



Mid Atlantic
Engineering & Environmental Solutions



Located at:

2201 Angier Avenue
Durham, Durham County,
North Carolina

Prepared for (User):

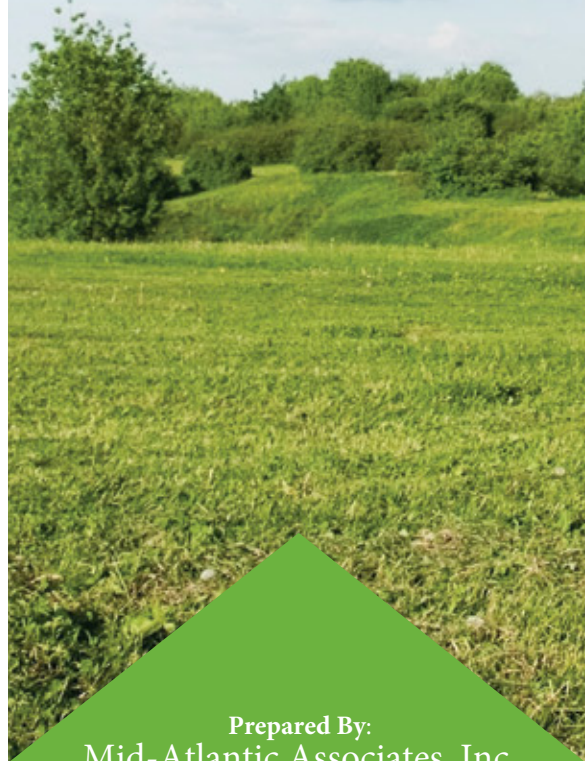
City of Durham Brownfields
Assessment Program
c/o Migrate Property 2, LLC
220 East Knox Street
Durham, Durham County,
North Carolina

Report Date: September 21, 2016
MAA Job #: 000C1007.00 Task 40090

EXPERIENCED
CUSTOMER FOCUSED
INNOVATIVE

**Phase I
Environmental Site
Assessment Report**

**Former Filling
Station & Auto
Service Garage**



Prepared By:

Mid-Atlantic Associates, Inc.

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Former Filling Station & Automobile Service Garage 2201 Angier Avenue 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 recorded as Parcel ID Number 0831-19-62-7148 by the Durham County Tax Administration Office (Tax Office). The subject site is located at 2201 Angier Avenue 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 consists of one parcel totaling approximately 0.19 acres of land according to the Durham County Tax Office. The subject site is located in a generally commercial and residential area and is zoned Commercial Neighborhood (CN) by the City of Durham Planning Department. The subject site is currently developed with two vacant commercial structures and an overhead canopy.

Land use at the subject site has been confirmed by Sanborn fire insurance maps back to 1913 when the subject site was occupied by one store and one dwelling. The Sanborn fire insurance map from 1937 shows the absence of the two original structures and the construction of a filling station (shown as Building A on the Site Map) and an automobile service garage (shown as Building B on the Site Map). Since then, the filling station and automobile service garage have remained on the subject site in their present-day configuration. Two 1,000-gallon gasoline underground storage tanks (USTs), one 3,000-gallon gasoline UST, two below-ground hydraulic lifts (one single-post and one double-post) and one 275-gallon heating oil aboveground storage tank (AST) were formerly located on the subject site; however, all four tanks and both hydraulic lifts were removed in 2012.

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 Recognized Environmental Conditions (RECs) in connection with the subject site or adjacent properties except for the following:

- The documented releases from the former petroleum USTs, AST and hydraulic lifts (Incident No. 39196) and the incident’s associated NFA is considered a HREC;
- The additional historical automobile servicing, fuel storage and fuel dispensing that have taken place on the subject site;
- The former use of the south and southeast adjacent properties (2200 and 2202 Angier Avenue) as a filling station and/or automotive service garage;
- The historical and current operation of a gasoline filling station on the southwest adjacent property (2128 Angier Avenue); and
- The former presence of a filling station and the current presence of an automobile service garage on the west adjacent property (2117 Angier Avenue).

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 appears that potential contamination associated with the three reported USTs, AST and hydraulic lifts at the site has been investigated and addressed to the satisfaction of NCDEQ. However, it is our opinion that additional investigation would be necessary to determine if the site has been adversely impacted by additional historical on-site activities and/or off-site operations. This would include the potential for a Vapor Encroachment Condition (VEC) to exist at the site.