



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Proposed Self-Help Parcels
2116 Angier Ave., 406 & 410 Salem St., and
417 S. Driver St.
Durham, North Carolina

PREPARED FOR (USER):

Self-Help Ventures Fund
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PREPARED BY:

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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 an assemblage of four properties recorded at 2116 Angier Avenue; 410 and 406 Salem Street; and 417 South Driver Street in Durham, Durham County, North Carolina (the “subject site”). 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 located southwest of the intersection of Angier Avenue and Salem Street in a generally commercial and residential area of Durham, North Carolina. The subject site comprises four contiguous parcels totaling approximately 0.89 acres of land according to the Durham County Tax Administration Office and are zoned CN (Commercial – Neighborhood District) and IL (Industrial Light District) by the City of Durham Planning Department. At the time of site inspection, the subject site was developed with two structures. The structure on Parcel A is used as a church and the structure on Parcel C is currently vacant. Property data from Durham County Tax Administration Office and the City of Durham Planning Department is summarized below:

Parcel	Parcel ID Number	Site Address	Acreage	Zoned
A	0831-19-62-3254	2116 Angier Avenue	0.156	CN
B	0831-19-62-2674	406 Salem Street	0.248	IL
C	0831-19-62-2059	410 Salem Street	0.258	IL
D	0831-19-62-1114	417 South Driver Street	0.223	IL

CN = Commercial Neighborhood District
IL = Industrial Light

According to interview information and Durham County Tax Administration Office data, the present-day structure on Parcel A was constructed in 1958 and the structure on Parcel C was constructed in 1983. Based on Sanborn fire insurance maps, the subject site appears to have been first developed as early as 1913 with two dwellings.

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 former industrial operations on the west adjacent property at 2104 Angier Avenue including dry cleaning activities from approximately 1969 to 1979 and commercial printing services from approximately 1983 to 2002.

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 off-site operations.