



REPORT OF PHASE I ENVIRONMENTAL SITE ASSESSMENT

PROPOSED PARK - GROVEMONT

Parcel # 969933068600000
99999 Hawthorne Avenue,
Swannanoa, Buncombe County, North Carolina

February 9, 2021

Prepared for:

SWANNANOA COMMUNITY COUNCIL
ALLEN B. DYE, CHAIR
213 Summer Street,
Swannanoa, North Carolina 28778

Prepared by:

NATURAL GEODATA PLLC

58 Pittman Road,
Fletcher, North Carolina 28732
(919) 522-1509
www.naturalgeodata.com

NGD Project No: 35020121

NATURAL GEODATA PLLC

Technology that Works with the Earth

February 9, 2021

Allen B. Dye
213 Summer Street,
Swannanoa, North Carolina 28778

Re: Phase I Environmental Site Assessment
Proposed Park - Grovemont
Parcel # 969933068600000
99999 Hawthorne Avenue,
Swannanoa, Buncombe County, North Carolina

Dear Mr. Dye:

In accordance with our agreement dated February 3, 2021 Natural Geodata PLLC (Natural Geodata) has performed a Phase I Environmental Site Assessment (ESA) of the above referenced property. The subject property consists of approximately 2.35 acres located north of Ivanhoe Drive, west of Summer Street, east of Hawthorne Avenue and south of W. Charleston Avenue in the city limits of Swannanoa, Buncombe County, North Carolina. The subject property consists of a vacant brush covered field, a forested area, a stream running north to south, and a small concrete dam where the stream meets the southern property boundary.

We appreciate the opportunity to be of assistance on this project. Should you have any questions regarding this information, or should you require additional information, please contact the undersigned at your convenience.

Sincerely,
NATURAL GEODATA PLLC



Joshua R. Feierstein, PG
Founder

JRF/MAF

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Purpose	1
1.2	Scope of Services.....	2
1.3	Limitations.....	3
1.4	Significant Assumptions	3
1.5	Data Gaps	4
1.6	Qualifications.....	4
2.0	PHYSICAL SETTING.....	4
2.1	Site Location.....	4
2.2	Topography.....	5
2.3	Soils	6
2.4	Geology and Hydrogeology.....	6
3.0	SITE AND VICINITY DESCRIPTION	7
3.1	Site Conditions	7
3.1.1	Site Description	7
3.1.2	Structures	8
3.1.3	Storage Tanks	8
3.1.4	Petroleum Compounds/Hazardous Substances	8
3.1.5	Solid Waste.....	8
3.1.6	Utilities	8
3.1.7	Other Site Information	9
3.2	Surrounding Land Uses	9
3.3	Interviews	9
4.0	SITE HISTORY.....	10
4.1	Historical Maps.....	10
4.2	Aerial Photographs	10
5.0	REGULATORY INFORMATION	11
5.1	Local Regulatory Review	11
5.2	Federal and State Agency Database Review.....	12
6.0	FINDINGS.....	17
6.1	Summary.....	17
6.2	Conclusions	17

LIST OF APPENDICES

Appendix A	Figures
	Figure 1 – Site Vicinity Map (<i>color</i>)
	Figure 2 – Topographic Map (<i>color</i>)
	Figure 3 – Site Sketch (<i>color</i>)
	Figure 4 – 1957 Aerial Photograph
	Figure 5 – 2019 Aerial Photograph (<i>color</i>)
Appendix B	Site Photographs (<i>8 pages, color</i>)
Appendix C	Correspondence (<i>27 pages</i>)
Appendix D	Regulatory Database Report (<i>125 pages</i>)
Appendix E	Regulatory Review Files (<i>86 pages</i>)

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PROPOSED PARK - GROVEMONT
99999 HAWTHORNE AVENUE
SWANNANOVA, BUNCOMBE COUNTY, NORTH CAROLINA
FEBRUARY 3, 2021

1.0 INTRODUCTION

1.1 Purpose

At the request of Allen B. Dye of the Swannanoa Community Council (Client), Natural Geodata PLLC (Natural Geodata) performed the following Phase I Environmental Site Assessment (ESA) to identify recognized environmental conditions (RECs) that may be associated with the subject property, which is described in *Section 2.0* of this report. The ASTM International (ASTM) defines a REC and related terms as follows:

- Recognized Environmental Condition (REC): “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.”
- Historical REC (HREC): “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls”
- Controlled REC (CREC): “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls”
- De minimis condition: “a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.”

