

Environmental Site Assessment

Phase I

**Guilford College Rd.
Greensboro, NC**

GeoSci Job: 17.477

**Prepared by
GeoScience and Technology, P.A.
for
Guilford County**

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1.0 Executive Summary

Geoscience and Technology, P.A. (GeoSci) has completed a Phase I Environmental Site Assessment (ESA) for the properties (“subject properties” or “subject sites”) currently under consideration for a new EMS Station in Greensboro, North Carolina. Both of the subject sites are vacant. Owner and address information for the subject properties was confirmed on the Guilford County GIS website. The properties involved are:

979 Guilford College Rd., Guilford County PIN 7823799333, Parcel 0151163 (Western parcel only) and 926 R2 Guilford College Rd., Guilford County PIN 7823799859, Parcel 0151165.

The subject properties are located in Guilford County, NC in the southern portion of the City of Greensboro in a mixed-use area. The parcel located at 979 Guilford College Rd. is zoned CZ-HB, 962 R2 Guilford College Rd. is zoned RS-40 by Guilford County. Municipal water, sewer and natural gas service are available for both parcels. A review of the information available from the Guilford County Geographic Information System summarizing the floodplain data available for the site and surrounding area indicates that the subject sites are not located in a known floodplain or flood prone area.

The owners’ agents provided the information for the “owners” portion of the ASTM 1528-14 questionnaire for each parcel. To supplement the information obtained from the ESA Questionnaires, Steve Mason of GeoSci, did a site reconnaissance of the subject properties on July 7, 2017. There were no potentially adverse conditions found on the parcels at 979 or 926 R2 Guilford College Rd.

No photographs of the site were taken during the walkover because it is all heavily wooded.

There are incidents within a mile that are either “Historical Recognized Environmental Conditions” or “Controlled Recognized Environmental Conditions” due to regulatory status. These sites pose minimal or no threat to the subject site based on distance, topographic position or regulatory status. No Recognized Environmental Conditions were found for the subject sites.

2.0 Introduction

Geoscience and Technology, P.A. (GeoSci) has completed a Phase I Environmental Site Assessment (ESA) for the properties (“subject properties” or “subject sites”) located at 979 & 926 Guilford College Rd., in Greensboro, Guilford County, North Carolina.

2.1. Purpose

The purpose of this Environmental Site Assessment (ESA) is to evaluate the potential environmental liability associated with the subject property. The environmental assessment serves to identify recognized conditions or activities at the site and on nearby properties that present existing or potential environmental hazards. The information contained in this report should allow

interested parties to determine whether additional investigation or remediation of site conditions is required. The contents of this report should not be construed as a recommendation by GeoSci for or against purchase, sale, lease, financing, or development of the property.

2.2. Detailed Scope of Services

The ASTM Standard Practice for Environmental Site Assessments (E1527-13) was used to set minimum criteria for data collected during the investigation. This format should also satisfy the EPA regulation regarding all appropriate inquiry (AAI) for commercial property transactions. The investigation included a site reconnaissance for indications of hazardous materials, chemical and fuel storage, electrical transformers, distressed flora and fauna, ground surface staining, and suspicious odors. The Phase I ESA included research into current and historical land use at the subject site and surrounding area. The historical research included interviews with the site owner/managers and examination of aerial photographs to identify possible adverse land uses. Reviews were conducted of the Federal National Priority List (NPL), Resource Conservation and Recovery Information System (RCRIS-TSD), Comprehensive Environmental Response, Compensation, and Liability Information (CERCLIS), Emergency Response and Notification System (ERNS) and Corrective Action Report (CORRACTS) lists and the North Carolina State Priority List (SPL), Inactive Hazardous Sites, Hazardous Waste Generators, Leaking Underground Storage Tank (LUST) and Groundwater Pollution Incident lists to identify facilities where releases of petroleum products or hazardous substances may have occurred, and sites currently or formerly engaged in solid waste disposal, and hazardous waste generation and handling.

2.3. Significant Assumptions

GeoSci has assumed that the current owners would have divulged any information regarding specific environmental concerns or incidents.

