



**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
PROPOSED TRACTOR SUPPLY COMPANY FACILITY  
DELAWARE ROUTE 13  
SEAFORD, SUSSEX COUNTY, DELAWARE 19973**

**ECS PROJECT NO. 02-4105-C1**

**FOR**

**TKC C, LLC  
c/o THE KEITH CORPORATION  
CHARLOTTE, NORTH CAROLINA 28209**

**AND**

**TRACTOR SUPPLY COMPANY  
BRENTWOOD, TENNESSEE 37027**

**NOVEMBER 16, 2006**



**ECS MID-ATLANTIC, LLC**  
Geotechnical • Construction Materials • Environmental

November 16, 2006

Ms. Lisa Cruz  
TKC C, LLC  
c/o The Keith Corporation  
5935 Carnegie Boulevard  
Charlotte, North Carolina 28209

ECS Project No. 02-4105-C1

Reference: Phase I Environmental Site Assessment,  
Proposed Tractor Supply  
Delaware Route 13  
Seaford, Sussex County, Delaware 19973

Dear Ms. Cruz:

ECS Mid-Atlantic, LLC (ECS) is pleased to provide you with the results of ECS's Phase I Environmental Site Assessment (ESA) for the referenced property. As per your request, ECS's services were provided in general accordance with ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and EPA Standards and Practices for All Appropriate Inquiries contained in 40 CFR Part 312.

If there are questions regarding this report, or a need for further information, please contact us at (410) 859-4300.

Respectfully submitted,

**ECS MID-ATLANTIC, LLC**

A handwritten signature in blue ink that reads 'Joel Knauff'.

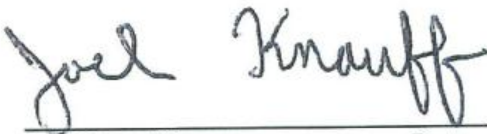
Joel Knauff  
Project Scientist

A handwritten signature in blue ink that reads 'Anthony B. Rubino'.

Anthony B. Rubino, P.G.  
Environmental Department Manager

**ENVIRONMENTAL PROFESSIONAL STATEMENT**

ECS declares that, to the best of ECS's professional knowledge and belief, ECS meets the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. ECS has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. ECS has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Joel Knauff  
Project Scientist

Date



Anthony B. Rubino, P.G.      Date  
Environmental Department Manager

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PROJECT

Phase I Environmental Site Assessment  
Proposed Tractor Supply Company Facility  
Delaware Route 13  
Seaford, Sussex County, Delaware 19973

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CLIENT

TKC C, LLC  
c/o The Keith Corporation  
5935 Carnegie Boulevard  
Charlotte, North Carolina 28209

And

Tractor Supply Company  
200 Powell Place  
Brentwood Tennessee 37027

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SUBMITTED BY

ECS Mid-Atlantic, LLC  
1340 Charwood Road, Suite P  
Hanover, MD 21076

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PROJECT 02-4105-C1

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DATE November 16, 2006

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PROPOSED TRACTOR SUPPLY COMPANY FACILITY  
DELAWARE ROUTE 13  
SEAFORD, SUSSEX COUNTY, DELAWARE 19973**

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PROPOSED TRACTOR SUPPLY COMPANY FACILITY  
DELAWARE ROUTE 13  
SEAFORD, SUSSEX COUNTY, DELAWARE 19709**

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## **1.0 EXECUTIVE SUMMARY**

ECS Mid-Atlantic, LLC (ECS) was contracted by TKC C, LLC, care of the Keith Corporation, to perform an ASTM Standard E-1527-05, Phase I Environmental Site Assessment (ESA) of the Proposed Tractor Supply Company Facility, located along Delaware Route 13 in the Seaford area of Sussex County, Delaware 19973. Any exceptions to or deletions from this practice are described in Section 2.3 of this report.

Based on the records search, site reconnaissance and interviews, it appears that the site has consisted of unimproved farmland since at least 1937. Historical records prior to 1937 were not reasonably ascertainable for the site. The site is unimproved and does not currently receive municipal water or sanitary sewer services. ECS did not observe stained ground surfaces, stressed vegetation or evidence of underground storage tanks (USTs) on the site.

It should be noted that, based on the unimproved and unoccupied nature of the project site, no onsite point of contact was present at the property during the site reconnaissance; however, an interview was conducted, via telephone, with Mr. Barry Hastings, the owner of the site. Mr. Hastings was unaware of environmental concerns regarding the site.

The site is located in a commercial and residential area of Seaford, Delaware. The regulatory database report prepared by InfoMap did not identify any sites that are anticipated to compromise the environmental integrity of the project site.

This assessment has revealed no evidence of recognized environmental conditions in connection with the site. As such, no additional investigation is recommended at this time.

This Executive Summary is an integral part of the Phase I Environmental Site Assessment report. ECS recommends that the report be read in its entirety.

## **2.0 INTRODUCTION**

### **2.1 Purpose and Reason for Performing Phase I ESA**

The purpose of the ESA was to:

- evaluate the probability of impact to the surface water, groundwater and/or soils within the property boundaries through a review of regulatory information and a reconnaissance of the subject site and vicinity;
- evaluate historical land usage to identify previous conditions that could potentially impact the environmental condition of the site;
- evaluate the potential for on-site and off-site contamination;
- provide a professional opinion regarding the potential for environmental impact at the site, and a list of Recognized Environmental Conditions; and,
- conduct all appropriate inquiry as defined by ASTM E 1527-05

The reason for the ESA is to qualify for landowner liability protections to CERCLA liability.

### **2.2 Scope of Work**

ECS Mid-Atlantic, LLC was contracted by TKC C, LLC, in care of the Keith Corporation, to perform a Phase I ESA for the Proposed Tractor Supply Company Facility along Delaware Route 13 in the Seaford area of Sussex County, Delaware. The environmental assessment was conducted in substantial accordance with ASTM E 1527-05 and EPA Standards and Practices for All Appropriate Inquiries. The environmental assessment was conducted under the supervision or responsible charge of an individual that qualifies as an environmental professional, as defined in 40 CFR §312.10.

### **2.3 Limitations**

The ESA involved a reconnaissance of the site and contiguous properties and a review of regulatory and historical information in general accordance with the ASTM standard and EPA regulation referenced herein. No non-scope considerations or additional issues such as asbestos, radon, wetlands or mold were investigated, unless otherwise described in Section 7.0 of this report.

The conclusions and/or recommendations presented within this report are based upon a reasonable level of investigation within normal bounds and standards of professional practice for a site in this particular geographic and geologic setting. The intent of this assessment is



to identify the potential for recognized environmental conditions in connection with the site; however, no environmental site assessment can completely eliminate uncertainty regarding the potential for recognized environmental conditions in connection with the site. The findings of this ESA are not intended to serve as an audit for health and safety compliance issues pertaining to improvements or activities at the site. ECS is not liable for the discovery or elimination of hazards that may potentially cause damage, accidents or injury.

All observations, conclusions and/or recommendations pertaining to environmental conditions at the subject site are necessarily limited to conditions observed, and or materials reviewed at the time this study was undertaken. It was not the purpose of this study to determine the actual presence, degree or extent of contamination, if any, at this site. This could require additional exploratory work, including sampling and laboratory analysis. No other warranty, expressed or implied, is made with regard to the conclusions and/or recommendations presented within this report.

ASTM E-1527-05 defines a "recognized environmental condition" as: "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do 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."

It should be noted that, based on the unimproved and unoccupied nature of the project site, no onsite point of contact was present at the property during the site reconnaissance; however, an interview was conducted, via telephone, with Mr. Barry Hastings, the owner of the site.

It should also be noted that a search of judicial records regarding environmental liens or activity and use limitations for the site was not provided by the client, nor was ECS contracted to obtain such documentation from a third party. As such, a review of judicial records regarding environmental liens or activity and use limitations was not performed in regards to the site; however, based on information provided by additional historical sources and observations made during the site reconnaissance, it is unlikely that review of such records would result in a material difference in the findings of this assessment.

ECS's previous *Phase I ESA, Proposed Tractor Supply Company Facility*, dated April 28, 2006, (ECS Project No. 4105-A), as included in Appendix II of this report, was performed on the same 9.47 acre parcel as the current Phase I ESA; however, the previous report incorrectly listed the acreage as 4.00 acres. In addition, the site is flanked to the north and south by additional parcels of unimproved farmland, making the exact property boundaries difficult to ascertain. As such, the observed conditions in the 2006 Phase I ESA may have included small portions of adjacent parcels to err of the side of caution and verify that the entirety of the project site was observed. It should be noted that, based on the findings in the

previous Phase I ESA and the observations made in the current Phase I ESA, the error regarding the recorded acreage, and the observations of the lands immediately adjacent to the project site do not change ECS's material findings in the previous Phase I ESA, nor the current Phase I ESA.

✓ This report is provided for the exclusive use of the Keith Corporation, TKC C, LLC and the Tractor Supply Company. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this report by any undesignated third party or parties will be at such party's sole risk and ECS disclaims liability for any such third party use or reliance.

### **3.0 SITE DESCRIPTION**

#### **3.1 Site Location and Legal Description**

The site referred to as "*subject property*", "*site*" or "*the property*" is located along the western side of Delaware Route 13, immediately north of the intersection of Bridgeville Highway and Delaware Route 13 (Figure 1, Appendix I). According to records from the Sussex County, Delaware Tax Assessor's Office, the project site is identified in the Sussex County, Delaware Tax District 3-31 on Map 4.00 as Parcel 119.00. The project site consists of approximately 9.47 acres of undeveloped farmland.

Our previous *Phase I ESA, Proposed Tractor Supply Company Facility*, dated April 28, 2006, (ECS Project No. 4105-A), included in Appendix II of this report, was performed on the same 9.47 acre parcel as the current Phase I ESA; however, the previous report incorrectly listed the acreage as 4.00 acres. In addition, the site is flanked to the north and south by additional parcels of unimproved farmland, making exact property boundaries difficult to ascertain. As such, the observed conditions in the previous Phase I ESA may have included small portions of adjacent parcels to err of the side of caution and verify that the entirety of the project site was observed. It should be noted that, based on the findings in the previous Phase I ESA and the observations made in the current Phase I ESA Update, the error regarding the recorded acreage, and the observations of the lands immediately adjacent to the project site do not change ECS's material findings in the previous Phase I ESA, nor the current Phase I ESA.

#### **3.2 Physical Setting and Hydrogeology**

As determined from the 7.5-minute USGS Topographic Map of the Seaford East, Delaware Quadrangle, dated 1992 (Appendix I, Figure 2), the site is at an elevation of approximately 35 feet above mean sea level (msl). Hearn's Pond is located approximately 1,600 feet west of the site. Surface runoff on the site is generally to the south-southwest towards Hearn's Pond. Areas to the north and east appear to be cross-gradient to up-gradient of the site, based on the groundwater flow direction inferred from the surface topography.

The subject property is located within the Coastal Plain Physiographic Province. The Coastal Plain is characterized by gently rolling hills and valleys. It is underlain by a southeastwardly thickening sequence of sediments that consists of sand and gravel aquifers, interlayered with silt and clay confining units.

According to the *Generalized Geologic Map of Delaware*, produced by the Delaware Geological Survey and dated April 1976, the site is underlain by the Chesapeake Group, which dates approximately from the Miocene to the Pliocene. The Chesapeake Group consists primarily of bluish grey silt, with quartz sand and some shell beds.

With regard to groundwater flow in the underlying shallow aquifer, it can be generally assumed that due to the overall unconfined nature of the aquifer, groundwater flow typically

occurs from the higher to lower elevations and generally conforms to the topography. Due to the size of the project site and without specific groundwater data, it is impossible to determine the actual groundwater flow direction underneath the project area. Based solely on an assumption of unconfined conditions and the current topography as mapped and as observed in the field; groundwater most likely flows in a south-southwesterly direction, towards Hearn's Pond.

Review of the *Soil Survey of Sussex County, Delaware*, published by the United States Department of Agriculture Soil Conservation Service in 1974, indicates native soils on the site to consist of the Sassafras and Woodstown Series.

The Sassafras Series consists of deep, well-drained soils of moderate permeability that occur in uplands of the Coastal Plain. The thickness of the Sassafras solum is typically between 30 and 40 inches.

The Woodstown Series consists of deep, moderately well-drained soils of moderate permeability that occur in uplands of the Coastal Plain. The thickness of the Woodstown solum is typically between 24 and 40 inches.

The Soil Survey identified the Sassafras sandy loam loam, with zero to two percent slopes (SaA); Woodstown Sandy Loam (Wo); and Woodstown loam (Ws), as the native soil units which underlie the site.

The SaA is not listed on the *National Hydric Soils List for Delaware*; however, Wo and Ws are both listed as containing a hydric component consisting of Fallsington inclusions found in depressions. Hydric soils are only one of several factors used for classifying wetlands. Hydric soils alone are not an indicator of a wetland area.

### **3.3 Current Use and Description of the Site**

The site currently consists of unimproved farmland. Due to the unimproved nature of the site, it does not currently utilize electrical, municipal water, or sanitary sewer services.

### **3.4 Current Uses of the Adjoining Properties**

As observed during the site reconnaissance, the project site was adjoined to the north by unimproved farmland, with Phillips Billboards located further to the north and Hopkins Automotive located further to the northeast, across Delaware Route 13; to the east by four lanes and a median strip associated with Delaware Route 13, with the NoUVIR (No Ultra-Violet and Infra-Red) Research Center, the Highview House, the Seaford Church of Christ, and residential development located further to the east; to the south by unimproved farmland, with Old Furnace Road, Fleet Truck Sales, and residential development further to the south;

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and to the west by residential development. Additional information regarding adjacent properties is provided in Section 6.2.

#### 4.0 USER PROVIDED INFORMATION

##### 4.1 Title Information

Based on information provided by the Delaware Department of Assessments and Taxation, the site is currently owned by Barry G. Hastings. ECS reviewed previous ownership information for the project site at the Sussex County Courthouse, Land Records Office. A summary of information acquired during the land title record search is included in the following table.

<b>Chain-of-Title District 1-31, Map 4.00, Parcel 119</b>
To: Barry G. Hastings From: Frances P. Hastings & Estate of Roland G. Hastings Date: July 22, 1985 Liber/Folio: 1356/344 2 Parcels – 36.06 acres ↑
To: Robert W. Durham & Roland G. Hastings From: Russell E. Isaacs, et al Date: March 24, 1975 Liber/Folio: 744/716 ↑
To: Charles Isaacs From: Lewis W. Staub & wife Date: November 14, 1914 Liber/Folio: 196/480 ↑
Deed Search Terminated

##### 4.2 Environmental Liens or Activity and Use Limitations

ECS was not contracted to obtain information on environmental liens or activity and use limitations, nor has ECS been provided with information on environmental liens or activity and use limitations for our review. If this information is provided at a later date, ECS will review it for evidence of environmental concerns and issue an addendum to this report if the review indicates a material difference in our findings.

#### **4.3 Specialized Knowledge**

Specialized user knowledge was not provided to ECS for ECS's review. If this information is provided at a later date, ECS will review it for evidence of environmental concerns and issue an addendum to this report if the review indicates a material difference in ECS's findings.

#### **4.4 Commonly Known or Reasonably Ascertainable Information**

Commonly known or reasonably ascertainable information was provided by Ms. Lisa Cruz of the Keith Corporation in the form of a response to ECS's Client Questionnaire. Based on the responses to the questionnaire, Ms. Cruz was unaware of current or past conditions at the project site that would indicate the presence of RECs.

ECS conducted a previous Phase I ESA of the site. The findings of this assessment were presented under cover of *Phase I ESA, Proposed Tractor Supply Company Facility*, dated April 28, 2006, (ECS Project No. 4105-A).

The previous Phase I ESA, as included in Appendix II of this report, was performed on the same 9.47 acre parcel as the current Phase I ESA; however, the previous report incorrectly listed the acreage as 4.00 acres. In addition, the site is flanked to the north and south by additional parcels of unimproved farmland, making the exact property boundaries difficult to ascertain. As such, the observed conditions in the previous Phase I ESA may have included small portions of adjacent parcels to err of the side of caution and verify that the entirety of the project site was observed. It should be noted that, based on the findings in the previous Phase I ESA and the observations made in the current Phase I ESA, the error regarding the recorded acreage, and the observations of the lands immediately adjacent to the project site do not change ECS's material findings in the previous Phase I ESA, nor the current Phase I ESA.

No RECs were identified in the previous Phase I site assessment and historical documentation reviewed for the previous Phase I ESA was consistent with historical documentation reviewed for the current Phase I ESA.

#### **4.5 Valuation Reduction for Environmental Issues**

ECS was not contracted to consider valuation reduction for environmental issues, nor has ECS been provided with information on valuation reduction for environmental issues for ECS's review. If this information is provided at a later date, ECS will review it for evidence of environmental concerns and issue an addendum to this report if the review indicates a material difference in ECS's findings.

**4.6 Owner, Property Manager, and Occupant Information**

The Keith Corporation informed ECS that the owner of the site is Mr. Barry Hastings and that the site is currently unimproved land, and thus, no property management or tenant operations are performed at the project site. In addition, Sussex County tax assessment records also indicate that the owner of the site is Mr. Barry Hastings.

**4.7 Degree of Obviousness**

The Keith Corporation informed ECS that, based on their knowledge and experience related to the property, there are no obvious indicators that point to the presence or likely presence of contamination at the property.



## **5.0 RECORDS REVIEW**

### **5.1 Standard Environmental Record Sources**

An Environmental FirstSearch Report (EFSR) was provided by InfoMap. The EFSR involves searching a series of databases for facilities that are located within a specified radius from the subject property. The ASTM standard specifies an approximate minimum search distance from the subject site for each database. Based on our knowledge of the subject property and the surrounding area, ECS attempts to verify and interpret this data. While this attempt at verification is made with due diligence, ECS cannot guarantee the accuracy of the record search beyond that of information provided by InfoMap. A copy of the information provided by InfoMap is included in Appendix III. Mapped and unmapped sites identified by InfoMap that are not addressed below were field verified and not found to be within the approximate minimum search distance and are excluded from this ESA report. ECS makes no warranty regarding the accuracy of the InfoMap database report information. The following is a list of databases searched:

#### **National Priorities List (NPL)**

The NPL (*updated quarterly*) is a subset of CERCLIS and identifies “superfund” sites that have had documented contamination incidents. The site does not appear on the NPL and there are no listed NPL sites located within one mile of the site.

#### **Delisted NPL**

The Delisted NPL (*updated quarterly*) identifies sites previously listed on the NPL where no further response is appropriate. The site does not appear on the Delisted NPL and there are no Delisted NPL sites located within one-half mile of the site.

#### **Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)**

CERCLIS (*updated quarterly*) contains data on potential hazardous waste sites that have been reported to the U.S. EPA. CERCLIS contains sites that are either proposed to or on the National Priorities List and sites which are in the screening and assessment phase for possible inclusion on the NPL. Neither the site nor the properties located within one-half mile of the site are identified on the CERCLIS Database.

### **CERCLIS No Further Remedial Action Planned (NFRAP)**

CERCLIS sites designated as NFRAP (*updated quarterly*) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the 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. Neither the site nor the properties located within one-half mile of the site are included on the CERCLIS NFRAP.

### **Resource Conservation and Recovery Information System (RCRIS)**

RCRIS (Date of revision: 06/06/06) identifies facilities that generate, transport, treat, store or dispose of hazardous wastes as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators generate less than 100 kilograms of hazardous waste, or less than 1 kilogram of acutely hazardous waste, per month. Small quantity generators (SQGs) generate between 100 and 1,000 kilograms of hazardous waste per month. Large quantity generators (LQGs) generate more than 1,000 kilograms of hazardous waste or more than 1 kilogram of acutely hazardous waste per month. Transporters are entities that move hazardous waste from the generator to a facility that can recycle, treat, store or dispose of the waste. TSDs treat, store or dispose of hazardous waste. Neither the site, nor any adjoining properties are identified as a hazardous waste generator. In addition, the site is not identified as a TSD (treatment, storage or disposal) facility and there are no TSD facilities located within one-half mile of the site.

### **CORRACTS: Corrective Action Report**

CORRACTS (*updated quarterly*) identifies hazardous waste handlers that have been subject to corrective action under RCRA. Neither the site nor the properties located within one mile of the site are identified by CORRACTS.

### **Federal Engineering Controls (EC) List**

The Federal EC List (*updated quarterly*) identifies engineering controls including various forms of caps, building foundations, liners, and treatment methods used to eliminate pathways for regulated substances to enter environmental media or affect human health. Engineering controls were not identified for the site.

### **Federal Institutional Controls (IC) List**

The Federal IC List (*updated quarterly*) identifies institutional controls including administrative measures, such as groundwater use restrictions, construction restrictions,

property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants. Institutional controls were not identified for the site.

#### **Emergency Response Notification System (ERNS)**

The ERNS List (*updated semi-annually*) is a national database that stores and records information on reported releases of hazardous substances, including petroleum products. The site is not identified on the ERNS List.

#### **State Hazardous Waste Sites (SHWS) Inventory**

State hazardous waste site records (*updated semi-annually*) are the states' equivalent to CERCLIS. These sites may or may not be already listed on the federal CERCLIS database. Neither the site nor the properties located within one-half mile of the site are identified on the SHWS Inventory.

#### **Solid Waste Facilities/Landfill List**

The Delaware Department of Natural Resources and Environmental Control (DNREC) maintains a list of permitted solid waste facilities (*updated semi-annually*). These facilities may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. Neither the site nor the properties located within one-half mile of the site are identified on the list.

#### **Leaking Underground Storage Tank (LUST) List**

The LUST List (Date of revision: 07/15/06) is a record of reported leaking underground storage tank incidents. The LUST List may also identify properties that have had soil and/or groundwater contamination associated with documented releases from above ground storage tanks, surface spills and other sources. The site is not identified on the list; however, two LUST facilities were identified between one-quarter and one-half mile from the site. Specifically, the database report listed Johns New Look Auto body on Route 4 approximately 1,500 feet southwest of the project site, and Dukes Lumber on Route 4 approximately 1,700 feet southwest of the project site as LUST facilities within one-half mile of the site. Both of these facilities are distant and down-gradient from the project site. Therefore, these facilities do not represent environmental concerns to the project site.

#### **Registered Underground Storage Tank (UST) List**

The Registered UST List (*updated semi-annually*) inventories underground storage tanks registered with the DNREC. This list does not identify USTs that have not been registered

with the DNREC, such as home heating oil tanks and other unregulated tanks. The database report identified no registered UST/AST listing of the site or properties located within the ASTM-specified search radius.

### **Aboveground Storage Tank (AST) Database**

The AST Database (*updated semi-annually*) is a list maintained by the North DNREC of facilities with ASTs registered with the DNREC. Neither the site nor the properties located adjacent to the site are identified on the AST Database.