This report was prepared by Natural Geodata for the sole and exclusive use of Swannanoa Community Council. Use and reproduction of this report by any other person without the express written permission of Natural Geodata and Swannanoa Community Council is unauthorized, and such use is at the sole risk of the user.

1.2 Scope of Services

This ESA was performed and this report was prepared in general accordance with applicable standards and with a review of reasonably ascertainable data, as set forth in the ASTM *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13)*. The scope of services for this Phase I ESA generally included the following:

- Records Review – Review of reasonably ascertainable current and historical records for the subject property and site vicinity, including, but not limited to, a regulatory database report summarizing Federal and State environmental agency records; aerial photography; street directories; *Sanborn® Fire Insurance Maps*; property tax files; chain of title information for the subject property (if provided by the Client or property owner); physical setting documentation; and previous environmental reports.
- Site Reconnaissance – Non-intrusive visual observations of the subject property for indications of hazardous substances, petroleum products, above-ground storage tanks (ASTs), underground storage tanks (USTs), groundwater monitoring wells, polychlorinated biphenyl (PCB)-containing equipment, stained soil, stressed vegetation, pits, ponds, lagoons, structures, utilities, access roads, and similar features of potential environmental concern.
- Interviews – Interviews (in person, via telephone, or via written request) with, but not limited to, relevant regulatory authorities and present and past property owners, operators, or occupants, where relevant.
- Report – Preparation of a Phase I ESA Report summarizing the information collected.

Considerations that were not reviewed as part of this ESA, and that are considered non-scope issues by ASTM and/or otherwise beyond the scope of this assessment, include, but are not limited to, asbestos-containing materials (ACMs), radon, lead-based paint (LBP), lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, biological agents, mold, water potability issues (e.g., nitrates, pH, turbidity, coliforms, etc.), other substances under

naturally occurring conditions (e.g., metals such as arsenic), methane, miscellaneous building components (e.g., mercury-containing switches or bulbs, PCB-containing light ballasts), and high voltage power lines.

1.3 Limitations

Natural Geodata's conclusions regarding this site have been based on observations of existing conditions at the time of the site reconnaissance and an interpretation of site history and site usage data. Therefore, conclusions reached regarding the conditions of this site do not represent a warranty that all areas within the site are of a similar quality as may be inferred from observable site conditions and available site history. Please be advised that as stated in the ASTM Standard, no environmental site assessment can wholly eliminate uncertainty regarding the potential for environmental liability in connection with the property. Natural Geodata's evaluation and analysis are intended to reduce, but not eliminate, the potential for conditions that result in liability for the Client.

Please be advised that ASTM indicates that a Phase I ESA completed less than 180 days prior to the date of the property transaction is presumed to be valid. To satisfy the ASTM Standard, ESAs completed more than 180 days prior to the date of the property transaction are required to be updated.

The following limiting conditions/deviations should be noted with respect to this Phase I ESA. These limiting conditions/deviations are not necessarily exceptions to the ASTM Standard.

- No chain of title documentation has been provided to Natural Geodata.
- The earliest available historical use information consisted of a 1927 Historical Photograph (nonaerial).

1.4 Significant Assumptions

As part of this ESA, Natural Geodata has obtained data from various sources (e.g., historical documents, regulatory information, site drawings, interviews with individuals familiar with the site and regulatory representatives). Natural Geodata relies on this information in forming a professional opinion and assumes that the information is accurate and correct. Natural Geodata

shall not be responsible for conditions or consequences arising from incorrect data sources or relevant facts that were concealed, withheld or not fully disclosed at the time this report was prepared. Unless otherwise noted, Natural Geodata assumes that the user has requested this Phase I ESA to qualify for a “landowner liability protection” (LLP) to CERCLA liability.