2.4. Limitations and Exceptions

This Environmental Site Assessment was developed in general accordance with national standards for good commercial and customary practice as defined by the American Society for Testing and Materials (ASTM E1527-13). Research for this report is based upon reasonably ascertainable sources. This assessment is based on information provided by municipal, state and federal agencies, from aerial photography and historical documents, on-site observations, and interviews with property owners and with regulatory personnel. In preparing this report, GeoSci may have reviewed and interpreted information provided to it by third parties, including government agencies, testing laboratories, and other private entities. GeoSci did not conduct an independent evaluation of the accuracy or completeness of all such information. No ESA can wholly eliminate the possibility regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property within reasonable time and expense.

Due to the limited nature of the investigation, GeoSci cannot warrant that all areas within the subject site are of the same quality as that inferred from conditions observed at the surface, nor that future conditions (i.e., after the period in which the assessment was performed) will remain the same as those observed during the performance of this assessment. In the event environmental sampling is performed, either by GeoSci or by others, GeoSci reserves the right to revise its opinion as to the presence and scope of environmental hazards at the subject sites. In addition,

documents pertaining to the investigation may not have been available at the time of the writing of this report. GeoSci reserves the right to revise its opinion as to the presence of environmental hazards upon review of any additional information obtained.

Conditions noted at the site represent observations for July 7, 2017. The data review portion of the assessment is restricted to the regulatory lists and databases available as of the noted review. The user specifically stated that a lien search would be provided by in-house counsel, so an environmental lien search is not included in this report.

2.5. Special Terms and Conditions

No special terms or conditions were requested by the client for the performance of this assessment.

2.6. User Reliance

This report was prepared for the sole use of Guilford County and their assigns. Use of the report or data from this assessment by other third parties is at their sole risk; GeoSci disclaims any liability for such third party use or reliance. Third party reliance may be issued upon request by the aforementioned parties and as allowed within the applicable ASTM Standards.

3.0 Site Description

3.1. Location and Legal Description

Geoscience and Technology, P.A. (GeoSci) has completed a Phase I Environmental Site Assessment (ESA) for the properties ("subject properties" or "subject sites") located on Guilford College Road in Greensboro, Guilford County, North Carolina. The current property owners and address information are as follows:

979 Guilford College Rd.: Four Grands LLC, 6318-A W Market St., Greensboro, NC (west side only).

926 : Guilford College Rd.: Martin Marietta Materials, PO Box 30013 Raleigh, NC.

The owners for the subject properties were confirmed on the Guilford County GIS website. (see Appendix 16.1."Site Vicinity Maps").

Owner and address information for the subject property was confirmed on the Guilford County GIS website.

Appendix 16.1 contains a site identification map showing the location of the subject sites, surrounding properties and property configurations.

3.2. Site and Vicinity General Characteristics

The subject property is located in the central portion of Guilford County, NC, in the southwestern portion of the City of Greensboro, in a developed area that is mixed use. It is just south of the

intersection of I-40 and I-73 and farther south of the Piedmont Triad International Airport. A rock quarry is adjacent to the west. The properties are wooded.

The current configuration of the properties is shown on Figure 2.

3.3 Current Use of the Properties

Both of the properties are currently vacant and wooded.

3.4. Current Uses of the Adjoining Properties

Surrounding land uses identified in research of Guilford County records and verified during our field reconnaissance include the following:

North: Quarry, I-40, commercial
East: I-40/I-73/Wendover Ave. interchange
South: sparse residential, highway exchange
West: Martin Marietta Quarry

4.0 User Provided Information

As part of the Phase I Environmental Site Assessment (ESA) procedures, GeoSci provides a “standard E1548-14” ESA questionnaire to the owners, their representative and/or property manager for the subject site, who provided answers for the questions on the owner’s section.

To supplement the information obtained from the ESA Questionnaires, Steve Mason of GeoSci visited the sites on July 7, 2017 and did a reconnaissance of the properties.

The owner’s representatives were not aware of any possible adverse environmental conditions on the subject properties. Our walkover revealed nothing of environmental concern; the parcels were heavily wooded.

4.1. Title Records

A cursory chain of title search is typically conducted as a part of a Phase I assessment to determine past ownership history and whether evidence of potentially adverse land uses exists in ownership records. A title search was not provided for inclusion in this assessment.

