: Mooresville Regional Office (704) 663-1699
DWM Program: Underground Storage Tank Section
Project Status: No Further Action
COC: Multi COC
Contamination Source: UST System
Received Date: 4/18/2007
Restricted Media: Multi-Media
Allowed Use: Media Restrictions Only
Certification: None
Plant Reception Date: Not reported
Instrument Status: Effective
Deed BK: Not reported
Deed PG: Not reported
Plat BK: Not reported
Plat PG: Not reported
Instrument: Notice and Restriction
Deed: Not reported
Deed Date: Recorded 4-18-2007
Plat: Not reported
Plat Date: Not reported
X Coord: 1524231.3194
Y Coord: 465687.31193

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A2
East
< 1/8
0.107 mi.
567 ft.
CIRCLE K 2723985
3006 OLD CHARLOTTE HWY
MONROE, NC 28110
Site 2 of 2 in cluster A

LUST
UST
IMD
Financial Assurance
U003943173
N/A

Relative:
Higher
Actual:
658 ft.

LUST:
Name: PETRO EXPRESS #72
Address: 3006 OLD CHARLOTTE HWY
City,State,Zip: MONROE, NC 28110
Facility ID: 00-0-000
UST Number: MO-7608
Incident Number: 36244
Contamination Type: Groundwater/Both
Source Type: Leak-underground
Product Type: PETROLEUM
Date Reported: 04/02/2007
Date Occur: 03/13/2007
Cleanup: 04/19/2007
Closure Request: Not reported
Close Out: 12/23/2013
Level Of Soil Cleanup Achieved: Soil to Groundwater
Tank Regulated Status: REGULATED
Of Supply Wells: 0
Commercial/NonCommercial UST Site: COMMERCIAL
Risk Classification: H
Risk Class Based On Review: L
Corrective Action Plan Type: Not reported
NOV Issue Date: Not reported
NORR Issue Date: Not reported
Site Priority: Not reported
Phase Of LSA Req: 1
Site Risk Reason: Not reported
Land Use: Residential
MTBE: No
MTBE1: No
Flag: No
Flag1: No
LUR Filed: 04/19/2007
Release Detection: 0
Current Status: File Located in Archives
RBCA GW: Cleanups to alternate standards
PETOPT: 3
RPL: False
CD Num: 590
Reel Num: 0
RPOW: False
RPOP: True
Error Flag: 0
Error Code: N
Valid: True
Lat/Long Decimal: 35.0190 -80.5891
Testlat: Not reported
Regional Officer Project Mgr: EGL
Region: MOR
Company: PETRO EXPRESS, INC.
Contact Person: KENNETH D. SHAVER, JR.
Telephone: 7045254850
RP Address: P O BOX 240606

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIRCLE K 2723985 (Continued)

U003943173

RP City,St,Zip: CHARLOTTE, NC 28224
RP County: Not reported
Comments: GW > 2L for B 1.1 and 1,2-DCA 0.58 S< S-GW. NRP 4.19.07. PN 2.20.14
5 Min Quad: Not reported

PIRF:

Facility Id: 36244
Date Occurred: 3/13/2007
Date Reported: 4/2/2007
Description Of Incident: GW contamination detected during an ESA N 24.3 (21 2L)
Owner/Operator: Not reported
Ownership: 4
Operation Type: 6
Type: 3
Location: 1
Site Priority: Not reported
Priority Update: Not reported
Wells Affected Y/N: N
Samples Include: Not reported
7#5 Minute Quad: Y
5 Minute Quad: Not reported
Pirf/Min Soil: Not reported
Release Code: Not reported
Source Code: Not reported
Err Type: 3
Cause: Not reported
Source: Not reported
Ust Number: P

Last Modified: 12/23/2013
Incident Phase: Closed Out
NOV Issued: Not reported
NORR Issued: Not reported
45 Day Report: Not reported
Public Meeting Held: Not reported
Corrective Action Planned: Not reported
SOC Signed: Not reported
Reclassification Report: Not reported
RS Designation: Not reported
Closure Request Date: Not reported
Close-out Report: Not reported

[Click here to access the North Carolina DEQ records for this facility:](#)

UST:

Name: CIRCLE K 2723985
Address: 3006 OLD CHARLOTTE HWY
City,State,Zip: MONROE, NC 28110
Facility Id: 00-0-0000036629
Contact: CIRCLE K STORES INC.
Contact Address1: 2550 W. TYVOLA ROAD, SUITE 200
Contact Address2: Not reported
Contact City/State/Zip: CHARLOTTE, NC 28217-4579
FIPS County Desc: Union
Latitude: 35.01951
Longitude: -80.58927

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIRCLE K 2723985 (Continued)

U003943173

Tank Id: 1
Tank Status: Current
Installed Date: 02/01/2004
Perm Close Date: Not reported
Product Name: Gasoline, Gas Mix
Tank Capacity: 30000
Root Tank Id: Not reported
Main Tank: No
Compartment Tank: No
Manifold Tank: 0
Commercial: Yes
Regulated: Yes
Other CP Tank: Not reported
Overfill Protection Name: Overfill Alarm
Spill Protection Name: Catchment Basin
Leak Detection Name: Not reported
Decode for TCONS_KEY: Single Wall Steel/FRP
Decode for PCONS_KEY: Other
Decode for PSYS_KEY: Pressurized System

[Click here to access the North Carolina DEQ records for this facility:](#)

Tank Id: 2
Tank Status: Current
Installed Date: 02/01/2004
Perm Close Date: Not reported
Product Name: Gasoline, Gas Mix
Tank Capacity: 6000
Root Tank Id: Not reported
Main Tank: No
Compartment Tank: No
Manifold Tank: 0
Commercial: Yes
Regulated: Yes
Other CP Tank: Not reported
Overfill Protection Name: Overfill Alarm
Spill Protection Name: Catchment Basin
Leak Detection Name: Not reported
Decode for TCONS_KEY: Single Wall Steel/FRP
Decode for PCONS_KEY: Other
Decode for PSYS_KEY: Pressurized System

[Click here to access the North Carolina DEQ records for this facility:](#)

Tank Id: 3A
Tank Status: Current
Installed Date: 02/01/2004
Perm Close Date: Not reported
Product Name: Diesel
Tank Capacity: 9000
Root Tank Id: 248281
Main Tank: Yes
Compartment Tank: Yes
Manifold Tank: 0
Commercial: Yes

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIRCLE K 2723985 (Continued)

U003943173

Regulated: Yes
Other CP Tank: Not reported
Overfill Protection Name: Ball Float Valve
Spill Protection Name: Catchment Basin
Leak Detection Name: Not reported
Decode for TCONS_KEY: Single Wall Steel/FRP
Decode for PCONS_KEY: Other
Decode for PSYS_KEY: Pressurized System

[Click here to access the North Carolina DEQ records for this facility:](#)

Tank Id: 3B
Tank Status: Current
Installed Date: 02/01/2004
Perm Close Date: Not reported
Product Name: Diesel
Tank Capacity: 3000
Root Tank Id: 248281
Main Tank: No
Compartment Tank: Yes
Manifold Tank: 0
Commercial: Yes
Regulated: Yes
Other CP Tank: Not reported
Overfill Protection Name: Overfill Alarm
Spill Protection Name: Catchment Basin
Leak Detection Name: Not reported
Decode for TCONS_KEY: Single Wall Steel/FRP
Decode for PCONS_KEY: Other
Decode for PSYS_KEY: Pressurized System

[Click here to access the North Carolina DEQ records for this facility:](#)

Tank Id: 3C
Tank Status: Current
Installed Date: 02/01/2004
Perm Close Date: Not reported
Product Name: Kerosene, Kero Mix
Tank Capacity: 3000
Root Tank Id: 248281
Main Tank: No
Compartment Tank: Yes
Manifold Tank: 0
Commercial: Yes
Regulated: Yes
Other CP Tank: Not reported
Overfill Protection Name: Overfill Alarm
Spill Protection Name: Catchment Basin
Leak Detection Name: Not reported
Decode for TCONS_KEY: Single Wall Steel/FRP
Decode for PCONS_KEY: Other
Decode for PSYS_KEY: Pressurized System

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIRCLE K 2723985 (Continued)

U003943173

[Click here to access the North Carolina DEQ records for this facility:](#)

IMD:

Name: PETRO EXPRESS #72
Address: 3006 OLD CHARLOTTE HWY
City: MONROE
Region: Not reported
Facility ID: 36244
Date Occurred: 2007-03-13 00:00:00
Submit Date: 2007-04-02 00:00:00
GW Contam: Not reported
Soil Contam: Not reported
Incident Desc: GW contamination detected during an ESA N 24.3 (21 2L)
Operator: Not reported
Contact Phone: Not reported
Owner Company: Not reported
Operator Address: Not reported
Operator City: Not reported
Oper City,St,Zip: Not reported
Ownership: Private
Operation: Commercial
Material: Not reported
Qty Lost 1: Not reported
Qty Recovered 1: Not reported
Source: Not reported
Type: Gasoline/diesel
Location: Facility
Setting: Not reported
Risk Site: Not reported
Site Priority: Not reported
Priority Code: Not reported
Priority Update: Not reported
Dem Contact: Not reported
Wells Affected: No
Num Affected: Not reported
Wells Contam: Not reported
Sampled By: Y
Samples Include: Not reported
7.5 Min Quad: Not reported
5 Min Quad: Not reported
Latitude: 35.019097000000002
Longitude: -80.589162999999999
Latitude Number: Not reported
Longitude Number: Not reported
Latitude Decimal: Not reported
Longitude Decimal: Not reported
GPS: Not reported
Agency: Not reported
Facility ID: 36244
Last Modified: 2013-12-23 00:00:00
Incident Phase: Closed Out
NOV Issued: Not reported
NORR Issued: Not reported
45 Day Report: Not reported
Public Meeting Held: Not reported
Corrective Action Planned: Not reported
SOC Signed: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIRCLE K 2723985 (Continued)

U003943173

Reclassification Report: Not reported
RS Designation: Not reported
Closure Request Date: Not reported
Close-out Report: Not reported

NC Financial Assurance 1:

Name: CIRCLE K 2723985
Address: 3006 OLD CHARLOTTE HWY
City,State,Zip: MONROE, NC 28110
Facility ID: 00-0-0000036629
Region: 1
Financial Responsibility Desc: Letter of Credit
Financial Responsibility Name: Wells Fargo Bank, N.A.
Started Date: 03/10/2013
Ended Date: 03/10/2014

3
NW
1/2-1
0.703 mi.
3710 ft.

OLD CHARLOTTE HWY PCE 3600 BLOCK
3600 BLOCK OLD CHARLOTTE HWY
MONROE, NC

SHWS S122371325
N/A

Relative:
Higher
Actual:
666 ft.

SHWS:
Name: OLD CHARLOTTE HWY PCE 3600 BLOCK
Address: 3600 BLOCK OLD CHARLOTTE HWY
City,State,Zip: MONROE, NC
EPAID: NONCD0003020
Lat/Longitude: 35.027 / -80.6025
Geolocation Method: On Screen Placement On Georeferenced Map

[Click here to access the North Carolina DEQ records for this facility:](#)

4
East
1/2-1
0.817 mi.
4316 ft.

2743 W. ROOSEVLET BLVD. PROPERTY
2743 W. ROOSEVELT BLVD.
MONROE, NC 28110

SHWS S107998556
LUST N/A
IMD

Relative:
Lower
Actual:
615 ft.

SHWS:
Name: FIRST CITIZENS BANK
Address: 2743 W. ROOSEVELT BLVD
City,State,Zip: MONROE, NC
EPAID: NONCD0001717
Lat/Longitude: 35.019078 / -80.577
Geolocation Method: On Screen Placement On Georeferenced Map

[Click here to access the North Carolina DEQ records for this facility:](#)

LUST:

Name: 2743 W. ROOSEVLET BLVD. PROPERTY
Address: 2743 W. ROOSEVELT BLVD.
City,State,Zip: MONROE, NC 28110
Facility ID: Not reported
UST Number: MO-7349

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

2743 W. ROOSEVLET BLVD. PROPERTY (Continued)

S107998556

Incident Number: 36008
Contamination Type: Soil
Source Type: Leak-underground
Product Type: PETROLEUM
Date Reported: 12/30/2005
Date Occur: 09/22/2005
Cleanup: 09/13/2005
Closure Request: Not reported
Close Out: 03/22/2006
Level Of Soil Cleanup Achieved: Soil to Groundwater
Tank Regulated Status: NON REGULATED
Of Supply Wells: 0
Commercial/NonCommercial UST Site: NON COMMERCIAL
Risk Classification: H
Risk Class Based On Review: L
Corrective Action Plan Type: Not reported
NOV Issue Date: Not reported
NORR Issue Date: Not reported
Site Priority: Not reported
Phase Of LSA Req: 1
Site Risk Reason: Not reported
Land Use: Residential
MTBE: No
MTBE1: Unknown
Flag: No
Flag1: No
LUR Filed: Not reported
Release Detection: 0
Current Status: File Located in Archives
RBCA GW: Cleanups to 2L.0202 standards
PETOPT: 4
RPL: True
CD Num: 287
Reel Num: 0
RPOW: True
RPOP: False
Error Flag: 0
Error Code: N
Valid: True
Lat/Long Decimal: 35.0192 -80.5773
Testlat: Not reported
Regional Officer Project Mgr: EGL
Region: MOR
Company: FIRST CITIZENS BANK
Contact Person: TOM MORRIS
Telephone: Not reported
RP Address: P O BOX 27131
RP City,St,Zip: RALEIGH, NC 276117131
RP County: Not reported
Comments: 2100 ppm TPH by 3550 found beneath H.O. tank upon removal. Not over-excavated or conducted according to task 2.500. LSA addendum allowed UST incident to be closed. Soil < S-GW. GW BDL for petroleum. GW contamination by TCE. Referred to APS 3/21/06. (no previous coord)
5 Min Quad: Not reported
PIRF:
Facility Id: 36008
Date Occurred: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

2743 W. ROOSEVLET BLVD. PROPERTY (Continued)

S107998556

Date Reported:	12/30/2005
Description Of Incident:	Soil Contamination to 2100 ppm TPH by 3550 discovered below H.O. tank during removal.
Owner/Operator:	Not reported
Ownership:	4
Operation Type:	3
Type:	4
Location:	7
Site Priority:	Not reported
Priority Update:	Not reported
Wells Affected Y/N:	N
Samples Include:	Not reported
7#5 Minute Quad:	N
5 Minute Quad:	Not reported
Pirf/Min Soil:	Not reported
Release Code:	Not reported
Source Code:	Not reported
Err Type:	2
Cause:	Not reported
Source:	Not reported
Ust Number:	P
Last Modified:	3/22/2006
Incident Phase:	Closed Out
NOV Issued:	Not reported
NORR Issued:	Not reported
45 Day Report:	Not reported
Public Meeting Held:	Not reported
Corrective Action Planned:	Not reported
SOC Signed:	Not reported
Reclassification Report:	Not reported
RS Designation:	Not reported
Closure Request Date:	Not reported
Close-out Report:	Not reported

[Click here to access the North Carolina DEQ records for this facility:](#)

IMD:

Name:	FIRST CITIZENS BANK
Address:	2743 W. ROOSEVELT BLVD
City:	MONROE
Region:	MOR
Facility ID:	87748
Date Occurred:	3/23/2006
Submit Date:	5/22/2006
GW Contam:	Yes, Groundwater Contamination has been detected
Soil Contam:	Not reported
Incident Desc:	PERC discovered during UST closure. One potable well (WL Dickens) located across the highway. May 2006 sampling for VOCs was ND
Operator:	Morris, Tom
Contact Phone:	Not reported
Owner Company:	First Citizens Bank
Operator Address:	POB 27131
Operator City:	Raleigh
Oper City,St,Zip:	Raleigh, NC
Ownership:	Federal
Operation:	8

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

2743 W. ROOSEVLET BLVD. PROPERTY (Continued)

S107998556

Material: Not reported
Qty Lost 1: Not reported
Qty Recovered 1: Not reported
Source: Unknown
Type: Other inorganics
Location: Not reported
Setting: Not reported
Risk Site: Not reported
Site Priority: Not reported
Priority Code: B
Priority Update: Not reported
Dem Contact: MAF
Wells Affected: No
Num Affected: Not reported
Wells Contam: Not reported
Sampled By: Not reported
Samples Include: Not reported
7.5 Min Quad: Not reported
5 Min Quad: Not reported
Latitude: 35.0115
Longitude: -80.5966
Latitude Number: 0
Longitude Number: 0
Latitude Decimal: 0
Longitude Decimal: 0
GPS: NOD
Agency: DWQ
Facility ID: Not reported
Last Modified: Not reported
Incident Phase: Not reported
NOV Issued: Not reported
NORR Issued: Not reported
45 Day Report: Not reported
Public Meeting Held: Not reported
Corrective Action Planned: Not reported
SOC Signed: Not reported
Reclassification Report: Not reported
RS Designation: Not reported
Closure Request Date: Not reported
Close-out Report: Not reported

Count: 4 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
MONROE	S125087948	MONEY'S DRY CLEANERS	BOX 437 OLD STATESVILLE ROAD (		DRYCLEANERS
MONROE	S123800841	ANN MAGNUM RESIDENCE	1206 OLD PAGELAND HWY	28110	LAST
MONROE	S121290765	GENCORP PRINTWORLD INC	2011 ROCKY RIVER ROAD		SHWS
UNION COUNTY	S126477238	BIRKDALE CLEANERS	4413-A OLD MONROE RD.		DRYCLEANERS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/30/2020	Source: EPA
Date Data Arrived at EDR: 01/14/2021	Telephone: N/A
Date Made Active in Reports: 02/09/2021	Last EDR Contact: 01/14/2021
Number of Days to Update: 26	Next Scheduled EDR Contact: 04/12/2021
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/30/2020	Source: EPA
Date Data Arrived at EDR: 01/14/2021	Telephone: N/A
Date Made Active in Reports: 02/09/2021	Last EDR Contact: 01/14/2021
Number of Days to Update: 26	Next Scheduled EDR Contact: 04/12/2021
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 01/14/2021
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 12/23/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 02/18/2021
Number of Days to Update: 35

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 01/14/2021
Next Scheduled EDR Contact: 04/26/2021
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 12/30/2020	Source: EPA
Date Data Arrived at EDR: 01/14/2021	Telephone: 800-424-9346
Date Made Active in Reports: 02/18/2021	Last EDR Contact: 01/14/2021
Number of Days to Update: 35	Next Scheduled EDR Contact: 04/26/2021
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/14/2020	Source: EPA
Date Data Arrived at EDR: 12/17/2020	Telephone: 800-424-9346
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 5	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/14/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/17/2020	Telephone: (404) 562-8651
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 5	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/14/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/17/2020	Telephone: (404) 562-8651
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 5	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/14/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/17/2020	Telephone: (404) 562-8651
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 5	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/14/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/17/2020	Telephone: (404) 562-8651
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 5	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 11/11/2020	Source: Department of the Navy
Date Data Arrived at EDR: 11/17/2020	Telephone: 843-820-7326
Date Made Active in Reports: 02/09/2021	Last EDR Contact: 02/08/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/24/2021
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 10/28/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/05/2020	Telephone: 703-603-0695
Date Made Active in Reports: 11/18/2020	Last EDR Contact: 11/05/2020
Number of Days to Update: 13	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 10/28/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/05/2020	Telephone: 703-603-0695
Date Made Active in Reports: 11/18/2020	Last EDR Contact: 11/05/2020
Number of Days to Update: 13	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/15/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 7

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/15/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

HSDS: Hazardous Substance Disposal Site

Locations of uncontrolled and unregulated hazardous waste sites. The file includes sites on the National Priority List as well as those on the state priority list.

Date of Government Version: 08/09/2011
Date Data Arrived at EDR: 11/08/2011
Date Made Active in Reports: 12/05/2011
Number of Days to Update: 27

Source: North Carolina Center for Geographic Information and Analysis
Telephone: 919-754-6580
Last EDR Contact: 01/19/2021
Next Scheduled EDR Contact: 05/03/2021
Data Release Frequency: No Update Planned

State- and tribal - equivalent CERCLIS

SHWS: Inactive Hazardous Sites Inventory

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 09/04/2020
Date Data Arrived at EDR: 09/09/2020
Date Made Active in Reports: 12/03/2020
Number of Days to Update: 85

Source: Department of Environment, Health and Natural Resources
Telephone: 919-508-8400
Last EDR Contact: 12/08/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: List of Solid Waste Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these 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.

Date of Government Version: 09/10/2020
Date Data Arrived at EDR: 09/23/2020
Date Made Active in Reports: 12/14/2020
Number of Days to Update: 82

Source: Department of Environment and Natural Resources
Telephone: 919-733-0692
Last EDR Contact: 12/23/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Varies

DEBRIS: Solid Waste Active Disaster Debris Sites Listing

NCDEQ Division of Waste Management Solid Waste Section Temporary Disaster Debris Staging Site (TDDSS) Locations which are available to be activated in a disaster or emergency.. Disaster Debris Sites can only be used for temporary disaster debris storage if the site's responsible party activates the site for use by notifying the NCDEQ DWM Solid Waste Section staff during an emergency

Date of Government Version: 09/02/2020
Date Data Arrived at EDR: 09/16/2020
Date Made Active in Reports: 12/08/2020
Number of Days to Update: 83

Source: Department of Environmental Quality
Telephone: 919-707-8247
Last EDR Contact: 12/14/2020
Next Scheduled EDR Contact: 03/29/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

OLI: Old Landfill Inventory

Old landfill inventory location information. (Does not include no further action sites and other agency lead sites).

Date of Government Version: 09/11/2020
Date Data Arrived at EDR: 10/09/2020
Date Made Active in Reports: 12/30/2020
Number of Days to Update: 82

Source: Department of Environment & Natural Resources
Telephone: 919-733-4996
Last EDR Contact: 01/08/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Varies

LCID: Land-Clearing and Inert Debris (LCID) Landfill Notifications

A list all of the Land-Clearing and Inert Debris (LCID) Landfill Notification facilities (under 2 acres in size) in North Carolina.

Date of Government Version: 04/30/2020
Date Data Arrived at EDR: 07/09/2020
Date Made Active in Reports: 09/23/2020
Number of Days to Update: 76

Source: Department of Environmental Quality
Telephone: 919-707-8248
Last EDR Contact: 01/08/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Varies

State and tribal leaking storage tank lists

LAST: Leaking Aboveground Storage Tanks

A listing of leaking aboveground storage tank site locations.

Date of Government Version: 10/30/2020
Date Data Arrived at EDR: 11/03/2020
Date Made Active in Reports: 01/22/2021
Number of Days to Update: 80

Source: Department of Environment & Natural Resources
Telephone: 877-623-6748
Last EDR Contact: 02/03/2021
Next Scheduled EDR Contact: 05/17/2021
Data Release Frequency: Quarterly

LUST: Regional UST Database

This database contains information obtained from the Regional Offices. It provides a more detailed explanation of current and historic activity for individual sites, as well as what was previously found in the Incident Management Database. Sites in this database with Incident Numbers are considered LUSTs.

Date of Government Version: 10/30/2020
Date Data Arrived at EDR: 11/03/2020
Date Made Active in Reports: 11/18/2020
Number of Days to Update: 15

Source: Department of Environment and Natural Resources
Telephone: 919-707-8200
Last EDR Contact: 02/03/2021
Next Scheduled EDR Contact: 05/17/2021
Data Release Frequency: Quarterly

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 05/03/2021
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/26/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 78

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 05/03/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/14/2020	Source: EPA, Region 5
Date Data Arrived at EDR: 05/20/2020	Telephone: 312-886-7439
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/15/2020	Source: EPA Region 7
Date Data Arrived at EDR: 05/20/2020	Telephone: 913-551-7003
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/29/2020	Source: EPA Region 1
Date Data Arrived at EDR: 05/20/2020	Telephone: 617-918-1313
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/08/2020	Source: EPA Region 6
Date Data Arrived at EDR: 05/20/2020	Telephone: 214-665-6597
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/14/2020	Source: EPA Region 8
Date Data Arrived at EDR: 05/20/2020	Telephone: 303-312-6271
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/08/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/20/2020	Telephone: 415-972-3372
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

LUST TRUST: State Trust Fund Database

This database contains information about claims against the State Trust Funds for reimbursements for expenses incurred while remediating Leaking USTs.

Date of Government Version: 10/02/2020	Source: Department of Environment and Natural Resources
Date Data Arrived at EDR: 10/07/2020	Telephone: 919-733-1315
Date Made Active in Reports: 12/31/2020	Last EDR Contact: 01/06/2021
Number of Days to Update: 85	Next Scheduled EDR Contact: 04/19/2021
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 07/21/2020	Source: FEMA
Date Data Arrived at EDR: 09/03/2020	Telephone: 202-646-5797
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 01/04/2021
Number of Days to Update: 83	Next Scheduled EDR Contact: 04/19/2021
	Data Release Frequency: Varies

UST: Petroleum Underground Storage Tank Database

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 10/30/2020	Source: Department of Environment and Natural Resources
Date Data Arrived at EDR: 11/04/2020	Telephone: 919-733-1308
Date Made Active in Reports: 12/31/2020	Last EDR Contact: 02/03/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 05/17/2021
	Data Release Frequency: Quarterly

AST: AST Database

Facilities with aboveground storage tanks that have a capacity greater than 21,000 gallons.

Date of Government Version: 08/12/2020	Source: Department of Environment and Natural Resources
Date Data Arrived at EDR: 09/15/2020	Telephone: 919-715-6183
Date Made Active in Reports: 12/07/2020	Last EDR Contact: 12/09/2020
Number of Days to Update: 83	Next Scheduled EDR Contact: 03/29/2021
	Data Release Frequency: Semi-Annually

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/14/2020	Source: EPA Region 10
Date Data Arrived at EDR: 05/20/2020	Telephone: 206-553-2857
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/15/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/08/2020	Source: EPA Region 6
Date Data Arrived at EDR: 05/20/2020	Telephone: 214-665-7591
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/03/2020	Source: EPA Region 7
Date Data Arrived at EDR: 05/20/2020	Telephone: 913-551-7003
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/29/2020	Source: EPA, Region 1
Date Data Arrived at EDR: 05/20/2020	Telephone: 617-918-1313
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/14/2020	Source: EPA Region 8
Date Data Arrived at EDR: 05/20/2020	Telephone: 303-312-6137
Date Made Active in Reports: 08/13/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 85	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/08/2020	Source: EPA Region 9
Date Data Arrived at EDR: 05/20/2020	Telephone: 415-972-3368
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 04/14/2020	Source: EPA Region 4
Date Data Arrived at EDR: 05/26/2020	Telephone: 404-562-9424
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 78	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/14/2020	Source: EPA Region 5
Date Data Arrived at EDR: 05/20/2020	Telephone: 312-886-6136
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

INST CONTROL: No Further Action Sites With Land Use Restrictions Monitoring

A land use restricted site is a property where there are limits or requirements on future use of the property due to varying levels of cleanup possible, practical, or necessary at the site.

Date of Government Version: 09/04/2020	Source: Department of Environmental Quality
Date Data Arrived at EDR: 09/09/2020	Telephone: 919-508-8400
Date Made Active in Reports: 12/03/2020	Last EDR Contact: 12/11/2020
Number of Days to Update: 85	Next Scheduled EDR Contact: 03/22/2021
	Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 04/20/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 12/15/2020
Number of Days to Update: 142	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Varies

VCP: Responsible Party Voluntary Action Sites

Responsible Party Voluntary Action site locations.

Date of Government Version: 09/04/2020	Source: Department of Environment and Natural Resources
Date Data Arrived at EDR: 09/09/2020	Telephone: 919-508-8400
Date Made Active in Reports: 12/03/2020	Last EDR Contact: 12/08/2020
Number of Days to Update: 85	Next Scheduled EDR Contact: 03/22/2021
	Data Release Frequency: Quarterly

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Projects Inventory

A brownfield site is an abandoned, idled, or underused property where the threat of environmental contamination has hindered its redevelopment. All of the sites in the inventory are working toward a brownfield agreement for cleanup and liability control.