1.5 Data Gaps

ASTM defines a “data gap” as a lack of or inability to obtain information required by the Phase I ESA standard despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by the Phase I ESA, including, but not limited to, the site reconnaissance and interviews. Common data gaps include the lack of access to some structures, an inability to interview key site managers, and time gaps in the historical use information. Significant data gaps are those that affect the ability of the environmental professional to identify RECs. Due to the danger posed to field personnel, parts of a large ruined dam / basin structure extending approximately 20 feet below the ground surface were not entered and could only be visually assessed from the ground surface. Other than this, no significant data gaps were identified as part of this ESA.

1.6 Qualifications

I, Joshua R. Feierstein, declare that, to the best of my professional knowledge and belief, I meet the definition of an *Environmental Professional* as defined in Part 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the “All Appropriate Inquiries” in general conformance with the standards and practices set forth in 40 CFR Part 312. The qualifications of the environmental professional who performed this Phase I ESA are available to the Client upon request.

2.0 PHYSICAL SETTING

2.1 Site Location

The subject property consists of one parcel encompassing approximately 2.35 acres located north of Ivanhoe Drive, west of Summer Street, east of Hawthorne Avenue and south of West

Charleston Avenue in the city limits of Swannanoa, Buncombe County, North Carolina. The subject property contains two ruined structures located in the southeastern area of the parcel, along with a ruined dam / basin structure located at the southern mouth of the stream running north to south down the middle of the property. A *Site Location Map* for the subject property is presented as *Figure 1 (Appendix A)*.

According to the tax records of Buncombe County, the subject property comprises one parcel. The Buncombe County property information shows the deed book / page to be 5677 / 1664 for this property, the owner is Brent N. Allen, and the address is 99999 Hawthorne Avenue, Swannanoa, NC. According to historical information, the ruined stone structures present on the property were constructed prior to World War II.

The prior owners of this parcel are Walter G Jenkins, Addie R Owen, E W Grove, Pauline A. Carroll and Brent N. Allen. The Buncombe County records indicate that the primary land use for this parcel was residential, with a land use code as an undeveloped tract.

Natural Geodata was not provided development plans for the subject property. It is Natural Geodata's understanding that the subject property is planned to be developed as a community park, initially composed only of low impact and permeable pathing materials with no earthwork machinery.

2.2 Topography

The topographic information on the USGS Topographic Quadrangle Map (Oteen, NC) for the site vicinity indicates that the ground surface elevations on the site range from approximately 2280 feet above Mean Sea Level (MSL) on the northern portion of the subject property, to approximately 2240 feet above MSL on the southern portion of the subject property. The subject property slopes downward to the south, toward the westerly flowing Swannanoa River located 1,750 feet north of the subject property.

The groundwater flow direction in the site vicinity is assumed to mirror surficial topography. Accordingly, the groundwater flow direction is assumed to be generally toward the south in the immediate site vicinity.

A *Topographic Map* for the site and vicinity, based on the USGS Map, is included as *Figure 2 (Appendix A)*.

2.3 Soils

According to the U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS) Web Soil Survey (reviewed on February 5, 2021), the site is underlain by Tate loam in a basin setting (TaB).

2.4 Geology and Hydrogeology

According to the North Carolina Geological Survey *Geologic Map of North Carolina* (1985), the site vicinity is situated in the Tallulah Falls Formation, a terrane of the Blue Ridge Physiographic Province which is characterized by high elevations and steep slopes underlain by folded and faulted metamorphic rock with numerous igneous intrusions. Specifically, the site is indicated to be underlain by metamorphic rocks that are part of the Metagraywacke portion of this geologic unit. The Metagraywacke portion of this geologic unit is composed of metamorphosed graywacke that is foliated to massive, locally conglomeratic; interlayered and gradational with mica schist, muscovite-biotite gneiss, and rare graphitic schist in this particular area.