4.2. Environmental Liens and Use Limitations

The user stated their attorney’s would handle these issues so no environmental lien search was performed as part of this assessment.

4.3. Specialized Knowledge

There were no conversations or documents that provided any specialized knowledge about the subject site.

4.4. Commonly Known or Reasonably Ascertainable Information

The current owners did not communicate any commonly known or reasonably ascertainable data about the site or surrounding area to GeoSci with regard to issues that may be material to Recognized Environmental Conditions with respect to the subject site.

4.5. Valuation Reduction for Environmental Issues

The user is not aware of any reduction in the valuation from what would be normal market conditions with regard to the property.

4.6. Owner, Property Manager and Occupant Information

The current owners information was confirmed on the Guilford County GIS database and tax records. The “property managers” for each site are realtors or employees of the parcel owners. The sites are vacant; there are no occupants.

4.7. Reasons for Performing Phase I

This assessment is to fulfill the due diligence requirements with regard to environmental conditions at the subject site prior to acquisition.

5.0 Records Review

5.1. Standard Environmental Records

A review of all available standard government records for the subject property and properties within radii of .25-mile, .50 mile or 1 mile was ordered from Environmental Data Resources, Inc. specifically for this project. This includes Federal NPL, RCRA, CERCLIS and ERNS lists, as well as all State lists for hazardous waste sites, underground storage tank (UST) sites, landfills, and Brownfield sites.

5.1.1. Underground (Storage Tanks USTs)

Table 1 lists sites within 0.25 mile of the subject site appearing on the NC DEQ UST tank registration list, based on an EDR contract data search specifically acquired for the subject property.

Table 1: Summary of UST Registrations	
Site Name and Address	UST Sizes (gal.)/ Status
None Found	N/A

Table 2a lists sites within 0.50 miles appearing on the NC DENR LUST list (11/07/2016). There are six Leaking UST or Incident Management Sites located within 0.5 mile of the subject property.

Table 2a: Summary of Reported LUST/ Incident Management List Sites				
Incident #	Site Name & Location	Incident Code	Direction / Distance	Position
30260	NC DOT Hall property 5910 Hickory Grove Road	5	SE 0.198 mi.	Equal/Higher
30259	NC DOT Loggins property 926 Guilford College Rd.	5	ENE 0.271 mi.	Higher
19778	NC DOT Jack Sillmon 4812 W. Wendover Ave.	5	SSE 0.324	Higher
7905	Albert Yow 5000 W. Wendover Ave	5	SSE 0.324	Higher
10210/14534	SAV-WAY Texaco 4801 W. Wendover Ave	5	S 0.365	Higher
21443	Pratt Residence 4814 Wendover Ave	5	SSW 0.426	Higher

Notes on incident codes:

- | | |
|--|--|
| 1. Notice of Intent to close UST(s). | 2. Report(s) recorded but unclassified pending review. |
| 3. Confirmed soil contamination. | 4. Confirmed groundwater contamination. |
| 5. Confirmed soil contamination, remediated, closed. | 6. Non-incident closure |

Table 2b lists sites within 0.50 miles appearing on the NC DEQ LAST – Leaking Aboveground Storage Tank list (10/07/2016):

Table 2b: Summary of Reported LAST Incident List Sites			
Incident #	Site Name & Location	Incident Status	Direction / Distance
85902	Transou Property 1202 Guilford College Road	2	S 0.225 mi
11466	Thanos Property 1119 Guilford College Rd.	4	SSE 0.326
86953	NC DOT Strickland 4705 W. Wendover Ave	5	ESE 0.486

All the Sites on the LUST/ Incident Management Lists have been remediated and closed so pose no environmental risk to the subject sites.

The Transou and Thanos properties that are still reported as active in the NC DEQ LAST list are considered too distant to impact the subject sites.