### **State Responsible Party Voluntary Action (VCP) Sites**

The VCP Sites (*updated semi-annually*) is a listing of sites that parties wish to remediate voluntarily. The program is administered by the DNREC. Neither the site nor the properties located within one-half mile of the site are identified on the VCP Sites listing.

### **State Brownfield Projects Inventory**

The State Brownfield Projects Inventory (*updated semi-annually*) identifies brownfield projects inventoried with the DNREC. The properties in the inventory are working toward a brownfield agreement for cleanup and liability control. Neither the site nor the properties located within one-half mile of the site are identified on the State Brownfield Projects Inventory.

### **State IC List**

The State IC List (*updated semi-annually*) identifies No Further Action facilities with land use restrictions monitoring requirements. Institutional controls were not identified for the site.

## **5.2 Historical Use Information**

### **5.2.1 Historical Topographic Map Review**

According to the *15-minute Topographic Quadrangle of Seaford, Delaware*, dated 1915, the project site is shown as unimproved land. The area north of the site was depicted as an unpaved road, with unimproved land beyond. The area east of the site was depicted as Delaware Route 13, two structures, and unimproved land, with a portion of Delaware Route 13, a church, and an additional structure beyond. The area south of the site was depicted as

unimproved land, with Old Furnace Road and unimproved land beyond. The area west of the site was depicted as unimproved land, with structures beyond. The site is depicted at an elevation of 36 feet above msl. Clear Brook and Hearn's Pond are located approximately 1,600 feet west of the site. Surface runoff on the site is generally to the south-southwest towards Clear Brook and Hearn's Pond. Areas to the north and east appear to be cross-gradient to up-gradient of the site based on the groundwater flow direction inferred from the surface topography.

According to the *7.5-minute USGS Topographic Map of the Seaford East, Delaware Quadrangle*, dated 1992, the project site is shown as unimproved land. The area north of the site is depicted as unimproved land, with a structure beyond. The area east of the site was depicted as Delaware Route 13, with a church and four additional structures beyond. The area south of the site was depicted as unimproved land, with Old Furnace Road and two structures beyond. The area west of the site was depicted as unimproved land. The site is depicted at an elevation of 35 feet above msl. Clear Brook and Hearn's Pond are located approximately 1,600 feet west of the site. Surface runoff on the site is generally to the south-southwest towards Clear Brook and Hearn's Pond. Areas to the north and east appeared to be cross-gradient to up-gradient of the site based on the groundwater flow direction inferred from the surface topography.

### **5.2.2 Sanborn Fire Insurance Map Review**

ECS attempted to review Sanborn Fire Insurance Maps for the project site, during the previous Phase I ESA, via an EDR Sanborn Map report; however, Sanborn Fire Insurance Map coverage was not available for the project site.

### **5.2.3 Aerial Photograph Review**

ECS has reviewed aerial photographs of the site and immediately surrounding properties for evidence of former usage which may constitute a potential for environmental concern. The aerial photographs were obtained from the Delaware DataMIL and the Sussex County Soil Conservation Service. The aerial photographs reviewed were dated 1937, 1954, 1961, 1968, 1970, 1992, 1997, and 2002. Copies of the 1937, 1954, 1961, 1968, 1992, and 2002 aerial photographs for the project site vicinity are included within Appendix I of this report. A copy of the 1970 aerial photograph was not available for reproduction. The following table summarizes information gathered during the review of aerial photographs.

YEAR	COMMENTS
1937 1954 1961 1968 1970	The project was depicted as unimproved farmland, with an unpaved farm access road crossing the northwest corner of the site. The project site was adjoined to the north by unimproved farmland and an unpaved farm access road; to the east by Route 13, with unimproved farmland, a roadside produce market, a farmhouse, and a small residential development beyond; to the south by unimproved farmland, with Old Furnace Road and additional unimproved farmland beyond; and to the west by unimproved farmland and an unpaved farm access road.
1992 1997	The project was depicted as unimproved farmland. The project site was adjoined to the north by unimproved farmland, with a light manufacturing building beyond; to the east by Route 13, with assorted commercial and residential development beyond; to the south by unimproved farmland and a billboard, with Old Furnace Road, additional unimproved farmland, residential development, and a commercial structure beyond; and to the west by unimproved farmland and a housing development depicted as under construction.
2002	The project site and adjoining properties appeared to consist of a close approximation of current conditions at the site.

The review of aerial photographs of the project area revealed no conditions suggesting environmental concerns associated with the project site and/or surrounding area.

#### **5.2.4 City Directory Review**

ECS attempted to review historical city directories at the Seaford Branch of the Sussex County Library; however, city directories covering the project site area were not available for review.

#### **5.2.5 Local Sources and FOIA Requests**

A Freedom of Information Act (FOIA) request was forwarded to the DNREC. Pertinent information obtained will be forwarded upon receipt. A copy of the FOIA request is included in Appendix IV, Interview Documentation and Freedom of Information Act Requests.

## **6.0 SITE AND AREA RECONNAISSANCE**

### **6.1 On-Site Features**

Mr. Joel Knauff of ECS conducted the field reconnaissance on October 24, 2006. The weather at the time of the reconnaissance was clear and windy, with temperatures in the low 50s (degrees Fahrenheit). Observations were made from a walking reconnaissance around the perimeter boundary and along several transects through the property.

The site currently consists of unimproved farmland. Based on its unimproved nature, the site is not currently serviced by electricity, municipal water, or sanitary sewer services.

#### **Underground or aboveground storage tanks**

ECS did not observe aboveground storage tanks or evidence of underground storage tanks at the site.

#### **Strong, pungent or noxious odors**

ECS did not observe strong, pungent or noxious odors at the site.

#### **Surface waters**

ECS did not observe surface waters at the site.

#### **Standing pools of liquid likely containing petroleum or hazardous substances**

ECS did not observe standing pools of liquid at the site.

#### **Drums or containers of petroleum or hazardous substances greater than five-gallons**

Drums or containers of petroleum or hazardous substances greater than five-gallons were not observed at the site.

#### **Hazardous substance or petroleum product containers**

Hazardous substance or petroleum product containers were not observed at the site.

**Unidentified opened or damaged containers of hazardous substances or petroleum products**

Unidentified opened or damaged containers of hazardous substances or petroleum products were not observed at the site.

**Known or suspect PCB-containing equipment (excluding light ballasts)**

Known or suspect PCB-containing equipment was not observed at the site.

**Stains or corrosion to floors, walls or ceilings**

ECS did not observe onsite structures at the project site; therefore, staining or corrosion to floors, walls, or ceilings was not observed.

**Floor drains and sump pumps**

ECS did not observe floor drains or sump pumps at the project site.

**Pits, ponds or lagoons**

ECS did not observe pits, ponds, or lagoons at the project site.

**Stained soil or pavement**

ECS did not observe stained soils at the site.

**Stressed vegetation**

ECS did not observe stressed vegetation at the site.

**Solid waste mounds or non-natural fill materials**

ECS did not observe solid waste mounds or non-natural fill materials at the site.



**Wastewater discharges into drains, ditches or streams**

ECS did not observe wastewater discharges into drains, ditches or streams at the site.

**Groundwater wells including potable, monitoring, dry, irrigation, injection and/or abandoned**

ECS did not observe wells of any type at the site.

**Septic systems or cesspools**

ECS did not observe evidence of septic systems or cesspools on the site.

**6.2 Adjoining and Nearby Properties**

Contiguous and nearby properties were observed during a walking reconnaissance of the property boundary and public places. The site is located in a rural, residential and light commercial area of the Seaford area of Sussex County, Delaware.

The project site was adjoined to the north by unimproved farmland, with Phillips Billboards located further to the north and Hopkins Automotive located further to the northeast, across Delaware Route 13; to the east by four lanes and a median strip associated with Delaware Route 13, with the NoUVIR (No Ultra-Violet and Infra-Red) Research Center, the Highview House, the Seaford Church of Christ, and residential development located further to the east; to the south by unimproved farmland, with Old Furnace Road, Fleet Truck Sales, and residential development further to the south; and to the west by residential development. Additional information regarding adjacent properties is provided in Section 6.2.

## **7.0 ADDITIONAL SERVICES**

ASTM guidelines identify non-scope issues, which are beyond the scope of this practice. Some of these non-scope issues include; asbestos-containing building materials, radon, lead-based paint, lead in drinking water, wetlands and mold. ECS was not contracted to address these non-scope issues and as such, they are not addressed in this report.

## **8.0 INTERVIEWS**

ECS interviewed Mr. Barry Hastings, the current owner of the property, on October 26, 2006, via telephone. Mr. Hastings stated that he has been familiar with the property for approximately 31 years. Mr. Hastings stated that he has owned the property since 1985 and that his father, Roland Hastings was the prior owner and had owned the property since 1975. Mr. Hastings stated that, to the best of his knowledge, the property has been unimproved farmland throughout its history.

## **9.0 FINDINGS AND CONCLUSIONS**

ECS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of the Proposed Tractor Supply, the property. Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

## 10.0 REFERENCES

ADC Street Map of Sussex County, Delaware, 1<sup>st</sup> Edition, 2005.

Client Questionnaire, supplied by The Keith Corporation.

Delaware DataMIL Aerial Photographs, dated 1937, 1954, 1961, 1968, 1992, 1997, and 2002.

InfoMap Environmental FirstSearch Report, dated November 14, 2006.

Generalized Geologic Map of Delaware, compiled by the Delaware Geological Survey, dated 1976.

Sussex County Soil Conservation Service, *Soil Survey of Sussex County, Delaware*, dated 1974 (aerial photography dated 1970).

*Phase I Environmental Site Assessment, Proposed Tractor Supply Company Facility*, dated April 28, 2006 (ECS Project No. 4105-A).

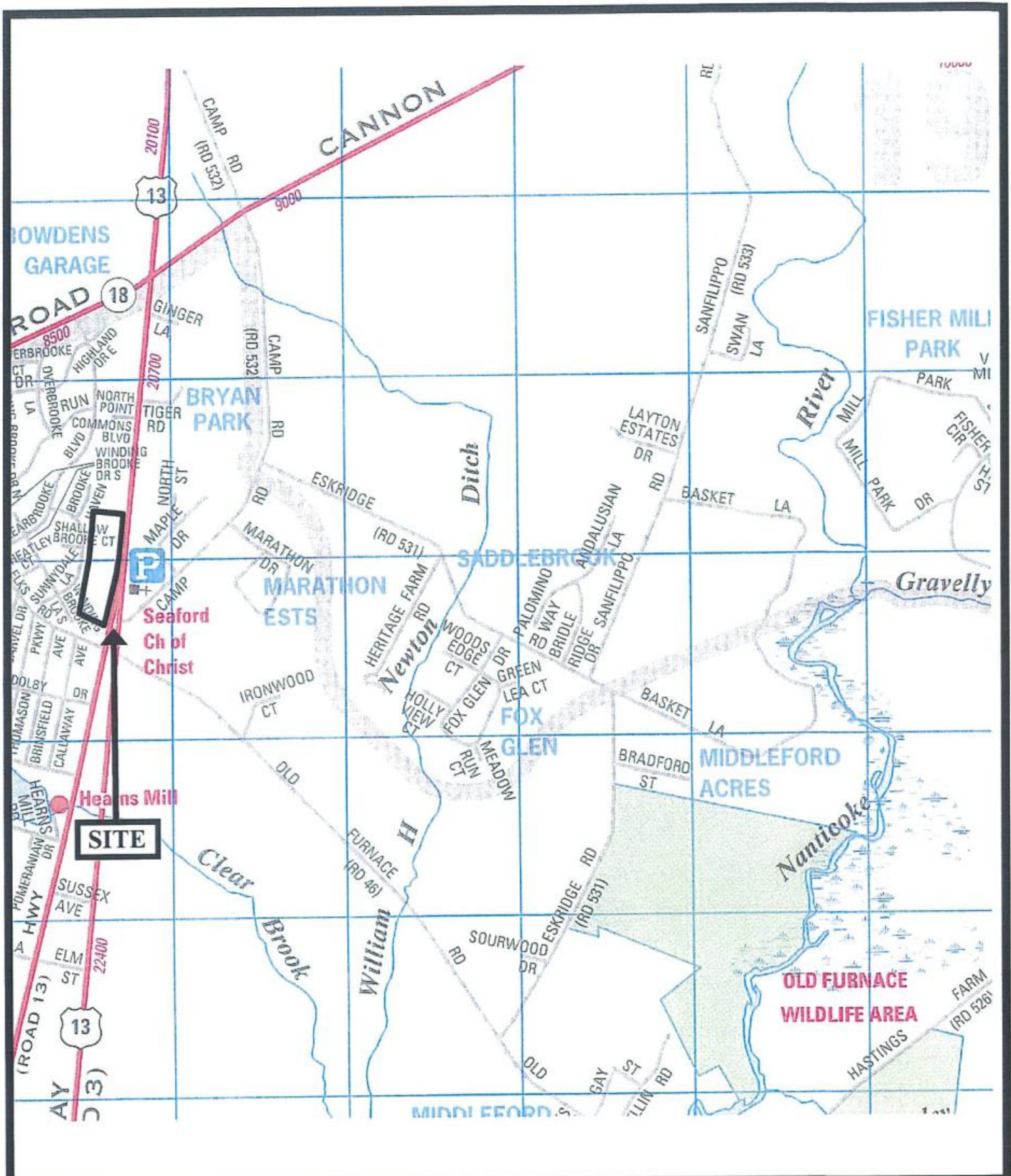
Record of Communication.

*USGS Topographic Map of the Seaford East, Delaware 7.5-minute Quadrangle*, dated 1992.

*USGS Topographic Map of the Seaford East, Delaware 15-minute Quadrangle*, dated 1915.

**APPENDIX I**

**FIGURES**



▲  
NORTH

SOURCE: ADC Street Map Book of  
Sussex County Delaware

DATED: 2005

SCALE: 1" = 1,600 feet

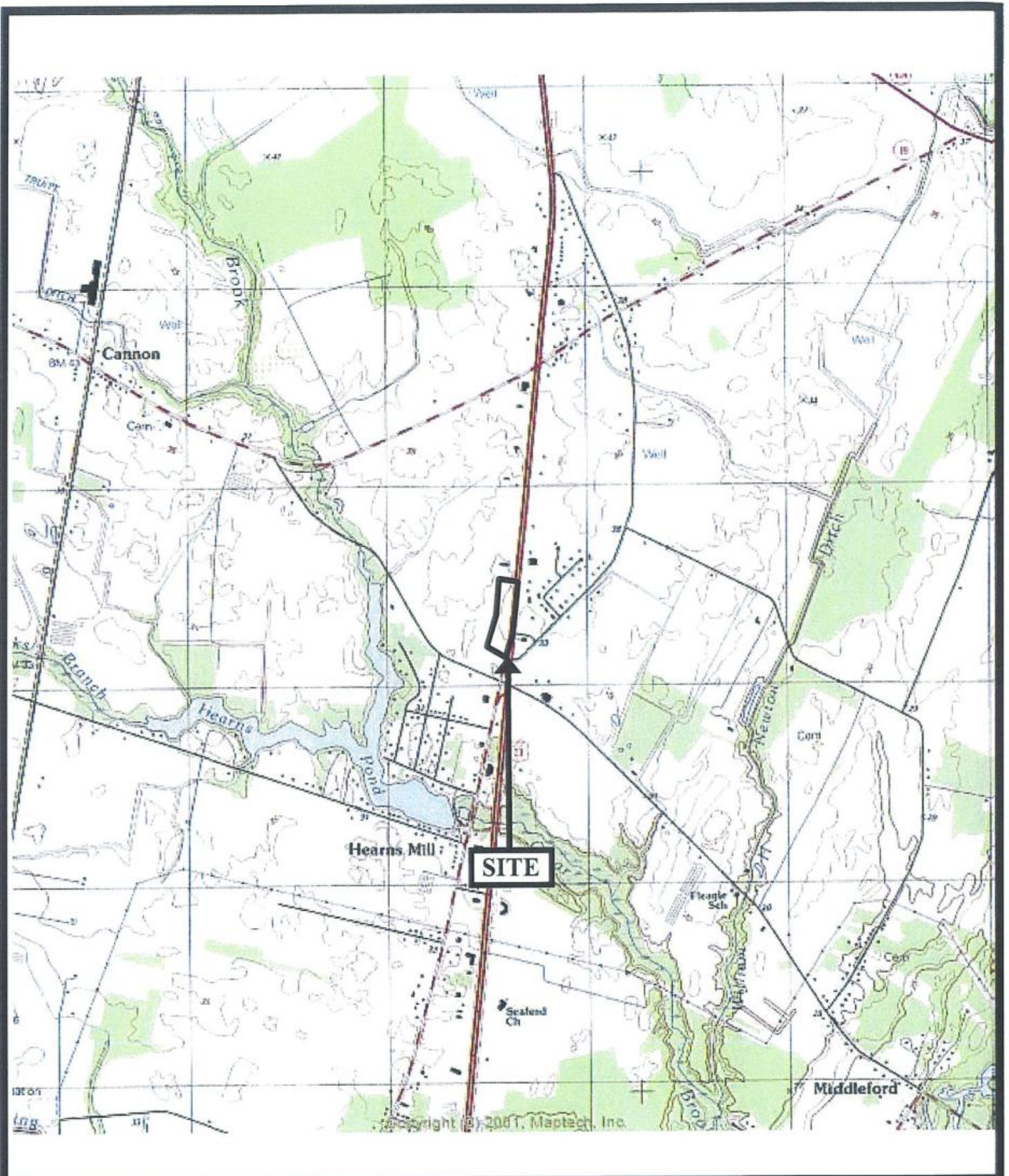
\*Note: Site location outline is an approximation.



FIGURE 1  
SITE LOCATION MAP

Proposed Tractor Supply Company Facility  
ECS Project No. 02-4105-C1  
November 2006





▲  
NORTH

SOURCE: 7.5-minute USGS Topographic  
Quadrangle of Sussex East, Delaware

DATED: 1993

SCALE: 1:24,000

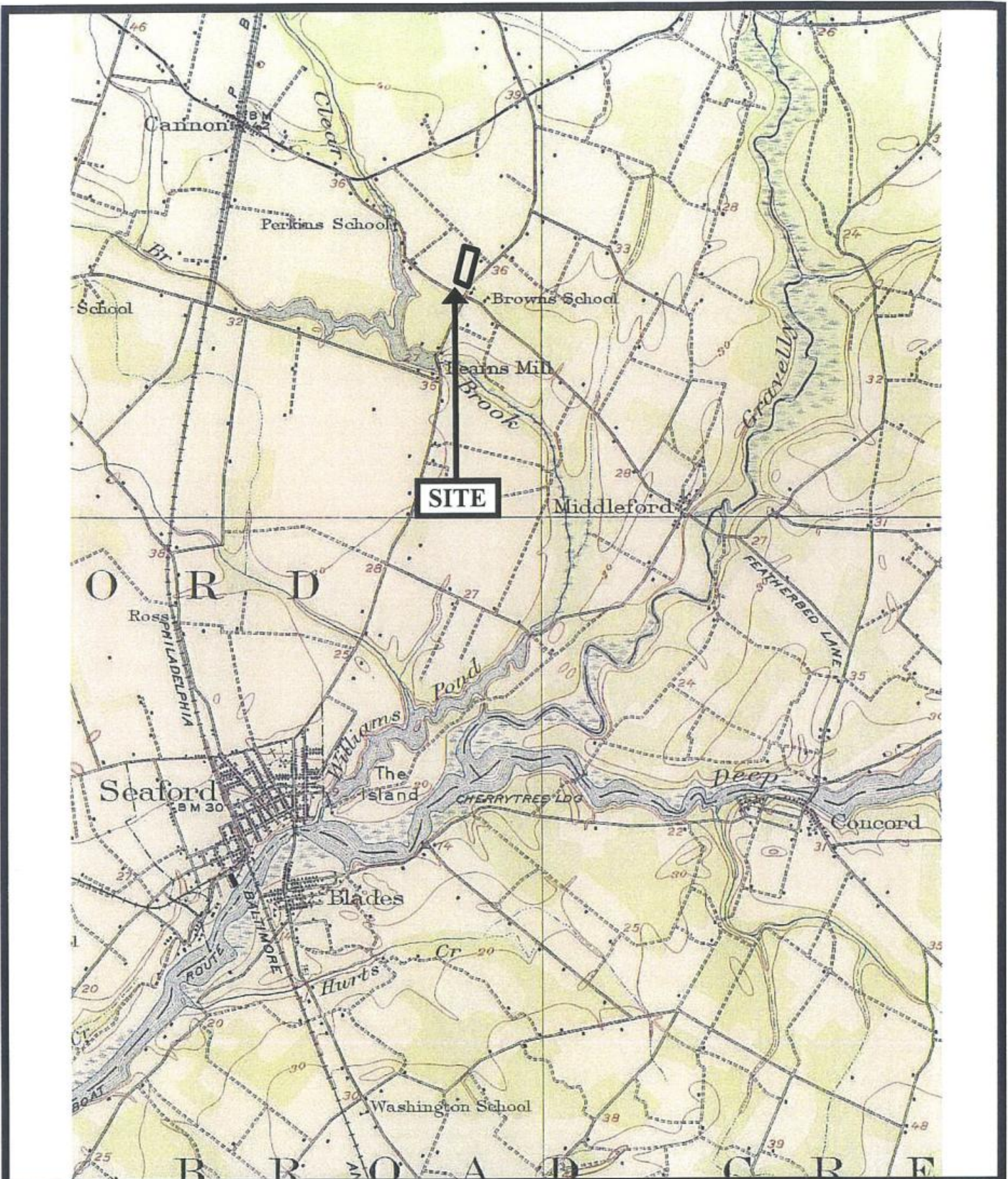
\*Note: Site location outline is an approximation.