Date of Government Version: 12/01/2020	Source: Department of Environment and Natural Resources
Date Data Arrived at EDR: 12/08/2020	Telephone: 919-733-4996
Date Made Active in Reports: 12/09/2020	Last EDR Contact: 12/08/2020
Number of Days to Update: 1	Next Scheduled EDR Contact: 04/12/2021
	Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/14/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/15/2020	Telephone: 202-566-2777
Date Made Active in Reports: 12/10/2020	Last EDR Contact: 12/11/2020
Number of Days to Update: 86	Next Scheduled EDR Contact: 03/29/2021
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Lists of Landfill / Solid Waste Disposal Sites

HIST LF: Solid Waste Facility Listing

A listing of solid waste facilities.

Date of Government Version: 11/06/2006
Date Data Arrived at EDR: 02/13/2007
Date Made Active in Reports: 03/02/2007
Number of Days to Update: 17

Source: Department of Environment & Natural Resources
Telephone: 919-733-0692
Last EDR Contact: 01/19/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SWRCY: Recycling Center Listing

A listing of recycling center locations.

Date of Government Version: 09/16/2020
Date Data Arrived at EDR: 09/17/2020
Date Made Active in Reports: 12/09/2020
Number of Days to Update: 83

Source: Department of Environment & Natural Resources
Telephone: 919-707-8137
Last EDR Contact: 01/25/2021
Next Scheduled EDR Contact: 05/10/2021
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/25/2021
Next Scheduled EDR Contact: 05/10/2021
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/19/2021
Next Scheduled EDR Contact: 05/03/2021
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 01/29/2021
Next Scheduled EDR Contact: 05/10/2021
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 03/18/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/16/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 03/18/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/16/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 02/18/2021
Number of Days to Update: 35

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 01/14/2021
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/20/2020
Date Data Arrived at EDR: 09/22/2020
Date Made Active in Reports: 12/14/2020
Number of Days to Update: 83

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

SPILLS: Spills Incident Listing

A listing spills, hazardous material releases, sanitary sewer overflows, wastewater treatment plant bypasses and upsets, citizen complaints, and any other environmental emergency calls reported to the agency.

Date of Government Version: 10/09/2020
Date Data Arrived at EDR: 10/22/2020
Date Made Active in Reports: 01/14/2021
Number of Days to Update: 84

Source: Department of Environment & Natural Resources
Telephone: 919-807-6308
Last EDR Contact: 01/11/2021
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Quarterly

IMD: Incident Management Database

Groundwater and/or soil contamination incidents

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/30/2020
Date Data Arrived at EDR: 11/03/2020
Date Made Active in Reports: 01/21/2021
Number of Days to Update: 79

Source: Department of Environment and Natural Resources
Telephone: 877-623-6748
Last EDR Contact: 02/03/2021
Next Scheduled EDR Contact: 05/17/2021
Data Release Frequency: No Update Planned

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 09/27/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/06/2013
Number of Days to Update: 62

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch

Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 06/14/2001
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/06/2013
Number of Days to Update: 62

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 09/29/2020
Date Data Arrived at EDR: 11/17/2020
Date Made Active in Reports: 01/25/2021
Number of Days to Update: 69

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/17/2021
Next Scheduled EDR Contact: 05/31/2021
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/15/2021
Next Scheduled EDR Contact: 04/26/2021
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018	Source: U.S. Geological Survey
Date Data Arrived at EDR: 04/11/2018	Telephone: 888-275-8747
Date Made Active in Reports: 11/06/2019	Last EDR Contact: 01/07/2021
Number of Days to Update: 574	Next Scheduled EDR Contact: 04/19/2021
	Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/03/2017	Telephone: 615-532-8599
Date Made Active in Reports: 04/07/2017	Last EDR Contact: 02/09/2021
Number of Days to Update: 63	Next Scheduled EDR Contact: 05/24/2021
	Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/21/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/22/2020	Telephone: 202-566-1917
Date Made Active in Reports: 12/14/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 83	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2014	Telephone: 617-520-3000
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 02/02/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 05/17/2021
	Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/08/2018	Telephone: 703-308-4044
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 02/05/2021
Number of Days to Update: 73	Next Scheduled EDR Contact: 05/17/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/18/2020
Next Scheduled EDR Contact: 03/29/2021
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/02/2021
Next Scheduled EDR Contact: 05/31/2021
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 10/19/2020
Date Data Arrived at EDR: 10/19/2020
Date Made Active in Reports: 01/04/2021
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/21/2021
Next Scheduled EDR Contact: 05/03/2021
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 02/18/2021
Number of Days to Update: 35

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 01/14/2021
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Annually

RMP: Risk Management Plans

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 11/02/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/12/2020	Telephone: 202-564-8600
Date Made Active in Reports: 01/25/2021	Last EDR Contact: 01/19/2021
Number of Days to Update: 74	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 04/27/2020	Source: EPA
Date Data Arrived at EDR: 05/06/2020	Telephone: 202-564-6023
Date Made Active in Reports: 06/09/2020	Last EDR Contact: 01/14/2021
Number of Days to Update: 34	Next Scheduled EDR Contact: 05/17/2021
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/09/2019	Source: EPA
Date Data Arrived at EDR: 10/11/2019	Telephone: 202-566-0500
Date Made Active in Reports: 12/20/2019	Last EDR Contact: 01/08/2021
Number of Days to Update: 70	Next Scheduled EDR Contact: 04/19/2021
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 12/30/2020
Number of Days to Update: 79	Next Scheduled EDR Contact: 04/19/2021
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 08/10/2020
Date Made Active in Reports: 10/08/2020
Number of Days to Update: 59

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 01/19/2021
Next Scheduled EDR Contact: 05/03/2021
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 70

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 12/01/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 11/30/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 02/05/2021
Next Scheduled EDR Contact: 05/17/2021
Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 01/08/2021
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/27/2021
Next Scheduled EDR Contact: 05/10/2021
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2020
Date Data Arrived at EDR: 10/08/2020
Date Made Active in Reports: 01/04/2021
Number of Days to Update: 88

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/04/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 151

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 12/23/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Biennially

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 01/08/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 02/02/2021
Next Scheduled EDR Contact: 05/17/2021
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/18/2021
Next Scheduled EDR Contact: 05/31/2021
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 01/14/2021
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 11/24/2020
Date Data Arrived at EDR: 11/30/2020
Date Made Active in Reports: 01/25/2021
Number of Days to Update: 56

Source: DOL, Mine Safety & Health Admini
Telephone: 202-693-9424
Last EDR Contact: 11/24/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 01/25/2021
Number of Days to Update: 63

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 11/23/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/16/2020
Date Data Arrived at EDR: 09/17/2020
Date Made Active in Reports: 12/10/2020
Number of Days to Update: 84

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 12/10/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/04/2020
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 01/25/2021
Number of Days to Update: 55

Source: EPA
Telephone: (404) 562-9900
Last EDR Contact: 12/01/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/17/2020
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 11/17/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 10/03/2020
Date Data Arrived at EDR: 10/06/2020
Date Made Active in Reports: 01/04/2021
Number of Days to Update: 90

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 01/08/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 01/15/2021
Next Scheduled EDR Contact: 04/26/2021
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/13/2020
Date Data Arrived at EDR: 11/13/2020
Date Made Active in Reports: 01/25/2021
Number of Days to Update: 73

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/17/2021
Next Scheduled EDR Contact: 05/31/2021
Data Release Frequency: Quarterly

AIRS: Air Quality Permit Listing

A listing of facilities with air quality permits.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/08/2020
Date Data Arrived at EDR: 09/09/2020
Date Made Active in Reports: 12/03/2020
Number of Days to Update: 85

Source: Department of Environmental Quality
Telephone: 919-707-8726
Last EDR Contact: 12/08/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Varies

ASBESTOS: ASBESTOS

Asbestos notification sites

Date of Government Version: 10/30/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 02/08/2021
Number of Days to Update: 77

Source: Department of Health & Human Services
Telephone: 919-707-5973
Last EDR Contact: 01/19/2021
Next Scheduled EDR Contact: 05/03/2021
Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Sites

A listing of coal combustion products distribution permits issued by the Division for the treatment, storage, transportation, use and disposal of coal combustion products.

Date of Government Version: 09/10/2020
Date Data Arrived at EDR: 09/23/2020
Date Made Active in Reports: 12/14/2020
Number of Days to Update: 82

Source: Department of Environment & Natural Resources
Telephone: 919-807-6359
Last EDR Contact: 12/23/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Varies

DRYCLEANERS: Drycleaning Sites

Potential and known drycleaning sites, active and abandoned, that the Drycleaning Solvent Cleanup Program has knowledge of and entered into this database.

Date of Government Version: 09/08/2020
Date Data Arrived at EDR: 09/16/2020
Date Made Active in Reports: 12/08/2020
Number of Days to Update: 83

Source: Department of Environment & Natural Resources
Telephone: 919-508-8400
Last EDR Contact: 12/18/2020
Next Scheduled EDR Contact: 03/29/2021
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

A listing of financial assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 10/30/2020
Date Data Arrived at EDR: 11/04/2020
Date Made Active in Reports: 12/31/2020
Number of Days to Update: 57

Source: Department of Environment & Natural Resources
Telephone: 919-733-1322
Last EDR Contact: 02/03/2021
Next Scheduled EDR Contact: 05/17/2021
Data Release Frequency: Quarterly

Financial Assurance 2: Financial Assurance Information Listing

Information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 10/02/2012
Date Data Arrived at EDR: 10/03/2012
Date Made Active in Reports: 10/26/2012
Number of Days to Update: 23

Source: Department of Environmental & Natural Resources
Telephone: 919-508-8496
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Varies

Financial Assurance 3: Financial Assurance Information

Hazardous waste financial assurance information.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/02/2020
Date Data Arrived at EDR: 12/03/2020
Date Made Active in Reports: 02/18/2021
Number of Days to Update: 77

Source: Department of Environment & Natural Resources
Telephone: 919-707-8222
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Varies

NPDES: NPDES Facility Location Listing

General information regarding NPDES(National Pollutant Discharge Elimination System) permits.

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 10/27/2020
Date Made Active in Reports: 01/15/2021
Number of Days to Update: 80

Source: Department of Environment & Natural Resources
Telephone: 919-733-7015
Last EDR Contact: 01/27/2021
Next Scheduled EDR Contact: 05/10/2021
Data Release Frequency: Varies

UIC: Underground Injection Wells Listing

A listing of uncerground injection wells locations.

Date of Government Version: 10/26/2020
Date Data Arrived at EDR: 11/30/2020
Date Made Active in Reports: 12/07/2020
Number of Days to Update: 7

Source: Department of Environment & Natural Resources
Telephone: 919-807-6412
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Quarterly

AOP: Animal Operation Permits Listing

This listing includes animal operations that are required to be permitted by the state.

Date of Government Version: 04/01/2020
Date Data Arrived at EDR: 05/26/2020
Date Made Active in Reports: 05/27/2020
Number of Days to Update: 1

Source: Department of Environmental Quality
Telephone: 919-707-9129
Last EDR Contact: 12/11/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Varies

CCB: Coal Ash Structural Fills (CCB) Listing

These are not permitted Coal Ash landfills A list all of the now closed Coal Ash Structural Fills (CCB) in North Carolina, in point data form. The purpose is to provide the public and other government entities a visual overview of coal ash structural fills throughout the state and increase public awareness of their current locations.

Date of Government Version: 02/27/2020
Date Data Arrived at EDR: 07/07/2020
Date Made Active in Reports: 09/23/2020
Number of Days to Update: 78

Source: Department of Environmental Quality
Telephone: 919-707-8248
Last EDR Contact: 01/08/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

SEPT HAULERS: Permitted Septage Haulers Listing

This list of all active and permitted Septage Land Application Site (SLAS) and Septage Detention and Treatment Facility (SDTF) sites in North Carolina. The purpose of this map is to provide the public and government entities a visual overview of the businesses that manage septage and septage facilities throughout the state.

Date of Government Version: 05/13/2020
Date Data Arrived at EDR: 07/07/2020
Date Made Active in Reports: 09/23/2020
Number of Days to Update: 78

Source: Department of Environmental Quality
Telephone: 919-707-8248
Last EDR Contact: 01/08/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PCSRP: Petroleum-Contaminated Soil Remediation Permits

To treat petroleum-contaminated soil in order to protect North Carolina's environment and the health of the citizens of North Carolina.

Date of Government Version: 07/06/2020
Date Data Arrived at EDR: 07/07/2020
Date Made Active in Reports: 09/23/2020
Number of Days to Update: 78

Source: Department of Environmental Quality
Telephone: 919-707-8248
Last EDR Contact: 12/30/2020
Next Scheduled EDR Contact: 04/18/2021
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 01/04/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Semi-Annually

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 01/04/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Semi-Annually

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 12/30/2020
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive 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. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environment, Health and Natural Resources in North Carolina.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/24/2013
Number of Days to Update: 176

Source: Department of Environment, Health and Natural Resources
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environment, Health and Natural Resources in North Carolina.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Environment, Health and Natural Resources
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environment, Health and Natural Resources in North Carolina.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/20/2013
Number of Days to Update: 172

Source: Department of Environment, Health and Natural Resources
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 10/20/2020
Date Made Active in Reports: 11/02/2020
Number of Days to Update: 13

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/12/2021
Next Scheduled EDR Contact: 05/24/2021
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 01/08/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/29/2021
Next Scheduled EDR Contact: 05/10/2021
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/11/2021
Next Scheduled EDR Contact: 04/26/2021
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 10/02/2019
Date Made Active in Reports: 12/10/2019
Number of Days to Update: 69

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/09/2021
Next Scheduled EDR Contact: 05/31/2021
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 12/03/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Facility List

Source: Department of Health & Human Services

Telephone: 919-662-4499

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: US Fish & Wildlife Service

Telephone: 703-358-2171

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

PINEDELL PROJECT
3023 OLD CHARLOTTE HIGHWAY
MONROE, NC 28110

TARGET PROPERTY COORDINATES

Latitude (North):	35.019164 - 35° 1' 8.99"
Longitude (West):	80.592464 - 80° 35' 32.87"
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	537180.6
UTM Y (Meters):	3875046.5
Elevation:	650 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5947220 BAKERS, NC
Version Date:	2013

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

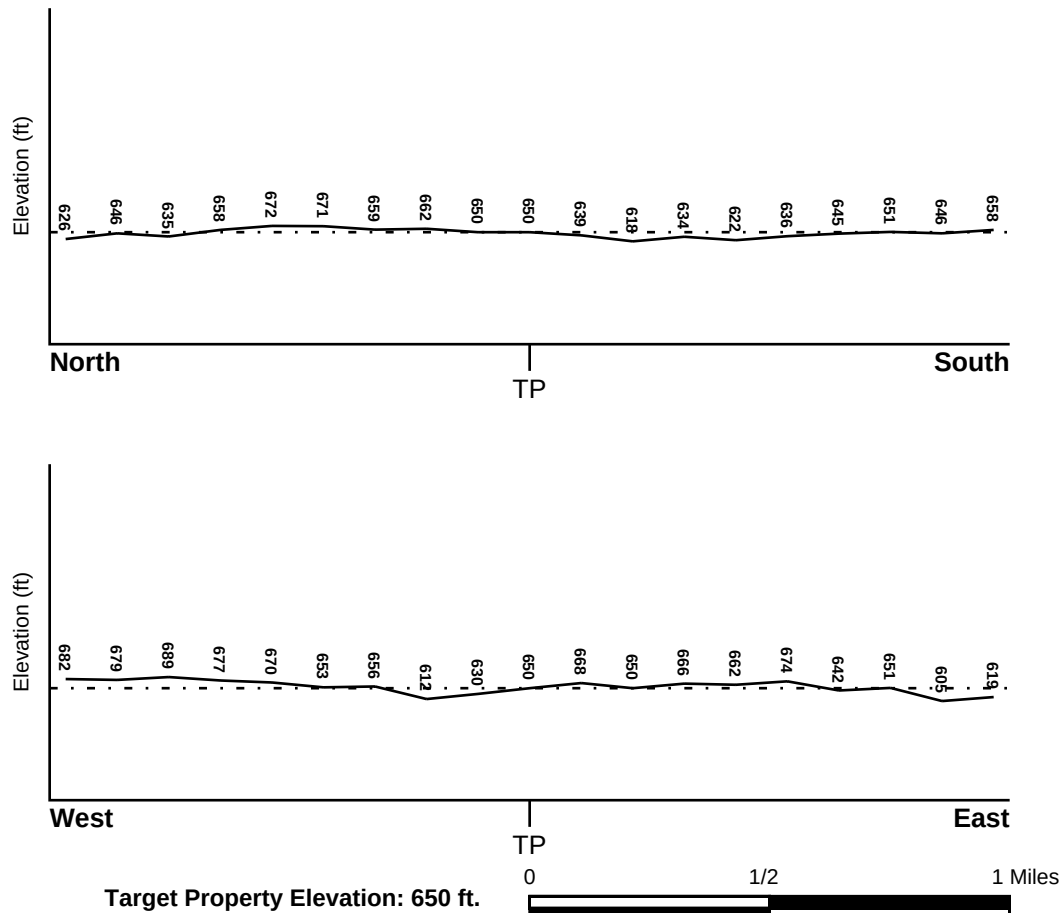
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
3710542600J	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
3710542700J	FEMA FIRM Flood data
3710541600J	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
BAKERS	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

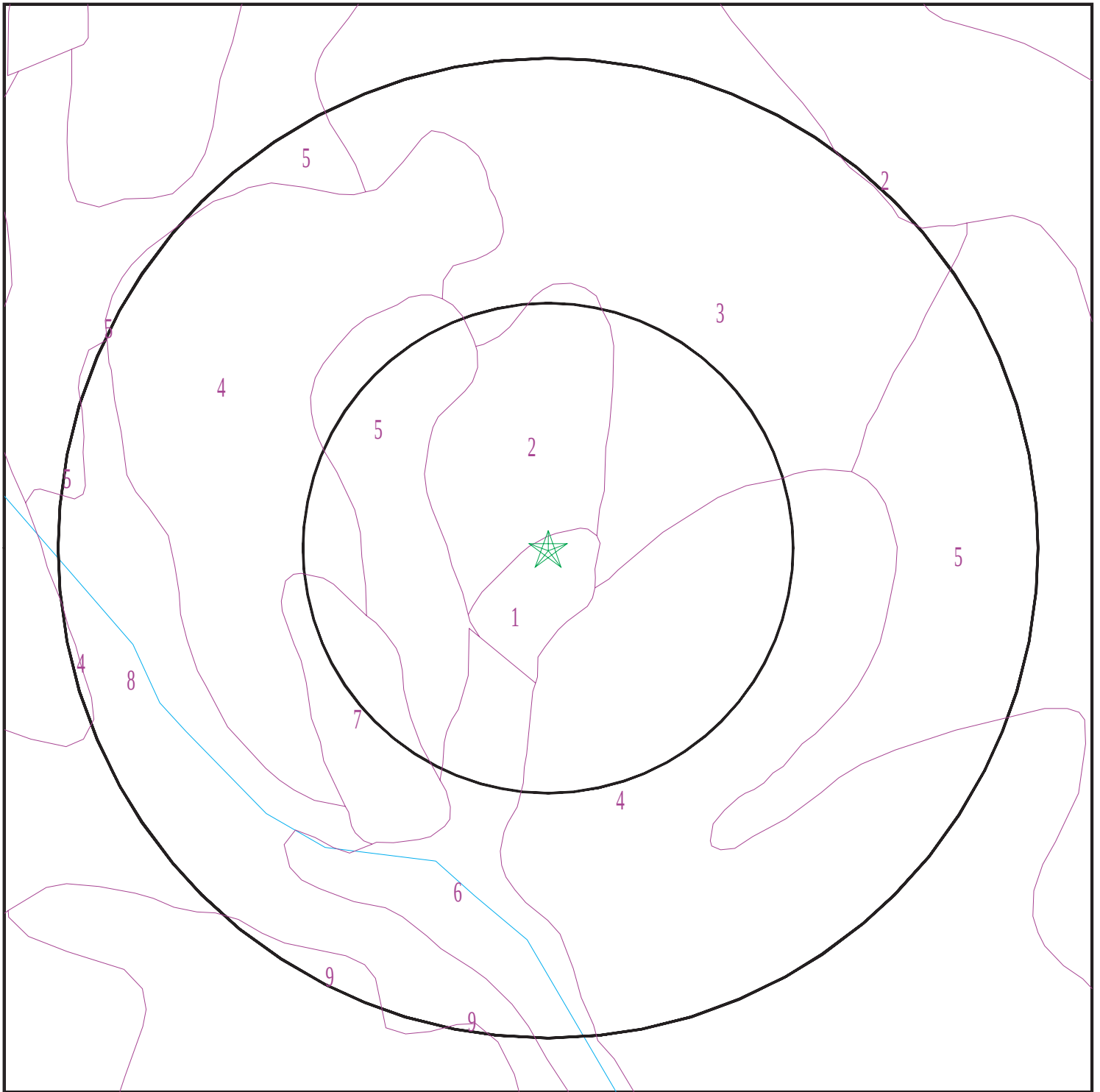
Era:	Paleozoic
System:	Cambrian
Series:	Cambrian
Code:	Ce (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: Eugeosynclinal Deposits

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 6376208.2s



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: Pinedell Project
 ADDRESS: 3023 Old Charlotte Highway
 Monroe NC 28110
 LAT/LONG: 35.019164 / 80.592464

CLIENT: Resolve Environmental Services
 CONTACT: Laura Minor
 INQUIRY #: 6376208.2s
 DATE: February 22, 2021 1:54 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Water

Soil Surface Texture:
Hydrologic Group: Not reported

Soil Drainage Class:
Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 2

Soil Component Name: Badin

Soil Surface Texture: channery silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	channery silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 0	Max: Min:
2	5 inches	35 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 0	Max: Min:
3	35 inches	42 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 0	Max: Min:
4	42 inches	46 inches	unweathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 0	Max: Min:

Soil Map ID: 3

Soil Component Name: Cid

Soil Surface Texture: channery silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 77 inches

Depth to Watertable Min: > 61 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	channery silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 0	Max: Min:
2	9 inches	22 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 0	Max: Min:
3	22 inches	27 inches	channery silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 0	Max: Min:
4	27 inches	31 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 0	Max: Min:
5	31 inches	35 inches	unweathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 0	Max: Min:

Soil Map ID: 4

Soil Component Name: Badin

Soil Surface Texture: silty clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 5.5 Min: 3.5
2	5 inches	19 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 5.5 Min: 3.5
3	27 inches	42 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 5.5 Min: 3.5
4	42 inches	59 inches	unweathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 5.5 Min: 3.5
5	19 inches	27 inches	channery silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 5.5 Min: 3.5

Soil Map ID: 5

Soil Component Name: Cid

Soil Surface Texture: channery silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 77 inches

Depth to Watertable Min: > 61 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	channery silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 0	Max: Min:
2	9 inches	22 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 0	Max: Min:
3	22 inches	27 inches	channery silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 0	Max: Min:
4	27 inches	31 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 0	Max: Min:
5	31 inches	35 inches	unweathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 14 Min: 0	Max: Min:

Soil Map ID: 6

Soil Component Name: Chewacla

Soil Surface Texture: silt loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 30 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 4	Max: 7.8 Min: 4.5
2	7 inches	18 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 4	Max: 7.8 Min: 4.5
3	18 inches	31 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 4	Max: 7.8 Min: 4.5
4	31 inches	51 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 4	Max: 7.8 Min: 4.5
5	51 inches	72 inches	loamy fine sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 4	Max: 7.8 Min: 4.5

Soil Map ID: 7

Soil Component Name: Udorthents

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	78 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 0.01	Max: 7.8 Min: 4.5

Soil Map ID: 8

Soil Component Name: Badin

Soil Surface Texture: channery silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	channery silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 0	Max: Min:
2	5 inches	35 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 0	Max: Min:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
3	35 inches	42 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 0	Max: Min:
4	42 inches	46 inches	unweathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 0	Max: Min:

Soil Map ID: 9

Soil Component Name: Tatum

Soil Surface Texture: gravelly silty clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	gravelly silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 0	Max: Min:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	5 inches	44 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 0	Max: Min:
3	44 inches	53 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 14 Min: 0	Max: Min:

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	USGS40000884181	0 - 1/8 Mile SSE
2	USGS40000884200	1/2 - 1 Mile ENE
3	USGS40000884160	1/2 - 1 Mile WSW
4	USGS40000884147	1/2 - 1 Mile SW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

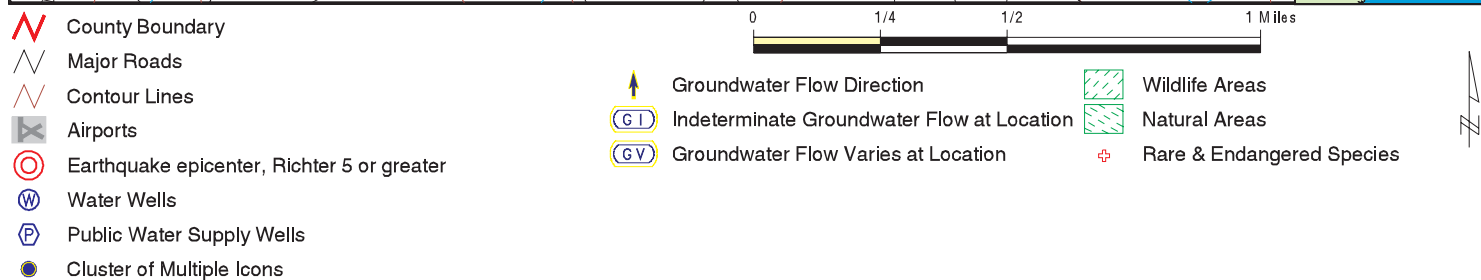
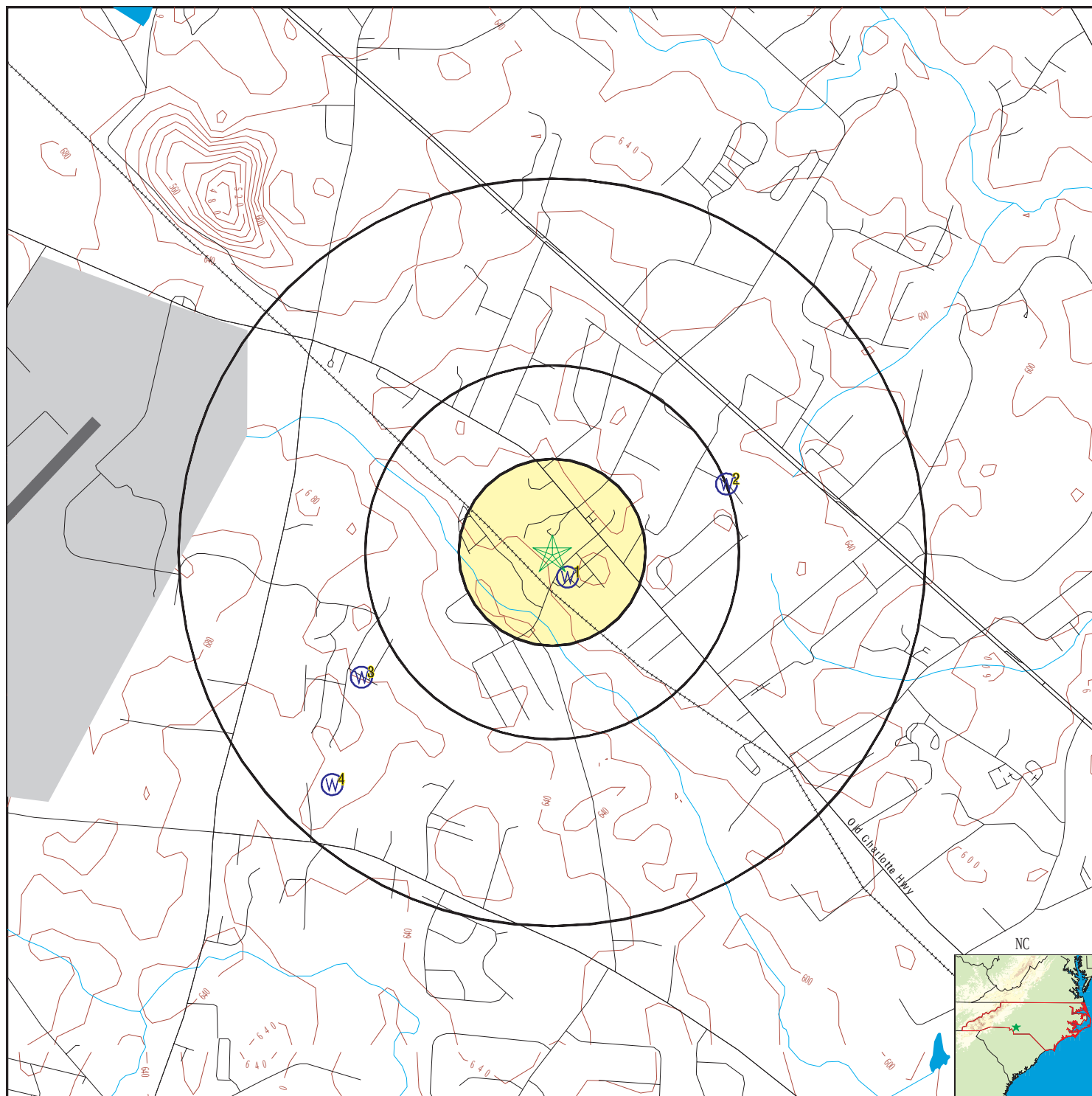
MAP ID

WELL ID

LOCATION
FROM TP

No Wells Found

PHYSICAL SETTING SOURCE MAP - 6376208.2s



SITE NAME: Pinedell Project
 ADDRESS: 3023 Old Charlotte Highway
 Monroe NC 28110
 LAT/LONG: 35.019164 / 80.592464

CLIENT: Resolve Environmental Services
 CONTACT: Laura Minor
 INQUIRY #: 6376208.2s
 DATE: February 22, 2021 1:54 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1
SSE
0 - 1/8 Mile
Higher

FED USGS USGS40000884181

Organization ID:	USGS-NC		
Organization Name:	USGS North Carolina Water Science Center		
Monitor Location:	UN-075	Type:	Well
Description:	Not Reported	HUC:	Not Reported
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Piedmont and Blue Ridge crystalline-rock aquifers		
Formation Type:	Argillite	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	165
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1965
Feet below surface:	30	Feet to sea level:	Not Reported
Note:	Not Reported		

2
ENE
1/2 - 1 Mile
Higher

FED USGS USGS40000884200

Organization ID:	USGS-NC		
Organization Name:	USGS North Carolina Water Science Center		
Monitor Location:	UN-076	Type:	Well
Description:	Not Reported	HUC:	Not Reported
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Piedmont and Blue Ridge crystalline-rock aquifers		
Formation Type:	Argillite	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	67
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

3
WSW
1/2 - 1 Mile
Higher

FED USGS USGS40000884160

Organization ID:	USGS-NC		
Organization Name:	USGS North Carolina Water Science Center		
Monitor Location:	UN-074	Type:	Well
Description:	Not Reported	HUC:	Not Reported
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Piedmont and Blue Ridge crystalline-rock aquifers		
Formation Type:	Argillite	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	80
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

4
SW
1/2 - 1 Mile
Higher

FED USGS USGS40000884147

Organization ID:	USGS-NC		
Organization Name:	USGS North Carolina Water Science Center		
Monitor Location:	UN-073	Type:	Well
Description:	Not Reported	HUC:	Not Reported
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Piedmont and Blue Ridge crystalline-rock aquifers		
Formation Type:	Argillite	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	48
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for UNION County: 3

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 28110

Number of sites tested: 2

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.150 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: US Fish & Wildlife Service

Telephone: 703-358-2171

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

North Carolina Public Water Supply Wells

Source: Department of Environmental Health

Telephone: 919-715-3243

OTHER STATE DATABASE INFORMATION

North Carolina Wildlife Resources/Game Lands

Source: Center for Geographic Information and Analysis

Telephone: 919-733-2090

All publicly owned game lands managed by the North Carolina Wildlife Resources Commission and as listed in Hunting and Fishing Maps.