In general, groundwater storage in the Blue Ridge is provided by fractures in the weathered and hard bedrock. Fractures dictate the flow, storage, and availability of groundwater through connections between the various rock types. The frequency of these fractures, and lack thereof, can create substantial localized variations in well yields. The overlying soil materials generally do not provide significant groundwater storage due to their shallow depth; however, perched water conditions often develop above the underlying bedrock. Aquifers are recharged primarily through precipitation, which permeates through the unsaturated zone into the aquifer. Some aquifer recharge can also occur via the infiltration of water from intermittent surface water features.

Variations in the groundwater surface and flow generally reflect the topography and relative locations of surface water features, as well as the variations in the bedrock surface in perched conditions.

3.0 SITE AND VICINITY DESCRIPTION

3.1 Site Conditions

Natural Geodata personnel performed a site reconnaissance on February 3, 2021. Portions of the subject property were densely vegetated, particularly in the center of the property where thick kudzu and thorns did not allow a good view of the ground surface, limiting the ability of personnel to inspect these areas. Additionally, as discussed in Section 1.5 a ruined dam / basin structure extending approximately 20 feet below the ground surface on the south edge of the property was not entered due to the danger posed to field personnel. A *Site Sketch* is included as *Figure 3 (Appendix A)*. Photographs taken during Natural Geodata's site reconnaissance are presented as *Appendix B*.

3.1.1 Site Description

The subject property consists of one parcel, containing no currently standing structures. The subject property contains two ruined structures located in the southeastern area of the parcel, along with a ruined dam / basin structure located at the southern mouth of the stream running north to south down the middle of the property. Another nonephemeral stream runs parallel to the east of the large stream seen in aerial photos, terminating at the ruined dam / basin structure and seeming to have a source at the northern 'Possible Stone Spring Source' identified in *Figure 3 (Appendix A)*. The bottom of the dry lakebed seen on historical documents labeled as 'Lake June' (W E Grove Plat, 1924) was traversed and observed as best as possible by field personnel, however thick brush heavily obscured this area as seen in Appendix B (Site Photographs). This site is currently undeveloped, and no pavement currently exists.

Surficial drainage on the subject property occurs via overland sheet flow and is collected by a stream running north to south on the property. This stream along with a

secondary stream on the eastern edge of the property terminate in a ruined dam / basin structure prior to emptying into a culvert running north to south beneath Ivanhoe Drive. Additionally, an unidentified pipe was observed draining onto the property with possible silt in the base of it (*Photograph 17 & 18 in Appendix B*).

3.1.2 Structures

The subject property contains no currently standing structures. The subject property contains two ruined structures located in the southeastern area of the parcel, along with a ruined dam / basin structure located at the southern edge of the property.

3.1.3 Storage Tanks

Natural Geodata personnel did not observe evidence of ASTs or surface features that would be indicative of USTs (e.g., fill pipes, vent pipes, manholes) on the subject property.

3.1.4 Petroleum Compounds/Hazardous Substances

Natural Geodata personnel did not observe evidence of Petroleum Compounds or Hazardous Substances on the subject property.

3.1.5 Solid Waste

Natural Geodata personnel did not observe obvious indications of landfilling or buried waste on the subject property. Construction debris was identified on the western portion of the property near the billboard located there, and along the northern edge of the property.

3.1.6 Utilities

There are no indications of utility service to this property, and no utility rights-of-way shown on a recent survey (Brent Allen, 2019).

3.1.7 Other Site Information

Natural Geodata personnel did not observe indications of stained soil, stressed vegetation, pits, ponds, or lagoons on the subject property.

3.2 Surrounding Land Uses

The subject property is bordered to the North by residential single-family homes along West Charleston Avenue. The property is bordered to the West by residential single-family homes and Hawthorne Avenue / Ivanhoe Drive. The property is bordered to the South by Ivanhoe Drive, and to the East by residential single-family homes and Summer Street.