**FIGURE 2**  
**1993 Topographic Map**

Proposed Tractor Supply Company Facility  
ECS Project No. 02-4105-C1  
November 2006





▲  
NORTH

SOURCE: 15-minute USGS Topographic  
Quadrangle of Sussex, Delaware

DATED: 1915

SCALE: 1:100,000

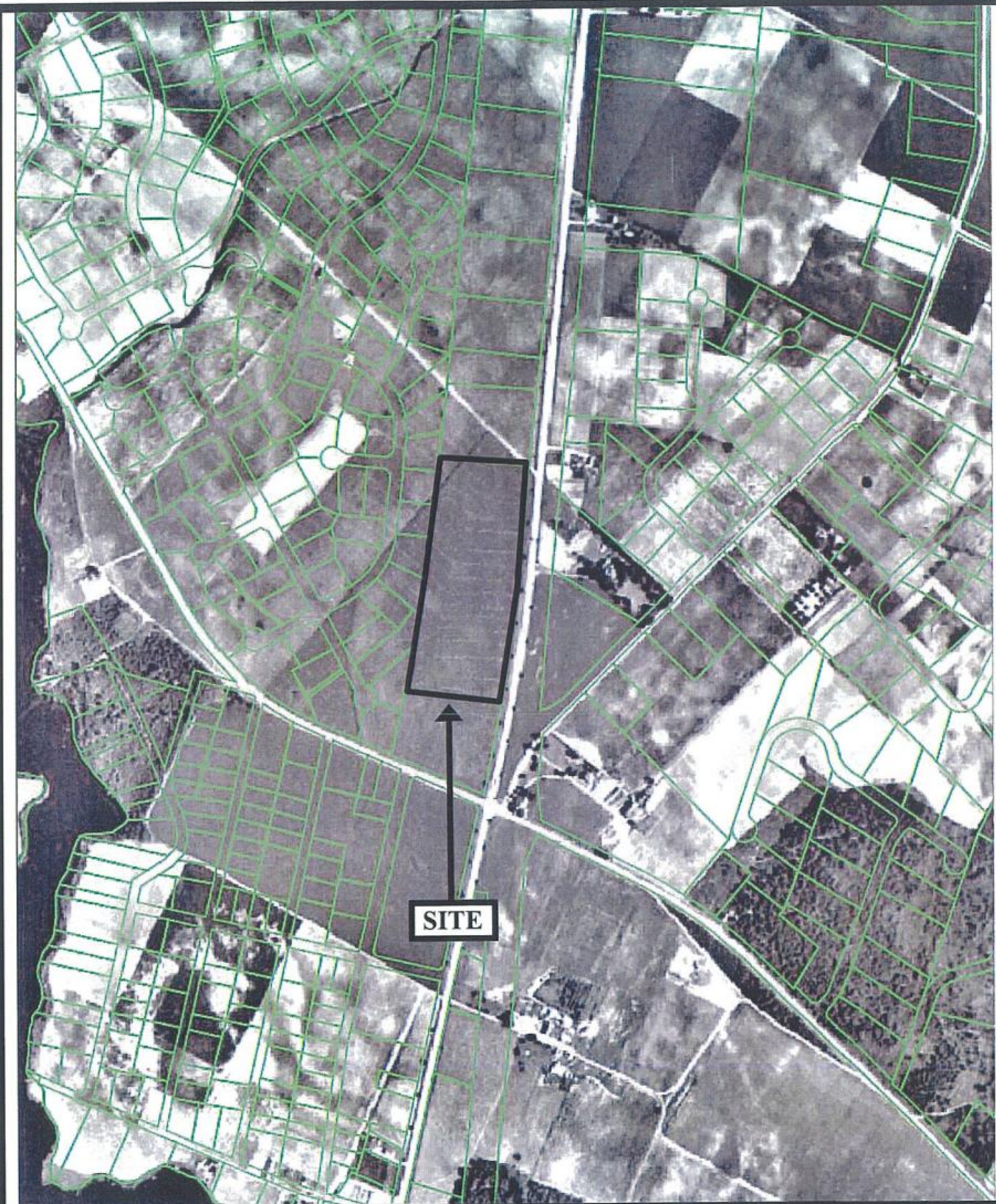
\*Note: Site location outline is an approximation.



**FIGURE 3**  
1915 Historical Topographic Map

Proposed Tractor Supply Company Facility  
ECS Project No. 02-4105-C1  
November 2006





▲  
NORTH

SOURCE: Delaware DataMIL  
DATED: 1937

SCALE: Not scaled

\*Note: Site location outline is an approximation.



**FIGURE 4**  
**1937 Aerial Photograph**

Proposed Tractor Supply Company Facility  
ECS Project No. 02-4105-C1  
November 2006





▲  
NORTH

**SOURCE:** Delaware DataMIL  
**DATED:** 1954

**SCALE:** Not scaled

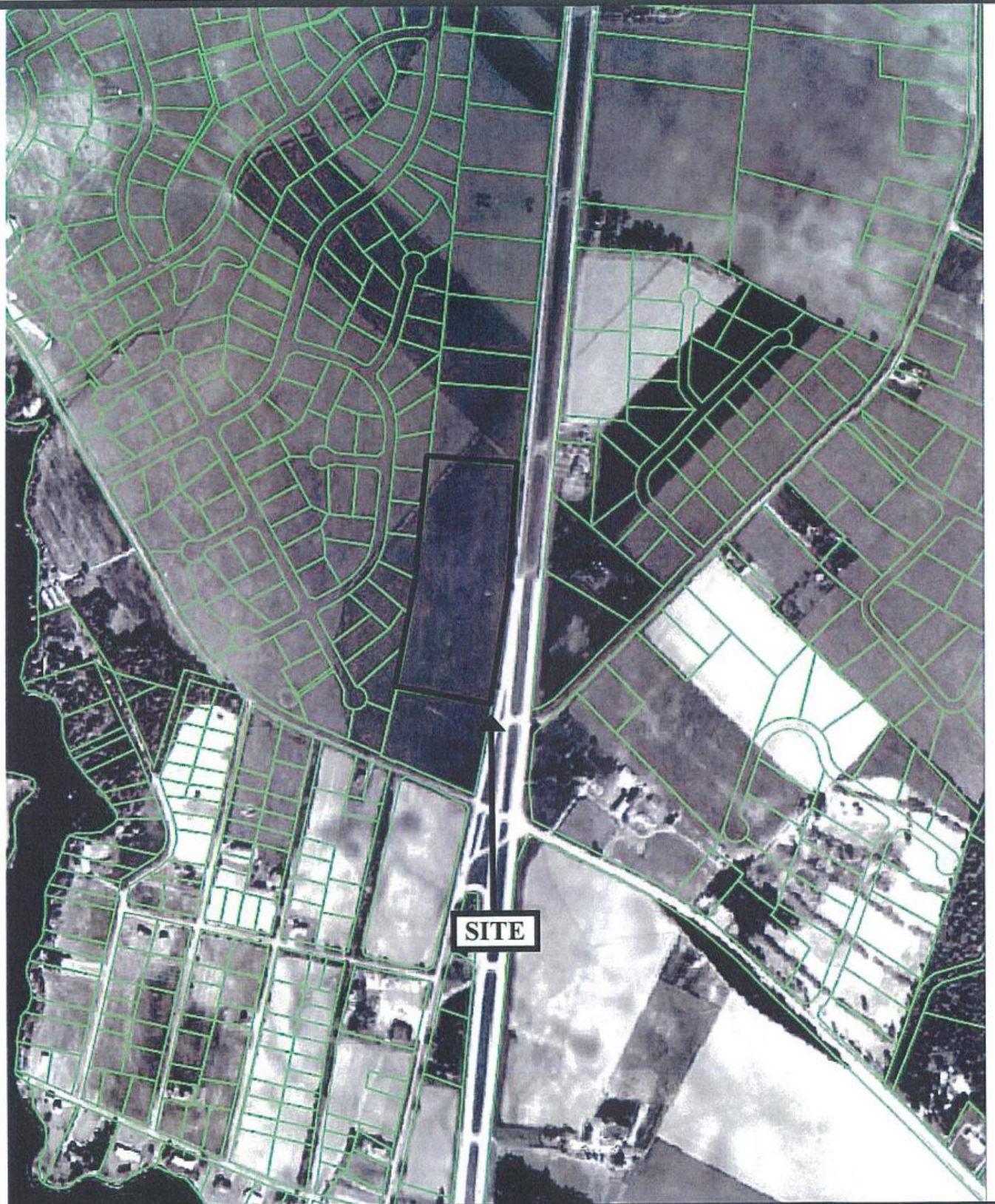
\*Note: Site location outline is an approximation.



**FIGURE 5**  
**1954 Aerial Photograph**

Proposed Tractor Supply Company Facility  
ECS Project No. 02-4105-C1  
November 2006





▲  
NORTH

SOURCE: Delaware DataMIL  
DATED: 1961

SCALE: Not scaled

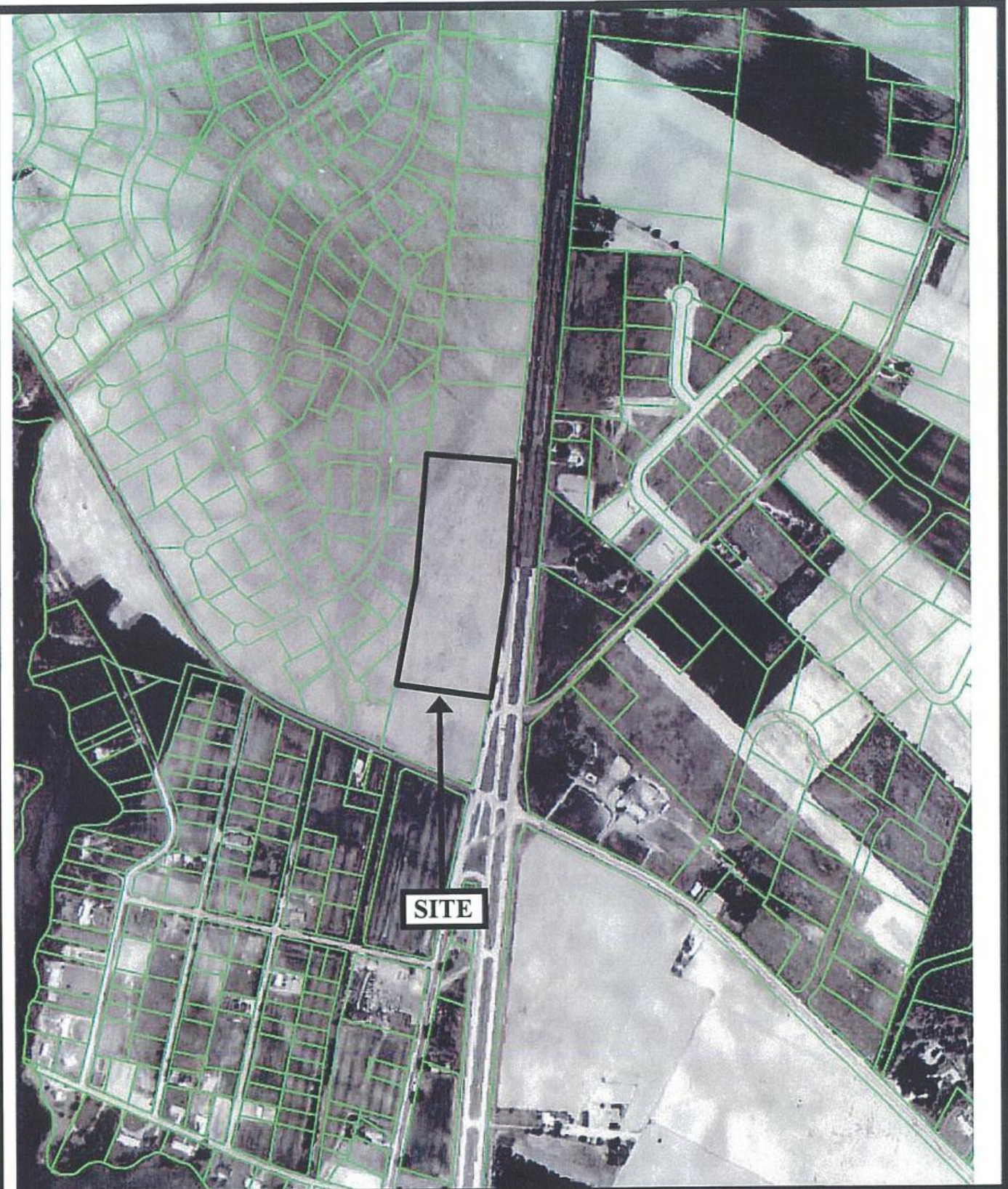
SCALE: XX:XX,XXX



**FIGURE 6**  
**1961 Aerial Photograph**

Proposed Tractor Supply Company Facility  
ECS Project No. 02-4105-C1  
November 2006





▲  
NORTH

SOURCE: Delaware DataMIL  
DATED: 1968

SCALE: Not scaled

\*Note: Site location outline is an approximation.



**FIGURE 7**  
**1968 Aerial Photograph**

Proposed Tractor Supply Company Facility  
ECS Project No. 02-4105-C1  
November 2006





▲  
NORTH

SOURCE: Delaware DataMIL  
DATED: 1992

SCALE: Not scaled

\*Note: Site location outline is an approximation.



**FIGURE 8**  
**1992 Aerial Photograph**

Proposed Tractor Supply Company Facility  
ECS Project No. 02-4105-C1  
November 2006





▲  
NORTH

SOURCE: Delaware DataMIL  
DATED: 1997

SCALE: Not scaled

\*Note: Site location outline is an approximation.



**FIGURE 9**  
**1997 Aerial Photograph**

Proposed Tractor Supply Company Facility  
ECS Project No. 02-4105-C1  
November 2006





▲  
NORTH

SOURCE: Delaware DataMIL  
DATED: 2002

SCALE: Not scaled

\*Note: Site location outline is an approximation.



**FIGURE 10**  
**2002 Aerial Photograph**

Proposed Tractor Supply Company Facility  
ECS Project No. 02-4105-C1  
November 2006



**APPENDIX II**  
**HISTORICAL RESEARCH DOCUMENTATION**

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**General Information for: 3-31 4.00 119.00**

<b>Owners Name(s):</b>	<b>District - Map - Parcel</b>
HASTINGS BARRY G.	3-31 4.00 119.00
<b>Billing Address:</b>	<b>Additional Owners:</b>
HASTINGS BARRY G.  3125 RUM ROW NAPLES, FL 34102 <a href="#">Request a change of billing address</a>	

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**Property Description for: 3-31 4.00 119.00**

Property Description:	Deed Book Information:
W/RT. 13, 420'	Deed Book: 0000
N/RT. 46	Deed Page: 000

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**General Information for: 3-31 4.00 119.00**

<b>Owners Name(s):</b>	<b>District - Map - Parcel</b>
HASTINGS BARRY G.	3-31 4.00 119.00
<b>Billing Address:</b>	<b>Additional Owners:</b>
HASTINGS BARRY G.  3125 RUM ROW NAPLES , FL 34102 <a href="#">Request a change of billing address</a>	

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**Appraisal and Assessment of: 3-31 4.00 119.00**

Property Appraised Value Information:		
Land Value:	<b>\$2,300.00</b>	
Improvement(s) Value:	<b>\$0.00</b>	
<b>Total Value:</b>	<b>\$2,300.00</b>	
The Assessed value of the property reflects 50% of the 1974 Appr. Value and this is what your taxes are calculated on.		
<b>Total Assessed Value:</b>	<b>\$1,150.00</b>	

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# Identify Results



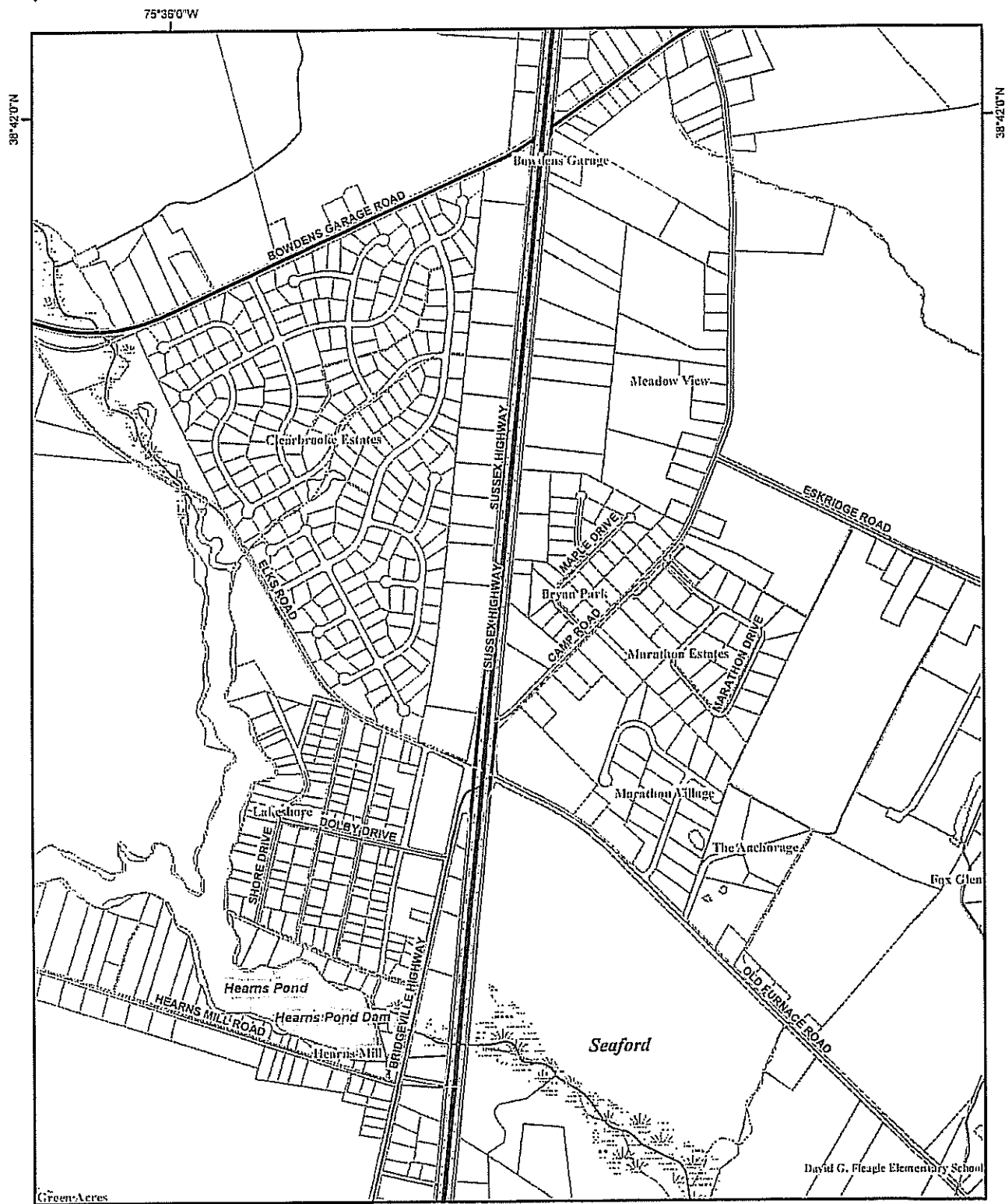
Sussex (1 feature)

Zoom	DIS	HUN	MAP1	MAP2	PAR1	PAR2	PARCELID	ID	SQFEET	AC	AC_S	PIN	ID_1	DIST	MAP	PARCEL	ACRES	S_ACS
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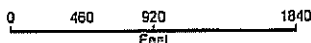
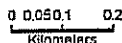
# State of Delaware



Data on map are based on Delaware framework data layers. The Delaware DataMIL is maintained by the Delaware Geological Survey (DGS) and served via the Delaware Department of Technology and Information (DTI) internet.

For metadata information, visit <http://www.rdms.maps.udel.edu>

Scale 1:13,669



Magnetic Declination  
Approx. 11 mils

DataMIL Mini Map



**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
PROPOSED TRACTOR SUPPLY COMPANY FACILITY  
DELAWARE ROUTE 13  
SEAFORD, SUSSEX COUNTY, DELAWARE 19973**

**ECS PROJECT NO. 02-4105-A**

**FOR**

**THE KEITH CORPORATION, TKC C, LLC, AND TRACTOR SUPPLY  
COMPANY**

**April 28, 2006**



April 28, 2006

Ms. Wendy Fulton  
c/o The Keith Corporation  
TKC C, LLC  
5935 Carneige Boulevard  
Suite 200  
Charlotte, North Carolina 28209

And

Tractor Supply Company  
200 Powell Place  
Brentwood, Tennessee 37027

ECS Project No. 02-4105-A

Reference: Phase I Environmental Site Assessment  
Proposed Tractor Supply Company Facility  
Delaware Route 13  
Seaford, Delaware 19973

Dear Ms. Fulton:

ECS Mid-Atlantic, LLC is pleased to provide you with the results of our Phase I Environmental Site Assessment (ESA) for the above referenced project. If there are questions regarding this report or a need for further information, please contact us.

Respectfully submitted,

**ECS MID-ATLANTIC, LLC**

W. Brendan Daley, P.G.  
Senior Project Manager

Anthony B. Rubino, P.G.  
Environmental Department Manager

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

Conducted on:

**PROPOSED TRACTOR SUPPLY COMPANY FACILITY  
DELAWARE ROUTE 13  
SEAFORD, SUSSEX COUNTY, DELAWARE 19973**

**ECS PROJECT NO. 02-4105-A**

For:

Ms. Wendy Fulton  
c/o The Keith Corporation  
TKC C, LLC  
5935 Carneige Boulevard  
Suite 200  
Charlotte, North Carolina 28209

And

Tractor Supply Company  
200 Powell Place  
Brentwood, Tennessee 37027

Issue Date: April 28, 2006

W. Brendan Daley, P.G.  
Senior Project Manager

\_\_\_\_\_  
Signature

Anthony B. Rubino, P.G.  
Environmental Department Manager

\_\_\_\_\_  
Signature

Prepared by:

**ECS Mid-Atlantic, LLC**  
1340 Charwood Road, Suite P  
Hanover, Maryland 21076  
Phone: (410) 859-4300  
Fax: (410) 859-4324

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**PROPOSED TRACTOR SUPPLY COMPANY FACILITY**  
**DELAWARE ROUTE 13**  
**SEAFORD, SUSSEX COUNTY, DELAWARE 19973**  
**ECS PROJECT NO. 02-4105-A**

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
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**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**PROPOSED TRACTOR SUPPLY COMPANY FACILITY**  
**DELAWARE ROUTE 13**  
**SEAFORD, SUSSEX COUNTY, DELAWARE 19973**  
**ECS PROJECT NO. 02-4105-A**

**1.0 INTRODUCTION**

**1.1 Scope of Services**

ECS Mid-Atlantic, LLC was contracted by The Keith Corporation to prepare a Phase I Environmental Site Assessment (ESA) of a four acre agricultural parcel of land identified as Sussex County Tax Map No. 3-31 4.00 119, located west of Delaware Route 13, and north of Camp Road, in Seaford, Sussex County, Delaware.

The Phase I ESA was performed in accordance with ECS Proposal No. 02-7821-P and in accordance with ASTM Standard E 1527-00 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The Phase I ESA included, but has not been limited to, the following tasks:

- An evaluation of the available regulatory information along with performing a reconnaissance of the subject site and vicinity.
- A review of previous environmental and/or engineering reports, if any, prepared for the project site.
- An evaluation of historical conditions to identify previous usage that could impact the environmental condition of the site.
- A determination if contamination is believed to have occurred, the potential on-site and off-site source material(s), location(s), and activities.
- Identification of recognized environmental conditions (RECs) in connection with the site, and if appropriate, listing recommendations for more detailed investigations or follow-up actions to be performed.