NC Natural Heritage Sites: Natural Heritage Element Occurrence Sites

Source: Natural Heritage Occurrence Sites Center for Geographic Information and Analysis

Telephone: 919-733-2090

A point coverage identifying locations of rare and endangered species, occurrences of exemplary or unique natural ecosystems (terrestrial or aquatic), and special animal habitats (e.g., colonial waterbird nesting sites).

NC Natural Areas: Significant Natural Heritage Areas

Source: Center for Geographic Information and Analysis

Telephone: 919-733-2090

A polygon coverage identifying sites (terrestrial or aquatic) that have particular biodiversity significance.

A site's significance may be due to the presence of rare species, rare or high quality natural communities, or other important ecological features.

RADON

State Database: NC Radon

Source: Department of Environment & Natural Resources

Telephone: 919-733-4984

Radon Statistical and Non Statistical Data

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRRA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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Pinedell Project

3023 Old Charlotte Highway

Monroe, NC 28110

Inquiry Number: 6376208.8

February 23, 2021

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

02/23/21

Site Name:

Pinedell Project
3023 Old Charlotte Highway
Monroe, NC 28110
EDR Inquiry # 6376208.8

Client Name:

Resolve Environmental Services
500 Devonport Drive
Matthews, NC 28104
Contact: Laura Minor



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1998	1"=500'	Acquisition Date: January 01, 1998	USGS/DOQQ
1993	1"=500'	Acquisition Date: January 28, 1993	USGS/DOQQ
1983	1"=500'	Flight Date: March 02, 1983	USGS
1976	1"=500'	Flight Date: March 01, 1976	USGS
1969	1"=500'	Flight Date: March 15, 1969	USGS
1964	1"=500'	Flight Date: September 16, 1964	USGS
1951	1"=500'	Flight Date: February 05, 1951	USDA

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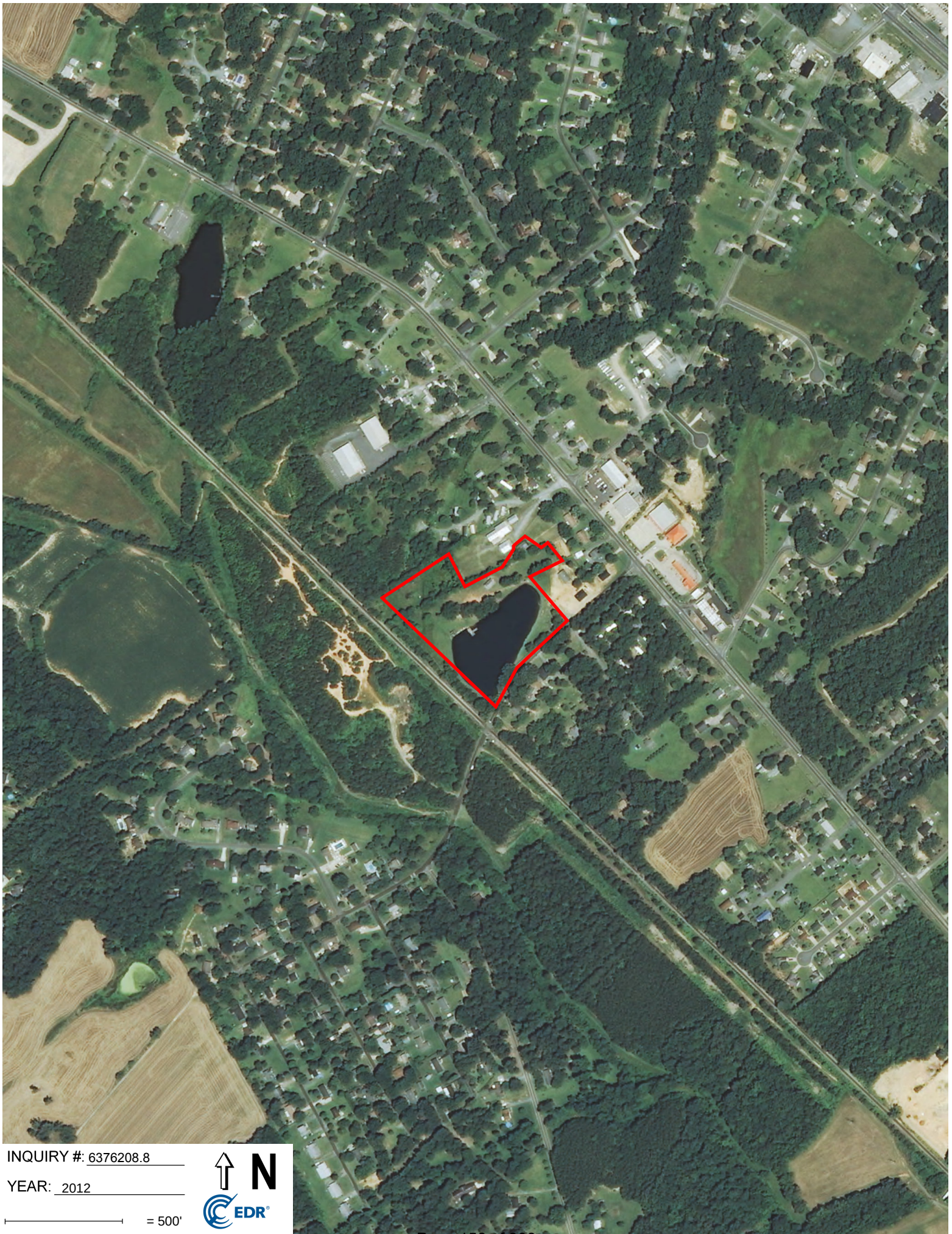


INQUIRY #: 6376208.8

YEAR: 2016

1" = 500'





INQUIRY #: 6376208.8

YEAR: 2012

1" = 500'





INQUIRY #: 6376208.8

YEAR: 2009

1" = 500'



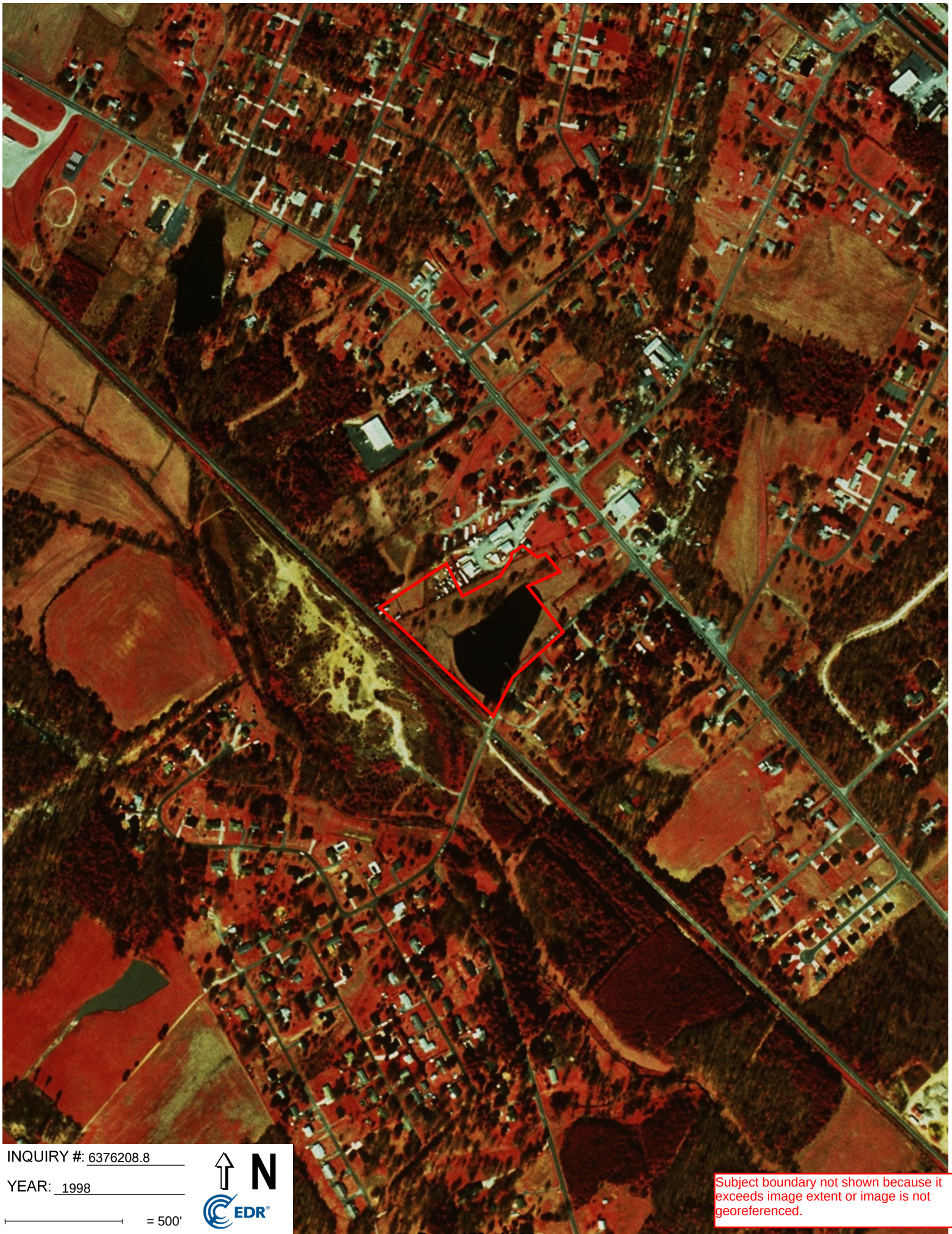


INQUIRY #: 6376208.8

YEAR: 2006

— = 500'





INQUIRY #: 6376208.8

YEAR: 1998

1" = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 6376208.8

YEAR: 1993

1" = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 6376208.8

YEAR: 1983

1" = 500'



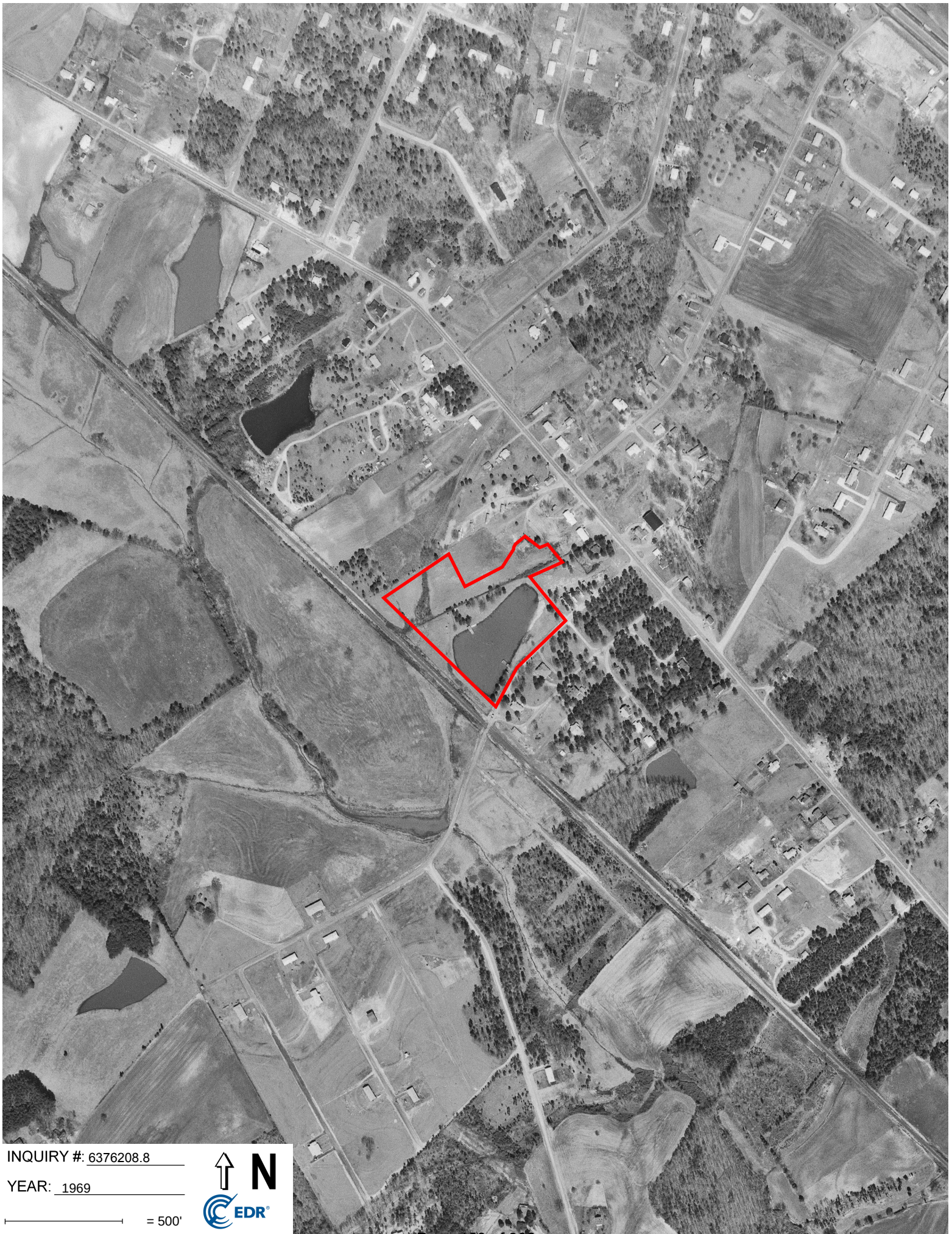


INQUIRY #: 6376208.8

YEAR: 1976

— = 500'





INQUIRY #: 6376208.8

YEAR: 1969

500'





INQUIRY #: 6376208.8

YEAR: 1964

— = 500'





INQUIRY #: 6376208.8

YEAR: 1951

— = 500'





Pinedell Project

3023 Old Charlotte Highway

Monroe, NC 28110

Inquiry Number: 6376208.4

February 22, 2021

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

02/22/21

Site Name:

Pinedell Project
3023 Old Charlotte Highway
Monroe, NC 28110
EDR Inquiry # 6376208.4

Client Name:

Resolve Environmental Services
500 Devonport Drive
Matthews, NC 28104
Contact: Laura Minor



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Resolve Environmental Services were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.# NA

Project: 5623

Latitude: 35.019164 35° 1' 9" North

Longitude: -80.592464 -80° 35' 33" West

UTM Zone: Zone 17 North

UTM X Meters: 537179.77

UTM Y Meters: 3875244.16

Elevation: 642.81' above sea level

Maps Provided:

2013
1987, 1988
1980
1971
1941, 1942

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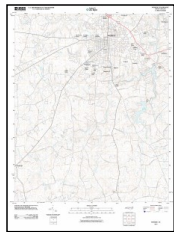
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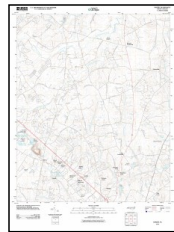
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2013 Source Sheets



Monroe
2013
7.5-minute, 24000



Bakers
2013
7.5-minute, 24000

1987, 1988 Source Sheets

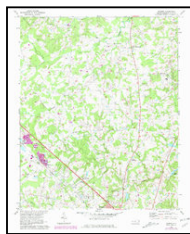


Bakers
1987
7.5-minute, 24000
Aerial Photo Revised 1984



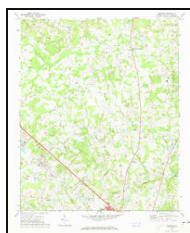
Monroe
1988
7.5-minute, 24000
Aerial Photo Revised 1984

1980 Source Sheets

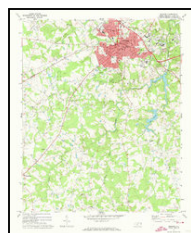


Bakers
1980
7.5-minute, 24000
Aerial Photo Revised 1976

1971 Source Sheets



Bakers
1971
7.5-minute, 24000
Aerial Photo Revised 1969

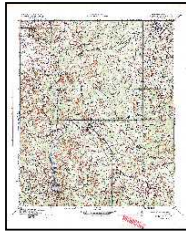


Monroe
1971
7.5-minute, 24000
Aerial Photo Revised 1969

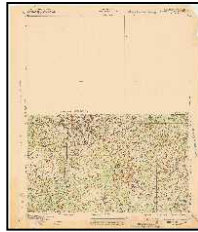
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

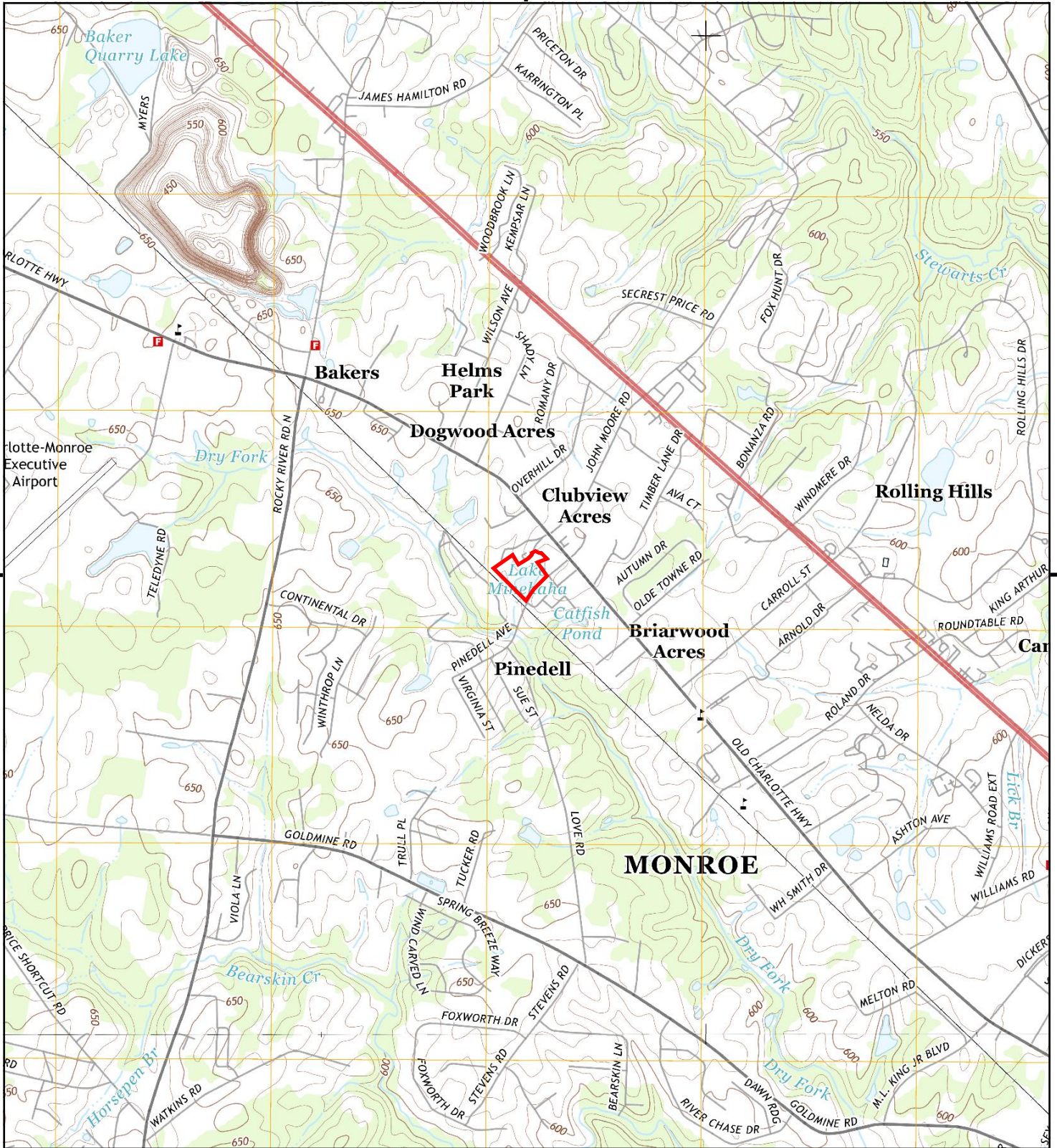
1941, 1942 Source Sheets



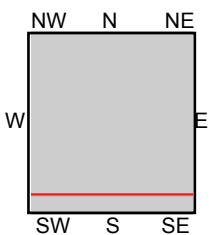
MONROE
1941
30-minute, 125000



CHARLOTTE
1942
30-minute, 125000



This report includes information from the following map sheet(s).

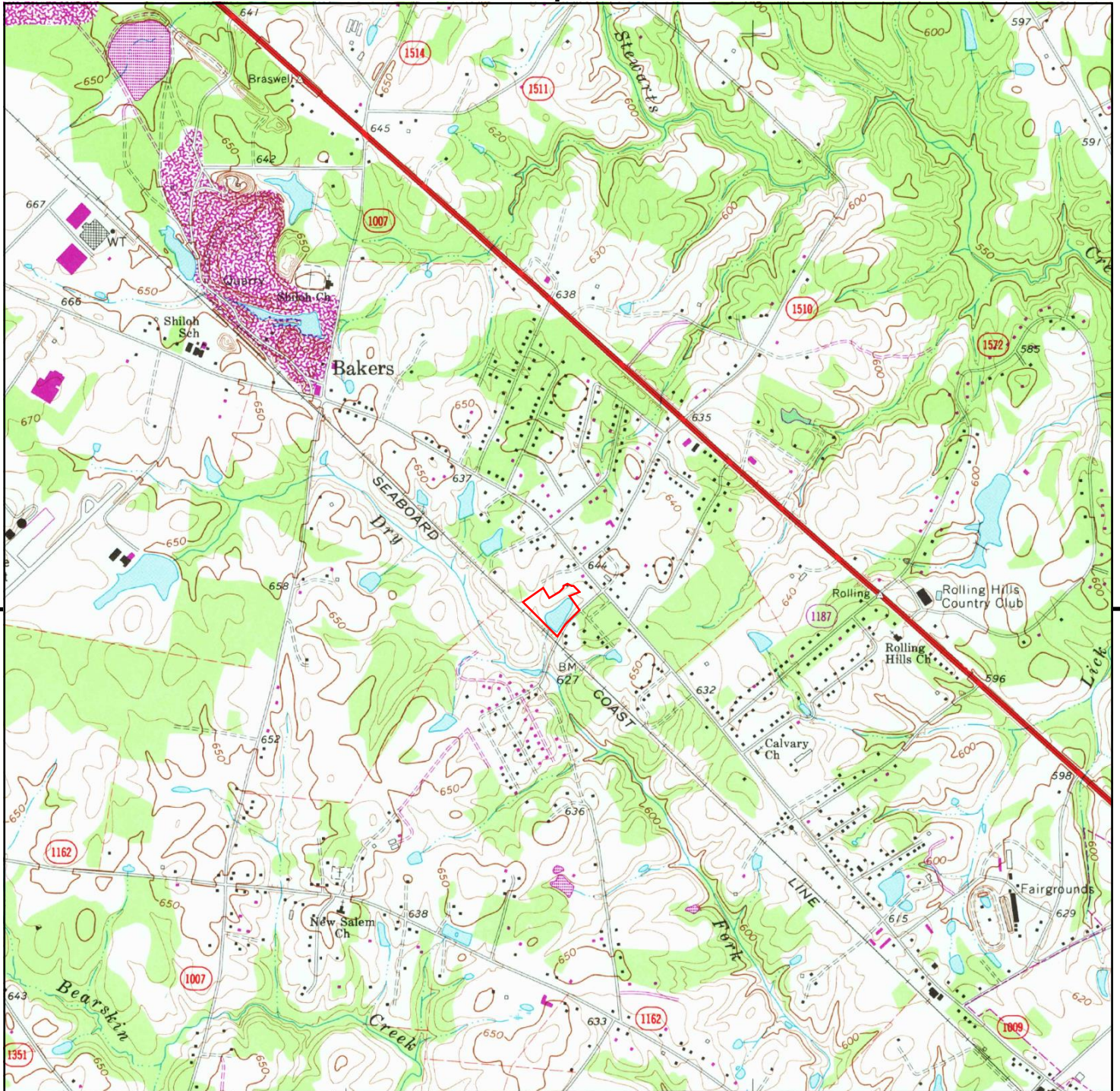


TP, Bakers, 2013, 7.5-minute
S, Monroe, 2013, 7.5-minute

SITE NAME: Pinedell Project
ADDRESS: 3023 Old Charlotte Highway
Monroe, NC 28110
CLIENT: Resolve Environmental Services

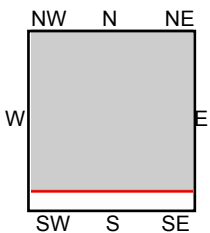
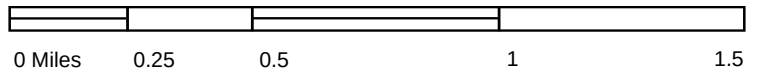






UNMAPPED UNMAPPED UNMAPPED UNMAPPED UNMAPPED UNMAPPED

This report includes information from the following map sheet(s).