In general, land uses in the site vicinity consist of residential development. Natural Geodata personnel did not observe other indications of gasoline stations, dry cleaners, landfills, industrial areas, or similar sites of known environmental concern within an approximate ¼-mile radius of the subject property. The Electronic Data Report referenced a historical cleaner approximately 419 feet south-southeast of the subject property. There are no incidents listed for this property within the Division of Waste Management Site Locator Tool, and a drive by of the property indicated residential houses occupying this location currently.

Locally, surficial drainage is directed toward stormwater management systems associated with the surrounding roadways. The residential single-family homes north, east, and west of the subject property are topographically upgradient from the subject property. Residential single-family homes located south of the subject property are topographically downgradient from the site.

3.3 Interviews

On January 29, 2021, Natural Geodata personnel sent a questionnaire to Mr. Brent Allen, the current owner of the subject property. Mr. Allen has indicated that he is unaware of:

- environmental cleanup liens against the subject property (filed under federal, tribal, state, or local law);
- activities and land use limitations (AULs), such as engineering controls, land use restrictions, institutional controls that are in place at the subject property;
- specialized knowledge or experience related to the environmental condition of the site or nearby properties;

- lowering of the purchase price of the site because contamination is known or believed to be present;
- information about the site that would help identify conditions indicative of releases or threatened releases

Natural Geodata provided Mr. Allen B. Dye with a User questionnaire regarding his knowledge of environmental concerns associated with the subject property. The Mr. Dye has indicated that he is unaware of:

- environmental cleanup liens against the subject property (filed under federal, tribal, state, or local law);
- activities and land use limitations (AULs), such as engineering controls, land use restrictions, institutional controls that are in place at the subject property;
- specialized knowledge or experience related to the environmental condition of the site or nearby properties;
- lowering of the purchase price of the site because contamination is known or believed to be present;

He was aware of:

- information about the site that would help identify conditions indicative of releases or threatened releases (A copy of the associated correspondence can be found in *Appendix C*).

A copy of the completed User questionnaire is included in *Appendix C*.

4.0 SITE HISTORY

4.1 Historical Maps

Natural Geodata personnel retained Environmental Data Resources, Inc. (EDR) to perform a search of *Sanborn Fire Insurance Maps* for the subject property and/or site vicinity. *Sanborn Maps* depicting the subject property and/or site vicinity were not available. A copy of the EDR Sanborn Map report is included in *Appendix D*.

4.2 Aerial Photographs

In an effort to assess historical land use practices on the site and in the vicinity, Natural Geodata reviewed aerial photographs dated 1957, 1962, 1974, 1985, 1995, 2006, and 2019 maintained by NCDOT, Google and the USGS. Copies of the 1957 and 2019 aerial photographs

are included as *Figures 4 and 5*, respectively in *Appendix A*. All aerial photographs reviewed are included as *Figures 1 – 7* in *Appendix D*. A summary of Natural Geodata’s interpretation of the aerial photographs follows. The aerials were reviewed chronologically, and significant land use changes that were observed are described below.

The 1957 aerial photograph indicates no obvious activity on the subject property. It appears to contain the remains of Lake June in the southern portion of the property and appears forested throughout the rest of the property. There appears to be activity to the North, South, East and West consistent with farming. Surrounding the subject property on all sides are areas that appear to be consistent with farming and residential land use.

The 1962 aerial photograph indicates the subject property was consistent with its 1957 configuration.

The 1974 aerial photograph indicates clearing to the South that could be associated with the current mixed industrial use in that area. The surrounding land use appears to be primarily residential, with a small amount of farming apparently visible.

The 1995 aerial photograph appears to show the subject property in its current configuration. Lake June is no longer visible, with vegetation covering the entirety of the subject property. The surrounding land use appears to be mostly residential.

The 2006 and 2019 aerial photographs indicate the subject property was consistent with its 1995 configuration.

5.0 REGULATORY INFORMATION

5.1 Local Regulatory Review

Natural Geodata submitted written inquiries, dated February 1, 2021, to the North Carolina Department of Environmental Quality (NCDEQ) for information on all incidents associated with the subject site, as well as information on several identified nearby incidents that did not have

electronic information available. Caroline LaFond responded with information about several nearby incidents reviewed below. All the collected files reviewed are included in *Appendix E*.