**1.2 Objectives**

The Phase I ESA involved a reconnaissance of the site and contiguous properties and a review of regulatory and available published/public file information. No soil, water, air, radon or other chemical sampling or testing was conducted, requested, or proposed. It should be noted that a wetlands delineation/survey was not conducted as part of this investigation.

W. Brendan Daley, P.G. ECS Senior Environmental Scientist, conducted the site reconnaissance on April 4, 2006. The site reconnaissance was performed to search for evidence of: hazardous waste/materials, leaks or spills; stressed vegetation or soil discoloration; drinking water/environmental monitoring wells; environmental remediation activities; storage drums; industrial or commercial refuse; herbicide or pesticide containers; farm waste, septic systems; aboveground storage tanks (ASTs); underground storage tanks (USTs); pipelines; asbestos containing materials (ACMs); industrial/manufacturing or similar environmentally-sensitive operations or conditions; rail spurs; ruins; landfills or illicit dumping; air emissions/waste water discharges; leachate or seeps; surface or ground water contamination; and/or PCB-containing articles.

### **1.3 Limitations**

The conclusions and recommendations presented within this report are based upon a reasonable level of investigation within normal bounds and standards of professional practice for a site in this particular geographic and geologic setting. The findings of this Phase I ESA are not intended to serve as an audit of health and safety or compliance issues pertaining to improvements or activities on-site. ECS is not responsible or liable for the discovery and elimination of hazards that may potentially cause damage, accidents, or injuries.

All observations, conclusions, and recommendations pertaining to environmental conditions at the subject site are necessarily limited to conditions observed, and or materials reviewed at the time this study was undertaken. No other warranty, expressed or implied, is made with regard to the conclusions and recommendations presented within this report. This report is provided for the exclusive use of The Keith Corporation, TKC C, LLC, and Tractor Supply Company, its affiliates, lenders and attorneys.

This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties without the written consent of ECS, The Keith Corporation, TKC C, LLC, and Tractor Supply Company. The use of this report by any undesignated third party or parties will be at such party's sole risk and ECS disclaims liability for any such third party use or reliance. ECS has not completed or used any form of predetermined language to report the conclusions of this work, other than that which is required by ASTM E 1527-00, and it is our understanding that we will not be required to do so in any manner.

## **2.0 SITE OVERVIEW**

### **2.1 Site Location and Description**

The site (hereafter referred to as “project site”, “subject site”, or “property”), is located west of Delaware Route 13, and north of Camp Road, in Seaford, Sussex County, Delaware. Refer to Appendix II, Figure 1, Site Vicinity Map for the location of the site in relation to surrounding road networks.

According to the Delaware Department of Assessments and Taxation, the subject site is identified as Sussex County Tax Map No. 3-31 4.00 119. In addition, the site is approximately four acres of agricultural lands, with no structures located on the site. The site is located in a rural setting with both commercial and residential land uses observed in the vicinity.

**2.2 Previous Studies**

ECS was not provided with nor are we aware of previous environmental reports prepared for the project site.

**3.0 SITE BACKGROUND/OPERATING HISTORY**

**3.1 Current Ownership**

Based on information provided by the Delaware Department of Assessments and Taxation, the site is currently owned by Barry G. Hastings. ECS reviewed prior ownership information for the project site at the Sussex County Courthouse, Land Records Office. A summary of information acquired during the land title record search is included in the following table.

Chain-of-Title District 1-31, Map 4.00, Parcel 119
To: Barry G. Hastings From: Frances P. Hastings & Estate of Roland G. Hastings Date: July 22, 1985 Liber/Folio: 1356/344 2 Parcels – 36.06 acres ↑
To: Robert W. Durham & Roland G. Hastings From: Russell E. Isaacs, et al Date: March 24, 1975 Liber/Folio: 744/716 ↑
To: Charles Isaacs From: Lewis W. Staub & wife Date: November 14, 1914 Liber/Folio: 196/480 ↑
Deed Search Terminated

**3.2 Aerial Photographs**

Available historical aerial photographs were reviewed at the Sussex County SmartMap Site at www.smartmap.com for the years of 1937, 1954, 1992, 1997, and 2002. Copies of the aerial photographs reviewed for the project site vicinity are included within Appendix II of this report, as Figures 3 thru 7, respectively. The following table summarizes information gathered during the review of aerial photographs.

YEAR	COMMENTS
1937 1954 1992 1997 2002	The subject site has been used for agricultural purposes since at least 1937. The site remained relatively unchanged through the period of record. The site has been located in a rural setting, with a commercial property abutting the site to the north by 1992, and residential properties abutting the site to the west by 1997. The site has been bordered to the east by Sussex Highway, and additional agricultural lands present to the south. No aerial photography was available for the decades of the 1940's, and 1960's thru the 1980's.

The review of aerial photographs of the project area revealed no conditions suggesting environmental concerns associated with the project site and/or surrounding area.

### 3.3 Sanborn Fire Insurance Maps

Due to the rural nature of the site vicinity, *Sanborn Fire Insurance Maps* do not exist for the subject site and vicinity.

### 3.4 Adjacent Properties

As observed during the site reconnaissance, the site is located in a rural setting, with residential properties abutting the site to the west, a commercial property (Phillips Signs 20874 Sussex Highway) abutting to the north, Sussex Highway and residential properties beyond the roadway to the east, and agricultural lands to the south. Hopkins Automotive (20863 Sussex Highway), is located beyond Sussex Highway to the northeast of the site. No environmental concerns were identified with regard to the surrounding properties.

### 3.5 Interviews

ECS interviewed Mr. Randall Handy, real estate broker for the project site, via telephone on April 25, 2006. Mr. Handy informed ECS that he has been familiar with the property for at least 40 years, and to his knowledge the site has never been developed. Mr. Handy indicated that the site was part of a 300-acre cattle farm in the past, but had been subdivided and planted for barley or wheat more recently. Mr. Handy was not aware of environmental concerns associated with the site.

## 4.0 ENVIRONMENTAL SETTING

### 4.1 Geological, Hydrogeologic, and Topographical Conditions

According to the *Generalized Geologic Map of Delaware* produced by the Delaware Geological Survey in April 1976, the project site is located in the Coastal Plain Physiographic Province. The project site is underlain by the Chesapeake Group sediments of the Omar Formation. The Chesapeake Group is described on the map as bluish gray silt with quartz sand and some shell beds. The Omar Formation is described as interbedded gray to dark gray quartz sand and silts.



With regard to groundwater flow in the underlying shallow aquifer, it can be generally concluded that due to the overall unconfined nature of the aquifer, groundwater flow typically occurs from the higher to lower elevations and generally conforms to the topography. However, due to the subordinate occurrences of less pervious materials, the potential exists for artesian conditions and confined flow in some areas at greater depths and/or perched water tables. Due to the size of the project site and without specific groundwater data, it is not possible to determine the actual groundwater flow direction underneath the project area. Based on the topographic map, the groundwater flow direction would be to the south toward Clear Brook, which is a tributary to the Nanticoke River.

The project site is located on the United States Geologic Survey (USGS) 7.5 Minute Series, *Seaford East, Delaware* Quadrangle, topographic map produced in 1992. According to the map, the elevation on the site is approximately 30 feet above mean sea level (msl). Surface features suggest drainage from the site is conveyed south toward Clear Brook to the south of the site.

#### **4.2 Soils**

Review of the *Soil Survey of Sussex County, Delaware*, published by the United States Department of Agriculture Soil Conservation Service in 1974, indicates soils on the project site are part of the Fallsington-Sassafras-Woodstown Association, which is described as poorly drained to well drained soils that have a moderately permeable subsoil of sandy clay loam or sandy loam. Specific soil map units shown for the site include Woodstown loam (Ws), and Sassafras sandy loam (SaA).

#### **4.3 Potential for Radon Gas**

Radon is a naturally occurring gaseous substance resulting from the decay of uranium to radium and then to radon. Uranium is a common element occurring in many rock units; particularly, igneous and metamorphic rocks, and generally to lesser degrees in sedimentary and unconsolidated sedimentary rocks. Radon has a half-life of only 3.8 days and decays to several daughter elements.

Radon gas levels are directly influenced by the natural uranium concentration in the rock or unconsolidated sediments and the permeability of the associated overburden soils. Generally, radon concentrations are the greatest where faulting, fracturing, jointing and/or shear zones are present in areas of permeable soils. In these areas, radon tends to accumulate in below-grade portions of buildings where the air circulation is restricted. Therefore, radon abatement systems commonly employ air evacuation methods to minimize the accumulation and migration of radon gas. Radon gas also dissolves readily in ground water, therefore, water withdrawn from wells has the potential to release radon gas to an indoor environment.

ECS did not perform on-site investigations regarding the occurrence of radon soil gas as related to the potential for indoor radon gas concentrations. However, a review of an online

map prepared by the U.S. Environmental Protection Agency (USEPA), entitled *Map of Radon Zones*, provides information for each County of the state. Based on the location of the project site, (Sussex County, Delaware), a low radon potential (Zone 3) was assigned. Zone 3 is defined as Low Potential, which is less than 2 picoCuries per liter (pCi/L). A value of 4.0 picoCuries per liter (pCi/l) is the maximum allowable indoor radon concentration recommended by the EPA for radon gas.

#### 4.4 Non-Tidal Wetlands

At the time of the site inspection, no suspect wetlands areas were observed on the site or adjacent to the site. Additionally, the environmental database report reviewed for this assessment did not identify any wetlands to be located within one-half mile of the project site.

### 5.0 SITE INSPECTION

ECS conducted the site reconnaissance on April 4, 2006 between the hours of 4:00 p.m. and 4:30 p.m. ECS was unescorted at the time of the site inspection. The weather at the time of the reconnaissance was sunny and cool, with temperatures of approximately 55 degrees Fahrenheit.

At the time of the site reconnaissance, the project site was observed to consist of a farm field that contained no structures or improvements. The site was open, and access was obtained from the eastern portion of the site along Delaware Route 13. An advertisement billboard was observed on the southeastern corner of the property.

#### 5.1 Polychlorinated Biphenyls (PCBs)

Polychlorinated biphenyls (PCBs) are toxic coolants or lubricating oils used in some electrical transformers and capacitors, hydraulically operated equipment, light ballasts, and other similar equipment.

PCB content in electrical transformers has been categorized into three classifications by the federal government. Those units with a PCB content of less than 50 parts per million (ppm) are classified as “non-PCB.” Units with a PCB content of between 50 ppm and 500 ppm are classified as “PCB-contaminated.” Units with a PCB content of 500 ppm and greater are classified as “PCB transformers.”

No suspect PCB-containing equipment was observed on the site at the time of the site inspection.

#### 5.2 On-Site Regulated Substance Identification/Inventory

No regulated substances were observed on the project site at the time of our site inspection.

### **5.3 Solid Waste Generation, Storage, and Disposal**

No evidence of on-site solid waste generation, storage, and/or disposal was observed on the project site at the time of the site inspection.

### **5.4 Storage Tanks**

ECS inspected the project site for evidence of aboveground storage tanks (ASTs), such as concrete pads, piping, or secondary containment systems, and evidence of underground storage tanks (USTs), such as vent pipes, fill caps, fuel pumps, or concrete islands.

ECS observed no ASTs or evidence of USTs at the site at the time of the site inspection.

### **5.5 Asbestos-Containing Materials and Lead-Based Paints**

Sampling and testing for potential asbestos-containing materials (ACMs) and lead-based paint (LBP) was not part of the scope of services.

## **6.0 REGULATORY REVIEW**

### **6.1 Records Review**

A search of State and Federal databases was performed by InfoMap Technologies, Inc. to determine if the subject property or properties within our specified search radius are listed on environmental regulatory agency databases. These databases track properties: 1) which generate, treat, store or dispose of hazardous waste or petroleum products; 2) where spills of hazardous waste or petroleum products are known to have occurred or where clean-up has been mandated; and 3) which are in violation of environmental laws or regulations.

The database report provides a list of properties identified within specified search radii from the subject property, an approximate distance and direction from the subject property and a map showing the properties approximate location. The search radii are the minimum specified by ASTM unless otherwise specified and justified by the environmental professional. A copy of the database report is provided in Appendix III.

A description of each database, with findings, is presented below. The search distance is provided within each database description and represents the minimum ASTM standard, unless otherwise noted. Justification for any such deviation below the minimum search radius is provided in the database descriptions below.

### **Superfund National Priority List (NPL)**

The “Superfund” NPL is a compilation of properties considered by the EPA as being uncontrolled or abandoned hazardous waste sites that require priority consideration for remedial action under the Federal Superfund Program. These sites may pose a significant

risk of stigmatizing surrounding properties and potentially impacting property values. The minimum ASTM radius search of 1.0 mile was maintained. ASTM does not allow the search radius of this database to be reduced.

The database report identified no NPL listing of the subject property or properties within the search radius.

#### **Resource Conservation Recovery Act (RCRA) Corrective Action Site (CORRACTS)**

The EPA maintains this database of RCRA facilities at which “corrective action orders” have been issued when there has been a release of hazardous waste of chemicals. Corrective action may be required beyond the facility’s boundary and can be required regardless of when the release occurred, even if it predates RCRA regulations. The minimum ASTM radius search of 1.0 mile was maintained.

The database report identified no RCRA CORRACTS listing of the subject property or properties within the search radius.

#### **Resource Conservation Recovery Act - Treatment, Storage, and Disposal Facilities (RCRA-TSD)**

RCRA regulations apply to facilities that the EPA designates as generating, treating, storing, transporting or disposing of hazardous wastes. The minimum ASTM radius search of 0.5 mile was maintained. ASTM does not allow the search radius of this database to be reduced.

The database report identified no RCRA-TSD listing of the subject property or properties within the search radius.

#### **Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) List**

CERCLIS sites are those that the EPA has investigated or is currently investigating for a release or threatened release of a hazardous substance pursuant to the 1980 CERCLA legislation. The minimum ASTM radius search of 0.5 mile was maintained.

The database report identified no CERCLIS listing of the subject property or properties within the search radius.

#### **No Further Remediation Action Planned Sites (NFRAP) List**

Also known as the CERCLIS archives, this database contains information pertaining to sites, which have been removed from the U.S. EPA’s CERCLIS database. NFRAP sites may be sites where, following an initial investigation, either no contamination was found, contamination was removed quickly without the 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 minimum ASTM radius search of “the property and adjoining” was maintained.

The database report identified no NFRAP listing of the subject property or properties within the search radius.

#### **Leaking Underground Storage Tank (LUST)**

The LUST database contains summary information pertaining to all reported leaking underground storage tanks located in the State. A radius search of one-half mile was maintained.

The database report identified no LUST listing of the subject property. Two LUST facilities were identified to be located between one-quarter and one-half mile from the site. Specifically, the database report listed Johns New Look Auto body on Route 4 approximately 1,478 feet southwest of the project site, and Dukes Lumber on Route 4 approximately 1,689 feet southwest of the project site as LUST facilities within one-half mile of the site. Both of these facilities are distant and down-gradient from the project site. Therefore, these facilities do not represent environmental concerns to the project site.

#### **Registered Underground Storage Tanks (USTs)/Aboveground Storage Tanks (ASTs)**

The registered UST/AST list is a comprehensive list of all registered active and inactive underground storage tanks and aboveground storage tanks (ASTs) located within the State. A radius search of one-quarter mile was maintained.

The database report identified no registered UST/AST listing of the site or properties located within the ASTM-specified search radius.

#### **State Hazardous Waste Sites (SHWS) List**

The SHWS list is Delaware’s equivalent to the federal CERCLIS listings. The database lists State hazardous waste sites which may or may not already be identified on the federal CERCLIS list. A radius search of one mile was maintained for the purpose of this assessment.

The database report identified no SHWS listing of the subject property or properties within the search radius.

#### **Solid Waste Landfills (SWLF) List**

Under Subtitle D of RCRA, the EPA establishes technical standards for the operation of solid waste management facilities such as transfer stations and landfills. The minimum ASTM radius search of the property and adjoining properties was maintained.

The database report identified no SWLF listing of the subject property or properties within the search radius.

### **Resource Conservation Recovery Act - Large Quantity, Small Quantity, and Conditionally Exempt Generators (RCRA-LG, RCRA-SG, RCRA-VGN) List**

The RCRA regulations apply to facilities that the EPA designates as generating large quantities (i.e., a minimum of 1,000 kilograms/month) of non-acutely hazardous waste or small quantities (i.e., a minimum of 100 kilograms/month) of non-acutely hazardous waste. The minimum ASTM radius search of one quarter-mile was maintained.

The generator listing is a listing of all facilities that, due to the amount of hazardous waste generated, are required to register with the USEPA for tracking purposes, and are not necessarily those with reported contamination incidents.

The database report identified no RCRA-GN listing of the project site. Phillips Signs, Inc., which adjoins the project site to the north, is listed in the environmental database report as a conditionally exempt generator. No violations have been reported. As such, this RCRA-VGN facility does not represent an environmental concern to the project site at this time. Refer to Appendix III for information on specifically what wastes are generated on a monthly basis.

### **Emergency Response Notification System (ERNS) List**

The ERNS list is a national database that contains information on releases of oil and hazardous substances. The minimum ASTM radius search of “the property only” was maintained. The database report identified no ERNS listing of the subject property.

## **6.2 Regulatory Summary**

The InfoMap database report did not identify the subject site on any of the databases searched. One RCRA-VGN and two LUST sites were identified to be located within the specified search radii. None of these facilities are considered to represent environmental concerns to the project site at this time.

## **6.3 Local Government Agencies**

A Freedom of Information Act (FOIA) request was mailed to the Delaware Department of Natural Resources & Environmental Control for information pertaining to existing environmental conditions associated with the project site. A copy of the FOIA request sent is included with this document as Appendix IV, Freedom of Information Act Letters. Pertinent information received, if any, will be forwarded under separate cover.

## **7.0 CONCLUSIONS AND RECOMMENDATIONS**

### **7.1 Conclusions**

ECS Mid-Atlantic, LLC was contracted by The Keith Corporation to prepare a Phase I Environmental Site Assessment (ESA) of Sussex County Tax Map No. 3-31 4.00 119, located west of Delaware Route 13, and north of Camp Road, in Seaford, Sussex County, Delaware.

At the time of the site reconnaissance, the project site was observed to consist of a farm field that contained no structures or improvements. The site was open, and access was obtained from the eastern portion of the site along Delaware Route 13. An advertisement billboard was observed on the southeastern corner of the property.

No suspect PCB-containing equipment was observed on the site at the time of the site inspection.

No regulated substances were observed on the project site at the time of our site inspection.

No evidence of on-site solid waste generation, storage, and/or disposal was observed on the project site at the time of the site inspection.

ECS observed no ASTs or evidence of USTs at the site at the time of the site inspection.

As observed during the site reconnaissance, the site is located in a rural setting, with residential properties abutting the site to the west, a commercial property (Phillips Signs 20874 Sussex Highway) abutting to the north, Sussex Highway and residential properties beyond the roadway to the east, and agricultural lands to the south. Hopkins Automotive (20863 Sussex Highway), is located beyond Sussex Highway to the northeast of the site. No environmental concerns were identified with regard to the surrounding properties.

The review of aerial photographs of the project area revealed no conditions suggesting environmental concerns associated with the project site and/or surrounding area. Sanborn Fire Insurance Maps were not available for the project site and/or surrounding areas.

ECS interviewed Mr. Randall Handy, real estate broker for the project site, via telephone on April 25, 2006. Mr. Handy informed ECS that he has been familiar with the property for at least 40 years, and to his knowledge the site has never been developed. Mr. Handy indicated that the site was part of a 300-acre cattle farm in the past, but had been subdivided and planted for barley or wheat more recently. Mr. Handy was not aware of environmental concerns associated with the site.

Sampling and testing for potential asbestos-containing materials (ACMs) and lead-based paint (LBP) was not part of the scope of services.

The InfoMap database report did not identify the subject site on any of the databases searched. One RCRA-VGN and two LUST sites were identified to be located within the specified search radii. None of these facilities are considered to represent environmental concerns to the project site at this time.

A Freedom of Information Act (FOIA) request was mailed to the Delaware Department of Natural Resources & Environmental Control for information pertaining to existing environmental conditions associated with the project site. A copy of the FOIA request sent is included with this document as Appendix IV, Freedom of Information Act Letters. Pertinent information received, if any, will be forwarded under separate cover.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 of the property identified as the Proposed Tractor Supply Company Facility (Sussex County Tax Map No. 3-31 4.00 119), located west of Delaware Route 13, and north of Camp Road, in Seaford, Sussex County, Delaware. Any exceptions to, or deletions from, this practice are described in section 1.3 of this report. This assessment has revealed no evidence of current recognized environmental conditions (RECs) in connection with the property and no additional environmental assessment of the site appears to be warranted at this time.

## **7.2 Recommendations**

Based on the information reviewed to date and visual observations made for the Phase I Environmental Site Assessment, ECS has no recommendations, as no RECs were identified at the time of this assessment.



**APPENDIX I**  
**REFERENCES**

## REFERENCES

ADC Street Map of Sussex County, Delaware, 1<sup>st</sup> Edition, 2005.

InfoMap Technologies, Inc., The InfoMap First Search Report, dated April 10, 2006.