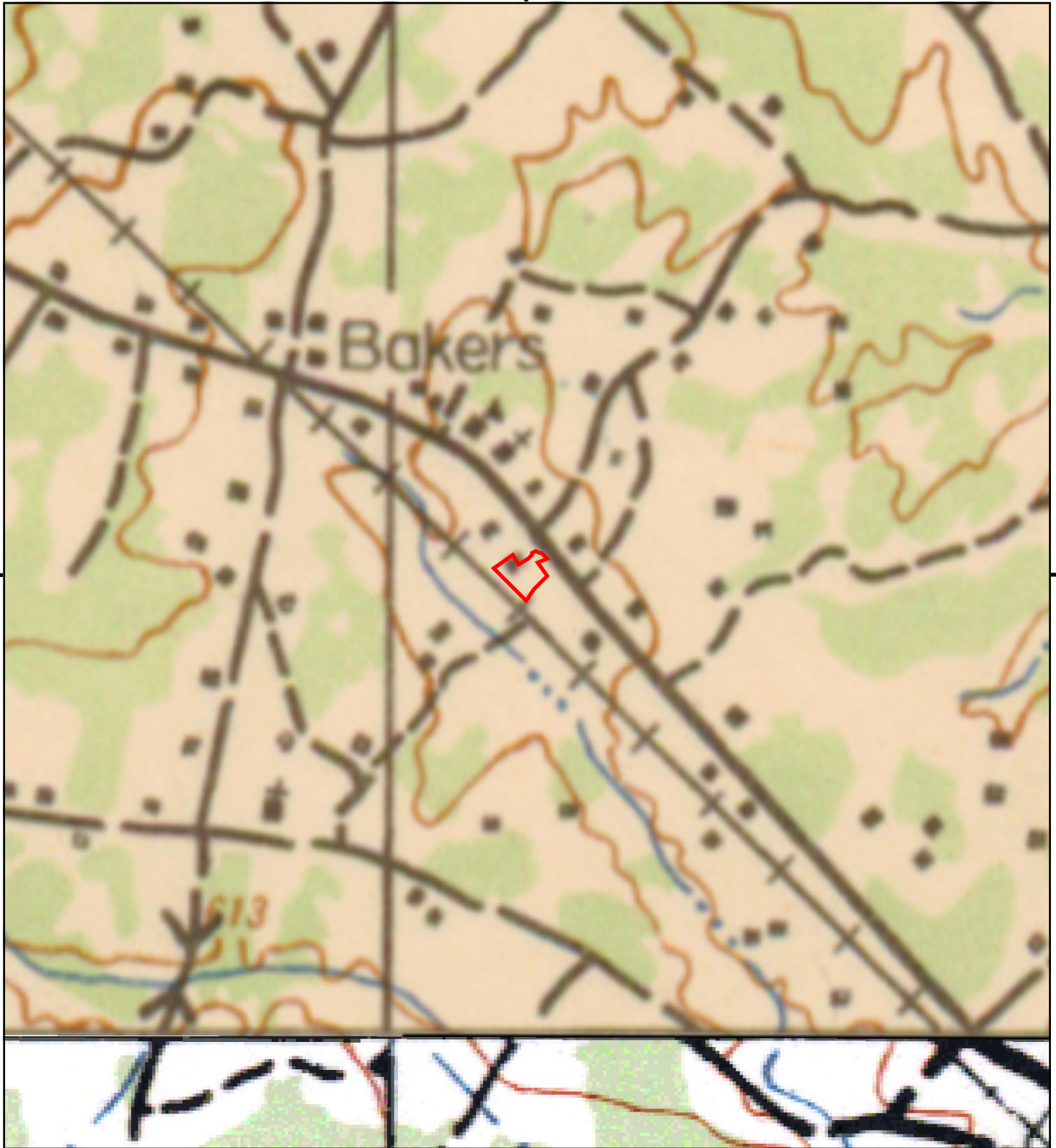


TP, Bakers, 1980, 7.5-minute

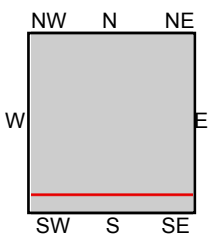
SITE NAME: Pinedell Project
 ADDRESS: 3023 Old Charlotte Highway
 Monroe, NC 28110
 CLIENT: Resolve Environmental Services







This report includes information from the following map sheet(s).



TP, CHARLOTTE, 1942, 30-minute
SW, MONROE, 1941, 30-minute

SITE NAME: Pinedell Project
ADDRESS: 3023 Old Charlotte Highway
Monroe, NC 28110
CLIENT: Resolve Environmental Services



Pinedell Project

3023 Old Charlotte Highway
Monroe, NC 28110

Inquiry Number: 6376208.5
February 24, 2021

The EDR-City Directory Image Report

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SECTION

Executive Summary

Findings

City Directory Images

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Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by

infoUSA[®]

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2017	☒	☐	EDR Digital Archive
2014	☒	☐	EDR Digital Archive
2010	☒	☐	EDR Digital Archive
2005	☒	☐	EDR Digital Archive
2000	☒	☐	EDR Digital Archive
1995	☒	☐	EDR Digital Archive
1992	☒	☐	EDR Digital Archive

FINDINGS

TARGET PROPERTY STREET

3023 Old Charlotte Highway
Monroe, NC 28110

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

OLD CHARLOTTE HWY

2017	pg A1	EDR Digital Archive
2014	pg A2	EDR Digital Archive
2010	pg A3	EDR Digital Archive
2005	pg A4	EDR Digital Archive
2000	pg A5	EDR Digital Archive
1995	pg A6	EDR Digital Archive
1992	pg A7	EDR Digital Archive

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

OLD CHARLOTTE HWY 2017

3006	KANGAROO EXPRESS
	REDBOX
3012	DWB PROPERTIES LLC
3016	CAROLINA OCC MED
	REMEMBER ME BOUTIQUE
	SKIN CITY
3017	KIKER, HOUSTON
3019	CHITTUM, MEGAN
3020	A HIDDEN TREASURE
	SUBURBAN LAWN & POWER EQUIPMENT
3024	TIRE COUNTRY
3105	MCCLAIN, DAVID
3106	KALTSOUNIS, SPRIYDON

OLD CHARLOTTE HWY 2014

3006	KANGAROO EXPRESS
3012	DWB PROPERTIES LLC
3015	LOPEZ-RAMIREZ, JOSE S
3016	CAROLINA OCC MED
	REMEMBER ME BOUTIQUE
	SKIN CITY
3017	KIKER, HOUSTON
3019	ARANGO, JAIRO
3024	TIRE COUNTRY
	TIRE COUNTRY INC
3105	DRAKE, JOHNNY N
3106	KALTSOUNIS, SPRIODON

OLD CHARLOTTE HWY 2010

3001	OCCUPANT UNKNOWN,
3006	KANGAROO EXPRESS
3012	DWB PROPERTIES LLC
3015	LOPEZ-RAMIREZ, JOSE S
3016	CAROLINA OCC MED
3017	KIKER, HELEN S
3019	GALLOWAY, DAN
3020	COLLISION CONCEPTS & RSTRTN
3024	TIRE COUNTRY INC
3105	CARPENTER, GREGORY J
3106	PUEBLA, IGNACIO A
3108	HINSON, SANDRA M
3109	CHAMBERS, MARVIN H

OLD CHARLOTTE HWY 2005

3001	SLIGH, ALICE
3006	SAVWAY STORE
3009	OCCUPANT UNKNOWN,
3010	ENNIS, PEGGY M
3012	MOORE, J T
3015	GOSA, BARBARA J
3017	KIKER, HELEN S
3019	GALLOWAY, JESSE E
3020	INTERSTATE BRANDS CORP
3024	PROPERTIES LLC
3103	DODD, CAROLYN
3105	DRAKE, JOHNNY N
3106	ARA, FRANCISCO
3108	HINSON, SANDRA M
3109	OCCUPANT UNKNOWN,

OLD CHARLOTTE HWY 2000

3012	MOORE, J T
3016	H & S BODY REPAIR
3017	KIKER, LARRY H
3019	GALLOWAY TRUCKING INCORPORATED
3103	CHARLES GENERAL STORE
	DISCOUNT GROCERY & VARIETY
3106	MOREE, GAZEWAY
3108	HINSON, HOWARD E
3110	HINSON, ALAN

OLD CHARLOTTE HWY 1995

3001	CARTER, CHARLES R
3004	REBEL VIDEO
3010	ENNIS, PEGGY
3012	MOORE, J T
3015	GOSA, JAMES W
3016	H & S BODY REPAIR
3017	KIKER, HOUSTON
3019	GALLOWAY TRUCKING INC
	OCCUPANT UNKNOWNN
3020	MERITA BREAD BOX
3105	DRAKE, JOHNNY
3108	MCMANUS, LESSIE D
3109	GALLOWAY, DONNY
3110	HINSON, ALAN

OLD CHARLOTTE HWY 1992

3001	CARTER, CHARLES R
3004	REBEL VIDEO
3010	ENNIS, PEGGY
3012	MOORE, J T
3015	GOSA, JAMES W
3016	H & S BODY REPAIR
3017	KIKER, HOUSTON
3019	GALLOWAY, JESSE E
3108	HINSON, HOWARD E
3109	GALLOWAY, DONNY
3110	HINSON, ALAN



Pinedell Project

3023 Old Charlotte Highway

Monroe, NC 28110

Inquiry Number: 6376208.3

February 22, 2021

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

02/22/21

Site Name:

Pinedell Project
3023 Old Charlotte Highway
Monroe, NC 28110
EDR Inquiry # 6376208.3

Client Name:

Resolve Environmental Services
500 Devonport Drive
Matthews, NC 28104
Contact: Laura Minor



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Resolve Environmental Services were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 3E82-4A10-95DB

PO # NA

Project 5623

UNMAPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 3E82-4A10-95DB

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Pinedell Project

3023 Old Charlotte Highway
Monroe, NC 28110

Inquiry Number: 6376208.2s
April 7, 2021

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet

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Secondary Map	3
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EXECUTIVE SUMMARY

A search of available environmental records was conducted by EDR. The report was designed to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600).

STANDARD ENVIRONMENTAL RECORDS	Default Area of Concern (Miles)*	property	1/10	> 1/10
Federal NPL site list	1.0	0	0	0
Federal Delisted NPL site list	1.0	0	0	0
Federal CERCLIS list	0.5	0	0	0
Federal CERCLIS NFRAP site list	0.5	0	0	0
Federal RCRA CORRACTS facilities list	1.0	0	0	0
Federal RCRA non-CORRACTS TSD facilities list	0.5	0	0	0
Federal RCRA generators list	0.25	0	0	0
Federal institutional controls / engineering controls registries	0.5	0	0	0
Federal ERNS list	0.001	0	0	-
State- and tribal - equivalent NPL	1.0	0	0	0
State- and tribal - equivalent CERCLIS	1.0	0	0	0
State and tribal landfill and/or solid waste disposal site lists	0.5	0	0	0
State and tribal leaking storage tank lists	0.5	0	0	0
State and tribal registered storage tank lists	0.25	0	0	0
State and tribal institutional control / engineering control registries	0.5	0	0	0
State and tribal voluntary cleanup sites	0.5	0	0	0
State and tribal Brownfields sites	0.5	0	0	0

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists	0.5	0	0	0
Local Lists of Landfill / Solid Waste Disposal Sites	0.5	0	0	0
Local Lists of Hazardous waste / Contaminated Sites	0.001	0	0	-
Local Lists of Registered Storage Tanks	not searched	-	-	-
Local Land Records	0.001	0	0	-
Records of Emergency Release Reports	0.5	0	0	0
Other Ascertainable Records	1.0	0	0	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	0.001	0	0	-

EXECUTIVE SUMMARY

EDR RECOVERED GOVERNMENT ARCHIVES

EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	0.001	0	0	-

*The Default Area of Concern may be adjusted by the environmental professional using experience and professional judgement. Each category may include several databases, and each database may have a different distance. A list of individual databases is provided at the back of this report.

EXECUTIVE SUMMARY

TARGET PROPERTY INFORMATION

ADDRESS

PINEDELL PROJECT
3023 OLD CHARLOTTE HIGHWAY
MONROE, NC 28110

COORDINATES

Latitude (North):	35.019164 - 35° 1' 8.994141"
Longitude (West):	80.592464 - 80° 35' 32.858276"
Elevation:	650 ft. above sea level

EXECUTIVE SUMMARY

SEARCH RESULTS

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

ADDITIONAL ENVIRONMENTAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

EDR HIGH RISK HISTORICAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

EDR RECOVERED GOVERNMENT ARCHIVES

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

PRIMARY MAP - 6376208.2S



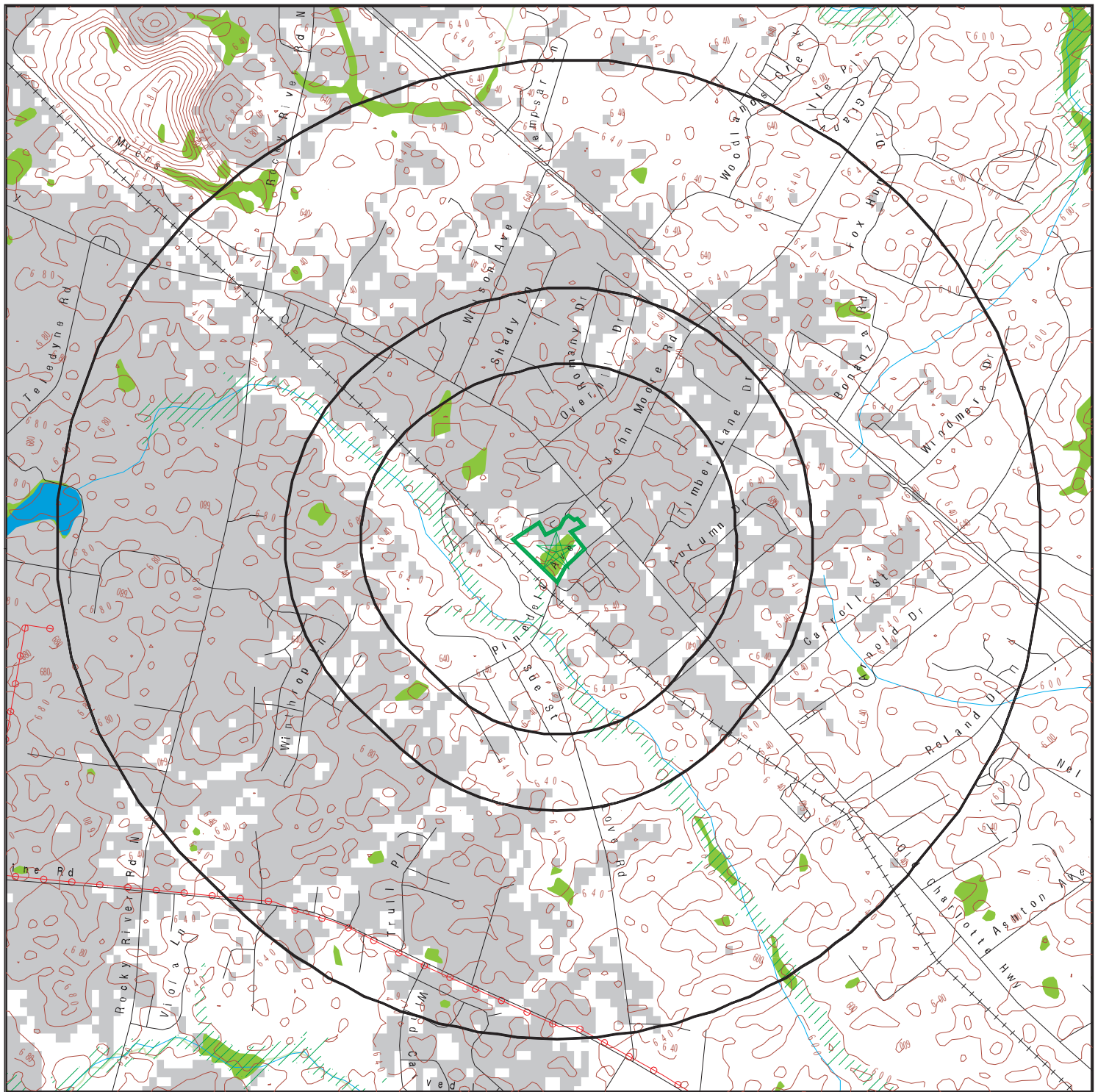
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Hazardous Substance Disposal Sites

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Pinedell Project
ADDRESS: 3023 Old Charlotte Highway
Monroe NC 28110
LAT/LONG: 35.019164 / 80.592464

CLIENT: Resolve Environmental Services
CONTACT: Laura Minor
INQUIRY #: 6376208.2s
DATE: February 22, 2021 1:52 pm

SECONDARY MAP - 6376208.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Upgradient Area
- Hazardous Substance Disposal Sites

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Pinedell Project
 ADDRESS: 3023 Old Charlotte Highway
 Monroe NC 28110
 LAT/LONG: 35.019164 / 80.592464

CLIENT: Resolve Environmental Services
 CONTACT: Laura Minor
 INQUIRY #: 6376208.2s
 DATE: February 22, 2021 1:50 pm

MAP FINDINGS

LEGEND

FACILITY NAME FACILITY ADDRESS, CITY, ST, ZIP		EDR SITE ID NUMBER
◆ MAP ID#	Direction Distance Range	(Distance feet / miles)
	Relative Elevation	
ASTM 2600 Record Sources found in this report. Each database searched has been assigned to one or more categories. For detailed information about categorization, see the section of the report Records Searched and Currency.		
Worksheet:		
Comments:		
Comments may be added on the online Vapor Encroachment Worksheet.		

DATABASE ACRONYM: Applicable categories (A hoverbox with database description).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
ENVIRONMENTAL RECORDS						
Federal NPL site list						
US	NPL	National Priority List	EPA	12/30/2020	01/14/2021	02/09/2021
US	Proposed NPL	Proposed National Priority List Sites	EPA	12/30/2020	01/14/2021	02/09/2021
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
Federal CERCLIS list						
US	SEMS	Superfund Enterprise Management System	EPA	12/30/2020	01/14/2021	02/18/2021
Federal RCRA CORRACTS facilities list						
US	CORRACTS	Corrective Action Report	EPA	12/14/2020	12/17/2020	12/22/2020
Federal RCRA TSD facilities list						
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
Federal RCRA generators list						
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
Federal institutional controls / engineering controls registries						
US	LUCIS	Land Use Control Information System	Department of the Navy	11/11/2020	11/17/2020	02/09/2021
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	10/28/2020	11/05/2020	11/18/2020
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	10/28/2020	11/05/2020	11/18/2020
Federal ERNS list						
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	12/14/2020	12/15/2020	12/22/2020
State and tribal - equivalent NPL						
NC	HSDS	Hazardous Substance Disposal Site	North Carolina Center for Geographic Informat	08/09/2011	11/08/2011	12/05/2011
State and tribal - equivalent CERCLIS						
NC	SHWS	Inactive Hazardous Sites Inventory	Department of Environment, Health and Natural	09/04/2020	09/09/2020	12/03/2020
State and tribal landfill / solid waste disposal						
NC	SWF/LF	List of Solid Waste Facilities	Department of Environment and Natural Resourc	09/10/2020	09/23/2020	12/14/2020
NC	DEBRIS	Solid Waste Active Disaster Debris Sites Listing	Department of Environmental Quality	09/02/2020	09/16/2020	12/08/2020
NC	OLI	Old Landfill Inventory	Department of Environment & Natural Resources	09/11/2020	10/09/2020	12/30/2020
NC	LCID	Land-Clearing and Inert Debris (LCID) Landfill Notifications	Department of Environmental Quality	04/30/2020	07/09/2020	09/23/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
State and tribal leaking storage tank lists						
NC	LUST	Regional UST Database	Department of Environment and Natural Resourc	10/30/2020	11/03/2020	11/18/2020
NC	LAST	Leaking Aboveground Storage Tanks	Department of Environment & Natural Resources	10/30/2020	11/03/2020	01/22/2021
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/08/2020	05/20/2020	08/12/2020
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	04/15/2020	05/20/2020	08/12/2020
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	04/14/2020	05/20/2020	08/12/2020
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	04/08/2020	05/20/2020	08/12/2020
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/14/2020	05/20/2020	08/12/2020
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/29/2020	05/20/2020	08/12/2020
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	04/14/2020	05/26/2020	08/12/2020
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/14/2020	05/20/2020	08/12/2020
NC	LUST TRUST	State Trust Fund Database	Department of Environment and Natural Resourc	10/02/2020	10/07/2020	12/31/2020
State and tribal registered storage tank lists						
NC	UST	Petroleum Underground Storage Tank Database	Department of Environment and Natural Resourc	10/30/2020	11/04/2020	12/31/2020
NC	AST	AST Database	Department of Environment and Natural Resourc	08/12/2020	09/15/2020	12/07/2020
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/14/2020	05/20/2020	08/12/2020
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/08/2020	05/20/2020	08/12/2020
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	04/08/2020	05/20/2020	08/12/2020
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	04/03/2020	05/20/2020	08/12/2020
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/29/2020	05/20/2020	08/12/2020
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	04/14/2020	05/20/2020	08/13/2020
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	04/14/2020	05/26/2020	08/12/2020
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/14/2020	05/20/2020	08/12/2020
US	FEMA UST	Underground Storage Tank Listing	FEMA	07/21/2020	09/03/2020	11/25/2020
State and tribal institutional control / engineering control registries						
NC	INST CONTROL	No Further Action Sites With Land Use Restrictions Monitorin	Department of Environmental Quality	09/04/2020	09/09/2020	12/03/2020
State and tribal voluntary cleanup sites						
NC	VCP	Responsible Party Voluntary Action Sites	Department of Environment and Natural Resourc	09/04/2020	09/09/2020	12/03/2020
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
State and tribal Brownfields sites						
NC	BROWNFIELDS	Brownfields Projects Inventory	Department of Environment and Natural Resourc	12/01/2020	12/08/2020	12/09/2020
Other Records						
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	09/30/2020	10/08/2020	01/04/2021
US	ROD	Records Of Decision	EPA	12/30/2020	01/14/2021	02/18/2021
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	12/30/2020	01/14/2021	02/18/2021
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
NC	HIST LF	Solid Waste Facility Listing	Department of Environment & Natural Resource	11/06/2006	02/13/2007	03/02/2007
NC	SWRCY	Recycling Center Listing	Department of Environment & Natural Resources	09/16/2020	09/17/2020	12/09/2020
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2019	12/01/2020	02/09/2021

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	03/18/2020	03/19/2020	06/09/2020
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	12/30/2020	01/14/2021	02/09/2021
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	08/08/2017	09/11/2018	09/14/2018
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	09/21/2020	09/22/2020	12/14/2020
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	Delisted NPL	National Priority List Deletions	EPA	12/30/2020	01/14/2021	02/09/2021
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	12/30/2020	01/14/2021	02/18/2021
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	09/20/2020	09/22/2020	12/14/2020
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	03/18/2020	03/19/2020	06/09/2020
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	09/14/2020	09/15/2020	12/10/2020
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	09/29/2020	11/17/2020	01/25/2021
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	11/24/2020	11/30/2020	01/25/2021
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	11/03/2020	11/23/2020	01/25/2021
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/06/2020	05/27/2020	08/13/2020
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	PRP	Potentially Responsible Parties	EPA	04/27/2020	05/06/2020	06/09/2020
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2018	08/14/2020	11/04/2020
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/17/2020	09/10/2020
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	SSTS	Section 7 Tracking Systems	EPA	10/19/2020	10/19/2020	01/04/2021
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	PADS	PCB Activity Database System	EPA	10/09/2019	10/11/2019	12/20/2019
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	08/05/2020	08/10/2020	10/08/2020
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	FINDS	Facility Index System/Facility Registry System	EPA	11/04/2020	12/01/2020	01/25/2021
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RMP	Risk Management Plans	Environmental Protection Agency	11/02/2020	11/12/2020	01/25/2021
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2017	06/22/2020	11/20/2020
US	PWS	Public Water System Data	EPA	12/17/2013	01/09/2014	10/15/2014
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Services, Indian	04/01/2014	08/06/2014	01/29/2015

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
US	ABANDONED MINES	Abandoned Mines	Department of Interior	09/16/2020	09/17/2020	12/10/2020
NC	AIRS	Air Quality Permit Listing	Department of Environmental Quality	09/08/2020	09/09/2020	12/03/2020
NC	ASBESTOS	ASBESTOS	Department of Health & Human Services	10/30/2020	11/23/2020	02/08/2021
NC	COAL ASH	Coal Ash Disposal Sites	Department of Environment & Natural Resources	09/10/2020	09/23/2020	12/14/2020
NC	DRYCLEANERS	Drycleaning Sites	Department of Environment & Natural Resources	09/08/2020	09/16/2020	12/08/2020
NC	Financial Assurance 1	Financial Assurance Information Listing	Department of Environment & Natural Resources	10/30/2020	11/04/2020	12/31/2020
NC	Financial Assurance 2	Financial Assurance Information Listing	Department of Environment & Natural Resources	10/02/2012	10/03/2012	10/26/2012
NC	Financial Assurance 3	Financial Assurance Information	Department of Environment & Natural Resources	12/02/2020	12/03/2020	02/18/2021
NC	IMD	Incident Management Database	Department of Environment and Natural Resources	10/30/2020	11/03/2020	01/21/2021
NC	NPDES	NPDES Facility Location Listing	Department of Environment & Natural Resources	10/01/2020	10/27/2020	01/15/2021
NC	SPILLS	Spills Incident Listing	Department of Environment & Natural Resources	10/09/2020	10/22/2020	01/14/2021
NC	SPILLS 80	SPILLS80 data from FirstSearch	FirstSearch	06/14/2001	01/03/2013	03/06/2013
NC	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	09/27/2012	01/03/2013	03/06/2013
NC	UIC	Underground Injection Wells Listing	Department of Environment & Natural Resources	10/26/2020	11/30/2020	12/07/2020
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	11/13/2020	11/13/2020	01/25/2021
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2018	07/02/2020	09/17/2020
NC	AOP	Animal Operation Permits Listing	Department of Environmental Quality	04/01/2020	05/26/2020	05/27/2020
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	10/03/2020	10/06/2020	01/04/2021
NC	SEPT HAULERS	Permitted Septage Haulers Listing	Department of Environmental Quality	05/13/2020	07/07/2020	09/23/2020
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	11/03/2020	11/17/2020	02/09/2021
NC	PCSRP	Petroleum-Contaminated Soil Remediation Permits	Department of Environmental Quality	07/06/2020	07/07/2020	09/23/2020
US	MINES MRDS	Mineral Resources Data System	USGS	04/06/2018	10/21/2019	10/24/2019
NC	CCB	Coal Ash Structural Fills (CCB) Listing	Department of Environmental Quality	02/27/2020	07/07/2020	09/23/2020

HISTORICAL USE RECORDS

US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
NC	RGA HWS	Recovered Government Archive State Hazardous Waste Facilities	Department of Environment, Health and Natural		07/01/2013	12/24/2013
NC	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Environment, Health and Natural		07/01/2013	01/13/2014
NC	RGA LUST	Recovered Government Archive Leaking Underground Storage Tanks	Department of Environment, Health and Natural		07/01/2013	12/20/2013

STREET AND ADDRESS INFORMATION

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Appendix D

Other Environmental Documents

- City of Monroe Fire Department Correspondence
- FEMA Firmette
- Phone Log – Pastor Tim Cruse

Resolve

From: Resolve <resolve@carolina.rr.com>
Sent: Wednesday, April 7, 2021 3:28 PM
To: 'Katie Hinson'
Subject: FW: 108 N Main Street, Monroe / Shining Light Baptist
Attachments: Parcel Report 09301226B.pdf; Parcel Report 09301225B.pdf; Parcel Report 09301225C.pdf

The Pindell Ave properties may also have a physical address of 2007 Pinedell Avenue.
Thanks.