5.1.2. Solid Waste

There are no permitted solid waste recycling facilities located within 0.5 miles of the subject property. Table 3 lists sites within 0.50 miles of the subject site appearing on the listing of additional environmental records (September 2016):

Table 3: Summary of Solid Waste Disposal Site	
Site Name & Location	Direction / Distance
none	

5.1.3. Hazardous Waste

Table 4 contains a summary of sites identified in reviews of relevant hazardous waste databases for generators or transport, storage, and disposal facilities (TSDs). The summary is based on an EDR contract database, acquired in June 2017 specifically for this assessment. Both Hazardous Substance Disposal Sites and State Hazardous Waste Sites listings are included.

Table 4: Results of EPA and NC DEQ Records Review	
Federal National Priority List sites (1.0 miles)	none
North Carolina Sites Priority List State & Tribal equivalent (1.0 miles)	none
Federal CERCLIS-NFRAP, NC Superfund Section, Federal Site List, NC Inactive Sites Inventory, NC SHWS (0.5 miles)	none
Resource Conservation and Recovery Act (RCRA) Notifiers List (0.25 miles) Conditionally Exempt Generators (CEG) ("limited quantity generators") Non-Generators Martin Marietta-PO 825 Marietta Rd. W 0.230 mi.	1
Resource Conservation and Recovery Act (RCRA) Notifiers List (0.25 miles) Small Quantity Generators (SQG)	none
Resource Conservation and Recovery Act (RCRA) Notifiers List—Transporters	none
Resource Conservation and Recovery Act (RCRA) Notifiers List—Large Quantity Generators (LQG); Treatment, Storage and Disposal Facilities (TSD), (0.25 miles)	none
Federal Emergency Response Notifications System List (ERNS), (0.25 miles)	none
NC Hazardous Substance Disposal Sites (NC HSDS) (1.0 miles) Gaither Transou Property S 0.798 mi. Converters Ink Co. NNE 0.665 mi. Ciba-Geigy Corp. NNE 0.894 mi.	3
State Hazardous Waste Sites (SHWS) (1.0 miles) Gaither Transou Property 1202 Guilford College Rd. S 0.225 mi. NC DOT Site #25 825 Marietta Rd. W. 0.230 mi. Draper Corp. 5644 Hornaday Rd. NNE 0.534 mi.	3

5.2. Additional Environmental Record Sources

No other sites within a mile of the properties were sited on any other lists.

5.3. Physical Setting Source(s)

5.3.1. Regional and Local Geology Topography

The Greensboro area of North Carolina lies in the Carolina Slate Belt. The Piedmont is comprised of several northeast trending belts of intrusive and metamorphic rocks, thought to have accreted to the eastern edge of North America during the closing of several Paleozoic ocean basins. According to the geologic map of North Carolina, rocks in the immediate area of the subject site are typically metamorphosed granitic rock, metacrystic and well foliated. (Brown et al, 1985). No major geologic feature is located near the subject property. However, the Martin Marietta Pomona Quarry is located adjacent to the site. No outcrops were noted on the subject site.

5.3.2. Regional Hydrogeology & Topography

Groundwater in the Piedmont occurs in two hydraulically connected zones, the regolith and the underlying fractured bedrock. Regolith is an unconsolidated or semi-consolidated mixture of weathered rock ranging in size from microscopic clay particles to boulders. It includes the soil zone, saprolite (a clay-rich weathering product often found beneath Piedmont soils), and alluvium (sediments deposited at the surface by water). The thickness of the unsaturated portion of the regolith, i.e., the portion of the regolith above the water table, typically ranges from 5 to 50 feet. Depth to the water table is largely a function of topography: the median water table depth in Piedmont draws and valleys is 20 feet, in slopes and flats 25 feet, and in hills and ridges 32 feet (Harned, 1989). Depth to the water table at a given location varies seasonally, generally declining during the summer when atmospheric conditions favor evaporation and plants transpire large amounts of water, and rising during the winter and spring when precipitation dominates.

The Piedmont is considered by geomorphologists to be an ancient erosional surface developed in the crystalline and metamorphic rock of the region (Thornbury, 1965). Piedmont topography is characterized by gently rolling uplands, commonly forming northeast trending ridges in the western portion of the region. Drainage patterns are typically dendritic and rectilinear, with upland divides everywhere within one mile and often within one-half mile from a stream valley (LeGrand, 1967). Local upland-to-valley relief of a few hundred feet is common. The property slopes gently to the north and east. A high, steep bank rises to the west along the Martin Marietta property.