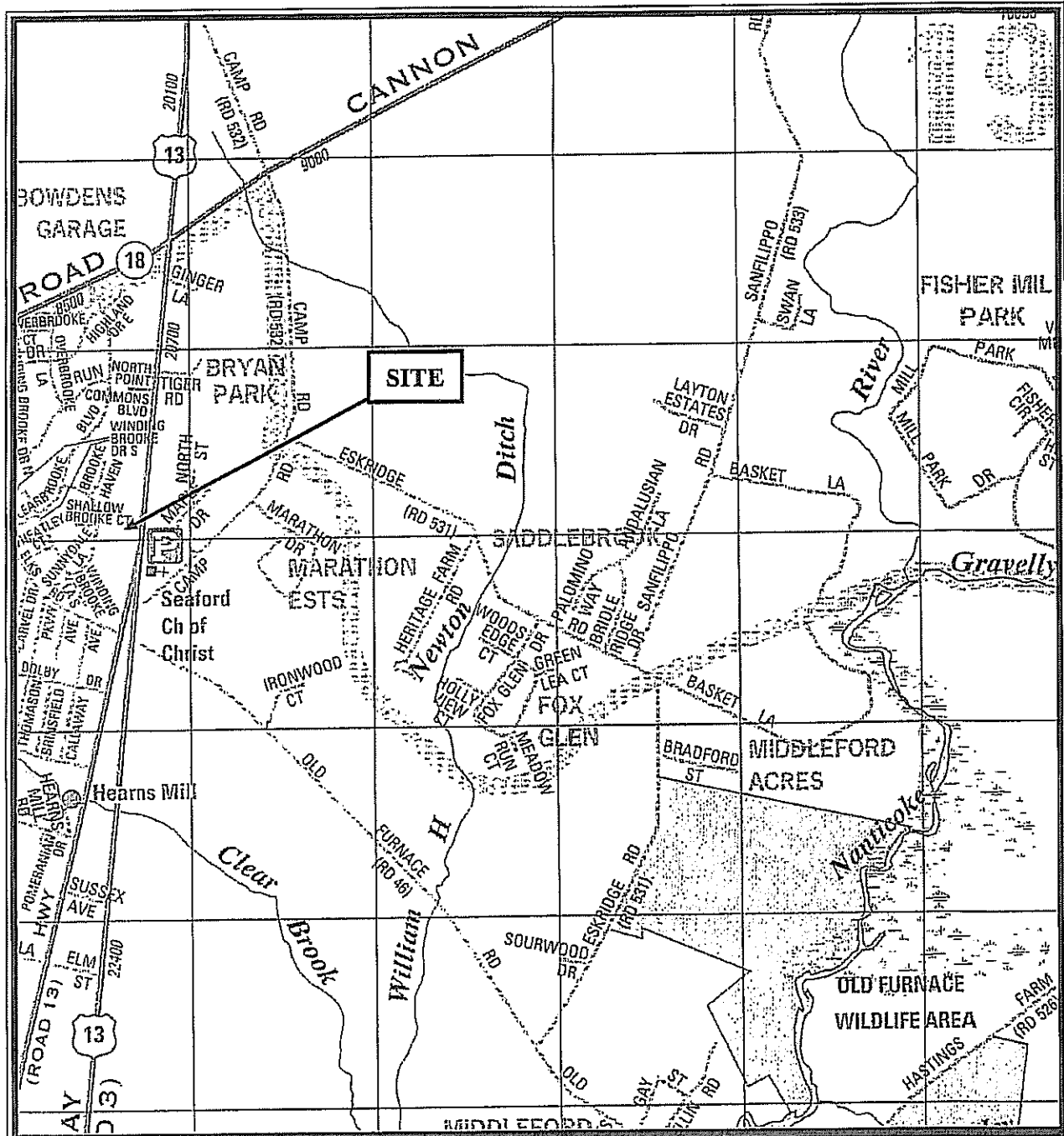
Delaware Geological Survey, 1976; *Generalized Geological Map of Delaware*.

U.S. Department of Agriculture, 1974; *Soil Survey of Sussex County, Delaware*.

USGS, 1992, 7.5 Minute Series Topographic Map, *Seaford East, Delaware* Quadrangle. Scale 1"=2,000'.

**APPENDIX II**

**FIGURES**



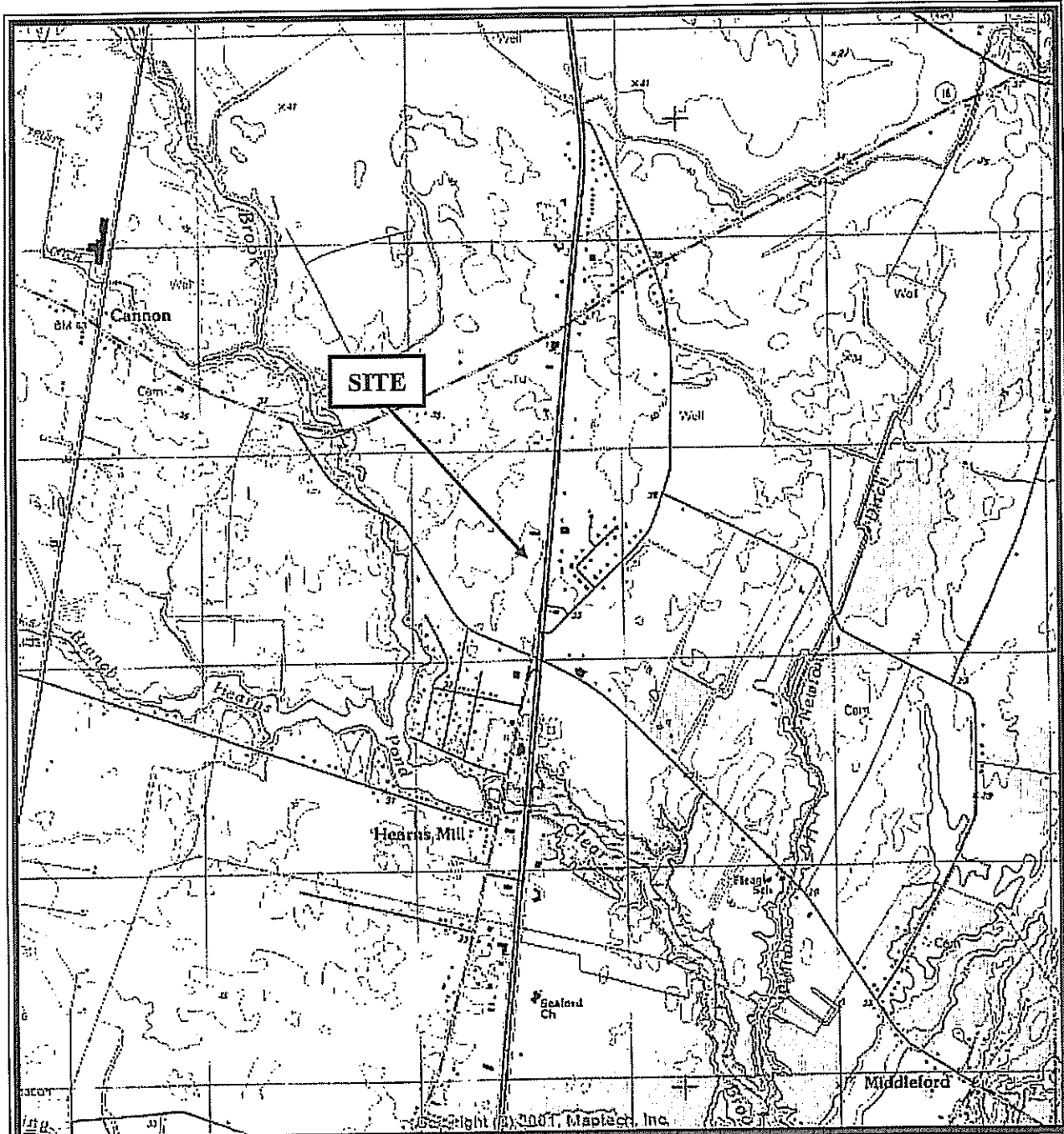
Source: ADC Street Map Book of Sussex County, Delaware 1<sup>st</sup> Edition  
 Scale: 1":2,000'



Phase I ESA  
 Proposed Tractor Supply  
 Route 13  
 Seaford, DE 19973

**ECS**  
 Mid-Atlantic  
 LLC

Figure 1  
 Site Location Map  
 ECS Project 02-4105-A  
 April 2006



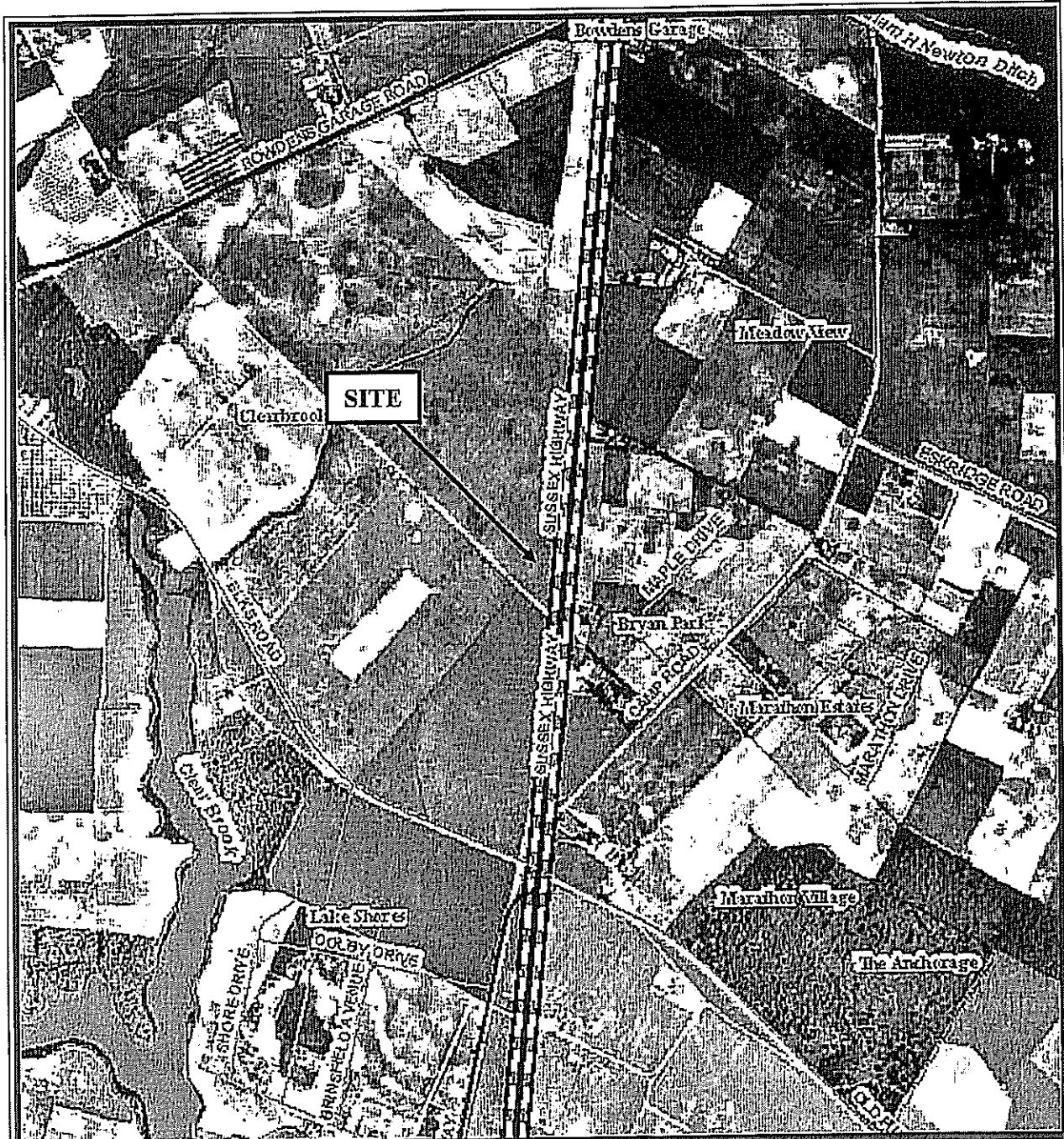
Source: MapTech Terrain Navigator, 2001  
 Scale: 1"=2,000'



Phase I ESA  
 Proposed Tractor Supply  
 Route 13  
 Seaford, DE 19973

**ECS**  
 Mid-Atlantic  
 LLC

Figure 2  
 USGS Topographic Map  
 ECS Project 02-4105-A  
 April 2006



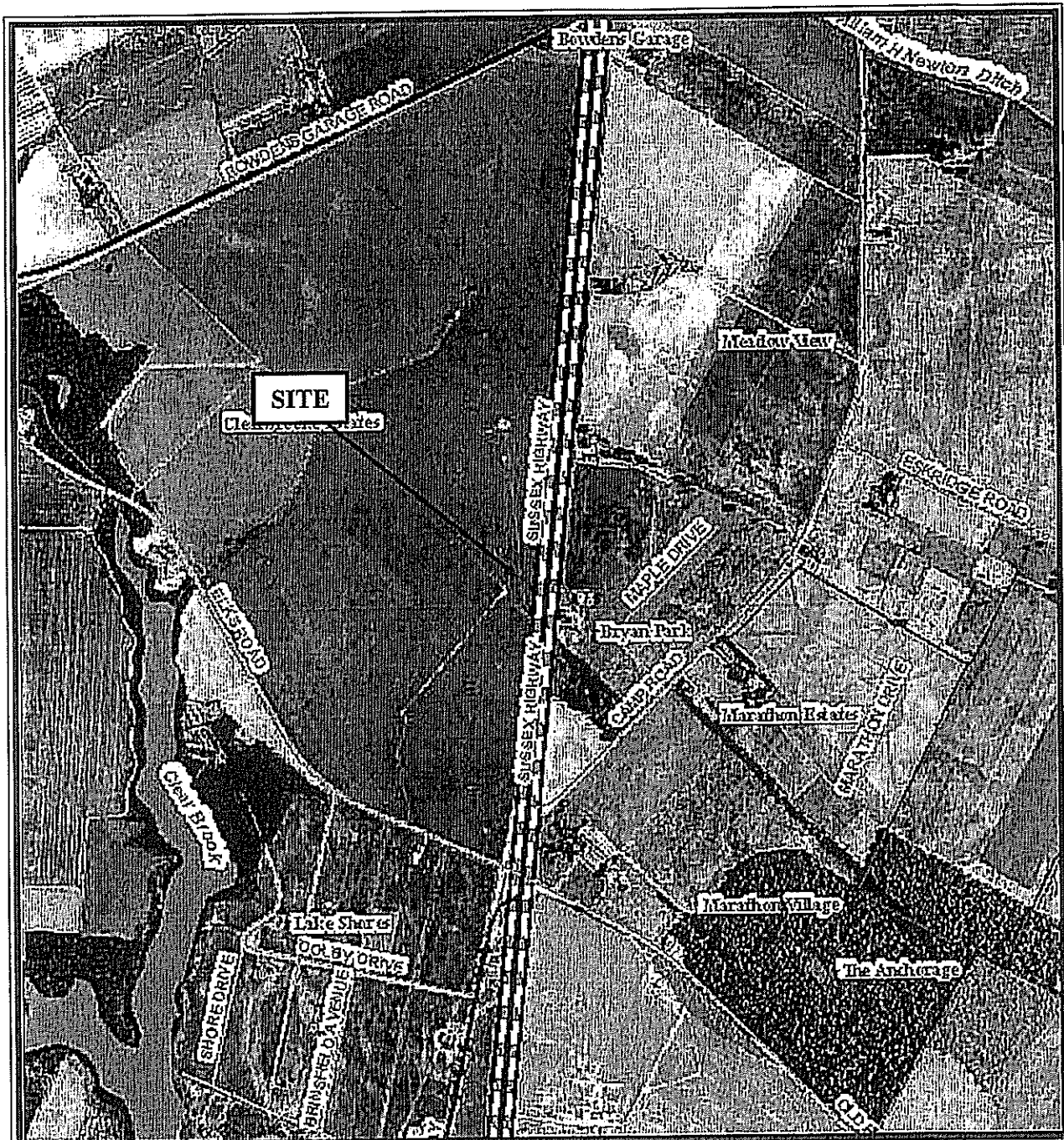
Source: The Delaware DataMIL  
 Scale: 1"=13,485'



Phase I ESA  
 Proposed Tractor Supply  
 Route 13  
 Seaford, DE 19973

**ECS**  
 Mid-Atlantic  
 LLC

Figure 3  
 1937 Aerial Photograph  
 ECS Project 02-4105-A  
 April 2006



Source: The Delaware DataMIL  
 Scale: 1"=13,485'

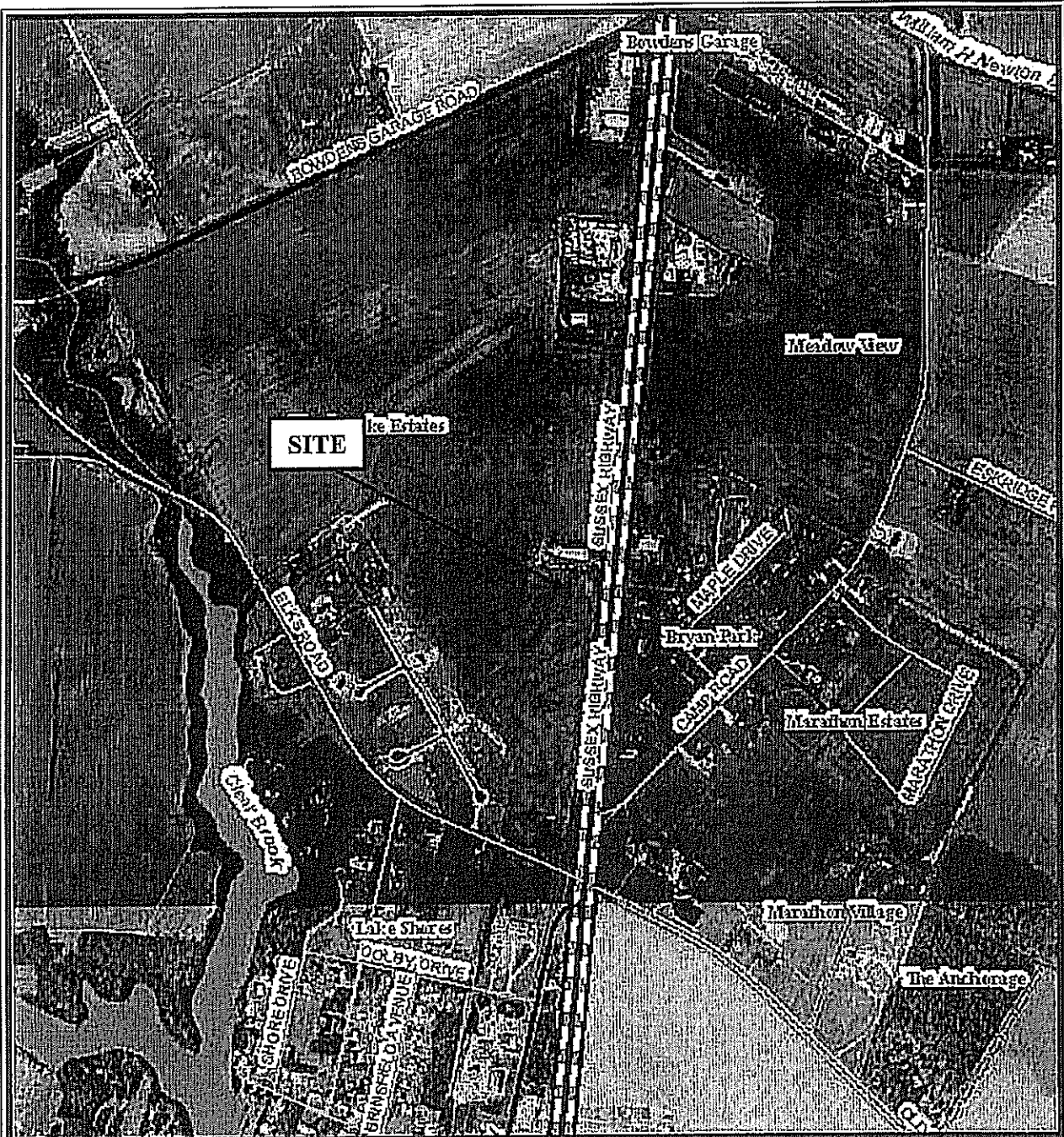


Phase I ESA  
 Proposed Tractor Supply  
 Route 13  
 Seaford, DE 19973

**ECS**  
 Mid-Atlantic  
 LLC

Figure 4  
 1954 Aerial Photograph  
 ECS Project 02-4105-A  
 April 2006





Source: The Delaware DataMIL  
Scale: 1"=13,485'