Laura

From: Resolve <resolve@carolina.rr.com>
Sent: Wednesday, April 7, 2021 2:50 PM
To: 'Katie Hinson' <kahinson@monroenc.org>
Subject: FW: 108 N Main Street, Monroe / Shining Light Baptist

Katie,

Have you had time to look into the site below?

I have another inquiry: properties owned by Shining Light Baptist Church (see attached property cards) – only physical address I have for the parcels is 3023 Old Charlotte Highway, Monroe.

Thank you!

Laura Minor, Operations Manager
Resolve Environmental Svcs, PLLC
500 Devonport Drive
Matthews, NC 28104
Office: 704-289-5881
Cell: 803-371-0997

From: Resolve <resolve@carolina.rr.com>
Sent: Wednesday, March 31, 2021 10:25 AM
To: 'kahinson@monroenc.org' <kahinson@monroenc.org>
Subject: 108 N Main Street, Monroe

Hi Katie,

I am working for Brian Borne @ the City to complete a Phase I Environmental Site Assessment @ 108 N Main.
Can you search your records to see if any type of fire department responses have been made to the property? Whether for fire, haz-mat, spills, etc.

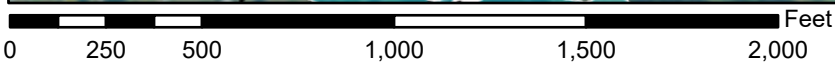
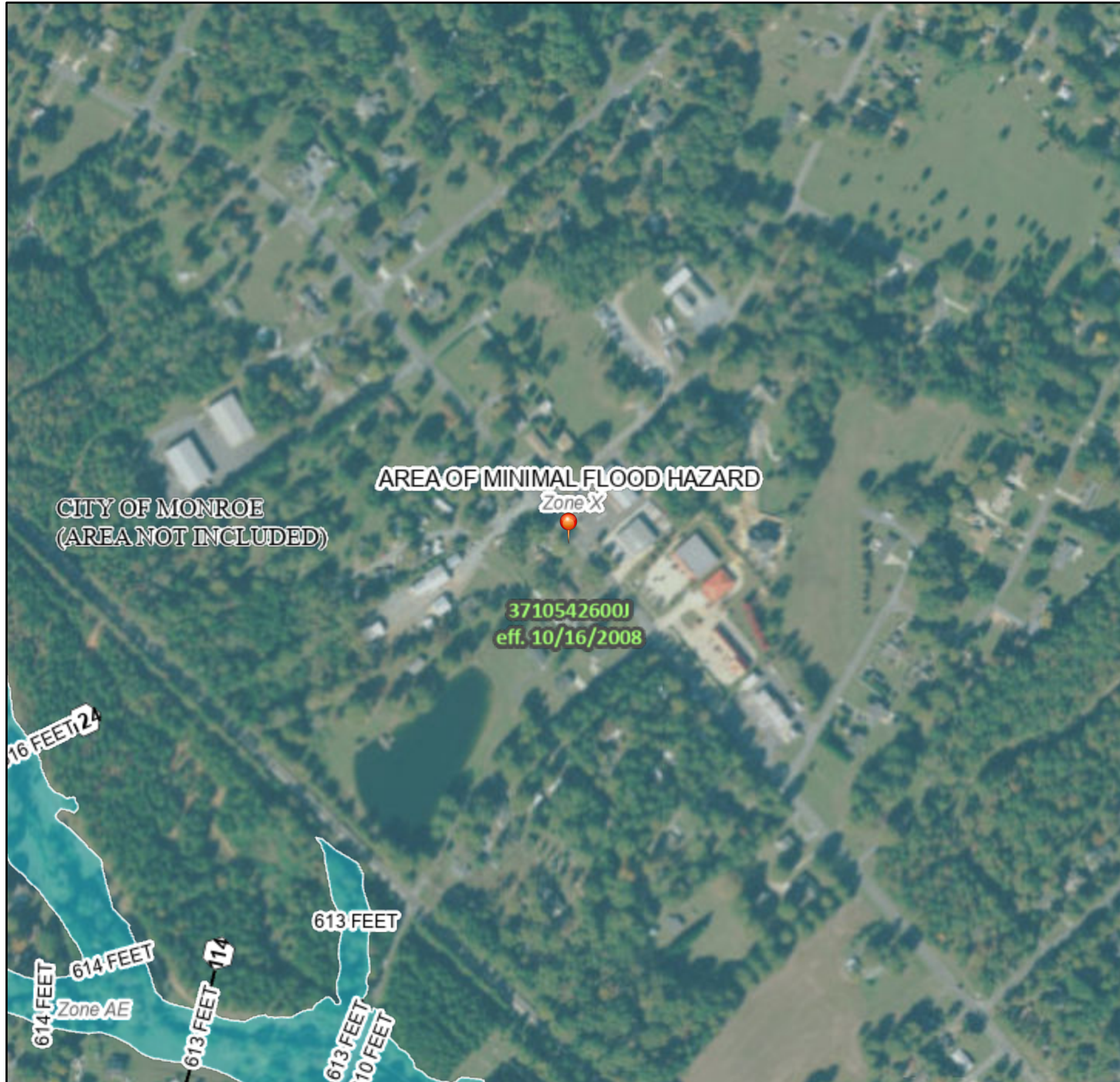
I appreciate your help!

Laura Minor, Operations Manager
Resolve Environmental Svcs, PLLC
500 Devonport Drive
Matthews, NC 28104
Office: 704-289-5881
Cell: 803-371-0997

National Flood Hazard Layer FIRMMette



80°35'47"W 35°1'29"N



1:6,000

80°35'9"W 35°0'59"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **4/7/2021 at 2:32 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Phone Log

Pastor Tim Cruse 704-309-3333
Shining Light Baptist Church

3/31/2021 @ 13:41. Pastor Cruse has been with church for 31 years. Church has owned property for approx. 15 years. Onsite pond was deemed “healthy” (diver verified) upon church’s land purchase 15 years ago and the church since kept up with pond by adding appropriate chemicals when needed, etc.

Stated that Mr. Galloway, adjacent land owner to north/northwest, conducted personal auto repairs on adjacent property but it was not open to the public.

No known environmental issues.

Laurie



Phone Log

Ms. Kathy Perkins, property owner 704-213-7612

Called 6/2/2020 @ 13:20. Left VM.

Ms. Perkins returned call. Said her in-laws owned property and raised family there. Residence was converted to a commercial business (Mangum Dental Restoration) in 1991. She took ownership of property circa 2001. The business is in the process of closing (due to her retirement). Unaware of any environmental issues on property.

County water connection present, but not in use. Well water used. Sewer line also runs along Helmsville Rd, however, the subject site is not connected.

Laurie

Appendix E

Owner Questionnaire and Environmental Screening Inspection Forms

ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

SITE: Pinedell Project; Parcel ID 09-301-225B, 09-301-225C & 09-301-226B, Monroe, NC

Name of Person Completing Form: Tim CruiseSignature: [Signature]Date: 3-31-24

Question	Property Owner/Representative		
1. Is the <i>property</i> or any <i>adjoining property</i> used for an industrial use?	Yes	<u>No</u>	Unk
2. To the best of your knowledge has the <i>property</i> or any <i>adjoining property</i> been used for an industrial use in the past?	Yes	<u>No</u>	Unk
3. Is the <i>property</i> or any <i>adjoining property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes	<u>No</u>	Unk
4. To the best of your knowledge has the <i>property</i> or any <i>adjoining property</i> been used as a gasoline station, <u>motor repair facility</u> , commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	<u>Yes</u>	No	Unk
5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive, industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in aggregate, stored on or used at the <i>property</i> or at the facility?	Yes	<u>No</u>	Unk
6. Are there currently, or to the best of your knowledge have there been previously, any industrial <i>drums</i> (typically 55 gal (208 L)) or sacks of chemicals located on the <i>property</i> or at the facility?	Yes	<u>No</u>	Unk
7. Has <i>fill dirt</i> been brought onto the <i>property</i> that originated from a contaminated site or that is of an unknown origin?	Yes	<u>No</u>	Unk

4. years ago Mr. Ballouay had a small repair shop to service his delivery trucks the adjoining property (2c)

8. Are there currently, or to the best of your knowledge have there been previously, any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	Yes	No	Unk
9. Is there currently, or to the best of your knowledge have there been previously, any stained soil on the <i>property</i> ?	Yes	No	Unk
10. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or- underground) located on the <i>property</i> ?	Yes	No	Unk
11. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?	Yes	No	Unk
12. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	Yes	No	Unk
13. If the <i>property</i> is served by a private well or non-public water system, have contaminants been identified in the well or systems that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?	Yes	No	Unk
14. Does the owner or occupant of the <i>property</i> have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	No	Unk

15. Has the <i>owner</i> or occupant of the <i>property</i> been informed of the past or current existence of <i>hazardous substances</i> or <i>petroleum products</i> or environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	☒ No	Unk
16. Does the <i>owner</i> or occupant of the <i>property</i> have any knowledge of any <i>environmental site assessment</i> of the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or <i>petroleum products</i> on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ?	Yes	☒ No	Unk
17. Does the <i>owner</i> or occupant of the <i>property</i> know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or <i>petroleum products</i> involving the <i>property</i> by any <i>owner</i> or <i>occupant</i> of the <i>property</i> ?	Yes	☒ No	Unk
18. Does the <i>property</i> discharge waste water on or adjacent to the <i>property</i> other than storm water into the sanitary sewer system?	Yes	☒ No	Unk
19. To the best of your knowledge, have any <i>hazardous substances</i> or <i>petroleum products</i> , unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the <i>property</i> ?	Yes	☒ No	Unk
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes	☒ No	Unk

Additional Information:

Water Provider	City of Monroe
Electricity Provider	Duke Energy
Natural Gas Provider	City of Monroe
Sanitary Sewer Provider	City of Monroe
Name of Local Fire Department	City of Monroe

ENVIRONMENTAL SCREENING INSPECTION (ESI) FORM

(Print or type information and check all appropriate boxes)

Subject Property Name: Pinedell Avenue Properties

Address/Location: Pinedell Avenue

City: Monroe County: Union State: NC

Inspected by: Scott Ball

Signature: W. Scott Ball

Job Number: 5623

Date: 2/27/2021 (X)AM ()PM

Site Access Contact: _____

Phone: _____

Instructions:

This Environmental Screening Inspection Form defines the scope of work to be performed in a checklist format and is the document on which the Inspector shall record the observations during the inspection.

This Inspection Form shall be completed in the field by the Inspector performing the non-destructive physical inspection of the subject property to document his/her observations on-site and, to the extent possible, on the adjacent property. The Inspector shall not disturb, dismantle or rearrange any materials, containers or equipment in performance of the inspection. The Inspector should be equipped with binoculars, a camera, a compass and a site plan depicting the legal boundaries of the subject property to perform the inspection. The Inspector is responsible for arranging access to the property and making all necessary preparations, including personal safety provisions, such as appropriate protective footwear and clothing.

The Inspector shall walk the entire perimeter boundary of the subject property, walk each side of all on-site wet and dry drainage arteries, walk around all on-site portions of the subject property, walk all roads, drives, and pathways, walk around and through all building improvements, and walk an appropriate grid pattern over the remaining areas not covered above, including wooded/overgrown areas, to observe and record evidence of environmental concern. The Inspector shall take photographs depicting the general overall condition of the property/improvements and photograph each item of environmental concern observed to document its condition and delineate its location on a site plan drawing. Check-mark all boxes that indicates the conditions observed, appropriately fill in the blanks when applicable plus initial and date each sheet.

I. Property Description: 7.79 acres ()undeveloped land

()paving & utility improvements (X)building improvements

()occupied (X)unoccupied ()fenced # of buildings 3

II Utilities Serving the Subject Property:

(X)city sewer ()septic system ()floor drains: none noted

(X)city water ()well water

III. Off-Site Adjacent Properties:

The inspector shall observe to the extent possible conditions of concern on all adjacent properties from the subject property's perimeter boundary and from public streets, alleys, sidewalks, etc. An "adjacent property" means the property is 1) abutting, where it shares the same property line, or 2) separated from the subject property only by an easement such as road, street, alley, highway, railroad, etc., which would otherwise be abutting. Check the appropriate boxes to define the observed relationship and characteristic of the adjacent sites.

TABLE 1
OFF-SITE ADJACENT PROPERTIES

OBSERVED CONCERNS	The adjacent property to the: (X)North ()Northeast	The adjacent property to the: (X)East ()Southeast	The adjacent property to the: (X)South ()Southwest	The adjacent property to the: (X)West ()Northwest
	is: (X)Uphill from ()Downhill from ()Level with the subject property	is: (X)Uphill from ()Downhill from ()Level with the subject property	is: ()Uphill from ()Downhill from (X)Level with the subject property	is: ()Uphill from (X)Downhill from ()Level with the subject property
Underground Storage Tanks	()	()	()	()
Impoundment/holding ponds	()	()	()	()
Remedial clean-up activity	()	()	()	()
Monitoring wells	()	()	()	()
Chemical odors	()	()	()	()
Air emissions	()	()	()	()
Industrial/manufacturing activity	()	()	()	()
Aboveground Storage Tanks	()	()	()	()
Storage drums/containers	()	()	()	()
Dumping	()	()	()	()
Landfill/burial activity	()	()	()	()
Stained/discolored soil	()	()	()	()
Evidence of spills or releases	()	()	()	()
Waste water discharges	()	()	()	()
CURRENT USE	Construction stockyard	Residential	Residential	Wooded/Undeveloped, Rail Line
OCCUPIED/UNOCCUPIED	Occupied	Occupied	Occupied	Unoccupied

IV On-Site Industrial/Manufacturing Activity

When an industrial/manufacturing activity is now, or evidence indicates it has been in operation on the subject property that may be involved with the generation, storage, treatment, transportation, recycling or disposal of hazardous, or toxic wastes, the Inspector shall appropriately check-mark below and photograph the environmentally sensitive activities or evidence observed.

The following activity, or evidence thereof, was observed on-site?

Landfill.....	(X)No ()Yes
Wastewater treatment process.....	(X)No ()Yes
Incineration furnace/air emissions.....	(X)No ()Yes
Recycling process.....	(X)No ()Yes
Junk/scrap yard.....	(X)No ()Yes
Gasoline station/convenience store.....	(X)No ()Yes
Motor vehicle repairs/maintenance.....	(X)No ()Yes
Machine shops.....	(X)No ()Yes
Airport.....	(X)No ()Yes
Railroad yard/spur.....	(X)No ()Yes
Freight terminals.....	(X)No ()Yes
Military base.....	(X)No ()Yes
Power plant.....	(X)No ()Yes
Asphalt or cement plant.....	(X)No ()Yes
Oil & gas exploration/production/refining.....	(X)No ()Yes
Mining.....	(X)No ()Yes
Foundries/casting operations.....	(X)No ()Yes
Herbicide/pesticide manufacturing/storage.....	(X)No ()Yes
Chemical manufacturing/treatment.....	(X)No ()Yes
Metal plating or finishing.....	(X)No ()Yes
Metal fabrication or production.....	(X)No ()Yes
Textile and leather manufacturing.....	(X)No ()Yes
Wood preservation or finishing.....	(X)No ()Yes
Paper manufacturing.....	(X)No ()Yes
Printing industries.....	(X)No ()Yes
Pharmaceutical production.....	(X)No ()Yes
Plastic fabrication and manufacturing	(X)No ()Yes
Livestock feed lots.....	(X)No ()Yes
Agricultural/horticultural production.....	(X)No ()Yes
Explosive manufacturing.....	(X)No ()Yes
Dry cleaning facilities.....	(X)No ()Yes
Inks, dye and paint manufacturing or use.....	(X)No ()Yes
Photochemical laboratories.....	(X)No ()Yes
Analytical testing laboratories.....	(X)No ()Yes
Fertilizer manufacturing.....	(X)No ()Yes
Vehicle/equipment degreasing/washing.....	(X)No ()Yes
Hazwaste transportation, storage and disposal.....	(X)No ()Yes

V SPECIFIC ON-SITE CONDITIONS OF CONCERN

The following specific conditions or items of concern were observed on the subject property:

a.	Aboveground storage tanks (AST)	(X)No ()Yes	Photo # _____
b.	Underground storage tanks (UST)	(X)No ()Yes	Photo # _____
c.	Pipes lines	(X)No ()Yes	Photo # _____
d.	Damaged/leaking transformers	(X)No ()Yes	Photo # _____
e.	Surface impoundment/holding ponds (Other than storm water retention)	(X)No ()Yes	Photo # _____
f.	Monitoring wells	(X)No ()Yes	Photo # _____
g.	Remedial cleanup activity	(X)No ()Yes	Photo # _____
h.	Landfill/burial activity	(X)No ()Yes	Photo # _____
i.	Chemical spills or releases	(X)No ()Yes	Photo # _____
j.	Gas/oily sheens on water (Excluding parking lot ponding)	(X)No ()Yes	Photo # _____
k.	Chemical/petroleum odors	(X)No ()Yes	Photo # _____
l.	Stained or discolored soil	(X)No ()Yes	Photo # _____
m.	Distressed/discolored vegetation	(X)No ()Yes	Photo # _____
n.	Dumping	(X)No ()Yes	Photo # _____
o.	Stored substances/drums/containers/vats	(X)No ()Yes	Photo # _____
p.	Spray rigs/tankers/mobile storage tanks	(X)No ()Yes	Photo # _____
q.	Sprayed on structural fire proofing	(X)No ()Yes	Photo # _____
r.	Sprayed on acoustical/textured ceilings	(X)No ()Yes	Photo # _____
s.	Friable/damaged thermal insulation	(X)No ()Yes	Photo # _____
t.	Marshes/low lying wetlands	()No (X)Yes	Photo # 1, 3, 26
u.	Farm wastes/manure stockpiles	(X)No ()Yes	Photo # _____

Note: Photograph each item checked "Yes" above to appropriately document its condition. More than one photo may be required on multiple conditions or locations.

VI Attachment: Site Plan Drawing(s) ()No (X)Yes

VII Attachment: Color Photographs ()No (X)Yes

Appendix F
Site Photographs



Photo 1
Subject Site; Pinedell Avenue, Monroe, NC



Photo 2
View from the northwest to the southeast along the eastern border of the Subject Site
(Parcel 09-301-226B)



Photo 3

View from the northeast to the southwest across the Subject Site (Parcel 09-301-226B)



Photo 4

View from west to east across the northern portion of the Subject Site (Parcel 09-301-226B)



Photo 5
Abandoned structure located on Parcel 09-301-225B



Photo 6
Interior of the basement area of abandoned structure located on Parcel 09-301-225B



Photo 7

Interior (ceiling) of the basement area of abandoned structure located on Parcel 09-301-225B



Photo 8

Interior of the basement area of abandoned structure located on Parcel 09-301-225B



Photo 9

Interior of the main floor area of abandoned structure located on Parcel 09-301-225B



Photo 10

Interior of the main floor area of abandoned structure located on Parcel 09-301-225B



Photo 11
Exterior view of abandoned structure located on Parcel 09-301-225B



Photo 12
Exterior view of abandoned structure located on Parcel 09-301-225B



Photo 13
Exterior view of abandoned structure located on Parcel 09-301-225B



Photo 14
Exterior view of abandoned structure located on Parcel 09-301-225B



Photo 15
View from east to west across the northern border of Parcel 09-301-226B



Photo 16
View from north to south across Parcel 09-301-226B



Photo 17
Abandoned structure located on Parcel 09-301-226B



Photo 18
Abandoned structure located on Parcel 09-301-226B



Photo 19
Interior of abandoned structure located on Parcel 09-301-226B



Photo 20
Interior of abandoned structure located on Parcel 09-301-226B



Photo 21
View from south to north across Parcel 09-301-225C



Photo 22
View from east to west across Parcel 09-301-225C



Photo 23
View from west to east across Parcel 09-301-226B



Photo 24
View from west to north to south across Parcel 09-301-226B



Photo 25
Diving platform located at western end of the pond located on Parcel 09-301-226B



Photo 26
Outfall at western end of the pond located on Parcel 09-301-226B



Photo 37
View from east to west across the western portion of Parcel 09-301-226B



Photo 38
View of rail line and adjacent property to the west of Parcel 09-301-226B



Photo 39
View from west to east across Parcel 09-301-226B



Photo 40
Residential properties located adjacent to and across Pinedell Avenue from Parcel 09-301-226B



Photo 41

View from northeast to southwest across the southern border of Parcel 09-301-226B



Photo 42

Adjoining residential properties located to the east of the border of Parcel 09-301-226B



Photo 43

Adjoining property (construction company) located to the north of Parcel 09-301-226B



Photo 44

Pole-mounted electrical transformer located on north central portion of Parcel 09-301-226B

Appendix G
Curriculum Vitae

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

W. Scott Ball **Principal**

Professional Experience:

ASTM Standard Phase I and Phase II Environmental Site Assessments including asbestos inspections and radon gas testing for manufacturing facilities, private owners, undeveloped real estate, and lending institutions throughout the southeast.

Environmental assessment of State UST, CERCLA and RCRA sites including subsurface data acquisition and interpretation; regulatory compliance and remediation; evaluation of remedial technologies and implementation of selected technologies; interaction with clients and regulators; report preparation and review.

Wetlands delineation and determinations in North and South Carolina; projects associated with meeting permit requirements of Section 404 of the Clean Water Act.

Project management including health and safety plans; technical QA/QC and project and department budget; personnel management including technical and professional development and training.

Certifications:

1996, AHERA Building Inspector for Asbestos
1996, North Carolina Asbestos Inspector # 1162
1998, South Carolina Asbestos Inspector # 243-25-INSP
1998, Registered Site Manager – North Carolina Inactive Hazardous Waste Sites
OSHA Certified 40-Hour HAZWOPER
OSHA Certified Annual 8-Hour HAZWOPER Refresher
Member, National Ground Water Association
Member, National Association of Environmental Professionals

Education:

B.S., 1987, Environmental Science, University of North Carolina, Asheville

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Laura Minor, Project Manager

Qualifications and Experience:

ASTM Standard Phase I/II Environmental Site Assessments for manufacturing facilities, private owners, undeveloped real estate, and lending institutions in North and South Carolina.

Environmental assessment of State UST sites including subsurface data acquisition and interpretation; regulatory compliance and remediation; interaction with clients and regulators; report preparation and review.

Project management including health and safety plans; technical QA/QC and project and department budget; accounting management including A/R, A/P.

Certifications:

OSHA Certified 40-Hour HAZWOPER
OSHA Certified Annual 8-Hour HAZWOPER Refresher
Member, National Ground Water Association
Member, NCPCM/SCPMA

Professional Experience:

Staff Scientist, Geological Resources, Inc. 2003-2004
Project Manager, Geological Resources, Inc. 2004-2008
Operations Manager, Resolve Environmental Services, PLLC, 2008-present
Project Manager, Geological Resources, Inc. 2016-present

Education:

B.S., 2001, Parks and Resource Conservation, Marshall University, Huntington, WV

**ASBESTOS INSPECTION REPORT
FEBRUARY 2021
PINEDELL AVENUE PROJECT
MONROE, UNION COUNTY, NORTH CAROLINA**



Prepared For:

Mr. Brian Borne
City of Monroe
300 West Crowell Street
Monroe, NC 28112

Prepared By:

Resolve Environmental Services, PLLC.
500 Devonport Drive
Matthews, North Carolina 28104

April 14, 2021

W. Scott Ball

W. Scott Ball
NC DHHS Inspector No. 11622

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Figure 2: Sample Location Map

TABLE

- Table 1: Suspect Asbestos Containing Materials

APPENDICES

- Appendix A: Laboratory Certification
Appendix B: Laboratory Report
Appendix C: Photographs

1.0 SIGNATURE PAGE

This report entitled *Asbestos Inspection Report, February 2021, Pinedell Avenue Project, Monroe, Union County, North Carolina* has been prepared at the request of Mr. Brian Borne of the City of Monroe. The inspection was conducted by and the report was prepared by the undersigned.

Inspection Conducted and Prepared By:	NCDHHS	Signature	Date
W. Scott Ball	Inspector #: NC 11622 Expires 3/31/2022		4/14/2021

2.0 EXECUTIVE SUMMARY

Resolve Environmental Services, PLLC (Resolve) was contracted by the City of Monroe (COM) to perform an asbestos inspection on two (2) structures located at the subject site located on Pinedell Avenue in Monroe, Monroe County, North Carolina (**Figure 1**). The COM is reportedly planning on demolishing the structures in the near future. Structure #1 (approximately 1,000 square feet in size) and Structure #2 (approximately 1,200 square feet in size) is located on Parcel ID 09-301-226B and Parcel ID 09-301-225B, respectively.

The survey was performed on February 27, 2021 to determine the presence of asbestos containing materials. The asbestos inspection was performed by observing and sampling suspect building materials. Structure #1 interior consists of wood paneling, drywall, textured ceiling, carpet over wood flooring and wood frame with fiberglass insulation in the attic. Structure #1 exterior consists of masonry siding and roofing shingles over tar paper and glass windows with metal frames. Structure #2 (2 levels with basement) interior consists of wood ceilings, concrete walls with stucco finish, wood floors, beams and walls. Structure #2 exterior consists of wood planking, logs, brick and roofing shingles. No thermal system insulation, sprayed/troweled textured material or other materials typically associated with potential ACMs were noted in the interior of the structures. The sampling locations of materials collected are shown on **Figures 2 and 3**. The materials tested appeared to be in fair to good condition.

A random sampling strategy was developed to provide representative samples for analysis. Samples were then extracted from a variety of suspect ACBMs. Bulk samples collected were recorded on a Chain-of-Custody record and submitted to AmeriSci, a Polarized Light Microscopy laboratory located in Midlothian Virginia. The laboratory is accredited by the National Voluntary Laboratory Accreditation Program (NVLAP), which is administered by the National Institute of Standards and Technology (NIST). AmeriSci's NVLAP enrollment number is 101904-0. A copy of the laboratory certification has been included as **Appendix A**.

The materials suspected of containing asbestos were analyzed by a trained microscopists utilizing Polarized Light Microscopy techniques coupled with dispersion staining in accordance with EPA Test Method Title 40 Code of Federal Regulations, Chapter I (1-1-87 edition), Part 763, Subpart E - Appendix A. This method identifies asbestos mineral fibers based on six optical characteristics: morphology, birefringence, refractive index, extinction angle, sign of elongation and dispersion staining colors. The laboratory analysis reports the specific type of asbestos identified (there are six asbestos minerals) and the percentage of asbestos present. The EPA and OSHA defines materials as asbestos containing if an asbestos content of greater than one percent (>1%) is detected in a representative sample.

2.1 ASBESTOS SURVEY RESULTS

Samples were collected and analyzed from the following suspect building materials:

- X Roofing Shingles (black, gray and light gray – Structure #1; black and gray – Structure #2)
- X Siding (exterior siding – Structure #1)
- X Tar Paper (Structure #1)
- X Drywall (Structure #1)

- X Textured Ceiling Finish (Structure #1)
- X Log Chinking (Structure #2)
- X Stucco/Masonry Wall Finish (Structure #2)

The asbestos survey conducted on February 27, 2021 at the Pinedell Avenue Project structures site revealed the following asbestos containing materials (ACMs):

- Textured Ceiling Finish (Structure #1); 2% Chrysotile Asbestos – Approximately 600 square feet

A summary of laboratory analyses of the potential asbestos samples collected are presented in **Table 1**. A complete report of the laboratory analyses of potential ACMs has been included as **Appendix B**. Photographs of the sample locations are included as **Appendix C**.

