



**Mid Atlantic**  
Engineering & Environmental Solutions

EXPERIENCED  
CUSTOMER FOCUSED  
INNOVATIVE

## Phase I Environmental Site Assessment Report

0.952 Acre  
Commercial Property



**Located at:**  
305 South Roxboro Street  
Durham, Durham County, North Carolina

**Prepared for (User):**  
SCP Acquisitions I, LLC  
3201 Old Glenview Road, Suite 301  
Wilmette, Illinois 60091

Report Date: June 26, 2015  
MAA Job #: 000C1007.00  
Task 4000



Prepared By:  
Mid-Atlantic Associates, Inc.

409 ROGERS VIEW COURT RALEIGH, NC 27610  
800-486-7568 OR 919-250-9918

[MAAONLINE.COM](http://MAAONLINE.COM)

## 0.952 Acre Commercial Property 305 South Roxboro Street Durham, North Carolina

### 1.0 Executive Summary

Mid-Atlantic Associates, Inc. (Mid-Atlantic) has performed a Phase I Environmental Site Assessment (PESA) in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E 1527-13 at the parcel located at 305 South Roxboro Street in Durham, Durham County, North Carolina (the “subject site”). The parcel number for the site is 0821-12-95-7634. Site maps showing the location and layout of the subject site are provided in **Appendix 15.1** and **Appendix 15.2**.

The subject site is developed with one structure and is located northeast of the intersection of South Dillard Street and South Roxboro Street in a generally commercial area of Durham, Durham County, North Carolina. The subject site comprises approximately 0.952 acres of land according to the Durham County Tax Administration Office and is zoned DD-C (Downtown Design – Core) by the City of Durham Planning Department. At the time of site inspection, the onsite structure was vacant.

According to interview information and Durham County Tax Administration Office data, the present-day structure was constructed in 1981. Based on Sanborn fire insurance maps, the subject site appears to have been first developed as early as 1888 with several structures, including The Faucett Durham Tobacco and Snuff Factory.

Mid-Atlantic has performed this PESA in general conformance with the scope and limitations of ASTM Practice E 1527-13 and 40 CFR Part 312. Any exceptions to, or deletions from, these practices are described in **Section 2.4** and **Section 11.0** of this report. This assessment has revealed no evidence of RECs in connection with the subject site except for the following:

- The historical operation of an automotive repair facility, with earthen floors, and a funeral home on the subject site;
- The documented petroleum release with groundwater contamination below the east adjacent property;
- The historical use of the northern adjacent property as a tobacco factory;
- The historical use of the southern adjacent property as an automotive dealership with automotive servicing operations;
- The former presence of a filling station and documented release of formaldehyde on the western adjacent property; and
- The historical use of nearby properties to the north/northeast as foundry/machine shop, cleaners, dry-cleaners and auto repair facilities.

40 CFR Part 112 requires environmental professionals to consider the information collected during performance of this PESA and render an opinion as to whether additional investigation is warranted to detect contamination. Based on information currently available for the subject site, it is our opinion that additional investigation would be necessary to determine if the site has been adversely impacted by historical operations on site at nearby/adjacent properties.