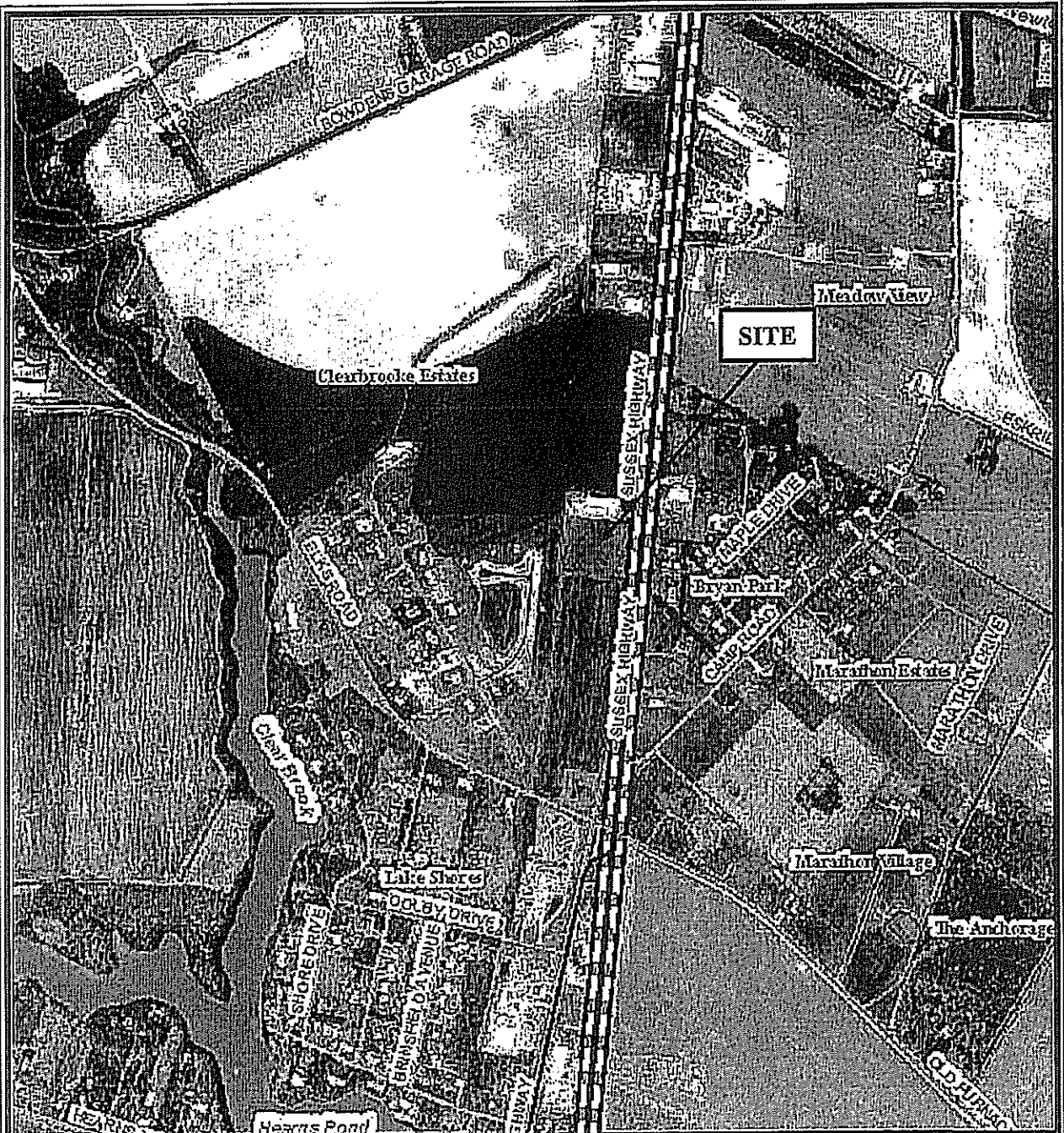


Phase I ESA  
Proposed Tractor Supply  
Route 13  
Seaford, DE 19973

**ECS**  
Mid-Atlantic  
LLC

Figure 5  
1992 Aerial Photograph  
ECS Project 02-4105-A  
April 2006





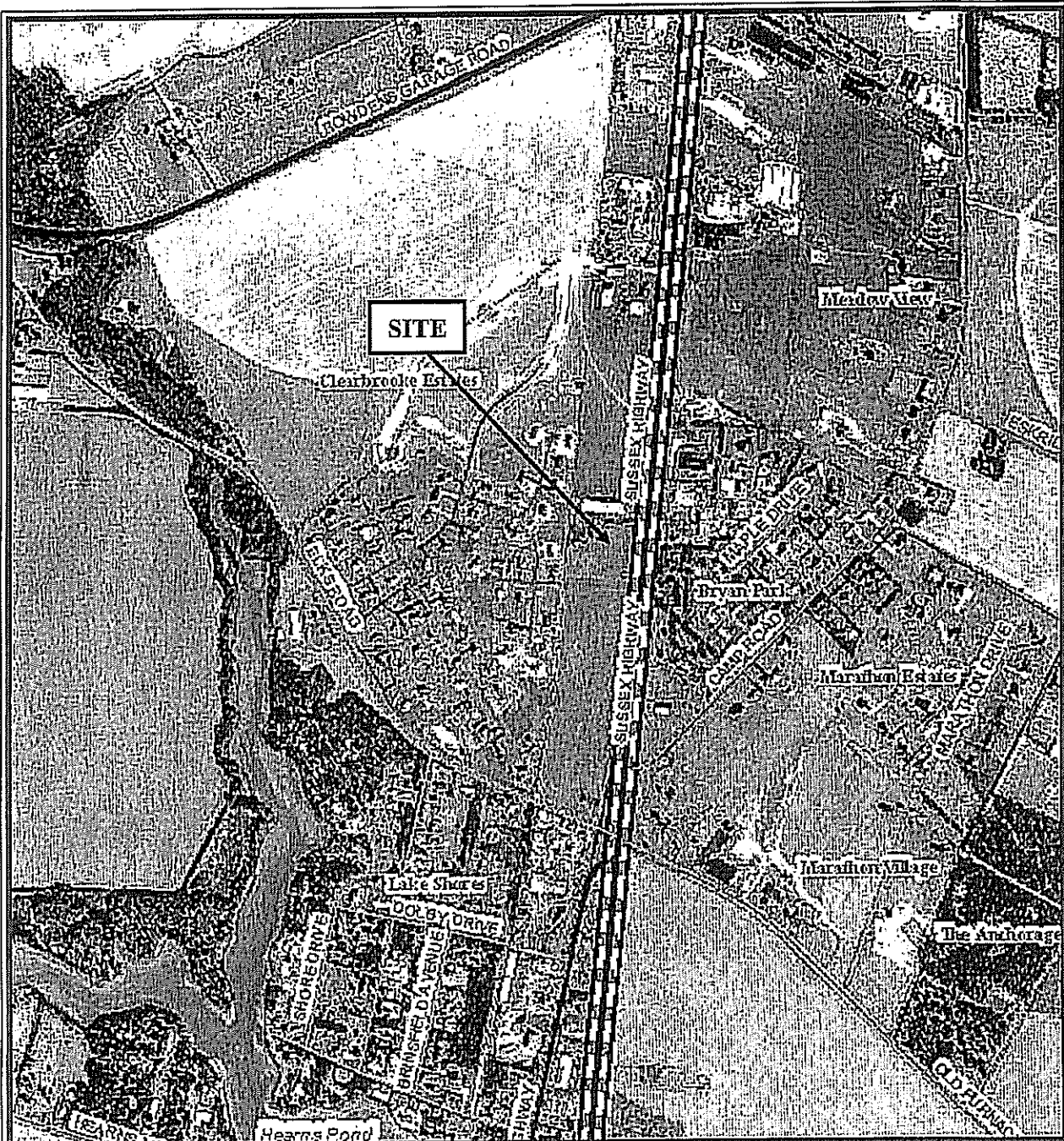
Source: The Delaware DataMIL  
Scale: 1"=13,485'



Phase I ESA  
Proposed Tractor Supply  
Route 13  
Seaford, DE 19973



Figure 6  
1997 Aerial Photograph  
ECS Project 02-4105-A  
April 2006



Source: The Delaware DataMIL  
 Scale: 1":13,485'



Phase I ESA  
 Proposed Tractor Supply  
 Route 13  
 Seaford, DE 19973

**ECS**  
 Mid-Atlantic  
 LLC

Figure 7  
 2002 Aerial Photograph  
 ECS Project 02-4105-A  
 April 2006

**APPENDIX III**

**REGULATORY INFORMATION--INFOMAP DATABASE REPORT**

**InfoMap**  
Technologies Incorporated

## Environmental FirstSearch™ Report

TARGET PROPERTY:

**SEAFORD DE 19973**

Job Number: 4105-A

**PREPARED FOR:**

ECS Mid-Atlantic, LLC  
1340-P Charwood Road  
Hanover, MD 21076

04-10-06



*Tel: (610) 430-7530*

*Fax: (610) 430-7535*

## *Environmental FirstSearch Search Summary Report*

**Target Site:**

SEAFORD DE 19973

### FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	01-13-06	1.00	0	0	0	0	0	0	0
CERCLIS	Y	01-13-06	0.50	0	0	0	0	-	0	0
NFRAP	Y	01-13-06	0.50	0	0	0	0	-	0	0
RCRA TSD	Y	02-16-06	0.50	0	0	0	0	-	0	0
RCRA COR	Y	02-16-06	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	02-16-06	0.25	0	0	1	-	-	0	1
ERNS	Y	12-31-05	0.25	0	0	0	-	-	0	0
State Sites	Y	03-01-04	1.00	0	0	0	0	0	0	0
SWL	Y	06-01-01	0.50	0	0	0	0	-	0	0
REG UST/AST	Y	04-01-04	0.25	0	0	0	-	-	0	0
Leaking UST	Y	04-01-04	0.50	0	0	0	2	-	0	2
Wetlands	Y	11-20-00	0.50	0	0	0	0	-	0	0
Floodplains	Y	NA	0.50	0	0	0	12	-	0	12
- TOTALS -				0	0	1	14	0	0	15

#### Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to InfoMap Technologies, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in InfoMap Technologies's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

#### Waiver of Liability

Although InfoMap Technologies uses its best efforts to research the actual location of each site, InfoMap Technologies does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of InfoMap Technologies's services proceeding are signifying an understanding of InfoMap Technologies's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

**Environmental FirstSearch  
Site Information Report**

Request Date: 04-10-06  
Requestor Name: Tara Larabay  
Standard: ASTM

Search Type: COORD  
Job Number: 4105-A  
Filtered Report

**TARGET ADDRESS:**

SEAFORD DE 19973

*Demographics*

<b>Sites:</b> 15	<b>Non-Geocoded:</b> 0	<b>Population:</b> NA
<b>Radon:</b> NA		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
<b>Longitude:</b>	-75.590824	-75:35:27	<b>Easting:</b> 448614.42
<b>Latitude:</b>	38.688469	38:41:18	<b>Northing:</b> 4282164.918
			<b>Zone:</b> 18

*Comment*

<b>Comment:</b>
-----------------

*Additional Requests/Services*

<b>Adjacent ZIP Codes:</b> 0 Mile(s)	<b>Services:</b>																																		
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel						<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Sanborns</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>No</td> <td></td> </tr> <tr> <td>Historical Topos</td> <td>No</td> <td></td> </tr> <tr> <td>City Directories</td> <td>No</td> <td></td> </tr> <tr> <td>Title Search</td> <td>No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>No</td> <td></td> </tr> </tbody> </table>		Requested?	Date	Sanborns	No		Aerial Photographs	No		Historical Topos	No		City Directories	No		Title Search	No		Municipal Reports	No		Online Topos	No	
ZIP Code	City Name	ST	Dist/Dir	Sel																															
	Requested?	Date																																	
Sanborns	No																																		
Aerial Photographs	No																																		
Historical Topos	No																																		
City Directories	No																																		
Title Search	No																																		
Municipal Reports	No																																		
Online Topos	No																																		

*Environmental FirstSearch  
Sites Summary Report*

**TARGET SITE:**

SEAFORD DE 19973

**JOB:** 4105-A

**TOTAL:** 15

**GEOCODED:** 15

**NON GEOCODED:** 0

**SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	RCRAGN	PHILLIPS SIGNS INC DE0000460956/VGN	US RTE 13 NO SEAFORD DE 19973	0.25 NW	1
2	LUST	JOHNS NEW LOOK AUTO BODY S9502049/INVESTIGATION	RD.4, BOX 76 SEAFORD DE 19973	0.28 SW	3
2	LUST	DUKES LUMBER S0006083/INACTIVE	RD #4, BOX 85 SEAFORD DE 19973	0.32 SW	2
3	FLOODPLAINS	FEMA FLOOD PLAIN DEFL-3283/A - 100 YEAR	DE	0.34 NW	15
4	FLOODPLAINS	FEMA FLOOD PLAIN DEFL-3289/X500 - 500 YEAR	DE	0.38 SW	10
5	FLOODPLAINS	FEMA FLOOD PLAIN DEFL-3281/AE - 100 YEAR	DE	0.39 NW	13
6	FLOODPLAINS	FEMA FLOOD PLAIN DEFL-3313/AE - 100 YEAR	DE	0.39 SW	7
7	FLOODPLAINS	FEMA FLOOD PLAIN DEFL-3312/X500 - 500 YEAR	DE	0.39 SW	6
8	FLOODPLAINS	FEMA FLOOD PLAIN DEFL-3282/AE - 100 YEAR	DE	0.40 SW	14
9	FLOODPLAINS	FEMA FLOOD PLAIN DEFL-3280/X500 - 500 YEAR	DE	0.41 NW	12
10	FLOODPLAINS	FEMA FLOOD PLAIN DEFL-3314/AE - 100 YEAR	DE	0.41 SW	8
11	FLOODPLAINS	FEMA FLOOD PLAIN DEFL-3279/AE - 100 YEAR	DE	0.44 NW	11
12	FLOODPLAINS	FEMA FLOOD PLAIN DEFL-3311/AE - 100 YEAR	DE	0.45 SW	5
13	FLOODPLAINS	FEMA FLOOD PLAIN DEFL-3310/X500 - 500 YEAR	DE	0.47 SW	4
14	FLOODPLAINS	FEMA FLOOD PLAIN DEFL-3286/X500 - 500 YEAR	DE	0.48 SW	9

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:**

SEAFORD DE 19973

**JOB:** 4105-A

RCRA GENERATOR SITE

**SEARCH ID:** 1

**DIST/DIR:** 0.25 NW

**MAP ID:** 1

**NAME:** PHILLIPS SIGNS INC  
**ADDRESS:** US RTE 13 NO  
SEAFORD DE 19973

**REV:** 2/6/06  
**ID1:** DE0000460956  
**ID2:**  
**STATUS:** VGN  
**PHONE:** 3026293550

**CONTACT:** BENJAMIN PHILLIPS

SITE INFORMATION

**CONTACT INFORMATION:** BENJAMIN PHILLIPS  
RD 4 BOX 751  
SEAFORD DE 19973

**PHONE:** 3026293550

UNIVERSE INFORMATION:

**SNC:** N - NO  
**BOYSNC:** N - NO  
**GPRA PERMIT:** N - NO  
**GPRA POSTCLOSURE:** N - NO  
**GPRA CA:** N - NO  
**GPRA CME:** N - NO  
**PERM PROG:** ----

**PREM WRKLD:** ----  
**CLOSURE WRKLD:** ----  
**P C WRKLD:** ----  
**SUBJCA:** N - NO  
**SUBJCA TSD 3004:** N - NO

**SUBJCA NON TSD:** N - NO  
**CA WRKLD:** N - NO  
**GEN STATUS:** CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN  
100 KG/MONTH OF HAZARDOUS WASTE

NAIC INFORMATION

33995 - SIGN MANUFACTURING

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

**HAZARDOUS WASTE INFORMATION:**

The following spent non-halogenated solvents: toluene, methyl ethyl ketone, carbon disulfide, isobutanol, pyridine, benzene, 2-ethoxyethanol, and 2-nitropropane; all spent solvent mixtures/blends containing, before use, a to ignitable waste  
The following spent non-halogenated solvents: Xylene, acetone, ethyl acetate, ethyl benzene, ethyl ether, methyl isobutyl ketone, n-butyl alcohol, cyclohexanone, and methanol; all spent solvent mixtures/ blends containing, b



*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** SEAFORD DE 19973

**JOB:** 4105-A

LEAKING UNDERGROUND STORAGE TANKS			
<b>SEARCH ID:</b> 3	<b>DIST/DIR:</b> 0.28 SW	<b>MAP ID:</b> 3	
<b>NAME:</b> JOHNS NEW LOOK AUTO BODY	<b>REV:</b> 04/01/05		
<b>ADDRESS:</b> RD.4, BOX 76 SEAFORD DE 19973	<b>ID1:</b> S9502049		
	<b>ID2:</b> 5-000762		
<b>CONTACT:</b>	<b>STATUS:</b> INVESTIGATION		
	<b>PHONE:</b>		
<b>SUBSTANCE RELEASED:</b> GASOLINE			
<b>DATE CLOSED:</b>			

LEAKING UNDERGROUND STORAGE TANKS			
<b>SEARCH ID:</b> 2	<b>DIST/DIR:</b> 0.32 SW	<b>MAP ID:</b> 2	
<b>NAME:</b> DUKES LUMBER	<b>REV:</b> 04/01/05		
<b>ADDRESS:</b> RD #4, BOX 85 SEAFORD DE 19973	<b>ID1:</b> S0006083		
	<b>ID2:</b> 5-000283		
<b>CONTACT:</b>	<b>STATUS:</b> INACTIVE		
	<b>PHONE:</b>		
<b>SUBSTANCE RELEASED:</b> GASOLINE, DIESEL			
<b>DATE CLOSED:</b> 6/27/2000			

*Environmental FirstSearch*  
*Site Detail Report*

TARGET SITE: SEAFORD DE 19973

JOB: 4105-A

FLOODPLAINS

SEARCH ID: 15

DIST/DIR: 0.34 NW

MAP ID: 15

NAME: FEMA FLOOD PLAIN  
ADDRESS: DE

REV: 09/01/03  
IDI: DEFL-3283  
ID2:  
STATUS: A - 100 YEAR  
PHONE:

CONTACT:

SITE INFORMATION

FLOOD HAZARD ZONE: A-Zone A: An area inundated by 1% chance flooding, for which no BFEs have been determined.

AREA: 1.48507e-006  
PERIMETER: 0.00752754  
RECORD ID: 996  
POLYGON ID: 995  
COMMUNITY: 0029  
FIRM PANEL: 10005C0253F  
QUAD ID: 38075-F5  
FLOODWAY TYPE:  
COBRA ID: COBRA\_OUT-OUTSIDE COASTAL BARRIER RESOURCES SYSTEM AREA  
IN/OUT DETERMINATION: IN  
POLY SHADE SYMBOL: 3  
TYPE OF PANEL: CWPP-COUNTYWIDE-PANEL PRINTED  
STATE: 10  
COUNTY: 005  
COMMUNITY/COUNTY ID: 005C  
PANEL NUMBER AND SUFFIX: 0253F  
INDEX NUMBER TO QUAD: F5

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:**

SEAFORD DE 19973

**JOB:** 4105-A

**FLOODPLAINS**

**SEARCH ID:** 10

**DIST/DIR:** 0.38 SW

**MAP ID:** 10

**NAME:** FEMA FLOOD PLAIN

**REV:** 09/01/03

**ADDRESS:**  
DE

**ID1:** DEFL-3289

**ID2:**

**STATUS:** X500 - 500 YEAR

**CONTACT:**

**PHONE:**

**SITE INFORMATION**

**FLOOD HAZARD ZONE:** X500-Zone X (0.2% Annual Chance): An area inundated by 0.2% annual chance flooding; an area inundated by 1% annual chance flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 1% annual chance flooding.

**AREA:** 3.0912e-007

**PERIMETER:** 0.0056238

**RECORD ID:** 1003

**POLYGON ID:** 999

**COMMUNITY:** 0029

**FIRM PANEL:** 10005C0253F

**QUAD ID:** 38075-F5

**FLOODWAY TYPE:**

**COBRA ID:** COBRA\_OUT-OUTSIDE COASTAL BARRIER RESOURCES SYSTEM AREA

**IN/OUT DETERMINATION:** OUT

**POLY SHADE SYMBOL:** 11

**TYPE OF PANEL:** CWPP-COUNTYWIDE-PANEL PRINTED

**STATE:** 10

**COUNTY:** 005

**COMMUNITY/COUNTY ID:** 005C

**PANEL NUMBER AND SUFFIX:** 0253F

**INDEX NUMBER TO QUAD:** F5

*Environmental FirstSearch  
Site Detail Report*

TARGET SITE: SEAFORD DE 19973

JOB: 4105-A

FLOODPLAINS

SEARCH ID: 13

DIST/DIR: 0.39 NW

MAP ID: 13

NAME: FEMA FLOOD PLAIN  
ADDRESS: DE

REV: 09/01/03  
ID1: DEFL-3281  
ID2:  
STATUS: AE - 100 YEAR  
PHONE:

CONTACT:

SITE INFORMATION

FLOOD HAZARD ZONE: AE-Zone AE: An area inundated by 1% chance flooding, for which BFEs have been determined.

AREA: 3.03558e-006  
PERIMETER: 0.0194184  
RECORD ID: 990  
POLYGON ID: 989  
COMMUNITY: 0029  
FIRM PANEL: 10005C0253F  
QUAD ID: 38075-F5  
FLOODWAY TYPE:  
COBRA ID: COBRA\_OUT-OUTSIDE COASTAL BARRIER RESOURCES SYSTEM AREA  
IN/OUT DETERMINATION: IN  
POLY SHADE SYMBOL: 4  
TYPE OF PANEL: CWPP-COUNTYWIDE-PANEL PRINTED  
STATE: 10  
COUNTY: 005  
COMMUNITY/COUNTY ID: 005C  
PANEL NUMBER AND SUFFIX: 0253F  
INDEX NUMBER TO QUAD: F5

*Environmental FirstSearch  
Site Detail Report*

TARGET SITE:

SEAFORD DE 19973

JOB: 4105-A

FLOODPLAINS

SEARCH ID: 7

DIST/DIR: 0.39 SW

MAP ID: 7

NAME: FEMA FLOOD PLAIN  
ADDRESS: DE

REV: 09/01/03  
ID1: DEFL-3313  
ID2:  
STATUS: AE - 100 YEAR  
PHONE:

CONTACT:

SITE INFORMATION

FLOOD HAZARD ZONE: AE-Zone AE: An area inundated by 1% chance flooding, for which BFEs have been determined.

AREA: 4.00367e-006  
PERIMETER: 0.0259709  
RECORD ID: 1033  
POLYGON ID: 1009  
COMMUNITY: 0029  
FIRM PANEL: 10005C0261F  
QUAD ID: 38075-F5  
FLOODWAY TYPE:  
COBRA ID: COBRA\_OUT-OUTSIDE COASTAL BARRIER RESOURCES SYSTEM AREA  
IN/OUT DETERMINATION: IN  
POLY SHADE SYMBOL: 4  
TYPE OF PANEL: CWPP-COUNTYWIDE-PANEL PRINTED  
STATE: 10  
COUNTY: 005  
COMMUNITY/COUNTY ID: 005C  
PANEL NUMBER AND SUFFIX: 0261F  
INDEX NUMBER TO QUAD: F5

*Environmental FirstSearch  
Site Detail Report*

TARGET SITE: SEAFORD DE 19973

JOB: 4105-A

FLOODPLAINS			
SEARCH ID:	6	DIST/DIR:	0.39 SW
		MAP ID:	6
NAME:	FEMA FLOOD PLAIN	REV:	09/01/03
ADDRESS:	DE	ID1:	DEFL-3312
		ID2:	
CONTACT:		STATUS:	X500 - 500 YEAR
		PHONE:	
<u>SITE INFORMATION</u>			
FLOOD HAZARD ZONE: X500-Zone X (0.2% Annual Chance): An area inundated by 0.2% annual chance flooding; an area inundated by 1% annual chance flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 1% annual chance flooding.			
AREA:	3.30664e-008		
PERIMETER:	0.000919896		
RECORD ID:	1031		
POLYGON ID:	1010		
COMMUNITY:	0029		
FIRM PANEL:	10005C0261F		
QUAD ID:	38075-F5		
FLOODWAY TYPE:			
COBRA ID:	COBRA_OUT-OUTSIDE COASTAL BARRIER RESOURCES SYSTEM AREA		
IN/OUT DETERMINATION:	OUT		
POLY SHADE SYMBOL:	11		
TYPE OF PANEL:	CWPP-COUNTYWIDE-PANEL PRINTED		
STATE:	10		
COUNTY:	005		
COMMUNITY/COUNTY ID:	005C		
PANEL NUMBER AND SUFFIX:	0261F		
INDEX NUMBER TO QUAD:	F5		

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:**      SEAFORD DE 19973

**JOB:**      4105-A

<b>FLOODPLAINS</b>			
<b>SEARCH ID:</b>	<b>DIST/DIR:</b>	<b>MAP ID:</b>	<b>14</b>
<b>NAME:</b> FEMA FLOOD PLAIN		<b>REV:</b> 09/01/03	
<b>ADDRESS:</b> DE		<b>ID1:</b> DEFL-3282	
		<b>ID2:</b>	
<b>CONTACT:</b>		<b>STATUS:</b> AE - 100 YEAR	
		<b>PHONE:</b>	
<b><u>SITE INFORMATION</u></b>			
<b>FLOOD HAZARD ZONE:</b> AE-Zone AE: An area inundated by 1% chance flooding, for which BFEs have been determined.			
<b>AREA:</b>	3.07672e-006		
<b>PERIMETER:</b>	0.0187845		
<b>RECORD ID:</b>	991		
<b>POLYGON ID:</b>	990		
<b>COMMUNITY:</b>	0029		
<b>FIRM PANEL:</b>	10005C0253F		
<b>QUAD ID:</b>	38075-F5		
<b>FLOODWAY TYPE:</b>	FW-FLOODWAY		
<b>COBRA ID:</b>	COBRA_OUT-OUTSIDE COASTAL BARRIER RESOURCES SYSTEM AREA		
<b>IN/OUT DETERMINATION:</b>	IN		
<b>POLY SHADE SYMBOL:</b>	25		
<b>TYPE OF PANEL:</b>	CWPP-COUNTYWIDE-PANEL PRINTED		
<b>STATE:</b>	10		
<b>COUNTY:</b>	005		
<b>COMMUNITY/COUNTY ID:</b>	005C		
<b>PANEL NUMBER AND SUFFIX:</b>	0253F		
<b>INDEX NUMBER TO QUAD:</b>	F5		

*Environmental FirstSearch  
Site Detail Report*

TARGET SITE: SEAFORD DE 19973

JOB: 4105-A

FLOODPLAINS

SEARCH ID: 12

DIST/DIR: 0.41 NW

MAP ID: 12

NAME: FEMA FLOOD PLAIN

REV: 09/01/03

ADDRESS: DE

ID1: DEFL-3280

ID2:

STATUS: X500 - 500 YEAR

CONTACT:

PHONE:

SITE INFORMATION

FLOOD HAZARD ZONE: X500-Zone X (0.2% Annual Chance): An area inundated by 0.2% annual chance flooding; an area inundated by 1% annual chance flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 1% annual chance flooding.