3.0 CONCLUSIONS/RECOMMENDATIONS

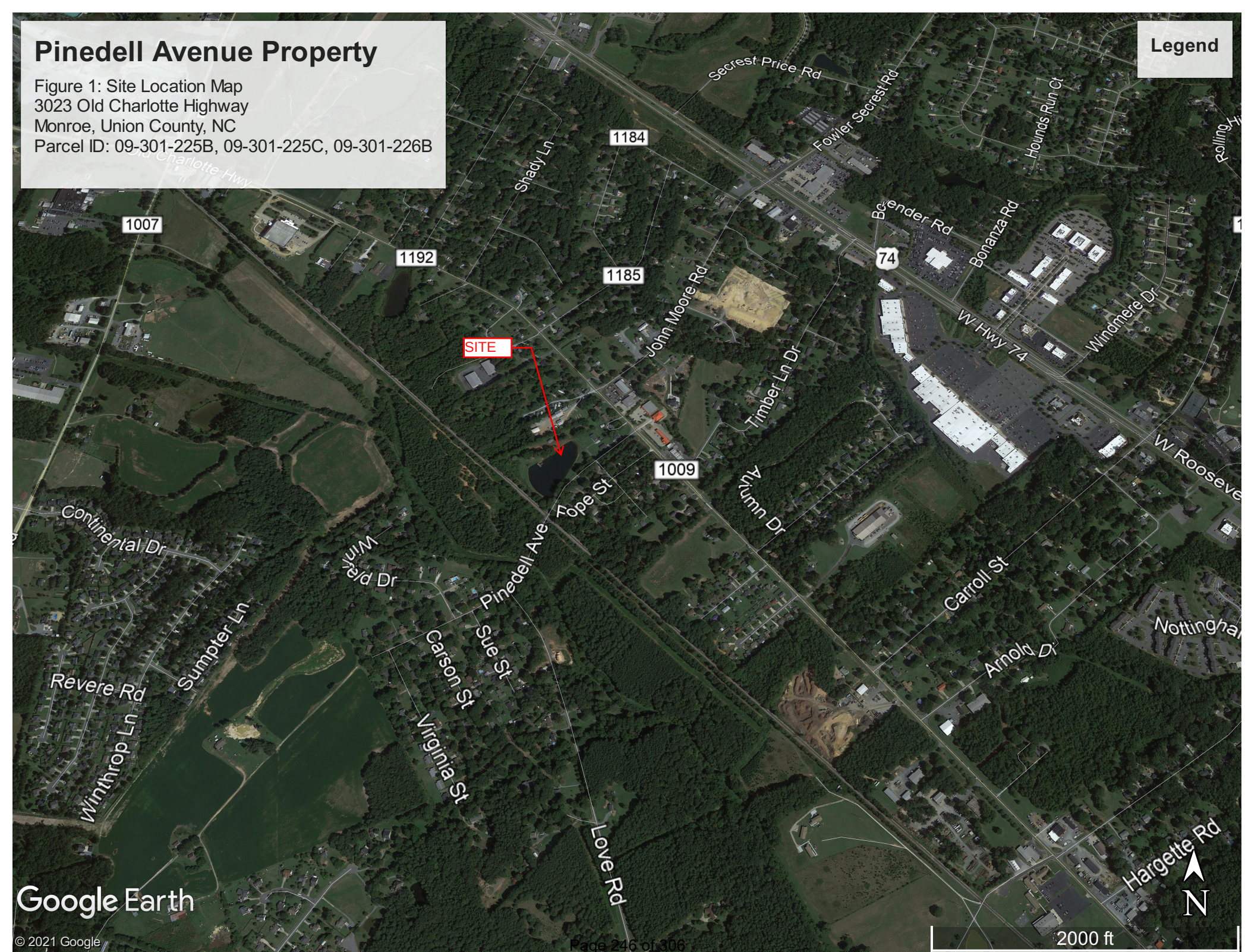
The asbestos inspection conducted at the Pinedell Avenue Project site located in Monroe, North Carolina revealed ACMs in three (3) of the samples (TC-1, TC-2 and TC-3; textured ceiling finish) that were collected from the kitchen, living room and bedroom #2 in Structure #1 located on Parcel ID 09-301-226B. This material should be removed by a North Carolina licensed asbestos abatement contractor prior to demolishing the structure. No other ACMs were identified in the structures.

FIGURES

Pinedell Avenue Property

Figure 1: Site Location Map
3023 Old Charlotte Highway
Monroe, Union County, NC
Parcel ID: 09-301-225B, 09-301-225C, 09-301-226B

Legend



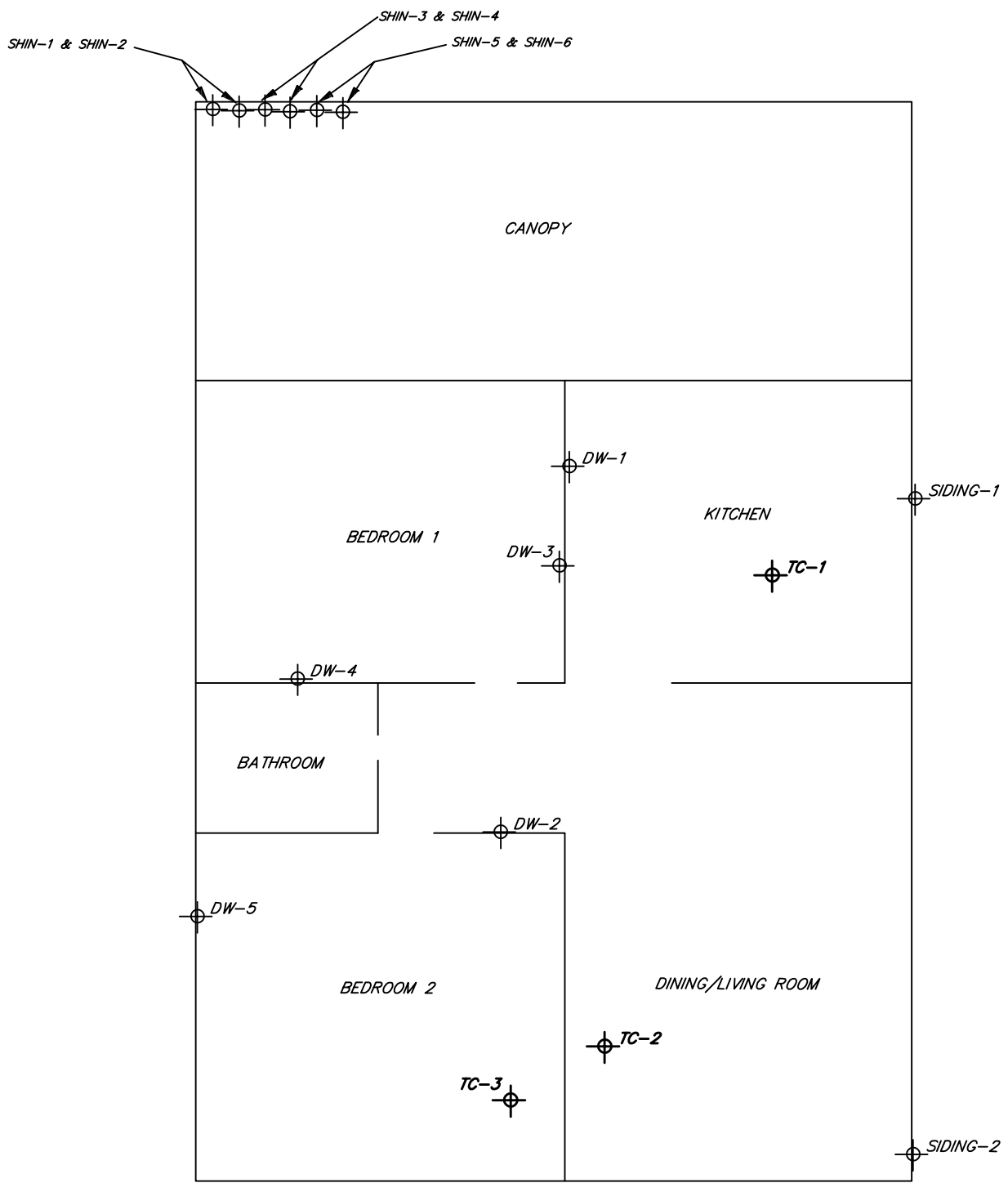
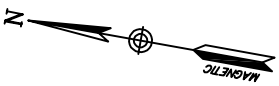
Google Earth

© 2021 Google

Page 246 of 306

2000 ft

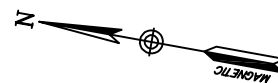
N



**TEXTURED CEILING FINISH
 SAMPLES TC-1, TC-2 & TC-3
 TESTED POSITIVE FOR ASBESTOS.

DRAWING NOT TO SCALE

SAMPLE LOCATION MAP – STRUCTURE #1			
Pinedell Avenue Project Monroe, North Carolina Union County Parcel ID: 09-301-226B			
Date:	4/14/2021	Drawn by:	LJM
Figure:	2	RESOLVE ENVIRONMENTAL SERVICES, PLLC	



SAMPLE LOCATION MAP - STRUCTURE #2

Pinedell Avenue Project
Monroe, North Carolina
Union County Parcel ID: 09-301-225B

Date:	4/14/2021	Drawn by:	LJM	Figure:	3
-------	-----------	-----------	-----	---------	---

RESOLVE ENVIRONMENTAL SERVICES, PLLC

TABLE

TABLE 1
SUSPECT ASBESTOS CONTAINING MATERIALS
PINEDELL AVENUE PROJECT
MONROE, NORTH CAROLINA

Date: 4/12/2021

Sample ID	Material Decrpition	Location	Condition	Asbestos Present	<u>Approximate</u> Amount of material
Structure 1					
SHIN -1	Black Roofing Shingle	Roof	Fair; non-friable	No	N/A
SHIN-2	Black Roofing Shingle	Roof	Fair; non-friable	No	N/A
SHIN-3	Gray Roofing Shingle	Roof	Fair; non-friable	No	N/A
SHIN-4	Gray Roofing Shingle	Roof	Fair; non-friable	No	N/A
SHIN-5	Lt. Gray Roofing Shingle	Roof	Fair; non-friable	No	N/A
SHIN-6	Lt. Gray Roofing Shingle	Roof	Fair; non-friable	No	N/A
SIDING-1	Exterior Siding	Exterior Wall	Good; non-friable	No	N/A
SIDING-2	Exterior Siding	Exterior Wall	Good; non-friable	No	N/A
TP-1	Roofing Tar Paper	Roof	Fair; non-friable	No	N/A
TP-2	Roofing Tar Paper	Roof	Fair; non-friable	No	N/A
DW-1	Drywall	Kitchen	Fair; non-friable	No	N/A
DW-2	Drywall	Hallway	Fair; non-friable	No	N/A
DW-3	Drywall	BR-1	Fair; non-friable	No	N/A
DW-4	Drywall	BR-1	Fair; non-friable	No	N/A
DW-5	Drywall	BR-2	Fair; non-friable	No	N/A

TABLE 1 SUSPECT ASBESTOS CONTAINING MATERIALS PINEDELL AVENUE PROJECT MONROE, NORTH CAROLINA					
Date: 4/12/2021					
Sample ID	Material Decrpition	Location	Condition	Asbestos Present	<u>Approximate</u> Amount of material
TC-1	Textured Ceiling Finish	Kitchen	Fair; non-friable	Yes; 2% chrysotile	Approximately 600 square feet
TC-2	Textured Ceiling Finish	Living Room	Fair; non-friable	Yes; 2% chrysotile	
TC-3	Textured Ceiling Finish	Bedroom 2	Fair; non-friable	Yes; 2% chrysotile	
Structure 2					
LC-1	Log Chinking	Room 5	Fair; non-friable	No	N/A
LC-2	Log Chinking	Room 4	Fair; non-friable	No	N/A
LC-3	Log Chinking	Room 3	Fair; non-friable	No	N/A
LC-4	Log Chinking	Room 1	Fair; non-friable	No	N/A
STC-1	Stucco/Masonry Wall Finish	Room 5	Fair; non-friable	No	N/A
STC-2	Stucco/Masonry Wall Finish	Room 4	Fair; non-friable	No	N/A
STC-3	Stucco/Masonry Wall Finish	Room 2	Fair; non-friable	No	N/A
STC-4	Stucco/Masonry Wall Finish	Room 2	Fair; non-friable	No	N/A
STC-5	Stucco/Masonry Wall Finish	Room1	Fair; non-friable	No	N/A
SHIN -1	Black Roofing Shingle	Roof	Fair; non-friable	No	N/A
SHIN-2	Gray Roofing Shingle	Roof	Fair; non-friable	No	N/A
SHIN-3	Black Roofing Shingle	Roof	Fair; non-friable	No	N/A
SHIN-4	Gray Roofing Shingle	Roof	Fair; non-friable	No	N/A

Note:

All samples collected analyzed for bulk analyses by PLM.

Piping amounts measure in linear feet

NA: Not applicable.

TC-3: Samples shaded in light green collected from Structure #1.

LC-1: Samples shaded in tan collected from Structure #2.

APPENDICES

APPENDIX A
Laboratory Certification

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 101904-0

AmeriSci Richmond
Midlothian, VA

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).*

2020-07-01 through 2021-06-30

Effective Dates



A handwritten signature in blue ink, reading "Dana S. Laman".

For the National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

AmeriSci Richmond
dba AmeriSci Richmond
13635 Genito Road
Midlothian, VA 23112
Mr. Thomas B. Keith
Phone: 804-763-1200 Fax: 804-763-1800
Email: bkeith@amerisci.com
<http://www.amerisci.com>

ASBESTOS FIBER ANALYSIS

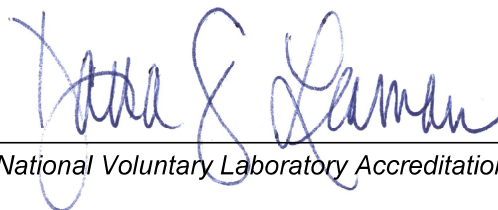
NVLAP LAB CODE 101904-0

Bulk Asbestos Analysis

<u>Code</u>	<u>Description</u>
18/A01	EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

Airborne Asbestos Analysis

<u>Code</u>	<u>Description</u>
18/A02	U.S. EPA's "Interim Transmission Electron Microscopy Analytical Methods-Mandatory and Nonmandatory-and Mandatory Section to Determine Completion of Response Actions" as found in 40 CFR, Part 763, Subpart E, Appendix A.



For the National Voluntary Laboratory Accreditation Program



May 8, 2020

Thomas B. Keith
America Science TEAM Richmond, Inc.
Brian Keith
dba AmeriSci Richmond
13635 Genito Road
Midlothian, VA 23112

NVLAP Lab Code: 101904-0

Dear Mr. Keith,

Thank you for continuing your accreditation for Asbestos Fiber Analysis under the National Voluntary Laboratory Accreditation Program (NVLAP). This accreditation is effective until June 30, 2021, provided that your laboratory continues to comply with the accreditation requirements contained in the NVLAP Procedures.

Your updated accreditation documents are enclosed. You may reproduce these documents in their entirety and use the NVLAP symbol and/or term to reference your accredited status in accordance with the requirements published in NIST Handbook 150, 1.8. Accreditation does not relieve your laboratory from observing and complying with any applicable existing laws and/or regulations.

We are pleased to have you participate in NVLAP and look forward to your continued association with this program. If you have any questions concerning your NVLAP accreditation, please direct them to Hazel Richmond, Program Manager, Laboratory Accreditation Program, National Institute of Standards and Technology, 100 Bureau Dr. Stop 2140, Gaithersburg, MD 20899-2140; (301) 975-3024.

Sincerely,

Dana S. Leaman, Chief
National Voluntary Laboratory Accreditation Program

APPENDIX B
Laboratory Report



AmeriSci Richmond
13635 GENITO ROAD
MIDLOTHIAN, VIRGINIA 23112
TEL: 8047631200 FAX: 8047631800

March 9, 2021

Resolve Environmental Svcs PLLC
Attn: Scott Ball
500 Devonport Drive
Matthews, NC 28104

RE: Resolve Environmental Svcs PLLC
Job Number 121031225
P.O. #Pinedell Avenue Project
Pinedell Avenue Project; Pinedell Avenue, Monroe, NC

Dear Scott Ball:

Enclosed are the results for PLM asbestos analysis of the following Resolve Environmental Svcs PLLC samples received at AmeriSci on Thursday, March 4, 2021, for a 5 day turnaround:

SHIN-1, SHIN-2, SHIN-3, SHIN-4, SHIN-5, SHIN-6, SIDING-1, SIDING-2, TP-1, TP-2, DW-1, DW-2, DW-3, DW-4, DW-5, TC-1, TC-2, TC-3, LC-1, LC-2, LC-3, LC-4, STC-1, STC-2, STC-3, STC-4, STC-5, SHIN-1, SHIN-2, SHIN-3, SHIN-4

The 31 samples contained in zip lock bag were shipped to AmeriSci via Fed Ex 7842 7275 3363 S. These samples were prepared and analyzed according to EPA PLM Method (EPA 600/R-93/116 Section 2.2). The required analytical information, analysis results, analyst signature and laboratory identification are contained in the PLM Bulk Asbestos Report. If TEM analysis was requested for selected samples the gravimetric reduction data (by Sec 2.3) and TEM Asbestos % (by Sec 2.5) are included in Table 1 along with a summary of Asbestos % by PLM for all samples analyzed.

This report relates ONLY to the sample analysis expressed as % asbestos. AmeriSci assumes no responsibility for customer supplied data such as "sample type", "location", or "area sampled". This report must not be used to claim product endorsement by AmeriSci, NVLAP or any agency of the U. S. Government. The National Institute of Standards and Technology accreditation requirements mandate that this report must not be reproduced, except in full, without the written approval of the laboratory. This report may contain specific data not covered by NVLAP or ELAP accreditations, if so identified in relevant footnotes.

AmeriSci appreciates this opportunity to serve your organization. Please contact us for any further assistance or with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Brian Keith". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

T. Brian Keith
Laboratory Director | Authorized Signatory

**AmeriSci Richmond**

13635 GENITO ROAD
MIDLOTHIAN, VIRGINIA 23112
TEL: (804) 763-1200 • FAX: (804) 763-1800

PLM Bulk Asbestos Report

Resolve Environmental Svcs PLLC
Attn: Scott Ball
500 Devonport Drive

Matthews, NC 28104

Date Received 03/04/21 **AmeriSci Job #** 121031225
Date Examined 03/09/21 **P.O. #**
Page 1 of 7
RE: Pinedell Avenue Project; Pinedell Avenue, Monroe, NC

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
SHIN-1 Location: Roof; Black Roofing Shingle Analyst Description: Black/White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Fibrous glass 3%, Non-fibrous 97%	121031225-01	No	NAD (by CVES) by Eric H. Ahles on 03/09/21
SHIN-2 Location: Roof; Black Roofing Shingle Analyst Description: Black/White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Fibrous glass 3%, Non-fibrous 97%	121031225-02	No	NAD (by CVES) by Eric H. Ahles on 03/09/21
SHIN-3 Location: Roof; Gray Roofing Shingle Analyst Description: Black/White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Fibrous glass 3%, Non-fibrous 97%	121031225-03	No	NAD (by CVES) by Eric H. Ahles on 03/09/21
SHIN-4 Location: Roof; Gray Roofing Shingle Analyst Description: Black/White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Fibrous glass 3%, Non-fibrous 97%	121031225-04	No	NAD (by CVES) by Eric H. Ahles on 03/09/21
SHIN-5 Location: Roof; Lt Gray Roofing Shingle Analyst Description: Black/White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 5%, Non-fibrous 95%	121031225-05	No	NAD (by CVES) by Eric H. Ahles on 03/09/21

See Reporting notes on last page

PLM Bulk Asbestos Report

Pinedell Avenue Project; Pinedell Avenue, Monroe, NC

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
SHIN-6 Location: Roof; Lt Gray Roofing Shingle Analyst Description: Black/White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 5%, Non-fibrous 95%	121031225-06	No	NAD (by CVES) by Eric H. Ahles on 03/09/21
SIDING-1 Location: Exterior Wall; Exterior Siding Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 3%, Fibrous glass Trace, Non-fibrous 97%	121031225-07	No	NAD (by CVES) by Eric H. Ahles on 03/09/21
SIDING-2 Location: Exterior Wall; Exterior Siding Analyst Description: Gray, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 3%, Non-fibrous 97%	121031225-08	No	NAD (by CVES) by Eric H. Ahles on 03/09/21
TP-1 Location: Roof; Roofing Tar Paper Analyst Description: Black, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 40%, Non-fibrous 60%	121031225-09	No	NAD (by CVES) by Eric H. Ahles on 03/09/21
TP-2 Location: Roof; Roofing Tar Paper Analyst Description: Black, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 40%, Non-fibrous 60%	121031225-10	No	NAD (by CVES) by Eric H. Ahles on 03/09/21
DW-1 Location: Kitchen; Drywall Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 3%, Fibrous glass Trace, Non-fibrous 97%	121031225-11	No	NAD (by CVES) by Eric H. Ahles on 03/09/21

See Reporting notes on last page

PLM Bulk Asbestos Report

Pinedell Avenue Project; Pinedell Avenue, Monroe, NC

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
DW-2 Location: Hallway; Drywall	121031225-12	No	NAD (by CVES) by Eric H. Ahles on 03/09/21
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 3%, Fibrous glass Trace, Non-fibrous 97%			
DW-3 Location: BR-1; Drywall	121031225-13	No	NAD (by CVES) by Eric H. Ahles on 03/09/21
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 3%, Non-fibrous 97%			
DW-4 Location: BR-1; Drywall	121031225-14	No	NAD (by CVES) by Eric H. Ahles on 03/09/21
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 3%, Fibrous glass Trace, Non-fibrous 97%			
DW-5 Location: BR-2; Drywall	121031225-15	No	NAD (by CVES) by Eric H. Ahles on 03/09/21
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Cellulose 3%, Fibrous glass Trace, Non-fibrous 97%			
TC-1 Location: Kitchen; Textured Ceiling Finish	121031225-16	Yes	2% (by CVES) by Eric H. Ahles on 03/09/21
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Chrysotile 2.0 % Other Material: Cellulose 3%, Non-fibrous 95%			
TC-2 Location: Living Room; Textured Ceiling Finish	121031225-17	Yes	2% (by CVES) by Eric H. Ahles on 03/09/21
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Chrysotile 2.0 % Other Material: Cellulose 3%, Non-fibrous 95%			

See Reporting notes on last page

PLM Bulk Asbestos Report

Pinedell Avenue Project; Pinedell Avenue, Monroe, NC

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
TC-3	121031225-18	Yes	2%
Location: BR-2; Textured Ceiling Finish			(by CVES) by Eric H. Ahles on 03/09/21
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Chrysotile 2.0 % Other Material: Cellulose 3%, Non-fibrous 95%			
LC-1	121031225-19	No	NAD
Location: Room 5; Log Chinking			(by CVES) by Eric H. Ahles on 03/09/21
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material Asbestos Types: Other Material: Non-fibrous 100%			
LC-2	121031225-20.1	No	NAD
Location: Room 4; Log Chinking			(by CVES) by Eric H. Ahles on 03/09/21
Analyst Description: White, Heterogeneous, Non-Fibrous, Surfacing Asbestos Types: Other Material: Non-fibrous 100%			
LC-2	121031225-20.2	No	NAD
Location: Room 4; Log Chinking			(by CVES) by Eric H. Ahles on 03/09/21
Analyst Description: Brown/Grey, Heterogeneous, Non-Fibrous, Cementitious, Concrete Asbestos Types: Other Material: Non-fibrous 100%			
LC-3	121031225-21.1	No	NAD
Location: Room 3; Log Chinking			(by CVES) by Eric H. Ahles on 03/09/21
Analyst Description: White, Heterogeneous, Non-Fibrous, Surfacing Asbestos Types: Other Material: Non-fibrous 100%			
LC-3	121031225-21.2	No	NAD
Location: Room 3; Log Chinking			(by CVES) by Eric H. Ahles on 03/09/21
Analyst Description: Brown/Grey, Heterogeneous, Non-Fibrous, Cementitious, Concrete Asbestos Types: Other Material: Non-fibrous 100%			

See Reporting notes on last page

PLM Bulk Asbestos Report

Pinedell Avenue Project; Pinedell Avenue, Monroe, NC

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
LC-4	121031225-22.1	No	NAD
Location: Room 1; Log Chinking			(by CVES) by Eric H. Ahles on 03/09/21
Analyst Description: White, Heterogeneous, Non-Fibrous, Surfacing			
Asbestos Types:			
Other Material: Non-fibrous 100%			
LC-4	121031225-22.2	No	NAD
Location: Room 1; Log Chinking			(by CVES) by Eric H. Ahles on 03/09/21
Analyst Description: Brown/Grey, Heterogeneous, Non-Fibrous, Cementitious, Concrete			
Asbestos Types:			
Other Material: Non-fibrous 100%			
STC-1	121031225-23	No	NAD
Location: Room 5; Stucco/Masonry Wall Finish			(by CVES) by Eric H. Ahles on 03/09/21
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100%			
STC-2	121031225-24	No	NAD
Location: Room 4; Stucco/Masonry Wall Finish			(by CVES) by Eric H. Ahles on 03/09/21
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100%			
STC-3	121031225-25	No	NAD
Location: Room 2; Stucco/Masonry Wall Finish			(by CVES) by Eric H. Ahles on 03/09/21
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100%			
STC-4	121031225-26	No	NAD
Location: Room 2; Stucco/Masonry Wall Finish			(by CVES) by Eric H. Ahles on 03/09/21
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100%			

See Reporting notes on last page

PLM Bulk Asbestos Report

Pinedell Avenue Project; Pinedell Avenue, Monroe, NC

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
STC-5	121031225-27	No	NAD
Location: Room 1; Stucco/Masonry Wall Finish			(by CVES) by Eric H. Ahles on 03/09/21
Analyst Description: White, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Non-fibrous 100%			
SHIN-1	121031225-28	No	NAD
Location: Roof; Black Roofing Shingle			(by CVES) by Eric H. Ahles on 03/09/21
Analyst Description: Black, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Fibrous glass 3%, Non-fibrous 97%			
SHIN-2	121031225-29	No	NAD
Location: Roof; Gray Roofing Shingle			(by CVES) by Eric H. Ahles on 03/09/21
Analyst Description: Black/Green, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Cellulose 5%, Non-fibrous 95%			
SHIN-3	121031225-30	No	NAD
Location: Roof; Black Roofing Shingle			(by CVES) by Eric H. Ahles on 03/09/21
Analyst Description: Black, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Fibrous glass 3%, Non-fibrous 97%			
SHIN-4	121031225-31	No	NAD
Location: Roof; Gray Roofing Shingle			(by CVES) by Eric H. Ahles on 03/09/21
Analyst Description: Black/Green, Heterogeneous, Non-Fibrous, Bulk Material			
Asbestos Types:			
Other Material: Cellulose 5%, Non-fibrous 95%			

Client Name: Resolve Environmental Svcs PLLC

PLM Bulk Asbestos Report

Pinedell Avenue Project; Pinedell Avenue, Monroe, NC

Reporting Notes:

Analyzed by: Eric H. Ahles

Date: 3/9/2021



Reviewed by: Eric H. Ahles



*NAD = no asbestos detected, Detection Limit <1%, Reporting Limits: CVES = 1%, 400 Pt Ct = 0.25%, 1000 Pt Ct = 0.1%; "Present" or NVA = "No Visible Asbestos" are observations made during a qualitative analysis; NA = not analyzed; NA/PS = not analyzed / positive stop; PLM Bulk Asbestos Analysis using Meiji, Model MT 6130 microscope, Serial #1410298, by EPA 600/R-93/116 per 40 CFR 763 (NVLAP Lab Code 101904-0) and ELAP PLM Analysis Protocol 198.1 for New York friable samples which includes quantitation of any vermiculite observed (198.6 for NOB samples) or EPA 400 pt ct by EPA 600/M4-82-020 (NYSDOH ELAP Lab # 10984); CA ELAP Lab # 2508; Note: PLM is not consistently reliable in detecting asbestos in floor coverings and similar NOB materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos-containing in New York State (also see EPA Advisory for floor tile, FR 59, 146, 38970, 8/1/94). NIST Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the laboratory. This PLM report relates ONLY to the items tested.