5.2 Federal and State Agency Database Review

Natural Geodata retained Environmental Data Resources, Inc. (EDR) to perform an ASTM Standard search of Federal and State environmental regulatory agency databases for the subject property and vicinity. The EDR Report, dated January 29, 2021, is included as *Appendix D*. In some cases, Natural Geodata may have requested that EDR increase the ASTM Standard search distances due to the size or shape of the subject property. The EDR Report also includes a list of “Orphan” sites, which EDR indicates could not be plotted on its part due to insufficient address and/or geographic coordinate information.

Natural Geodata attempted to field-verify the locations of the EDR-identified regulatory sites. Natural Geodata also reviewed the list of Orphan sites and based on the descriptions provided, attempted to verify if any are located within the specified search radii. Therefore, the sites discussed in this section may be a subset of those contained in the EDR Report. The two tables below summarize the regulatory databases that were searched, followed by Natural Geodata’s summary of the results.

FEDERAL DATABASES SEARCHED BY EDR		
Database	Description	ASTM Search Distance
NPL	National Priority List. Subset of CERCLIS. Sites for priority cleanup under the Superfund program.	1 mile
Delisted NPL	Delisted National Priority List sites	½ mile
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System. Sites that are proposed for or on the NPL, or in the screening or assessment phase for possible inclusion on the NPL.	½ mile
CERCLIS-NFRAP	Archived CERCLIS sites with a status of No Further Remedial Action Planned (NFRAP), denoting sites where, following an initial investigation, either no contamination was found, contamination was removed quickly without need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. The NFRAP status does not necessarily indicate that no environmental concerns are present.	½ mile
RCRA COR	Hazardous waste handlers with Resource Conservation and Recovery Act (RCRA) corrective action activity.	1 mile

RCRA TSD	Resource Conservation and Recovery Information System, hazardous waste Treatment, Storage, and Disposal Facilities.	½ mile
RCRIS LQG	RCRIS sites that are hazardous waste large-quantity generators.	Subject property and adjoining properties
RCRIS SQG	RCRIS sites that are hazardous waste small-quantity generators.	Subject property and adjoining properties
IC/EC	Institutional Controls or Engineering Controls maintained for the purpose of tracking sites that may contain residual contamination and activity and use limitations.	Subject property
ERNS	Emergency Response Notification System. Information on releases of oil and hazardous substances.	Subject property

STATE & TRIBAL DATABASES SEARCHED BY EDR		
Database	Description	ASTM Search Distance
NPL	Equivalent of Federal NPL sites.	1 mile
STATE SITES	State Hazardous Waste Sites, which is the state equivalent to CERCLIS.	½ mile
SWL	Solid Waste Acceptance Facilities/Landfills, which may include active or inactive facilities, landfills, or open dumps.	½ mile
UST/AST	Registered underground and above-ground storage tank sites.	Subject property and adjoining properties
LUST	Leaking underground storage tanks (LUST) or similar cases, such as other below ground releases, leaking above-ground storage tanks (LASTs), spills, and inspections.	½ mile
Brownfields	Local, State, or EPA Brownfields or Voluntary Cleanup Program site	½ mile
IC/EC	Equivalent to Federal IC/EC Registries.	Subject property

The EDR Report and the Division of Waste Management Site Locator Tool did not identify any sites that appear to correspond to the subject property.

The EDR Report and the Division of Waste Management Site Locator Tool identified the following regulatory sites located within the previously identified search distances.

EDR RESULTS SUMMARY with 1,000 feet			
Site Description	Database	Details	Approximate Distance/Direction from Subject Property
SWANNANOVA LDFL No Reported Address	NC HSDS, SHWS	Address: Not Reported Superfun(sic) Number: Not Reported	South, 3551 ft.
MONEY – WORTH	NC HSDS,	Address: Not Reported	Southeast, 4438 ft.