AREA: 1.08936e-006

PERIMETER: 0.0137167

RECORD ID: 989

POLYGON ID: 988

COMMUNITY: 0029

FIRM PANEL: 10005C0253F

QUAD ID: 38075-F5

FLOODWAY TYPE:

COBRA ID: COBRA\_OUT-OUTSIDE COASTAL BARRIER RESOURCES SYSTEM AREA

IN/OUT DETERMINATION: OUT

POLY SHADE SYMBOL: 11

TYPE OF PANEL: CWPP-COUNTYWIDE-PANEL PRINTED

STATE: 10

COUNTY: 005

COMMUNITY/COUNTY ID: 005C

PANEL NUMBER AND SUFFIX: 0253F

INDEX NUMBER TO QUAD: F5



*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** SEAFORD DE 19973

**JOB:** 4105-A

**FLOODPLAINS**

**SEARCH ID:** 8

**DIST/DIR:** 0.41 SW

**MAP ID:** 8

**NAME:** FEMA FLOOD PLAIN

**REV:** 09/01/03

**ADDRESS:**

**ID1:** DEFL-3314

DE

**ID2:**

**STATUS:** AE - 100 YEAR

**CONTACT:**

**PHONE:**

**SITE INFORMATION**

**FLOOD HAZARD ZONE:** AE-Zone AE: An area inundated by 1% chance flooding, for which BFEs have been determined.

**AREA:** 1.34236e-005

**PERIMETER:** 0.032094

**RECORD ID:** 1034

**POLYGON ID:** 1008

**COMMUNITY:** 0029

**FIRM PANEL:** 10005C0261F

**QUAD ID:** 38075-F5

**FLOODWAY TYPE:** FW-FLOODWAY

**COBRA ID:** COBRA\_OUT-OUTSIDE COASTAL BARRIER RESOURCES SYSTEM AREA

**IN/OUT DETERMINATION:** IN

**POLY SHADE SYMBOL:** 25

**TYPE OF PANEL:** CWPP-COUNTYWIDE-PANEL PRINTED

**STATE:** 10

**COUNTY:** 005

**COMMUNITY/COUNTY ID:** 005C

**PANEL NUMBER AND SUFFIX:** 0261F

**INDEX NUMBER TO QUAD:** F5

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** SEAFORD DE 19973

**JOB:** 4105-A

FLOODPLAINS	
<b>SEARCH ID:</b> 11	<b>DIST/DIR:</b> 0.44 NW
<b>MAP ID:</b> 11	
<b>NAME:</b> FEMA FLOOD PLAIN	<b>REV:</b> 09/01/03
<b>ADDRESS:</b> DE	<b>ID1:</b> DEFL-3279
	<b>ID2:</b>
<b>CONTACT:</b>	<b>STATUS:</b> AE - 100 YEAR
	<b>PHONE:</b>
<b><u>SITE INFORMATION</u></b>	
<b>FLOOD HAZARD ZONE:</b> AE-Zone AE: An area inundated by 1% chance flooding, for which BFEs have been determined.	
<b>AREA:</b>	4.87413e-006
<b>PERIMETER:</b>	0.0196955
<b>RECORD ID:</b>	988
<b>POLYGON ID:</b>	986
<b>COMMUNITY:</b>	0029
<b>FIRM PANEL:</b>	10005C0253F
<b>QUAD ID:</b>	38075-F5
<b>FLOODWAY TYPE:</b>	
<b>COBRA ID:</b>	COBRA_OUT-OUTSIDE COASTAL BARRIER RESOURCES SYSTEM AREA
<b>IN/OUT DETERMINATION:</b>	IN
<b>POLY SHADE SYMBOL:</b>	4
<b>TYPE OF PANEL:</b>	CWPP-COUNTYWIDE-PANEL PRINTED
<b>STATE:</b>	10
<b>COUNTY:</b>	005
<b>COMMUNITY/COUNTY ID:</b>	005C
<b>PANEL NUMBER AND SUFFIX:</b>	0253F
<b>INDEX NUMBER TO QUAD:</b>	F5

*Environmental FirstSearch  
Site Detail Report*

TARGET SITE: SEAFORD DE 19973

JOB: 4105-A

**FLOODPLAINS**

SEARCH ID: 5

DIST/DIR: 0.45 SW

MAP ID: 5

NAME: FEMA FLOOD PLAIN  
ADDRESS: DE

REV: 09/01/03  
ID1: DEFL-3311  
ID2:  
STATUS: AE - 100 YEAR  
PHONE:

CONTACT:

SITE INFORMATION

FLOOD HAZARD ZONE: AE-Zone AE: An area inundated by 1% chance flooding, for which BFEs have been determined.

AREA: 2.81028e-006  
PERIMETER: 0.0142369  
RECORD ID: 1028  
POLYGON ID: 1007  
COMMUNITY: 0029  
FIRM PANEL: 10005C0261F  
QUAD ID: 38075-F5  
FLOODWAY TYPE:  
COBRA ID: COBRA\_OUT-OUTSIDE COASTAL BARRIER RESOURCES SYSTEM AREA  
IN/OUT DETERMINATION: IN  
POLY SHADE SYMBOL: 4  
TYPE OF PANEL: CWPP-COUNTYWIDE-PANEL PRINTED  
STATE: 10  
COUNTY: 005  
COMMUNITY/COUNTY ID: 005C  
PANEL NUMBER AND SUFFIX: 0261F  
INDEX NUMBER TO QUAD: F5

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** SEAFORD DE 19973

**JOB:** 4105-A

FLOODPLAINS	
<b>SEARCH ID:</b> 4	<b>DIST/DIR:</b> 0.47 SW
<b>MAP ID:</b> 4	
<b>NAME:</b> FEMA FLOOD PLAIN	<b>REV:</b> 09/01/03
<b>ADDRESS:</b> DE	<b>ID1:</b> DEFL-3310
	<b>ID2:</b>
<b>CONTACT:</b>	<b>STATUS:</b> X500 - 500 YEAR
	<b>PHONE:</b>
 <b><u>SITE INFORMATION</u></b>	
<b>FLOOD HAZARD ZONE:</b> X500-Zone X (0.2% Annual Chance): An area inundated by 0.2% annual chance flooding; an area inundated by 1% annual chance flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 1% annual chance flooding.	
<b>AREA:</b>	5.33569e-007
<b>PERIMETER:</b>	0.0115193
<b>RECORD ID:</b>	1027
<b>POLYGON ID:</b>	1006
<b>COMMUNITY:</b>	0029
<b>FIRM PANEL:</b>	10005C0261F
<b>QUAD ID:</b>	38075-F5
<b>FLOODWAY TYPE:</b>	
<b>COBRA ID:</b>	COBRA_OUT-OUTSIDE COASTAL BARRIER RESOURCES SYSTEM AREA
<b>IN/OUT DETERMINATION:</b>	OUT
<b>POLY SHADE SYMBOL:</b>	11
<b>TYPE OF PANEL:</b>	CWPP-COUNTYWIDE-PANEL PRINTED
<b>STATE:</b>	10
<b>COUNTY:</b>	005
<b>COMMUNITY/COUNTY ID:</b>	005C
<b>PANEL NUMBER AND SUFFIX:</b>	0261F
<b>INDEX NUMBER TO QUAD:</b>	F5

# Environmental FirstSearch Site Detail Report

TARGET SITE: SEAFORD DE 19973

JOB: 4105-A

FLOODPLAINS	
SEARCH ID: 9	DIST/DIR: 0.48 SW      MAP ID: 9
NAME: FEMA FLOOD PLAIN	REV: 09/01/03
ADDRESS: DE	ID1: DEFL-3286
	ID2:
CONTACT:	STATUS: X500 - 500 YEAR
	PHONE:
 <u>SITE INFORMATION</u>	
<p>FLOOD HAZARD ZONE: X500-Zone X (0.2% Annual Chance): An area inundated by 0.2% annual chance flooding; an area inundated by 1% annual chance flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 1% annual chance flooding.</p>	
AREA:	4.92228e-007
PERIMETER:	0.00954037
RECORD ID:	999
POLYGON ID:	996
COMMUNITY:	0029
FIRM PANEL:	10005C0253F
QUAD ID:	38075-F5
FLOODWAY TYPE:	
COBRA ID:	COBRA_OUT-OUTSIDE COASTAL BARRIER RESOURCES SYSTEM AREA
IN/OUT DETERMINATION:	OUT
POLY SHADE SYMBOL:	11
TYPE OF PANEL:	CWPP-COUNTYWIDE-PANEL PRINTED
STATE:	10
COUNTY:	005
COMMUNITY/COUNTY ID:	005C
PANEL NUMBER AND SUFFIX:	0253F
INDEX NUMBER TO QUAD:	F5



## Environmental FirstSearch Database Descriptions

**NPL:** *EPA* NATIONAL PRIORITY LIST - Database of confirmed, proposed or deleted Superfund sites.

**CERCLIS:** *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

**NFRAP:** *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

**RCRA TSD:** *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

**RCRA COR:** *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

**RCRA GEN:** *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities that generate or transport hazardous waste or meet other RCRA requirements. LGN - Large Quantity Generators SGN - Small Quantity Generators VGN - Conditionally Exempt Generator. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

**ERNS:** *EPA/NRC* EMERGENCY RESPONSE NOTIFICATION SYSTEM - Database of emergency response actions. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

**STATE SITES:** *DNREC* STATE SITE INVESTIGATION & RESTORATION (SIRB) DATABASE - Recognizing that the Federal Superfund Program will not address the threat to human health and the environment from all the contaminated sites in the state, the Delaware Legislature enacted the Hazardous Substance Cleanup Act (HSCA) in 1990 to enable the Department of Natural Resources and Environmental Control to cleanup sites not addressed under the Federal Program.

**SWL:** *DNREC* DATABASE OF ACTIVE SOLID WASTE MANAGEMENT FACILITIES - Permitted landfill database

**REG UST/AST:** *DNREC* DATABASE OF REGISTERED STORAGE TANKS - Database of registered storage tanks

**LEAKING UST:** *DNREC* DATABASE OF LEAKING STORAGE TANKS - Database of leaking storage tanks

**WETLANDS:** *US FWS* NATIONAL WETLANDS INVENTORY (NWI) - database of information on the characteristics, extent, and status of the Nation's wetlands and deepwater habitats. This data is available for select areas of the United States.

**FLOODPLAINS:** *FEMA* FLOODPLAINS – database of 100 year and 500 year flood zone boundaries for select counties in the United States

**RADON:** *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.



*Environmental FirstSearch*  
*Street Name Report for Streets within .25 Mile(s) of Target Property*

**TARGET SITE:** SEAFORD DE 19973

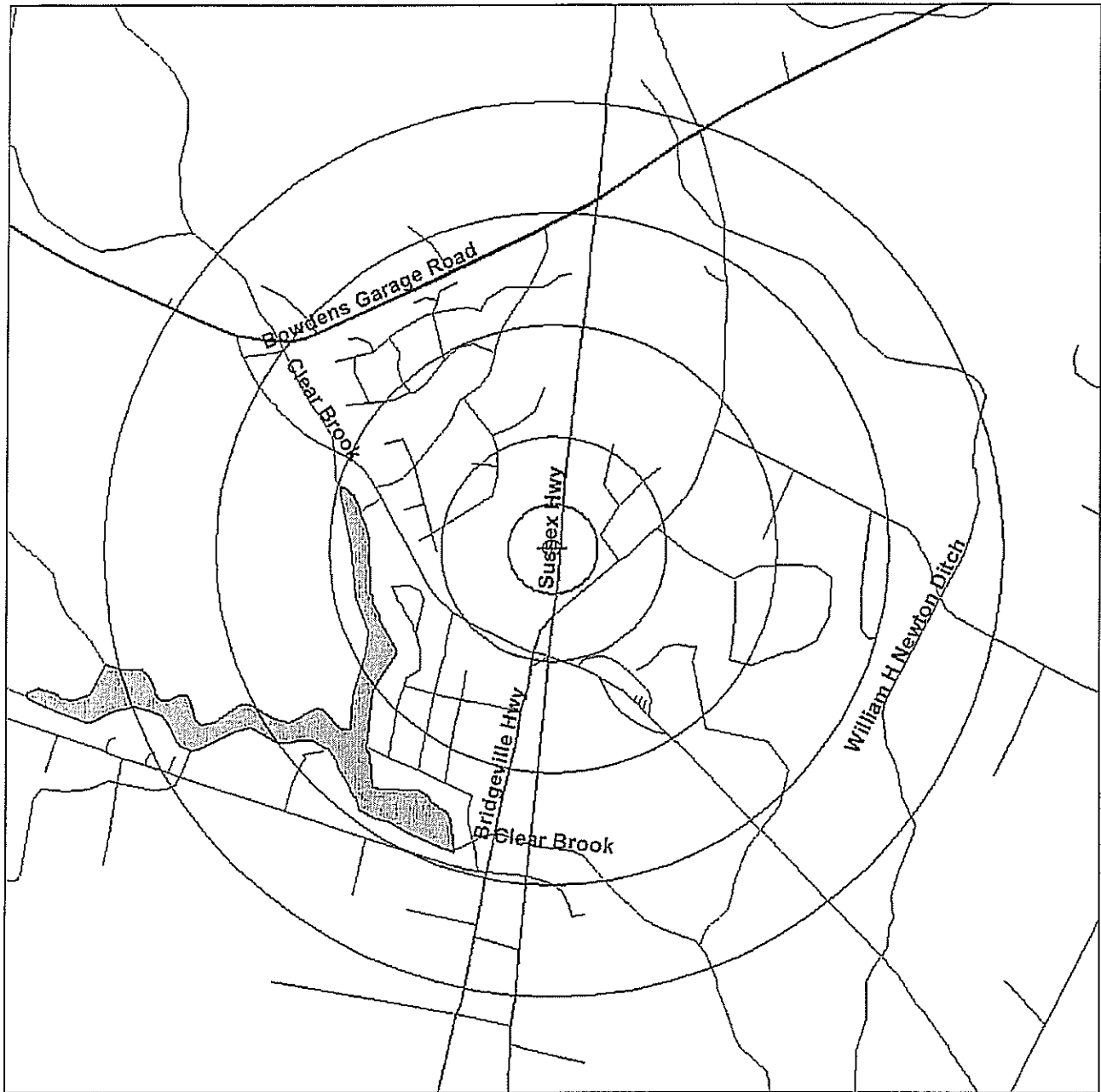
**JOB:** 4105-A

<b>Street Name</b>	<b>Dist/Dir</b>	<b>Street Name</b>	<b>Dist/Dir</b>
Bridgeville Hwy	0.15 SE		
Dupont Hwy	0.02 SE		
Maple Dr	0.15 SE		
North St	0.18 NE		
Road 46	0.23 SW		
Road 532	0.12 SE		
Shallow Brooke Ct	0.22 NW		
Sunnydale Ln	0.21 NW		



# Environmental FirstSearch

1 Mile Radius  
ASTM Map: NPL, RCOR, STATE Sites  
, SEAFORD DE 19973



Source: 2002 U.S. Census TIGER Files







- Target Site (Latitude: 38.688469 Longitude: -75.590824) .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....
- Railroads .....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

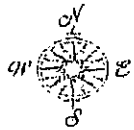


**Environmental FirstSearch**  
.5 Mile Radius  
ASTM Map: CERCLIS, RCRATSD, LUST, SWL  
, SEAFORD DE 19973



Source: 2002 U.S. Census TIGER Files

- Target Site (Latitude: 38.688469 Longitude: -75.590824) ..... 
- Identified Site, Multiple Sites, Receptor .....   
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste  
Railroads .....  
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



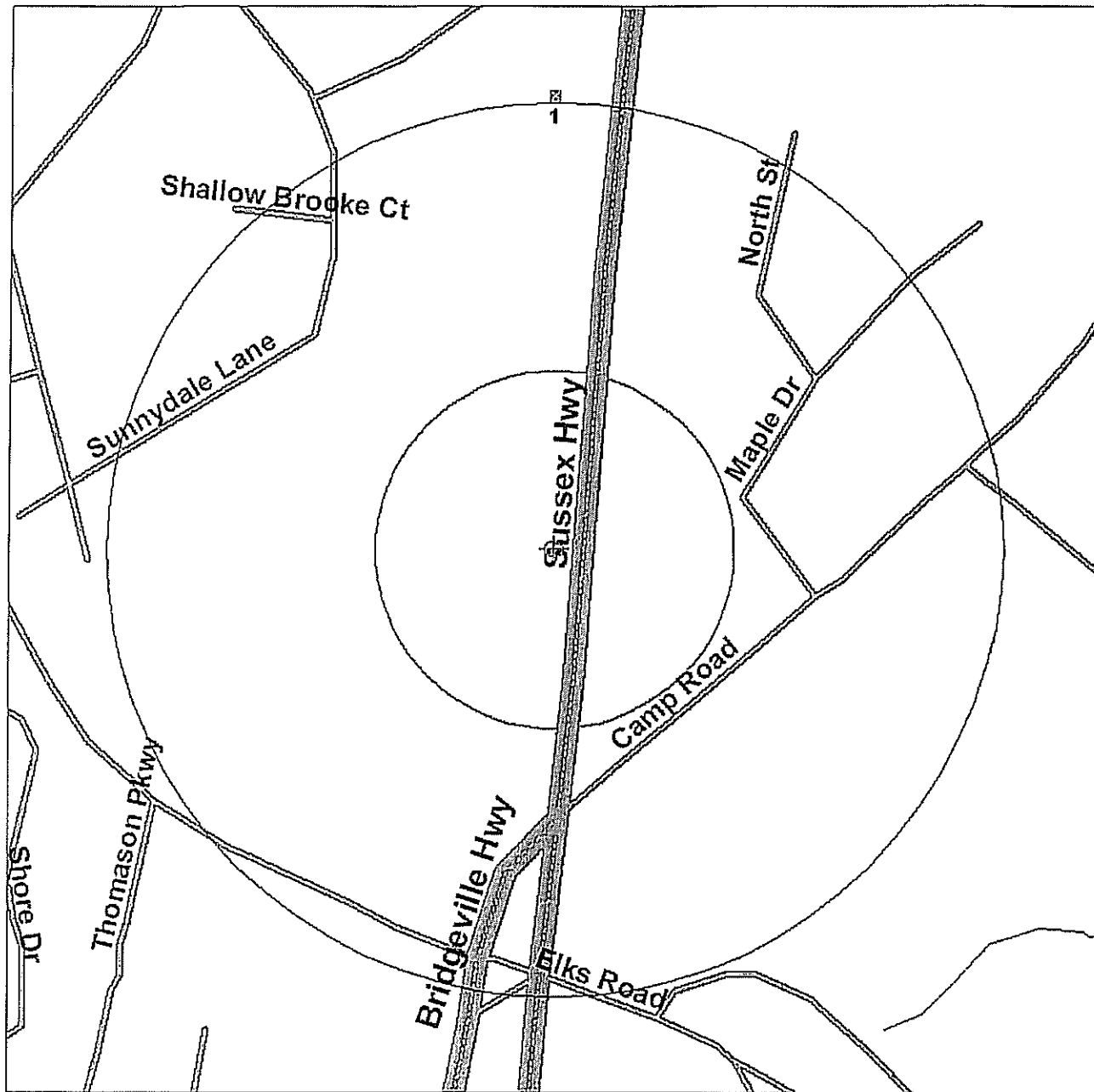
# Environmental FirstSearch

.25 Mile Radius

ASTM Map: RCRAGEN, ERNS, UST



, SEAFORD DE 19973



Source: 2002 U.S. Census TIGER Files

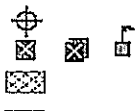
Target Site (Latitude: 38.688469 Longitude: -75.590824) .....

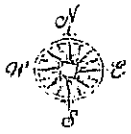
Identified Site, Multiple Sites, Receptor .....

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads .....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





# Environmental FirstSearch

.25 Mile Radius

Non-ASTM Map: No Sites Found



, SEAFORD DE 19973



Source: 2002 U.S. Census TIGER Files

Target Site (Latitude: 38.688469 Longitude: -75.590824) .....

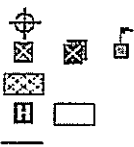
Identified Site, Multiple Sites, Receptor .....

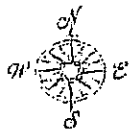
NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

National Historic Sites and Landmark Sites .....