Relinquished By:
Received By:
Relinquished By:
Received By:

Date/Time:
Date/Time:
Date/Time:
Date/Time:



BULK CHAIN OF CUSTODY FORM
13635 GENITO ROAD, MIDLOTHIAN, VA 23112
PH (804) 763-1200 / Fax (804)-763-1800
Toll Free (800) 476-5227
www.ameriscisci.com

Company: Resolve Environmental Services, PLLC

Project: Pinedell Avenue Project

AMERISCI #:

121031225

Street Address: 500 Devonport Drive

Project Address: Pinedell Avenue, Monroe,
NC

Project #:

City: Matthews State: NC Zip: 28104

Project Manger: Scott Ball

Phone: (704) 289-5881 Fax:

Analysis: ☒ PLM Only ☐ TEM Only ☐ NY ELAP PLM/TEM with NOB Prep.
☐ Positive Stop ASTM Dust ☐ (microvac) ☐ (wipe) ☐ Other (describe in comments)

Cell #: (704) 451-2408 Verbal Results: No

Turnaround Time: 5 Day Material Type: ☒ Bulk ☐ Dust ☐ Water

Results to: Laura Minor resolve@carolina.r.com

Sampled By: Scott Ball Date Sampled: 2/27/2021

Special Instructions or Comments:

Lab ID	Field ID	Location	Sample Description (for dust=surface area sampled)	Homogenous Area (HA #)
		Structure #1		
	SHIN -1	Roof	Black Roofing Shingle	
	SHIN-2	Roof	Black Roofing Shingle	
	SHIN-3	Roof	Gray Roofing Shingle	
	SHIN-4	Roof	Gray Roofing Shingle	
	SHIN-5	Roof	Lt. Gray Roofing Shingle	
	SHIN-6	Roof	Lt. Gray Roofing Shingle	
	SIDING-1	Exterior Wall	Exterior Siding	
	SIDING-2	Exterior Wall	Exterior Siding	
	TP-1	Roof	Roofing Tar Paper	
	TP-2	Roof	Roofing Tar Paper	
	DW-1	Kitchen	Drywall	
	DW-2	Hallway	Drywall	
	DW-3	BR-1	Drywall	
	DW-4	BR-1	Drywall	
	DW-5	BR-2	Drywall	
	TC-1	Kitchen	Textured Ceiling Finish	
	TC-2	Living Room	Textured Ceiling Finish	
	TC-3	BR-2	Textured Ceiling Finish	

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MAR 04 2021
By AKW

121031225

Relinquished By:
Received By:
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Received By:

Date/Time:
Date/Time:
Date/Time:
Date/Time:

AMERISCI

BULK CHAIN OF CUSTODY FORM
13635 GENITO ROAD, MIDLOTHIAN, VA 23112
PH (804) 763-1200 / Fax (804)-763-1800
Toll Free (800) 476-5227
www.ameriscsi.com

Company: Resolve Environmental Services, PLLC			Project: Pinedell Avenue Project		AMERISCI #:
Street Address: 500 Devonport Drive			Project Address: Pinedell Avenue, Monroe, NC		Project #:
City: Matthews State: NC Zip: 28104			Project Manger: Scott Ball		
Phone: (704) 289-5881 Fax:			Analysis: ☒ PLM Only ☐ TEM Only ☐ NY ELAP PLM/TEM with NOB Prep. ☐ Positive Stop ASTM Dust ☐ (microvac) ☐ (wipe) ☐ Other (describe in comments)		
Cell #: (704) 451-2408 Verbal Results: No			Turnaround Time: 5 Day Material Type: ☒ Bulk ☐ Dust ☐ Water		
Results to: Laura Minor resolve@carolina.r.com			Sampled By: Scott Ball Date Sampled: 2/27/2021		

Lab ID	Field ID	Location	Sample Description (for dust=surface area sampled)	Homogenous Area (HA #)
		Structure #2		
	LC-1	Room 5	Log Chinking	
	LC-2	Room 4	Log Chinking	
	LC-3	Room 3	Log Chinking	
	LC-4	Room 1	Log Chinking	
	STC-1	Room 5	Stucco/Masonry Wall Finish	
	STC-2	Room 4	Stucco/Masonry Wall Finish	
	STC-3	Room 2	Stucco/Masonry Wall Finish	
	STC-4	Room 2	Stucco/Masonry Wall Finish	
	STC-5	Room1	Stucco/Masonry Wall Finish	
	SHIN -1	Roof	Black Roofing Shingle	
	SHIN-2	Roof	Gray Roofing Shingle	
	SHIN-3	Roof	Black Roofing Shingle	
	SHIN-4	Roof	Gray Roofing Shingle	

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MAR 04 2021
By afw

APPENDIX C
Photographs



Photo 1
Pinedell Avenue Property, Monroe, NC
Structure 1 (Parcel 09-301-226B)



Photo 2
Pinedell Avenue Property, Monroe, NC
Structure 1 (Parcel 09-301-226B)



Photo 3
Structure 1; (Parcel 09-301-226B) SHIN-1 through SHIN-6 sample locations



Photo 4
Structure 1; (Parcel 09-301-226B) SHIN-1 through SHIN-6 sample locations



Photo 5
Structure 1; (Parcel 09-301-226B); DW-1 sample location

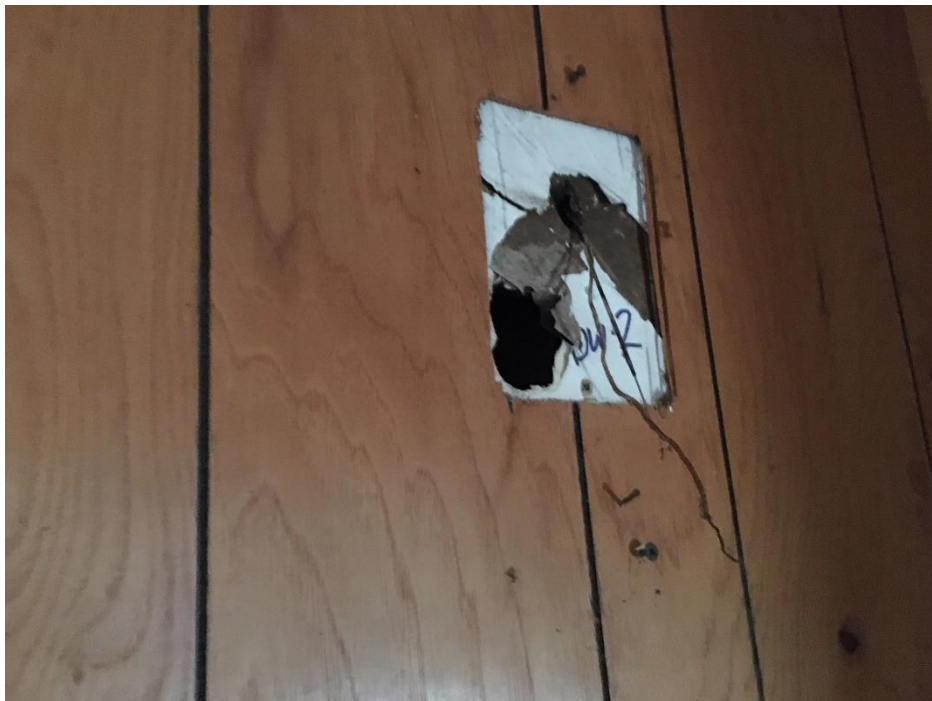


Photo 6
Structure 1; (Parcel 09-301-226B); DW-2 sample location



Photo 7
Structure 1; (Parcel 09-301-226B); DW-3 sample location



Photo 8
Structure 1; (Parcel 09-301-226B); DW-4 sample location



Photo 9
Structure 1; (Parcel 09-301-226B); DW-5 sample location



Photo 10
Structure 1; (Parcel 09-301-226B); TC-1 sample location



Photo 11
Structure 1; (Parcel 09-301-226B); TC-2 sample location



Photo 12
Structure 1; (Parcel 09-301-226B); TC-3 sample location



Photo 1
Pinedell Avenue Property, Monroe, NC
Structure 2 (Parcel 09-301-225B)



Photo 2
Structure 2 (Parcel 09-301-225B); LC-1 sample location



Photo 3
Structure 2 (Parcel 09-301-225B); LC-2 sample location



Photo 4
Structure 2 (Parcel 09-301-225B); LC-3 sample location



Photo 5
Structure 2 (Parcel 09-301-225B); LC-4 sample location



Photo 6
Structure 2 (Parcel 09-301-225B); STC-1 sample location

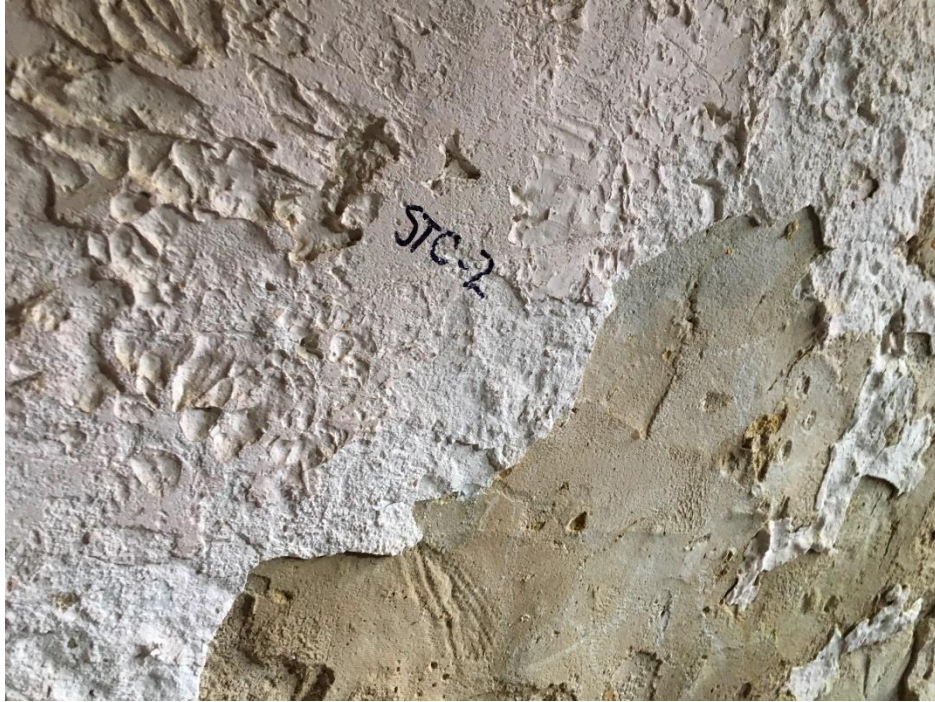


Photo 7
Structure 2 (Parcel 09-301-225B); STC-2 sample location



Photo 8
Structure 2 (Parcel 09-301-225B); STC-3 sample location

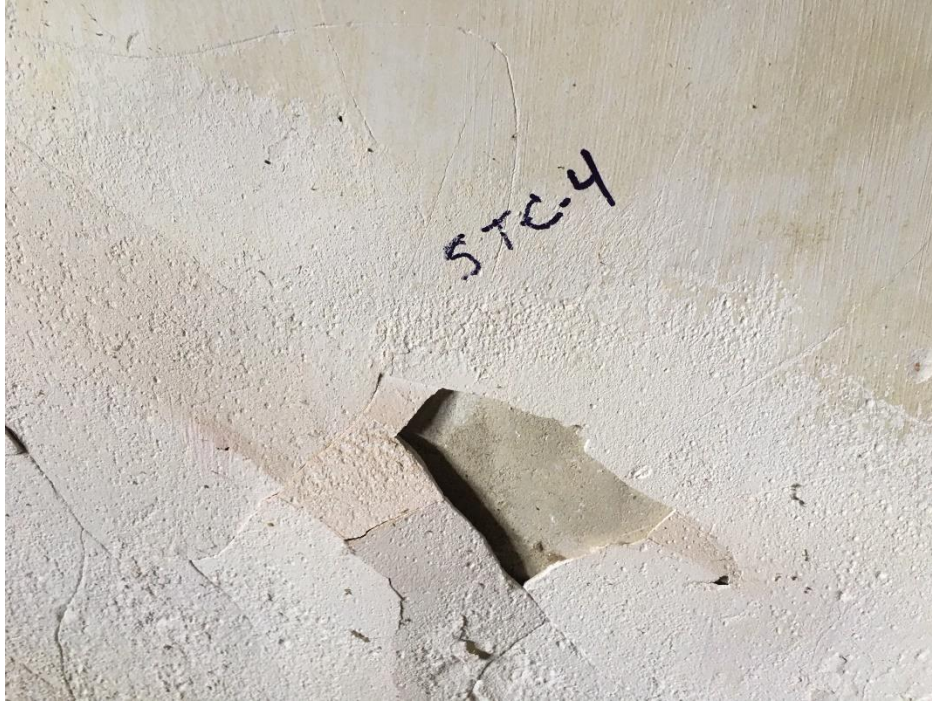


Photo 9
Structure 2 (Parcel 09-301-225B); STC-4 sample location

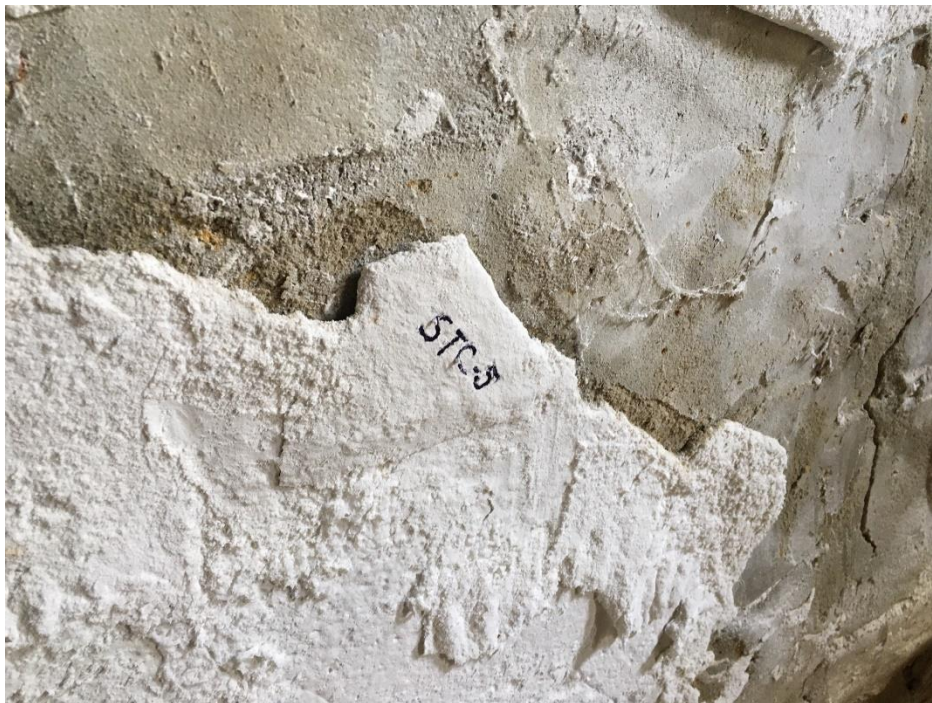
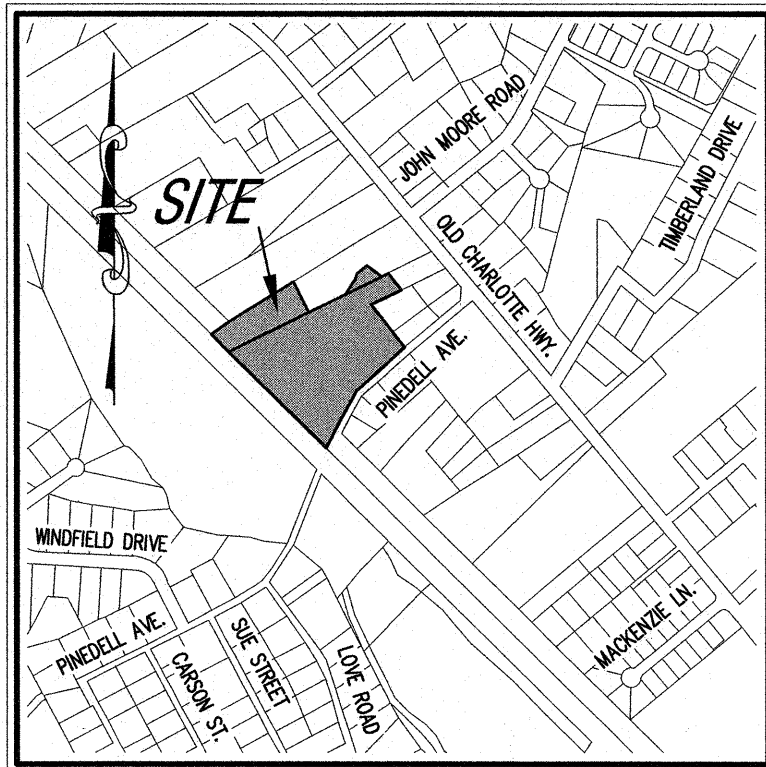


Photo 10
Structure 2 (Parcel 09-301-225B); STC-5 sample location



Vicinity Map

(NTS)

LINE	BEARING	LENGTH
L1	N01°35'17"W	9.18
L2	N28°27'24"E	9.24
L3	N50°14'27"E	59.22
L4	N62°01'45"E	35.51
L5	N62°01'45"E	20.40
L6	N64°48'11"E	52.56

PIN: 09-301-224
THOMAS RENTAL PROPERTY, LLC
DB. 6171, PG. 255
(DB. 216, PG. 242 LEGAL DESC.)

PIN: 09-301-225C
SHINING LIGHT BAPTIST CHURCH
DB. 3861, PG. 28
1.32 Ac.
57,564 sf.

PIN: 09-301-226B
SHINING LIGHT BAPTIST CHURCH
DB. 3504, PG. 179
7.11 Ac.
309,667 sf.

PIN: 09-301-225
JAIR L. ARANGO
DB. 6153, PG. 493

PIN: 09-301-225B
SHINING LIGHT
BAPTIST CHURCH
DB. 3620, PG. 453
0.19 Ac.
8,151 sf.

PIN: 09-301-225A
MATTIE CONDER KIKER
& LARRY KIKER
DB. 7611, PG. 145

PIN: 09-301-226C
ARMANDO ALVARADO ORTIZ
DB. 7709, PG. 475
LOT 8
PC. L, FILE 725

PIN: 09-301-226D
SHINING LIGHT BAPTIST CHURCH
LOT 9
PC. L, FILE 725

- NOTES
1. Areas computed using coordinate geometry.
 2. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
 3. All distances shown are horizontal ground distances.
 4. No recoverable NCGS Horizontal Control Monument located within 2000 feet of subject property.
 5. Rebar set at all corners unless otherwise noted.
 6. Broken lines indicate property lines not surveyed.
 7. All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly".
 8. Lawrence Associates makes no guarantees to the compaction or to the nonexistence of spoils areas.
 9. Other underground utilities may exist but their locations are not known.
 10. This map was prepared without the benefit of a title search. Subject to full title search.

Flood Certification
I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 3710542600J, dated 10/16/2008, and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

Use of land within a floodway or floodplain is substantially restricted by Article 65 of the Union County Land Use Ordinance.

Certificate of Survey and Accuracy
State of North Carolina, Union County
I, Clinton D. Lawrence, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book As, Page Shown); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining owners deeds as shown; that the ratio of precision as calculated is 1:10,000 or better; that this plat was prepared in accordance with G.S. 47-30 as amended. This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
Witness my original signature, registration number and seal this the
18 day of June, A.D., 2021

Clinton D. Lawrence, NCPLS L-5056



LAWRENCE ASSOCIATES 106 W. Jefferson St. Monroe, North Carolina 28112 P 704-289-1013 www.lawrencesurveying.com Firm License Number: C-2856	Boundary & Physical Survey of Property of: Shining Light Baptist Church City of Monroe Monroe Township, Union County, NC		REVISIONS <table><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr></table>						
Orig. scale: 1" = 60' Date: March 16, 2021 Drawn By: JLH									
Job No. 4289-6027 Drawing file: 4289-6027 Shining Light Baptist - Pinedell.dwg Drawing no. 21/105									



STAFF REPORT

TO: General Services Committee

VIA: Brian J. Borne, Interim City Manager

DATE: August 19, 2021

FROM: Lisa Strickland, Finance Director

PREPARED BY: Mary Lou Connelly, Senior Budget Analyst

SUBJECT: Budget Amendment for New Personnel Operating Expenses

SUMMARY STATEMENT

The consideration of appropriating miscellaneous operating funds for new personnel approved in the Fiscal Year 2021-2022 Budget. It was discovered that these other costs should have been included in the original budget, but were not.

REVIEW

During the annual budget process, 18 new positions were approved. The requests included various other operating costs needed with the addition of new staff. These items were approved, but were not included in the final adopted budget. These expenditures are listed below.

New Personnel Operating Expenses:

Small Equipment/PC's	\$37,700
Uniforms and Shoes	32,025
Telecommunications	5,745
Training and Travel	15,250
Dues and Licenses	5,600
Supplies	6,350
Fuel	11,861
Allocable Portion to Other Funds	<u>(43,090)</u>
Net impact to the General Fund	\$71,441

A Budget Amendment is requested to fund the operating expenses that were inadvertently left out of the annual budget.

RECOMMENDATION

Staff recommends the General Services Committee forward this budget amendment to Council for approval at the September 14th regular Council Meeting.

Attachment: BA-2021-16

**BUDGET AMENDMENT
BA-2021-16**

1. Amendment to appropriate funds for operating expenditures for new personnel. Positions were approved by Council and salary expenses were included, but related operating expenses were inadvertently left out of the budget ordinance to adopt the FY 2022 annual budget.

General Fund:

Revenues:

Appropriation from Fund Balance	\$71,441
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Expenditures:

General Government	\$20,980
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Public Safety	\$48,465
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Culture and Recreational	\$1,996
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Water and Sewer Fund:

Revenues:

Appropriation from Fund Balance	\$7,352
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Expenditures:

Distribution System	\$7,352
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Storm Water Fund:

Revenues:

Appropriation from Fund Balance	\$763
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Expenditures:

Operations	\$763
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Aquatic Center Fund:

Revenues:

Appropriation from Fund Balance	\$807
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Expenditures:

Operations	\$807
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Electric Fund:

Revenues:

Appropriation from Fund Balance	\$2,532
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Expenditures:

Electric System Maintenance	\$2,532
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Natural Gas Fund:

Revenues:

Appropriation from Fund Balance	\$16,621
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Expenditures:

Natural Gas Maintenance	\$16,621
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Health and Dental Fund:

Revenues:

Appropriation from Fund Balance \$6,411

Expenditures:

Allocations \$6,411

Property and Liability Fund:

Revenues:

Appropriation from Fund Balance \$3,737

Expenditures:

Allocations \$3,737

Worker's Compensation

Revenues:

Appropriation from Fund Balance \$4,639

Expenditures:

Allocations \$4,639

Adopted this 14th day of September, 2021.

Bobby G. Kilgore, Mayor

Attest:

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: General Services Committee

VIA: Brian J. Borne, Interim City Manager

DATE: August 19, 2021

FROM: Lisa Strickland, Finance Director

PREPARED BY: Lisa Strickland, Finance Director

SUBJECT: Budget Ordinance to Close Capital Projects

SUMMARY STATEMENT

A budget ordinance is necessary to amend the fiscal year 2022 budget in order to close various projects.

REVIEW

Many capital projects have been completed and are ready to be closed. Funding that is remaining in the following projects as unspent, netted against any project overruns, can be transferred back to fund balance in the corresponding fund. Projects are as follows:

- | | | |
|---|--|----------|
| • | WR1730 – John Glen WTP Improvements | \$1,212 |
| • | EL2102 – Substation Flooding Remediation | \$20,000 |
| • | ELFLOR – Hurricane Florence Repairs | (32) |

One project was closed last year in error. This project needs to be re-established to make the final payment on the project. That project is WR1227 – Utility Relocations Monroe Expressway. The final payment is still in negotiation, but the project balance was \$1,055,556 when the project was closed last year. It is requested that this amount be moved back into the project.

RECOMMENDATION

Staff recommends that the General Services Committee forward to full Council the recommendation for approval of the proposed budget ordinance to close projects for Fiscal Year 2022.

Attachment: BO-2021-13

**CAPITAL PROJECT BUDGET ORDINANCE
CLOSE COMPLETED CAPITAL PROJECTS
BO-2021-13**

WHEREAS, certain projects that have been funded in prior years have been completed;

WHEREAS, those projects with remaining balances/shortages are identified as follows:

- | | |
|--|----------|
| • WR1730 – John Glen WTP Improvements | \$1,212 |
| • EL2102 – Substation Flooding Remediation | \$20,000 |
| • ELFLOR – Hurricane Florence Repairs | (32) |

WHEREAS, it is desired that the remaining funding from these projects be funded by or returned to the respective operating fund.

WHEREAS, it is requested that one project, WR1227 - Utility Relocations Monroe Expressway, that was closed last year in error be re-established and funding be placed back into the project.

NOW, THEREFORE, BE IT ORDAINED, that the City Council of the City of Monroe adjusts the appropriations in the above projects, returns the funding to or funds the shortage from the respective operating fund and replaces funding for one project as listed above and amends the following revenues and expenses:

Water/Sewer Fund:

Revenue:

Appropriation of Water/Sewer Fund Balance	\$1,054,344
Transfer from Water/Sewer Capital Projects Fund	\$1,212

Expense:

Transfer to Water/Sewer Capital Projects Fund	\$1,055,556
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Water/Sewer Capital Project Fund:

Revenue:

Transfer from Water/Sewer Fund	\$1,055,556
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Expense:

Construction Projects	\$1,054,344
Transfer to Water/Sewer Fund	\$1,212

Electric Fund:

Revenue:

Appropriation of Electric Fund Balance	\$(19,968)
Transfer from Electric Capital Projects Fund	\$20,000

Expense

Transfer to Water/Sewer Capital Projects Fund	\$32
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Electric Capital Project Fund:

Revenue:

Transfer from Electric Fund	\$32
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Expense:

Construction Projects	\$(19,968)
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Transfer to Electric Fund	\$20,000
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BE IT FURTHER ORDAINED, that an amendment to the various capital fund budgets for FY 2021-2022 is approved to adjust funding as listed above and to transfer to the corresponding operating fund as listed above.

Adopted this 14th day of September, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: General Services Committee

VIA: Brian J. Borne, Interim City Manager

DATE: August 19, 2021

FROM: Lisa Strickland, Finance Director

PREPARED BY: Lisa Strickland, Finance Director

SUBJECT: Approve Budget Amendment for Unspent Appropriations

SUMMARY STATEMENT

A budget amendment is necessary to the fiscal year 2022 budget in order to re-appropriate incomplete items from fiscal year 2021. Details are outlined below.

REVIEW

It is necessary to re-appropriate items that have been approved, but are not complete at the end of the fiscal year. The nature of these items is projects that are only partially complete, grants that have not been spent in their entirety and unspent drug seizure money. Incomplete items from fiscal year 2020 are as follows:

General Fund:

\$589	East Village Subdivision – driveway extension fees
26,172	Water & Sewer Connection Fee Assistance – program approved by Council to assist low income families with utility connection fees
15,850	Down payment Assistance – program approved by Council to assist low income families with house purchase
818	Youth Programs (Donations)
32,944	State Equitable Sharing – Money received from seizures – restricted to law enforcement expenditures.
11,844	Explorer Program (Donations)

995 Tree donation to be used in planting

201 JAG Grants not complete

\$89,413 Total General Fund

Downtown Monroe Fund:

\$33,230 Façade Grants

411,774 Downtown Incentive Program

\$445,004

Police Department Forfeiture Fund:

\$258,555 U S Justice - Federal Equitable Sharing– Money received from seizures – restricted to law enforcement expenditures.

107,811 U S Treasury – Federal Equitable Sharing– Money received from seizures – restricted to law enforcement expenditures.

\$366,366

RECOMMENDATION

Staff requests General Services Committee recommendation of approval of the proposed budget amendment for appropriation of unspent items for Fiscal Year 2022.

Attachment: BA-2021-17

**CITY OF MONROE
BUDGET AMENDMENT
BA-2021-17**

1. Amendment necessary to designate and appropriate funds in fiscal year 2022 for incomplete projects, unspent grants and unspent seizure funds in fiscal year 2021.