5.3.3. Seismicity

This area of North Carolina is one of the most seismically quiescent regions in the eastern United States (see Appendix 16.2.1. "Figure 4A: Seismicity of the Southeast United States 1568 - 1987"). Earthquakes are seldom felt in the region, even though adjacent regions have a long history of frequent low to moderate magnitude events ($M=3-5$). The U. S. Geological Survey has assigned a damage expectancy factor of "minor" to "moderate" for this region, based primarily on the occurrence of two destructive earthquakes, the epicenters of which were located several hundred miles away.

The 1886 Charleston, SC, earthquake is the largest seismic event ever recorded in the southeastern United States. Shaking from the 1886 Charleston earthquake was felt strongly throughout the area, with seismic intensity ranging from V to VII and some structural damage reported (see Appendix 16.2.2. "Figure 4B: Isoseismals of the 1886 Charleston and 1811-12 New Madrid Earthquakes"). Among the sequence of earthquakes that struck New Madrid, Missouri in 1811-1812 were two of the largest seismic shocks to hit North America in historical times. Shaking from the New Madrid quakes was perceptible as far away as Boston and New Orleans. Nevertheless, damage resulting from this earthquake sequence was minor in the area, with seismic intensity estimated below VII.

In December 1994, a series of small tremors were felt in western North Carolina. Although the strongest of the Winston-Salem quakes measured only $M=1.7$, minor structural damage was reported to several private residences. A 3.8 M earthquake was recorded in Madison County, NC, on August 25, 2005. The epicenter of the quake was near Hot Springs, NC. Minor damage, including a rockslide on Hwy. 29 and scattered power outages, was confined to an area near the epicenter. Tremors from the quake were felt throughout western NC, eastern Tennessee and northern Georgia. A 5.8M quake occurred on August 23, 2011, centered near Charlottesville, Virginia. The quake was felt in North Carolina, but little or no damage near the subject site, attributable to the quake, was experienced.

Given the known seismic history of the mountains of North Carolina and surrounding regions, the potential for damage resulting from a large earthquake is considered small, as large seismic events are relatively rare. There is no apparent reason to expect that damage at the subject site resulting from regional earthquakes would be greater than similar sites in the region.

5.3.4. Radon

Radon is a colorless, odorless gas emitted from the natural decay of radioactive elements in the earth's crust. The gas tends to collect in structures that have improperly sealed and poorly ventilated crawl spaces or basements. The occurrence of radon is generally associated with areas underlain by granitic crystalline rocks or phosphatic sands and clays. Appendix 16.2.3 "Figure 5: Radon in North Carolina" illustrates the results of a state survey of radon levels measured in over 7,000 North Carolina homes. The average radon concentration measured in Guilford County homes is 1-2 Pico Curies per liter (pCi/L), less than the recommended action level of 4.0 pCi/L. However, radon levels are known to fluctuate greatly in the area, both as a function of radon generation in the subsurface and with the nature of gas pathways to individual buildings. For this reason, the USEPA and the North Carolina Division of Radiation Protection recommend testing of all buildings for radon gas. No radon survey was conducted on this property.

5.3.5. Flooding

A review of the information available from the Guilford County Geographic Information System summarizing the floodplain data available for the site and surrounding area indicates that the subject site is not located in a known floodplain or flood prone area.

5.4. Historical Use Information on the Property

5.4.1. Historical Topographic Maps

Historic topographic maps from 1951, 1968, 1994, 1997 and 2013 were available for review. The subject properties are undeveloped since the 1951 map.

Copies of the historical topographic maps are included in Appendix 16.3.1

5.4.2. Sanborn Fire Insurance Maps

The Sanborn Fire Insurance Company of New York, published maps between 1885 and the early 1970's that identified potential fire hazards. Maps were not available for the subject site.

5.4.3. City Business Directories

Hill's and Polk's City Business Directories and Cole Information Services databases were searched for subject site property address beginning in 1921 through 2014. The addresses of 979 and 926 Guilford College Rd. are not listed on any source.