No Reported Address	OLI	Superfun(sic) Number: Not Reported	
Zeigler Residence 101 Hawthorne Avenue, Swannanoa, NC 28778	LAST	UST #: AS-88467 Incident #: 95808 Contamination Type: SL Date Reported: 03/24/2020 Close Out: Not Reported **File located at Asheville NCDEQ, obtained and reviewed below**	Southwest, 190 ft.
Fisher Residence 225 Northwest Avenue, Swannanoa, NC 28778	LAST, IMD	UST #: AS-86933 Incident #: 86933 Contamination Type: SL Date Reported: 04/17/2000 Close Out: 11/15/2017	North, 837 ft.
Cote Property 222 Alexander Avenue, Swannanoa, NC 28778	LUST, LUST TRUST, IMD	UST #: AS-3975 Incident #: 41084 Contamination Type: Soil Date Reported: 03/06/2013 Close Out: Not Reported **File located at Asheville NCDEQ, obtained and reviewed below**	East-Southeast, 1165 ft.
Fred Moody Residence 407-409 Wilson Avenue, Swannanoa, NC 28778	LUST, IMD, LUST TRUST	UST #: AS-1323 Incident #: 13746 Contamination Type: Soil Date Reported: 09/23/1994 Close Out: Not Reported **File requested but not received**	North, 1415 ft.
F AND J 4 501 Old US Highway 70, Swannanoa, NC 28778	LUST, UST, IMD	UST #: AS-3531 Incident #: 28674 Contamination Type: Soil Date Reported: 11/04/2008 Close Out: 02/02/2009	Southwest, 1579 ft.
Jerry Robinson Residence 509 Wilson Avenue, Swannanoa, NC 28778	LUST, LUST TRUST, IMD	UST #: AS-3313 Incident #: 28476 Contamination Type: Soil Date Reported: 01/02/2007 Close Out: Not Reported **File located at Asheville NCDEQ, obtained and reviewed below**	North, 1864 ft.
Carolina Ready Mix 606 US Highway 70, Swannanoa, NC 28778	LUST, IMD	UST #: AS-4524 Incident #: 41571 Contamination Type: Soil Date Reported: 09/29/2017 Close Out: 10/05/2017	Southeast, 1910 ft.

Redmon Texaco 434 Highway 70, Swannanoa, NC 28778	LUST, IMD, LAST, LUST TRUST	UST #: AS-1174 Incident #: 12227 Contamination Type: Soil Date Reported: 05/06/1994 Close Out: 05/13/1994	Southwest, 2021 ft.
Mcnees (Connie) Property 114 Eastwood Avenue, Swannanoa, NC 28778	LUST, LUST TRUST, INST CONTROL, IMD	UST #: AS-4260 Incident #: 41343 Contamination Type: Soil Date Reported: 05/26/2015 Close Out: 07/14/2015	East-Northeast, 2237 ft.
Jernigan Rental Home 155 Edwards Avenue, Swannanoa, NC 28778	LAST, IMD	UST #: AS-19484 Incident #: 19484 Contamination Type: SL Date Reported: 01/11/1999 Close Out: Not Reported **File requested but not received**	South-Southwest, 2379 ft.
Berry's Garden Centre 2573 US Highway 70, Swannanoa, NC 28778	LAST	UST #: AS-88424 Incident #: 89261 Contamination Type: SL Date Reported: 08/07/2018 Close Out: Not Reported	South-Southeast, 2476 ft.
Beacon Manufacturing 2425 US Highway 70, Swannanoa, NC 28778	SHWS	UST #: AS-87345 Incident #: 87345 Date Reported: 08/04/2003 CurrStatus: C COMMENT: As a result of arson, the Beacon Manufacturing main plant was destroyed by fire. Vandals apparently opened the valve from an AST located at the tank farm releasing No. 6 fuel oil into the boiler plant. The No. 6 fuel oil entered floor drains and undergrou(sic)	Southwest, 3485 ft.
Moore General Hospital No Reported Address	FUDS	Federal Facility ID: NC9799F4878 History: "Used as a general hospital and a field hospital unit for the training of officers, nurses, and enlisted men." MAP Link: https://fudsportal.usace.army.mil/ems/ems/inventory/map/map?id=56378 **Site Reviewed Below**	East-Northeast, 3579 ft.