General Fund:

Revenues:

Restricted Intergovernmental	\$ 201
Appropriation of Fund Balance	\$ 89,212

Expenditures:

General Government	\$ 42,611
Public Safety	\$ 45,807
Parks & Recreation	\$ 995

Downtown Monroe Special Revenue Fund:

Revenues:

Appropriation of Fund Balance	\$ 445,004
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Expenditures:

Economic & Physical Development	\$ 445,004
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Police Department Forfeiture Special Revenue Fund:

Revenues:

Appropriation of Fund Balance	\$ 366,366
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Expenditures:

Public Safety	\$ 366,366
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Adopted this the 14th day of September, 2021.

Bobby G. Kilgore, Mayor

Attest:

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: General Services Committee

VIA: Brian Borne, Interim City Manager

DATE: August 19, 2021

FROM: Peter Cevallos, Airport Manager

SUBJECT: Approval of Land Lease with Charlotte-Monroe Hangar 1, LLC

SUMMARY STATEMENT

Staff is requesting General Services Committee recommend to City Council the approval of the proposed land lease with Charlotte-Monroe Hangar 1, LLC for thirty years, with two renewals of five (5) years, for the construction of an aircraft storage hangar.

REVIEW

Staff has been approached by the attorney representing Charlotte-Monroe Hangar 1 LLC, requesting any available land to construct large corporate jet aircraft so that his client can base his corporate jet at the Airport. The client intends to relocate his Bell helicopter and purchase Citation Jet III to house in the hangar once complete.

Staff identified a site at the Corporate Hangar Area of the Airport that can accommodate the construction of a 15,000 sq. ft. aircraft storage hangar. Staff determined a parcel of 200 feet by 100 feet size, or 30,000 square feet, to adequately place the proposed 15,000 sq. ft. hangar (this property size would allow a 25-foot buffer around the entire building). Based on the total cost that has been invested and the size of the property, staff has calculated required payback rate of approximately \$0.42 per square foot, per year, an annual lease rate of \$12,600, with a lease term thirty years, with two renewals of five (5) years. The client has agreed to the lease rate and terms, and is interested in signing the lease.

RECOMMENDATION

The Airport Commission and staff is requesting General Service Committee recommend to City Council to approve:

- The land lease with Charlotte Monroe Hangar 1, LLC for the construction of an aircraft storage hangar on the Corporate Hangar Area; and,
- Authorize the City Manager to sign the lease agreement.

Attachment(s):

- Charlotte-Monroe Hangar 1 Letter of Intent
 - Lease Agreement
- City Council Resolution 2021-64

1001 West Fourth Street
Winston-Salem, NC 27101-2400
t 336 607 7300 f 336 607 7500

August 4, 2021

direct dial 336 607 7366
direct fax 336 464 2481
CMcDowell@kilpatricktownsend.com

Charlotte Monroe Executive Airport
3900 Paul J Helms Drive
Monroe, NC 28110
Attn: Peter Cevallos

Re: Letter of intent regarding the ground lease between Charlotte Monroe Executive Airport (“**Lessor**”) and Charlotte-Monroe Hangar 1 LLC, a Wyoming limited liability company (“**Lessee**” and together with Lessor, the “**Parties**” and individually, a “**Party**”)

Dear Mr. Cevallos,

We are submitting this Letter of Intent (“**LOI**”) on behalf of our client, Charlotte-Monroe Hangar 1 LLC. This LOI summarizes the principal terms with respect to a proposed transaction which would include Lessor and Lessee entering into a ground lease (such proposed transaction is referred to herein as the “**Transaction**”). While certain terms of the Transaction have been provided in this LOI, the LOI does not contain all matters and terms upon which agreement must be reached in order to consummate the Transaction. This LOI is intended solely as a basis for continuing and finalizing the terms and conditions of the Transaction, but is not intended to be and does not constitute a legally binding obligation.

No legally binding obligations will be created, implied, or inferred until definitive agreements, which are expected to include a ground lease agreement (the “**Ground Lease Agreement**”) and other ancillary documents related to the Ground Lease Agreement and the Transaction (collectively the “**Definitive Agreements**”) have been entered into by the Parties. Without limiting the generality of the foregoing, it is the Parties’ intent that, until the Definitive Agreements have been entered into, no agreement will exist among them and there will be no obligation whatsoever based on such things as parol evidence, extended negotiations, “handshakes,” oral understandings, or courses of conduct (including reliance and changes of position).

Notwithstanding the foregoing, upon your acknowledgment of, and agreement to, this LOI, the Parties hereto agree to be legally bound by the terms and conditions set forth in Sections 6, 7, and 8 below.

1. Summary of Transaction. The Parties will enter into a Ground Lease Agreement with respect to approximately 25,000 square feet of land located on the premises of the Lessor’s airport and all improvements, fixtures, personal property and trade fixtures located thereon, together with all other appurtenances, tenements, hereditaments, rights and easements pertaining to the property and the improvements now or in the future located thereon (the “**Premises**”). The Parties agree that the hangar space nearest to the terminal that meets the 25,000 square foot space requirement will be the Premises. Lessor will grant a lease to Lessee of the Premises. Lessee may use the Premises for operation of an airport hangar and will be entitled to make and maintain improvements to the Premises at Lessee’s cost and expense. Lessee shall have the right to commence preparation of the Premises for development in accordance with the terms of the Definitive Agreements.

2. **Lease Commencement Date.** The Parties shall work in good faith to agree upon and execute the Definitive Agreements as soon as practicable following the execution of this LOI by both Parties. It is anticipated that the Parties will work toward a lease commencement date as soon as possible after execution of this LOI. The Parties shall proceed in good faith to attempt to complete all conditions of and obtain any required authorizations necessary to execute the Definitive Agreements and to effect the Transaction as soon as practicable following such execution.

3. **Representations and Warranties.** Lessor would make customary representations and warranties to Lessee under the Definitive Agreements.

4. **Due Diligence.** Following acceptance of this LOI, Lessee and its representatives shall be allowed to complete a detailed due diligence review of the Premises, including, without limitation, review of any existing agreements, documents, permits and leases affecting the Premises.

5. **Term.** This LOI will automatically terminate and be of no further force and effect upon the earlier of: (i) execution of the Definitive Agreement by Lessor and Lessee; and (ii) mutual agreement of Lessor and Lessee. Notwithstanding anything in the previous sentence, Section 7 shall survive the termination of this LOI and the termination of this LOI shall not affect any rights a Party has with respect to the breach of this LOI by the other Party prior to such termination.

6. **Expenses.** Each Party shall pay its own costs and expenses, including legal fees, incurred at any time in connection with the Transaction, including the negotiation of this LOI and the Definitive Agreements or incurred in connection with the transactions contemplated by this LOI.

7. **Governing Law.** The legally binding portions of this LOI will be governed by and construed in accordance with the laws of the State of North Carolina, without regard to conflicts-of-law principles.

8. **Miscellaneous.** Neither this LOI nor any rights or obligations hereunder may be assigned, delegated, or conveyed by either Party without the prior written consent of the other Party. This LOI may be executed in counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one agreement. The headings of the various sections of this LOI have been inserted for reference only and shall not be deemed to be a part of this LOI.

If the foregoing summary is in accordance with your understanding, please so indicate by signing this LOI and returning it to our attention.

[Signature page follows]

Sincerely,

A handwritten signature in black ink, appearing to read 'Ches McDowell', with a stylized, cursive script.

Ches McDowell

Acknowledged and agreed to by:

CHARLOTTE MONROE EXECUTIVE AIRPORT

By: _____

Name: _____

Title: _____

Date: _____, 2021

CHARLOTTE-MONROE)
EXECUTIVE AIRPORT)
CITY OF MONROE)

LEASE AGREEMENT

THIS LEASE AGREEMENT entered into this ____ day of _____, 20__ by and between the **CITY OF MONROE**, hereinafter collectively called Lessor, and **Charlotte-Monroe Hangar 1 LLC**, hereinafter called Lessee,

WITNESSETH:

1. Demise. In consideration of the payment from time to time by the Lessee of the rents hereinafter set forth and in further consideration of the prompt performance by the Lessee of each of the covenants on its part to be performed hereunder, the Lessor does hereby lease unto the Lessee, its successors and assigns, the parcel of real estate situate at 1406 Aviation Drive, Monroe, NC 28110, at the Charlotte-Monroe Executive Airport, hereinafter called "the demised premises," described on Exhibit A attached hereto and made a part hereof. To have and to hold the said premises, together with all improvements, appurtenances, rights, privileges and easements thereto belonging or in any wise incident or appertaining upon the terms and conditions hereinafter set forth.

2. Term. The term and duration of this lease shall be for a period of **Thirty (30)** years, beginning October 1, 2021, and ending on September 30, 2051.

3. Rental. The minimum annual rental for the leasehold, as described in paragraph 1 shall be Twelve Thousand, Six Hundred dollars (\$12,600), as described in Exhibit B, Lease Payback Schedule, attached hereto and made a part hereof. At the agreed upon regular intervals of every five (5) years, the annual rental shall be adjusted upward to reflect an increase of three (3) percent during the term of the lease. In no event shall the rental for the current period be less than the rental payable during the previous period.

All rentals payable hereunder shall be paid to Lessor without any offset or deduction whatsoever, in monthly installments equal to one-twelfth (1/12) of the annual rental, in advance on the first day of each month, beginning on the first day of the term hereof with any portion of a month to be prorated.

All rentals shall be made at or mailed to:

City of Monroe
P. O. Box 69
Monroe, North Carolina 28111

or at such other address as Lessor may designate in writing.

4. Site Development Reimbursement. As a part of this agreement, the Lessor will make infrastructure improvements that allow access and operation of the proposed corporate hangar facilities. These improvements include site grading to accommodate a building pad, access road to hangar site, and utilities to include water, electric, natural gas, and sewer. These improvements will be funded by an internal loan from the City. The Lessee agrees to reimburse the Lessor the infrastructure improvement's design and construction costs through a payback schedule during the first twenty (20) year term of the lease. This schedule will be built into the lease stream, and will be based on one-fourth pro-rata share of the infrastructure improvement cost.

5. Option to Renew. Provided the Lessee is not in default, the Lessee shall have the option to renew this lease for two options of five (5) years each. Rental for each renewal period shall continue using the same lease payback schedule as described in Exhibit B attached hereto and made a part hereof. The Lessee's option to renew shall be exercised by written notice to Lessor at least six months prior to the expiration of the original or any renewal term hereof.

6. Taxes. The Lessee shall pay when due all taxes (including ad valorem real estate taxes), assessments or other governmental charges of every kind of nature, whether extraordinary or ordinary and whether or not presently contemplated by the parties, including ad valorem taxes now or hereafter imposed by the City of Monroe and Union County, which shall or may be imposed on, or arise in connection with the premises, the use of the premises or any part thereof. The Lessee shall deliver receipts evidencing payment of all such taxes, assessments or charges to Lessor within ten (10) days after the first day allowed for payment thereof. The Lessee shall also pay all personal property taxes assessed against its personal property, machinery, equipment or supplies located on the premises, which may be subject to taxation, by any governmental authority.

7. Utilities. The Lessee shall be solely liable for the payment of utility charges as they become due including those for sewer, water, gas, electricity and telephone services. The Lessor makes no representation with respect to the availability, volume or capacity of any utilities, which may be required by the Lessee and assumes no responsibility for providing utility services. The Lessee further agrees that all waste products emptied into the septic tank system or sewer disposal lines or plants will conform to the regulations and restrictions of the City of Monroe.

8. Alteration and Additions. The Lessee, with the prior written consent of Lessor, shall have the right, during the continuance of this lease, to make alterations, additions or improvements to the premises, all at its own expense and at no cost to the Lessor. Such alterations, additions or improvements shall become a part of the premises and belong to the Lessor, without compensation to the Lessee, at the expiration of this lease. Such alterations, additions or improvements shall not endanger the premises and shall not be in conflict with the Charlotte-Monroe Executive Airport Minimum Hangar Construction Standards or any governmental authority having jurisdiction thereof.

9. Maintenance and Repairs. The Lessee shall be responsible for the entire upkeep, maintenance and repair of all improvements, the remainder of the demised premises and the fixtures and equipment appurtenant thereto, and shall keep the same in good, safe, tenantable condition, in good appearance, properly painted and landscaped. All repairs and maintenance shall be performed in a good and workmanlike manner. Lessee will deliver said buildings and premises at the termination of this lease in good order and repair, reasonable wear and tear excepted.

Lessee, (so long as it shall not be in default under the terms and provisions of this lease) on termination of this lease or at any time during the continuance thereof, may remove from said demised premises and the buildings located thereon, all of its shelving, trade fixtures, counters, racks and other equipment of a non-permanent nature, including temporary electrical trays and conduits and window air conditioning units. (Fences, electrical fixtures, carpeting, built-in shelving and other like items attached to the buildings shall be deemed a part of the realty and become property of the Lessor). Lessee shall repair any damage that may be done to the premises from the removal of said fixtures and equipment.

Damage. Should the whole or any part of the improvements at any time standing on the demised premises be partially damaged or wholly destroyed by fire or other causes after the commencement of the term of this lease, such destruction or injury shall not operate to terminate this lease, but this lease shall continue in full force and effect, and Lessee agrees, at its own expense without unnecessary delay, to restore or rebuild said improvements to a condition equal or greater in value to that just prior to said loss.

Provided, however, that in the event the improvements situate upon the demised premises are damaged or destroyed by fire or other casualty during the last three (3) years of the term or any renewal period, then Lessee, at its election, shall have the right to terminate the within lease and the proceeds of any insurance required hereunder shall be divided between Lessor and Lessee as their respective interests may appear.

10. Insurance. The Tenant shall indemnify, defend and hold harmless the City of Monroe from any and against all damages and liabilities for anything and everything whatsoever arising from or out of the occupancy by or under the Tenant, the Tenant's agents or servants and/or from any loss or damage arising from any fault, negligence and/or intentional acts either criminal or contractual by the Tenant or any failure on Tenant's part to comply with any of the covenants, terms and conditions herein contained or otherwise. Tenant agrees to maintain minimum liability insurance of \$2,000,000 each occurrence for bodily injury, and \$500,000 each occurrence for property damage, with a recognized company or companies indemnifying the Landlord against public liability and property damage occurring as a result of each and every phase of activity conducted by Tenant in and upon or in connection with the premises herein leased at the Charlotte-Monroe Executive Airport, and shall be kept in force and effect at all times during the terms of this lease.

All coverages should be with companies licensed to do business in NC and Best's rated at least A:VII. 30 days' notice of cancellation or material change in coverage is required. Copies of the Certificates of Insurance as evidence of coverage, additional insured and cancellation provision is required to the Lessor. All subcontractors should either be covered by Charlotte-Monroe Hangar 1, LLC or provide evidence of coverages with same provisions and limits as required of Charlotte-Monroe Hangar 1, LLC.

Lessee, during the entire term hereof, shall keep the improvements located upon the demised premises, including all repairs, replacements, alterations, additions and changes thereto made by Lessee, insured against loss or damage by fire and causes covered by the customary standard extended coverage applicable to property of similar character located in Monroe, North Carolina, in an amount equal to the full insurable value of such improvements including repairs, replacements, alterations or additions thereto. All such insurance shall be written in a company or companies, and with policies, acceptable to Lessor and all such policies shall furnish to the Lessor a copy of a binder from the insurer. The Lessee shall furnish the Lessor with all policies, or copies thereof, with receipts evidencing payment of the premiums and all such policies, binders or certificates shall provide for thirty (30) days notice from the insurer to the Lessor of any cancellation or amendment to any such policy, binder or certificate.

The Lessee shall not bury, dump, pour, spill or place on the premises, or release into the environment any hazardous, toxic or harmful waste, substance or material of any kind or nature. The Lessee agrees to indemnify and hold the Lessor harmless from any and all claims, suits, actions, judgments, fines, costs, or damages (including reasonable attorneys' fees and legal expenses) for injury to persons, property, or the environment, or for decontamination or clean-up of the premises or environment arising out of or resulting from the Lessee's use of the premises or breach by the Lessee of the foregoing covenant.

11. Use, Occupancy and Compliance with Regulations. The premises shall be used solely for the operation of a corporate aviation hangar and related aviation activities. Lessee shall cooperate with the Lessor in every reasonable way to aid and maintain an efficient operable aviation facility, it being agreed and understood between the parties hereto that Lessee shall be subject to the following: Exhibit B, Monroe Code of Ordinances, Chapter 131: Charlotte-Monroe Executive Airport (otherwise understood as the Airport Rules and Regulations). All copies now or hereafter adopted by the City of Monroe and of which are attached.

As necessary conditions to its being granted a lease on public property, Lessee agrees to operate the premises, which are open to the public without discriminatory or otherwise unreasonable charges or fees. The Lessee, in the operation and use of the premises, will not on the grounds of race, color or national origin, discriminate or permit discrimination against any person or group of persons in any manner

prohibited by Part 15, of the Federal Aviation Regulations. Noncompliance shall constitute a material breach of this lease and, in the event of such noncompliance; the Federal government or the Lessor shall have the right to take such action as the government may direct to enforce compliance.

The Lessor, the Federal Aviation Administration or any other Federal, State or local agency having jurisdiction over the premises, shall have the right with reasonable notice to enter upon the premises at any time during normal business hours for the purpose of making reasonable inspections without interference or hindrance by the Lessee. The Lessor shall have the right to make any improvements to the leased premises or to the Charlotte-Monroe Executive Airport which, in the Lessor's sole judgment, may be necessary to further develop the premises or to comply with the requirements of the Federal Aviation Administration with respect to the aviation facilities, provided that such improvements do not interfere with Lessee's use of the premises. The Lessor shall have the right to enter into agreements with governmental agencies with respect to applications for funds to improve the facilities at Charlotte-Monroe Executive Airport and this lease is expressly made subject to all such governmental agreements.

12. Ordinances. The Lessee shall, at its own cost and expense, promptly observe and keep all laws, rules, orders, ordinances and regulations of the Federal, State and City Governments and all departments and bureaus thereof, and those of any other competent authority applicable to said premises, as well as to all repairs and alterations which may be made thereon, and also, at its cost and expense, shall promptly comply with all laws, rules, orders, regulations and requirements of the Board of Fire Underwriters or of any similarly constituted body, and will use no part of said premises in a manner so as to create a nuisance, and will use no part of said premises in a manner so as to create a nuisance. Upon failure to comply with any of the foregoing requirements, Lessor may, at its option, after thirty (30) days written notice to Lessee of its intention to do so, comply with the same for and on account of Lessee, and the cost of such compliance shall be paid with interest at twelve (12%) percent to Lessor upon demand.

13. Liens. The Lessee will not allow any mechanic's or material man's lien to stand against any portion of the premises for work performed for account of Lessee, provided, however, that Lessee may secure the discharge of the property from such liens by filing bond pursuant to applicable law and pending legal proceedings. Lessor shall not then have the right to pay, remove or discharge any such mechanic's or material man's lien or judgment thereby contested, and any delay of Lessee in paying the same until final determination of such disputed matter shall not be deemed a default of the conditions of this lease.

14. Default Clause. In the event of the failure of Lessee to make any rental payment when due or to comply with any agreement or covenant herein made, including the obligation to construct improvements, and should Lessee remain so in default for a period of thirty (30) days after written notice thereof to Lessee, or in the event that Lessee is placed in voluntary or involuntary bankruptcy or receivership, or is placed in any sort of insolvency or reorganization due to insolvency proceedings under State or Federal law, then and in any of such events Lessor, at Lessor's option, may (a) declare the full rental for the entire term immediately due and payable without prejudice to any other remedies in law or equity available to Lessor, or (b) declare this lease terminated and take possession of the demised premises forthwith and thenceforth hold the same with full right of Lessor to recover all past due rents and any and all damages, including attorney's fees, caused Lessor as a result of said default. Should the said term at any time be ended under the terms and conditions hereof, or in any other way, Lessee hereby covenants and agrees upon request of Lessor to surrender and deliver up the said demised premises and property peaceably to said Lessor immediately upon the termination of said term. In addition to the rights to terminate, and all other remedies set forth in this paragraph, Lessor shall also have all other rights and remedies which may be available under the laws of the State of North Carolina, subject to the conditions applicable to Lessor's rights as hereinabove provided. Notwithstanding the foregoing, where any breach of this agreement constitutes a violation of Federal, State or local law, Lessee shall cure such breach as soon as possible after notice of same and the failure to do so shall entitle Lessor to terminate this lease or seek any available remedy at law or equity.

15. Condemnation. If the whole of the demised premises shall be taken for any public or quasi-public use under any statute or by right of eminent domain or by private purchase in lieu thereof or in the event of a partial taking (or purchase) of the demised premises which results in the demised premises being rendered unusable for the purposes for which Lessee is using the demised premises immediately prior thereto and it is not economically feasible for Lessor to restore the improvements thereof, then this lease shall automatically terminate as of the date of any such total or partial taking and the rentals due hereunder shall be adjusted to the date thereof.

In the event of a partial taking (or purchase) not resulting in termination of this lease as aforesaid and as hereinafter provided, Lessee shall, at its own cost and expense, make all repairs to the buildings and improvements on the demised premises affected by such taking (or purchase) to the extent necessary to restore the same to a complete architectural unit (taking into consideration the amount of land remaining after such taking or purchase); provided, however, that Lessee shall not be obligated to expend an amount in excess of the proceeds of the net award available to Lessee for such purposes as hereinafter provided. Provided, however, in the event any material partial taking (or purchase) shall occur at any time during the last two years of the initial or any renewal term hereof, then both Lessor and Lessee each shall have the right, but not the obligation, to terminate this lease by giving thirty (30) days prior written notice thereof to the other within thirty (30) days after the date of such taking (or purchase), with rentals to be adjusted to date of termination. In the event of any taking (or purchase) of the demised premises, the parties hereto agree to cooperate in applying for and in prosecuting any claim therefore and the aggregate net award after deducting reasonable expenses, costs and attorney's fees incurred in connection therewith, shall be paid to Lessor and Lessee as their respective interests may appear.

16. Temporary Possession by Government Agency. If, during the term of this Agreement, the Federal government or any other governmental agency acquires temporary possession of all or any part of the premises by virtue of any law now or hereafter in effect which materially interferes with the Lessee's use or occupancy of all or any portion of the premises, this Agreement shall not terminate, but shall remain in full force and effect. Provided, however, that the rentals payable hereunder for that portion of the premises thereby affected shall be proportionately abated during the period that the Lessee is deprived of such use or occupancy.

17. Covenant of Title, Authority and Quiet Possession. Lessor covenants and warrants that Lessor has full right and lawful authority to enter into the lease for the full term aforesaid, and that Lessor is lawfully seized of the entire premises hereby demised and has good fee simple leasehold title thereto. Lessor further covenants that if the Lessee shall discharge the obligations herein set forth to be performed by the Lessee, the Lessee shall have and enjoy, during the term hereof, the quiet and undisturbed possession of the demised premises.

18. Assignment and Subletting. The Lessee may not assign this lease or sublet any part of the demised premises without the prior written consent of the Lessor, which consent will not be unreasonably withheld.

19. Inspection and Advertisement. The Lessor shall have the right during the continuance of this lease at all reasonable times to enter and inspect the premises and improvements in order to exercise any right or power reserved to the Lessor under the terms and provisions hereof; and during the last six (6) months of the term, Lessor shall have the right to show the demised premises to prospective tenants or buyers and display about the demised premises the usual signs advertising the sale or lease thereof.

20. Notice. All notices provided for in this lease shall be sent by registered or certified mail to the Lessor and Lessee at the following addresses, unless the parties shall designate a different address in writing:

Lessor: City of Monroe
P. O. Box
Monroe, North Carolina 28111

Lessee: Charlotte-Monroe Hangar 1 LLC
PO Box 1561
Monroe, NC 28111-1561

21. Natures and Extent of Agreement. This lease agreement sets forth all the covenants promises, agreements, conditions and understandings between Lessor and Lessee concerning the demised premises and there are no covenants, promises, agreements, conditions or understandings, either oral or written, between them other than those herein set forth. No subsequent alteration, amendment, change or addition to this agreement shall be binding upon Lessor or Lessee unless reduced to writing and signed by each.

Paragraph headings and sub-headings throughout this agreement are for convenience and reference only, and the words contained therein shall in no way be held to explain, amplify or aid in the interpretation, construction or meaning of the provisions of this agreement.

For words used in this lease agreement, the use of one gender shall include the other gender, and the singular shall include the plural, or the plural shall mean the singular, as the case may be. Should any provision of this lease be held invalid or unenforceable by any court of competent jurisdiction, the remaining provisions hereof shall remain in full force and effect.

This lease shall be construed according to the laws of the State of North Carolina.

In the event that the terms and provisions of this lease, including the collection of rents, shall be enforced through legal proceedings, the prevailing party in such proceedings shall be entitled to recover from the other all costs of the action, together with its reasonable attorney's fees, to the extent permitted by North Carolina law.

22. Binding Effect. This lease agreement shall inure to the benefit of and be binding upon the Lessor and the Lessee hereunder, and their respective successors and assigns.

23. E-Verify Requirement. Lessee shall comply with the requirements of Article 2 of Chapter 64 of the General Statutes. Further, if Lessee utilizes a subcontractor, Lessee shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 of the General Statutes.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be duly executed as of the day and year first written above on the first page.

In the Presence of:

LESSOR:

City of Monroe

By: _____
Bobby G. Kilgore, Mayor

ATTEST:

Bridgette H. Robinson, City Clerk

LESSEE:

By: _____

Its: _____

EXHIBIT A: Demised Premises at 1406 Aviation Drive, Monroe, NC 28110



EXHIBIT B: Lease Payback Schedule

<u>YEAR</u>	<u>ANNUAL RENT</u>	<u>YEAR</u>	<u>ANNUAL RENT</u>
2021	\$ 12,600	2041	\$ 14,181
2022	\$ 12,600	2042	\$ 14,181
2023	\$ 12,600	2043	\$ 14,181
2024	\$ 12,600	2044	\$ 14,181
2025	\$ 12,600	2045	\$ 14,181
2026	\$ 12,978	2046	\$ 14,607
2027	\$ 12,978	2047	\$ 14,607
2028	\$ 12,978	2048	\$ 14,607
2029	\$ 12,978	2049	\$ 14,607
2030	\$ 12,978	2050	\$ 14,607
2031	\$ 13367	2051	\$ 15,045
2032	\$ 13367	2052	\$ 15,045
2033	\$ 13367	2053	\$ 15,045
2034	\$ 13367	2054	\$ 15,045
2035	\$ 13367	2055	\$ 15,045
2036	\$ 13,768	2056	\$ 15,496
2037	\$ 13,768	2057	\$ 15,496
2038	\$ 13,768	2058	\$ 15,496
2039	\$ 13,768	2059	\$ 15,496
2040	\$ 13,768	2060	\$ 15,496

**RESOLUTION APPROVING LEASE OF CITY PROPERTY
LOCATED AT CHARLOTTE-MONROE EXECUTIVE AIRPORT
TO CHARLOTTE-MONROE HANGAR 1, LLC
AND GRANTING AUTHORIZATION TO CITY MANAGER
TO EXECUTE DOCUMENTS
R-2021-64**

WHEREAS, the City of Monroe owns the improved real property located on the Charlotte-Monroe Executive Airport, Monroe, North Carolina; and

WHEREAS, pursuant to North Carolina General Statute § 63-53, the City intends to enter into a lease agreement with Charlotte-Monroe Hangar 1, LLC to lease the property beginning October 1, 2021 for a period of thirty years, with two renewals of five (5) years; and

WHEREAS, in consideration of said lease Charlotte-Monroe Hangar 1, LLC desires to lease the property for a forty-year period under terms and conditions of the lease to construct a corporate aviation hangar facility as to operate for private aircraft storage and management on the Premises; and

WHEREAS, North Carolina General Statute §160A-272 authorizes the City to enter into leases of up to ten years upon resolution of the City Council adopted at a regular meeting after 30 days public notice; and

WHEREAS, the required notice has been published and the City Council is convened in a regular meeting.

NOW, THEREFORE, BE IT RESOLVED, the Monroe City Council hereby approves lease of the City property described above to Charlotte-Monroe Hangar 1, LLC for a period of thirty years, with two renewals of five (5) years beginning October 1, 2021 under the terms and conditions contained in the lease and authorizes the City Manager to execute any and all necessary documents.

This Resolution is effective on the date of its adoption.

Adopted this 14th day of September, 2021.

Attest:

Bobby G. Kilgore, Mayor

Bridgette H. Robinson, City Clerk