Copies of the City Directory information are included in Appendix 16.3.3

5.4.4. Historic Aerial Photographs

Historical aerial photographs of the subject properties for years 1938, 1948, 1950, 1955, 1966, 1968, 1970, 1980, 1982, 1988, 1993, 1999, 2005, 2006, 2008, 2009, 2010 and 2012 were available for review. From 1938 to the present, the sites are primarily agriculture and forestry.

Copies of the historical aerial photos are included in Appendix 16.3.4.

5.5. Historical Use Information on the Adjacent Property

5.5.1. Historical Topographic Maps

Historic topographic maps from 1951, 1968, 1994, 1997 and 2013 were available for review. The I-73/US 421 corridor was constructed near the site between 1997 and 2013. The nearby quarry first appears on the topo map as a "Gravel pit" on the 1968 map.

Copies of the historical topographic maps are included in Appendix 16.3.1

5.5.2. Sanborn Fire Insurance Maps

The Sanborn Fire Insurance Company of New York, published maps between 1885 and the early 1970's that identified potential fire hazards. Maps were not available for the subject site or area.

5.5.3. City Business Directories

Hill's and Polk's City Business Directories and Cole Information Services databases were searched for subject site property address beginning in 1921 through 2014. The closest listings are for 1005 Guilford College Rd. as Marshall W. Strickland for 1990 & 1991 and 1006 Guilford College Rd. as Donald W. Shunmaker for 1991. We assume these are individual residences.

Copies of the City Directory information are included in Appendix 16.3.3

5.5.4. Historic Aerial Photographs

Historical aerial photographs of the subject properties for years 1938, 1948, 1950, 1955, 1966, 1968, 1970, 1980, 1982, 1988, 1993, 1999, 2005, 2006, 2008, 2009, 2010 and 2012 were available for review. The adjacent quarry seems to have started between 1950 and 1955. A few residences south of the subject sites appear between 1955 and 1966. Guilford College Rd. seems to have been rerouted about 1999 and the US 421 corridor constructed between 2005 and 2008.

Copies of the historical aerial photographs are included in Appendix 16.3.4.

6.0 Site Reconnaissance

6.1. Methodology and Limiting Conditions

Steve Mason of GeoSci conducted the site walkover on July 7, 2017. This reconnaissance specifically targeted observable conditions that may indicate the presence of recognized environmental conditions. Both parcels were heavily wooded but the bulk of both properties were traversed on foot. The exploration of the parcels did not reveal any potentially adverse environmental conditions.

6.2. General Site Setting

The subject property is located in the southern portion of the City of Greensboro in Guilford County. The surrounding properties are industrial (Quarry), roadway (I-73 and Guilford College Rd. and residential properties. Municipal water and sewer are available.

6.2.1. Underground Storage Tanks (USTs)

There are no UST's on or adjacent to the subject site.

6.2.2. On-Site Solid Waste

There was very little trash or debris observed.

6.2.3. On-Site Hazardous Waste

No evidence was found.

6.2.4. Other Exterior Observations

Sites are heavily wooded.

6.3. Interior Observations

Not applicable.

7.0 Interviews

7.1. Interviews with Owner

The individual parcel owners' representative completed the "owners" portion of the questionnaire. There were no adverse environmental conditions identified by the representatives.

Copies of the completed ESA questionnaires are included as Appendix 16.5.1.

7.2. Interview with Site Manager

Other than the "standard" ESA questionnaire property manager, no additional interviews were performed.

7.3. Interview with Occupants

There are no occupants on the properties.

7.4. Interviews with Local Government Officials

7.4.1. Local Fire Marshal

On July 10, 2017 GeoSci personnel contacted the Greensboro Fire Marshalls office and Guilford County Environmental Health office regarding fires, spills or releases of hazardous substances on or at the subject property. According to Fire Department records, there were no responses to any fires, spills or other incidents at the subject sites. Sharon Cihak with Guilford Co. Environmental Health reported they had a home heating oil incident at 926 Guilford College Rd. This is the same incident reported herein under LUST sites listed as NCDOT Loggins property. It was cleaned up and the house removed during the Guilford College Rd./I-73 expansion project.

7.5. Interviews with Others

No interviews with others were performed.

