



Mid Atlantic
Engineering & Environmental Solutions

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Phase I Environmental Site Assessment Report

Carolina Biofuels



Located at:

1400-1412 Cross Street
Durham, Durham County, North Carolina

Prepared for (User):

Mr. Marc Dreyfors
1410 Cross Street
Durham, North Carolina 27701

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Prepared By:
Mid-Atlantic Associates, Inc.

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

MAAONLINE.COM

**Carolina Biofuels
1400-1412 Cross 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 three parcels located approximately 500 feet south of the intersection of Angier Avenue and South Goley Street. The subject site is listed as 1400, 1410, and 1412 Cross Street and is located in Durham, North Carolina. Site maps showing the location and layout of the subject site are provided in **Appendix 15.1** and **Appendix 15.2**.

The subject site consists of three parcels totaling approximately 2.23 acres and is located in a generally industrial and residential area of Durham, Durham County, North Carolina. The subject site is zoned IL (Industrial Light) by the City of Durham Planning Department. At the time of inspection the subject site was developed with two buildings totaling approximately 2,144 square feet according to information from Durham County Department of Revenue. The current property owner of all three parcels is listed as Artis Plummer, Sr., David Lyons, and Annette Manning.

Land use at the subject site has been confirmed by historical Sanborn® fire insurance maps to 1913 which showed the subject site occupied by several dwellings. The 1937 historical Sanborn® fire insurance map shows the subject site occupied by the Cash Coal Company and the Shell Eastern Petroleum Products Corporation, as well as two dwellings. The site is currently occupied by the GOAL Campus and a small private automotive repair shop.

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 property with the exception of:

- The former operations of the Shell Petroleum Company and later McAfee Oil Company on Parcel A;
- The former operation of a coal company as well as the former operation of an electric, ice, and fuel company on Parcel B;
- Heavy staining of the gravel on the northern portion of Parcel A, and minor to moderate staining of the gravel lot located on Parcels A and B;
- The historic presence of a UST of unknown size and contents, as well as the potential presence of additional USTs;
- The former operation of the Durham Oil Company and the historical and potential current presence of ASTs on the northeast adjacent site;
- The historic presence of the Glenn Coal Yard on the southern adjacent railroad land; and
- The historic operations of the Newport Lumber Company adjacent to the west.

The aforementioned RECs have the potential to have had an adverse-environmental impact on the subject site. 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 required to detect contamination. Based on information currently available additional

assessment associated with the former and current industrial uses of the subject site as well as the surrounding properties is required.