Natural Geodata requested information from the NCDEQ related to the sites in the immediate vicinity of the subject property, the following information was returned:

The NCDEQ Asheville office is listed as the contact for the sites listed above. An email conversation was conducted with Ms. Caroline LaFond within the Asheville Regional Office of the NCDEQ between the dates of February 1, 2021 and February 5, 2021 with regards to the sites listed above.

Regarding Incident #95808, also known as the Ziegler Residence, two 275 gallon home heating oil tanks were connected together improperly, resulting in a leak at this connection. The leak was ongoing for some time, and a significant level of residual Diesel Range Organics remain in the ground at several of the sampled locations. This is an open case, however a conditional No Further Action (NFA) letter with a Notice of Residual Petroleum (NRP) was issued by the NCDEQ on November 5, 2020 stating this incident poses no further risk to the environment in their opinion.

Regarding Incidents #41084 and #28674, known as the Cote Property and the Jerry Robinson Residence respectively, these incidents are closed by the NCDEQ. Incident #41084 was issued an NFA with NRP on April 1, 2013 and Incident #28674 was issued an NFA on December 10, 2007.

Regarding the Moore General Hospital (FUDS # I04NC0529), a link to the Managed Action Plan (MAP) is included in the table above. Per the database description: "THERE IS A LANDFILL OF APPROX. 3 ACRES ASSOCIATED WITH THE INCINERATOR AT THE FORMER MOORE GENERAL HOSPITAL. PART OF THIS LANDFILL IS IN THE HEADWATERS OF A STREAM. THERE ARE NO RECORDS ON THIS LANDFILL. MISCELLANEOUS ITEMS WERE PUT IN THIS LANDFILL BY THE WAR DEPARTMENT 1942-1947, VETERANS ADMIN. 1947-1959, AND THE STATE OF NORTH CAROLINA 1959 - PRESENT. THE STATE OF NORTH CAROLINA IS NOW USING THIS LANDFILL FOR A DEBIRS LANDFILL."

A copy of Natural Geodata's correspondence is included in *Appendix C*. A copy of the pertinent files reviewed by Natural Geodata are located in *Appendix E*. A full copy of all files reviewed is available upon request.

6.0 FINDINGS

6.1 Summary

The subject property consists of one parcel encompassing approximately 2.35 acres located north of Ivanhoe Drive, west of Summer Street, east of Hawthorne Avenue and south of West Charleston Avenue in the city limits of Swannanoa, Buncombe County, North Carolina. The subject property contains two ruined structures located in the southeastern area of the parcel, along with a ruined dam / basin structure located at the southern mouth of the stream running north to south down the middle of the property. A *Site Location Map* for the subject property is presented as *Figure 1 (Appendix A)*.

Natural Geodata was not provided development plans for the subject property. It is Natural Geodata's understanding that the subject property is planned to be developed as a community park, initially composed only of low impact and permeable pathing materials with no earthwork machinery.

The surrounding area currently consists of primarily residential development, with some industrial activity present to the South. Historically, the surrounding area contained residential development and farm activity with some industrial activity to the South. A federal and state environmental regulatory database report identified several sites of environmental concern in the surrounding area (Section 5.2). Based on their locations relative to the subject property, the anticipated direction of groundwater flow, and their regulatory statuses, the identified regulatory sites are unlikely to have adversely impacted the environmental quality of the subject property.

6.2 Conclusions

Natural Geodata has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-13 of the subject property (Template Property), as described herein. Any exceptions to, or deletions from, this practice are described in *Section 1.3* of this report.

This Phase I ESA has revealed no evidence of REC's (Recognized Environmental Conditions) in connection with the subject property.

There is a site of environmental concern that is topographically higher and approximately 190 feet southwest of the subject property (Discussed in Section 5.2). A community park is proposed for the subject property, and due to this Natural Geodata recommends that signage be put in place discouraging recreational water activities (i.e. fishing, swimming) on the subject property.

******* END OF REPORT *******