8.0 Findings

Geoscience and Technology, P.A. (GeoSci) has completed a Phase I Environmental Site Assessment (ESA) for the properties ("subject properties" or "subject sites") currently owned by:

979 Guilford College Rd. (west only) Four Grands LLC, 6318-A W Market St. Greensboro, NC

926 R2: Martin Marietta, PO Box 30013 Raleigh, NC

Owner and address information for the subject property was confirmed on the Guilford County GIS website.

The properties are currently vacant and past use has been limited to agricultural or forested. These subject properties are located in the southern portion of Greensboro, in an area of primarily industrial and residential properties. Municipal water and sewer are available.

No federal, tribal, state or local records were found indicating the presence of environmental conditions on the subject site.

There are six leaking UST incidents located within 0.5 mile of the subject property. Records indicate all have been remediated and closed

There are three AST incidents were located within 0.5 mile of the subject property, the closest of which is over 1,000 ft. distant.

Three hazardous or waste disposal sites were listed within 1.0 miles of the subject sites; the closest is over 1,000 ft. away.

Onsite reconnaissance revealed no evidence of adverse environmental impact.

9.0 Opinion

The closest identified sites are considered either "Historical Recognized Environmental Conditions" or "Controlled Recognized Environmental Conditions", but these sites are at a topographic position, distance and or regulatory status to pose minimal threat to the subject site.

10.0 Conclusions

The subject sites located at 979 and 926 R2 Guilford College Road in Guilford County, North Carolina did not contain any "recognized environmental conditions" as defined by the ASTM E1527-13 definitions.

11.0 Deviations

There were no intentional deviations in this environmental site assessment.

12.0 Additional Services

No additional services were performed as part of this ESA investigation.

13.0 References

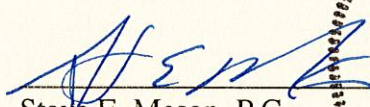
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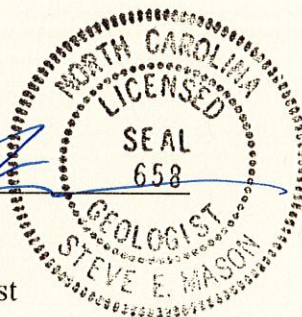
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14.0 Signature(s) of Environmental Professional(s)

CERTIFICATION

I hereby certify, this 10th day of July 2017, this report was prepared by me or under my direct supervision.


Steve E. Mason, P.G.
President
Principal Hydrogeologist



15.0 Qualification(s) of Environmental Professional(s)

I declare that, to the best of my professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of the 40 CFR 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

STEVE E. MASON, P.G.
PRINCIPAL HYDROGEOLOGIST AND PRESIDENT

Education: University of North Carolina, BA Psychology - 1978
East Carolina University, BS Geology - 1983
Duke University, School of Environmental Studies
• Hazardous Waste Management, 1987
• Groundwater Hydrogeology, 1988

Professional Affiliations: Association of Environmental and Engineering Geologists
Groundwater Professionals of North Carolina
W-S/Forsyth County Chamber of Commerce; Environmental Issues

Employment History: Geoscience and Technology, P.A.
Winston-Salem, North Carolina
• President, March 1993 - Present

Engineering Tectonics, P.A.
Winston-Salem, North Carolina
• Environmental Manager, 1991 - 1993
• Senior Geologist, 1988 - 1991
• Drilling Manager, 1985-1988
• Geologist, 1984 - 1985

Summary of Professional Experience:

Former manager of all environmental operations for medium size firm. Project Manager on UST assessments, investigations and remediation, as well as RCRA and CERCLA (superfund) projects. Has prepared RCRA Permit Applications, closure plans and RFI plans for groundwater investigations for many RCRA and CERCLA facilities, including the determination of geologic and hydrologic frameworks. Has designed remediation systems for the recovery and/or treatment of chlorinated solvents, petroleum hydrocarbons and polynuclear compounds from soil and groundwater. Experienced with environmental site assessments, Brownfields redevelopment, solid waste disposal/recovery systems, mold and radon testing and site development projects. Currently serves as President and Principal Hydrogeologist of GeoSci as well as the majority shareholder. Responsible for the day-to-day management of all environmental services, including business development, personnel, invoicing and review of all technical data.