Railroads .....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



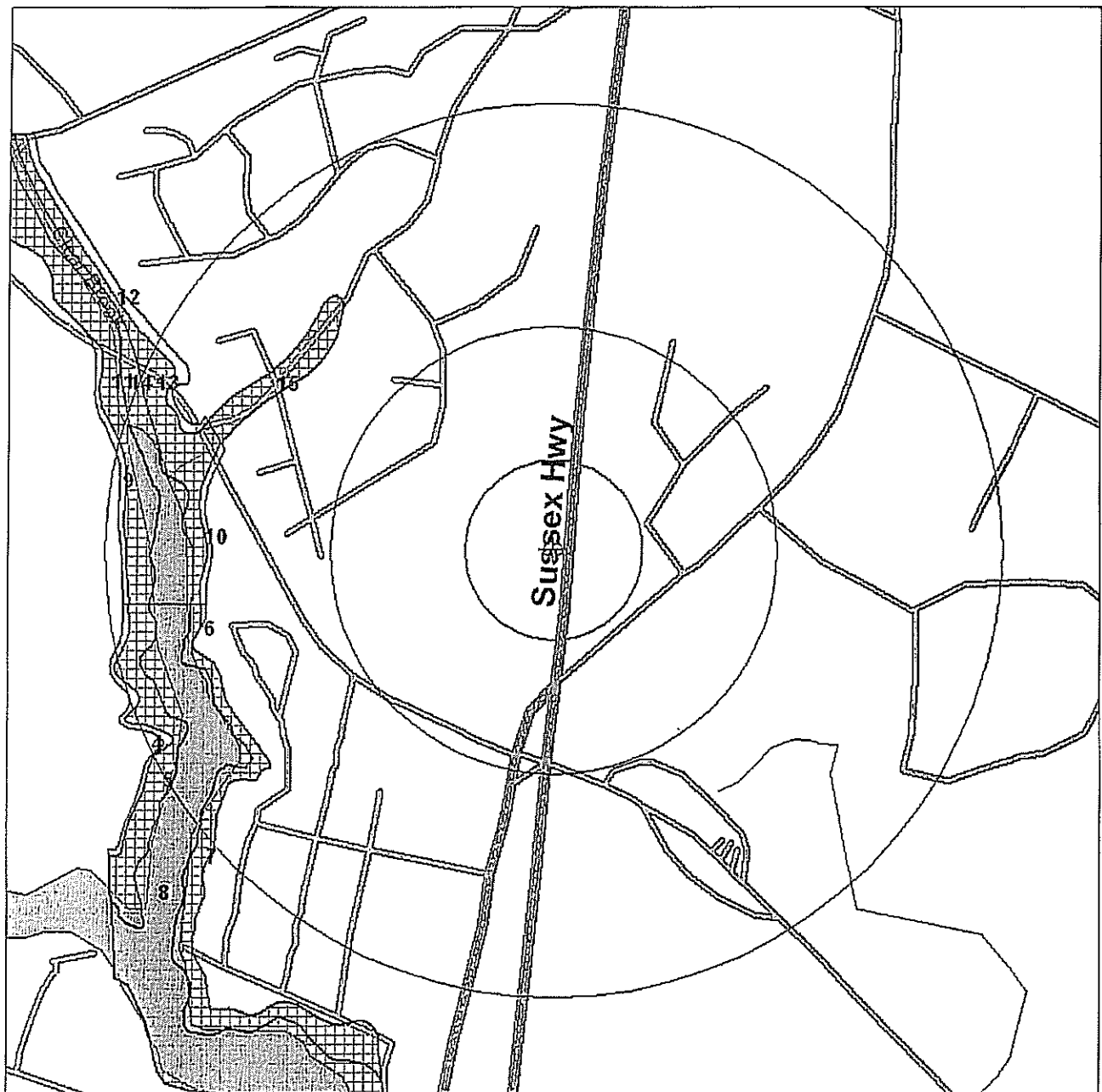


# Environmental FirstSearch

.5 Mile Radius  
Floodplains Sites



, SEAFORD DE 19973



Source: 2002 U.S. Census TIGER Files

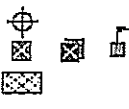
Target Site (Latitude: 38.688469 Longitude: -75.590824) .....

Identified Site, Multiple Sites, Receptor .....

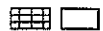
NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads .....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



Floodplains: 100 Year, 500 Year .....



**APPENDIX IV**

**FOIA LETTERS**

April 10, 2006

Ms. Gayle Govorko  
Freedom of Information Act Coordinator  
Division of Air and Waste Management—Director's Office  
Delaware Department of Natural Resources & Environmental Control  
89 Kings Highway  
P.O. Box 1401  
Dover, Delaware 19903

ECS Project No. 02-4105-A

Reference: Phase I Environmental Site Assessment  
Proposed Tractor Supply  
Delaware Route 13 (Near Old Furnace Road and Camp Road Intersection)  
Seaford, Sussex County, Delaware 19973

Dear Ms. Govorko:

ECS Mid-Atlantic, LLC (ECS) is currently conducting an environmental investigation on the above-referenced sites. As a portion of our investigation, we are interested in obtaining any information your office may have regarding any documented storage, spills, and/or disposals of petroleum products, chemical or hazardous substances at the site or in the immediate vicinity of the project area.

This request is made via the Freedom of Information Act. We appreciate your assistance in this matter. If you have any questions, please contact me at 410-859-4300.

Respectfully submitted,

**ECS MID-ATLANTIC, LLC**

W. Brendan Daley  
Senior Project Scientist



**APPENDIX III**  
**REGULATORY RECORDS DOCUMENTATION**

**InfoMap**  
Technologies Incorporated

## **Environmental FirstSearch™ Report**

TARGET PROPERTY:

**SUSSEX HWY**

**SEAFORD DE 19973**

Job Number: 4105-C

**PREPARED FOR:**

ECS Mid-Atlantic, LLC

1340-P Charwood Road

Hanover, MD 21076

11-14-06



*Tel: (610) 430-7530*

*Fax: (610) 430-7535*

## Environmental FirstSearch Search Summary Report

**Target Site:** SUSSEX HWY  
SEAFORD DE 19973

### FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	10-09-06	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	10-09-06	0.50	0	0	0	0	-	0	0
CERCLIS	Y	09-11-06	0.50	0	0	0	0	-	0	0
NFRAP	Y	09-11-06	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	04-16-06	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	04-16-06	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	04-16-06	0.25	0	0	1	-	-	0	1
Federal IC / EC	Y	07-17-06	0.25	0	0	0	-	-	0	0
ERNS	Y	12-31-05	0.25	0	0	0	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	06-06-06	1.00	0	0	0	0	0	0	0
State Spills 90	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal SWL	Y	06-01-01	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	04-01-04	0.50	0	0	0	2	-	0	2
State/Tribal UST/AST	Y	04-01-04	0.25	0	0	1	-	-	0	1
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	10-18-05	0.50	0	0	0	0	-	0	0
- TOTALS -				0	0	2	2	0	0	4

#### Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to InfoMap Technologies, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in InfoMap Technologies's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

#### Waiver of Liability

Although InfoMap Technologies uses its best efforts to research the actual location of each site, InfoMap Technologies does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of InfoMap Technologies's services proceeding are signifying an understanding of InfoMap Technologies's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

*Environmental FirstSearch  
Site Information Report*

**Request Date:** 11-14-06  
**Requestor Name:** Joel Knauff  
**Standard:** ASTM-05

**Search Type:** COORD  
**Job Number:** 4105-C  
**Filtered Report**

**TARGET ADDRESS:** SUSSEX HWY  
 SEAFORD DE 19973

*Demographics*

<b>Sites:</b> 4	<b>Non-Geocoded:</b> 0	<b>Population:</b> NA
<b>Radon:</b> NA		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
<b>Longitude:</b>	-75.590824	-75:35:27	<b>Easting:</b>	448614.42
<b>Latitude:</b>	38.688469	38:41:18	<b>Northing:</b>	4282164.918
			<b>Zone:</b>	18

*Comment*

**Comment:** NO CHARGE CONVERSION TO ASTM-05.

*Additional Requests/Services*

<b>Adjacent ZIP Codes:</b> 0 Mile(s)	<b>Services:</b>																																		
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">ZIP Code</th> <th style="text-align: left;">City Name</th> <th style="text-align: left;">ST</th> <th style="text-align: left;">Dist/Dir</th> <th style="text-align: left;">Sel</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel						<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Requested?</th> <th style="text-align: center;">Date</th> </tr> </thead> <tbody> <tr> <td>Sanborns</td> <td style="text-align: center;">No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td style="text-align: center;">No</td> <td></td> </tr> <tr> <td>Historical Topos</td> <td style="text-align: center;">No</td> <td></td> </tr> <tr> <td>City Directories</td> <td style="text-align: center;">No</td> <td></td> </tr> <tr> <td>Title Search/Env Liens</td> <td style="text-align: center;">No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td style="text-align: center;">No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td style="text-align: center;">No</td> <td></td> </tr> </tbody> </table>		Requested?	Date	Sanborns	No		Aerial Photographs	No		Historical Topos	No		City Directories	No		Title Search/Env Liens	No		Municipal Reports	No		Online Topos	No	
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City Directories	No																																		
Title Search/Env Liens	No																																		
Municipal Reports	No																																		
Online Topos	No																																		

*Environmental FirstSearch  
Sites Summary Report*

**TARGET SITE:** SUSSEX HWY  
SEAFORD DE 19973

**JOB:** 4105-C  
NO CHARGE CONVERSION TO ASTM-05.

**TOTAL:** 4                    **GEOCODED:** 4                    **NON GEOCODED:** 0                    **SELECTED:** 0

<b>Page No.</b>	<b>DB Type</b>	<b>Site Name/ID/Status</b>	<b>Address</b>	<b>Dist/Dir</b>	<b>Map ID</b>
1	UST	UTILITY TRAILER COMPANY 5-000385	US ROUTE 13 & ROUTE 13A SEAFORD DE 19973	0.16 SE	3
2	RCRAGN	PHILLIPS SIGNS INC DE0000460956/VGN	US RTE 13 NO SEAFORD DE 19973	0.25 NW	1
4	LUST	JOHNS NEW LOOK AUTO BODY S9502049/INVESTIGATION	RD.4, BOX 76 SEAFORD DE 19973	0.28 SW	4
4	LUST	DUKES LUMBER S0006083/INACTIVE	RD #4, BOX 85 SEAFORD DE 19973	0.32 SW	2





Environmental FirstSearch  
Site Detail Report

TARGET SITE: SUSSEX HWY  
SEAFORD DE 19973

JOB: 4105-C  
NO CHARGE CONVERSION TO ASTM-05.

RCRA GENERATOR SITE

SEARCH ID: 1

DIST/DIR: 0.25 NW

MAP ID: 1

NAME: PHILLIPS SIGNS INC  
ADDRESS: US RTE 13 NO  
SEAFORD DE 19973

REV: 6/6/06  
ID1: DE0000460956  
ID2:  
STATUS: VGN  
PHONE: 3026293550

CONTACT: BENJAMIN PHILLIPS

SITE INFORMATION

CONTACT INFORMATION: BENJAMIN PHILLIPS  
RD 4 BOX 751  
SEAFORD DE 19973

PHONE: 3026293550

UNIVERSE INFORMATION:

*GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)*

GPRA PERMIT: N - NO

GPRA POST CLOSURE: N - NO

GPRA CA: N - NO

*GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)*

GPRA PERMIT: N - NO

GPRA POST CLOSURE: N - NO

GPRA CA: N - NO

GPRA COMPLIANCE MONITORING & ENFORCEMENT: N - NO

*SUBJECT TO CORRECTIVE ACTION (SUBJCA)*

SUBJCA: N - NO

SUBJCA TSD 3004: N - NO

SUBJCA NON TSD: N - NO

SIGNIFICANT NON-COMPLIANCE(SNC): N - NO

BEGINNING OF THE YEAR SNC: N - NO

PERMIT WORKLOAD: ----

CLOSURE WORKLOAD: ----

POST CLOSURE WORKLOAD: ----

PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: ----

CORRECTIVE ACTION WORKLOAD: N - NO

GENERATOR STATUS: CEG - CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS: GENERATES LESS THAN

100 KG/MONTH OF HAZA

NAIC INFORMATION

33995 - SIGN MANUFACTURING

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

- Continued on next page -

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** SUSSEX HWY  
SEAFORD DE 19973

**JOB:** 4105-C  
NO CHARGE CONVERSION TO ASTM-05.

RCRA GENERATOR SITE

**SEARCH ID:** 1

**DIST/DIR:** 0.25 NW

**MAP ID:** 1

**NAME:** PHILLIPS SIGNS INC  
**ADDRESS:** US RTE 13 NO  
SEAFORD DE 19973

**REV:** 6/6/06  
**ID1:** DE0000460956  
**ID2:**  
**STATUS:** VGN  
**PHONE:** 3026293550

**CONTACT:** BENJAMIN PHILLIPS

The following spent non-halogenated solvents: Xylene, acetone, ethyl acetate, ethyl benzene, ethyl ether, methyl isobutyl ketone, n-butyl alcohol, cyclohexanone, and methanol; all spent solvent mixtures/ blends containing, b  
Ignitable waste

The following spent non-halogenated solvents: toluene, methyl ethyl ketone, carbon disulfide, isobutanol, pyridine, benzene, 2-ethoxyethanol, and 2-nitropropane; all spent solvent mixtures/blends containing, before use, a to

*Environmental FirstSearch  
Site Detail Report*

**TARGET SITE:** SUSSEX HWY  
SEAFORD DE 19973

**JOB:** 4105-C  
NO CHARGE CONVERSION TO ASTM-05.

LEAKING UNDERGROUND STORAGE TANKS

**SEARCH ID:** 4 **DIST/DIR:** 0.28 SW **MAP ID:** 4

**NAME:** JOHNS NEW LOOK AUTO BODY  
**ADDRESS:** RD.4, BOX 76  
SEAFORD DE 19973

**REV:** 04/01/05  
**ID1:** S9502049  
**ID2:** 5-000762  
**STATUS:** INVESTIGATION  
**PHONE:**

**CONTACT:**

**SUBSTANCE RELEASED:** GASOLINE  
**DATE CLOSED:**

LEAKING UNDERGROUND STORAGE TANKS

**SEARCH ID:** 3 **DIST/DIR:** 0.32 SW **MAP ID:** 2

**NAME:** DUKES LUMBER  
**ADDRESS:** RD #4, BOX 85  
SEAFORD DE 19973

**REV:** 04/01/05  
**ID1:** S0006083  
**ID2:** 5-000283  
**STATUS:** INACTIVE  
**PHONE:**

**CONTACT:**

**SUBSTANCE RELEASED:** GASOLINE, DIESEL  
**DATE CLOSED:** 6/27/2000



## Environmental FirstSearch Database Descriptions

**NPL:** *EPA* NATIONAL PRIORITY LIST - Database of confirmed and proposed Superfund sites.

**NPL Delisted:** *EPA* NATIONAL PRIORITY LIST Subset - Database of delisted Superfund sites.

**CERCLIS:** *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

**NFRAP:** *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

**RCRA COR ACT:** *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

**RCRA TSD:** *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

**RCRA GEN:** *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN - Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

**Federal IC / EC:** *EPA* BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

**FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS-** Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

**ERNS:** *EPA/NRC* EMERGENCY RESPONSE NOTIFICATION SYSTEM - Database of emergency response actions. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

**Tribal Lands:** *DOI/BIA* INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

**State/Tribal Sites:** *DNREC* STATE SITE INVESTIGATION & RESTORATION(SIRB) DATABASE - Recognizing that the Federal Superfund Program will not address the threat to human health and the environment from all the contaminated sites in the state, the Delaware Legislature enacted the Hazardous Substance Cleanup Act (HSCA) in 1990 to enable the Department of Natural Resources and Environmental Control to cleanup sites not addressed under the Federal Program.

**State/Tribal SWL:** *DNREC* DATABASE OF ACTIVE SOLID WASTE MANAGEMENT FACILITIES - Permitted landfill database

**State/Tribal LUST:** *DNREC* DATABASE OF LEAKING STORAGE TANKS - Database of leaking storage tanks

**State/Tribal UST/AST:** *DNREC* DATABASE OF REGISTERED STORAGE TANKS - Database of registered storage tanks

**State/Tribal VCP:** *DNREC* DELAWARE VOLUNTARY CLEANUP PROGRAM - Sites enrolled in Delaware's Voluntary Cleanup Program.

**State/Tribal Brownfields:** *DNRE/EPA* BROWNFIELD DATABASE - Delaware Department of Natural Resources and Environmental Control's listing of Certified Brownfields  
Brownfields Management System (BMS) is an analytical database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

**RADON:** *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

## Environmental FirstSearch Database Sources

**NPL: EPA** Environmental Protection Agency

*Updated quarterly*

**NPL Delisted: EPA** Environmental Protection Agency

*Updated quarterly*

**CERCLIS: EPA** Environmental Protection Agency

*Updated quarterly*

**NFRAP: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA COR ACT: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA TSD: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA GEN: EPA** Environmental Protection Agency.

*Updated quarterly*

**Federal IC / EC: EPA** Environmental Protection Agency

*Updated quarterly*

**ERNS: EPA/NRC** Environmental Protection Agency

*Updated semi-annually*

**Tribal Lands: DOI/BIA** United States Department of the Interior

*Updated annually*

**State/Tribal Sites: DNREC** Delaware Department of Natural resources & Environmental Control Division of Air and Waste Management

*Updated semi-annually*



**State/Tribal SWL: DNREC** Delaware Department of Natural resources & Environmental Control Division of Air and Waste Management

*Updated semi-annually*

**State/Tribal LUST: DNREC** Delaware Department of Natural resources & Environmental Control Division of Air and Waste Management

*Updated semi-annually*

**State/Tribal UST/AST: DNREC** Delaware Department of Natural resources & Environmental Control Division of Air and Waste Management

*Updated semi-annually*

**State/Tribal VCP: DNREC** Delaware Department of Natural resources & Environmental Control Division of Air and Waste Management

*Updated semi-annually*

**State/Tribal Brownfields: DENR/EPA** Delaware Department of Natural resources & Environmental Control Division of Air and Waste Management

*Updated semi-annually*

**RADON: NTIS** Environmental Protection Agency, National Technical Information Services

*Updated periodically*

*Environmental FirstSearch*  
*Street Name Report for Streets within .25 Mile(s) of Target Property*

**TARGET SITE:** SUSSEX HWY  
SEAFORD DE 19973

**JOB:** 4105-C  
NO CHARGE CONVERSION TO ASTM-05.

<u>Street Name</u>	<u>Dist/Dir</u>	<u>Street Name</u>	<u>Dist/Dir</u>
Bridgeville Hwy	0.15 SE		
Dupont Hwy	0.02 SE		
Maple Dr	0.15 SE		
North St	0.18 NE		
Road 46	0.23 SW		
Road 532	0.12 SE		
Shallow Brooke Ct	0.22 NW		
Sunnydale Ln	0.21 NW		



# Environmental FirstSearch

1 Mile Radius

ASTM Map: NPL, RCRA COR, STATE Sites



## SUSSEX HWY, SEAFORD DE 19973



Source: 2002 U.S. Census TIGER Files

- Target Site (Latitude: 38.688469 Longitude: -75.590824) .....
  - Identified Site, Multiple Sites, Receptor .....
  - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....
  - Triballand.....
  - Railroads .....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





# Environmental FirstSearch

.5 Mile Radius

ASTM Map: CERCLIS, RCRATSD, LUST, SWL



## SUSSEX HWY, SEAFORD DE 19973



Source: 2002 U.S. Census TIGER Files

- Target Site (Latitude: 38.688469 Longitude: -75.590824) .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste  
Triballand .....
- Railroads .....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





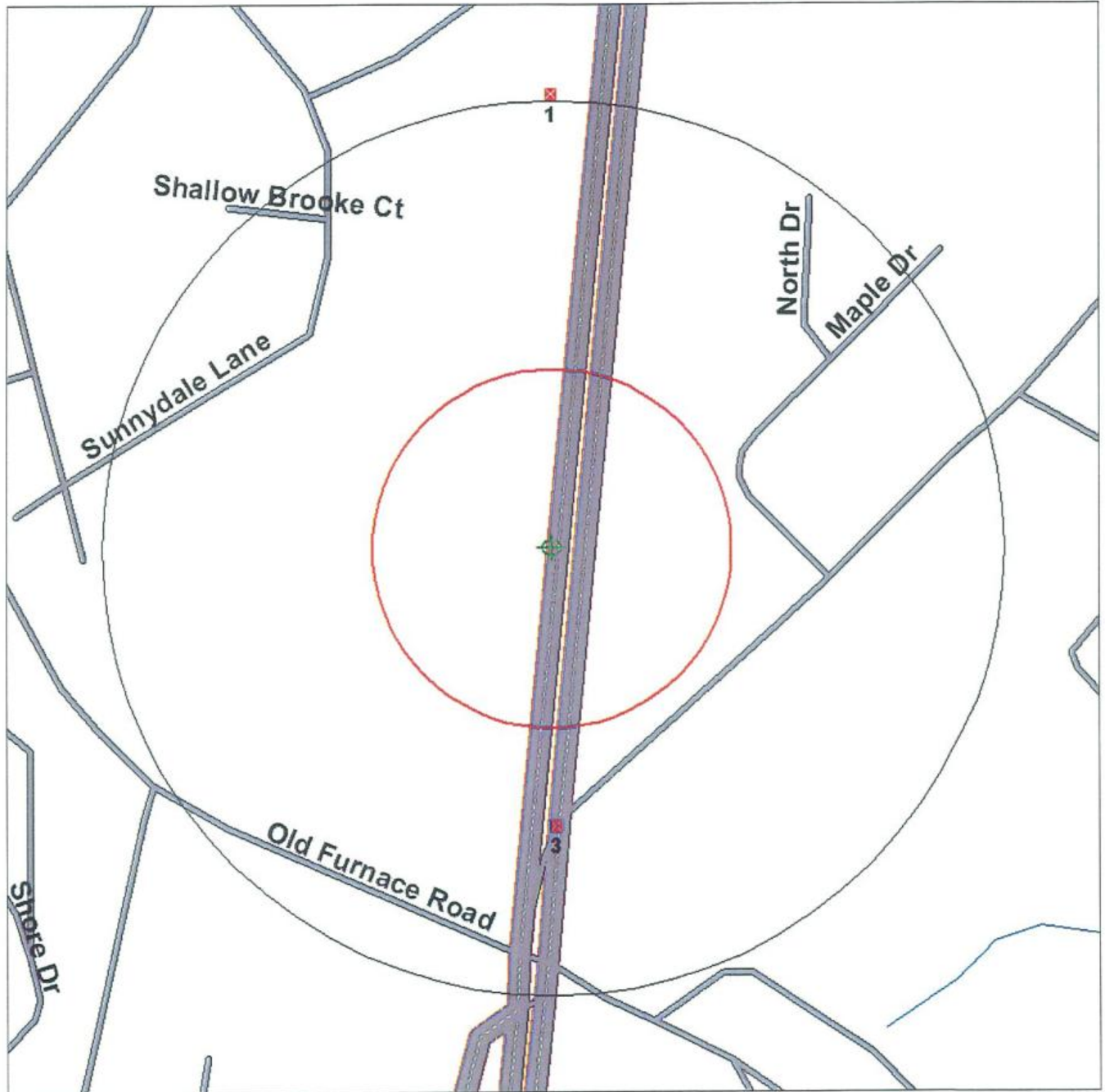


# Environmental FirstSearch

.25 Mile Radius  
ASTM Map: RCRAGEN, ERNS, UST



## SUSSEX HWY, SEAFORD DE 19973



Source: 2002 U.S. Census TIGER Files

- Target Site (Latitude: 38.688469 Longitude: -75.590824) .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste  
Triballand.....
- Railroads .....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





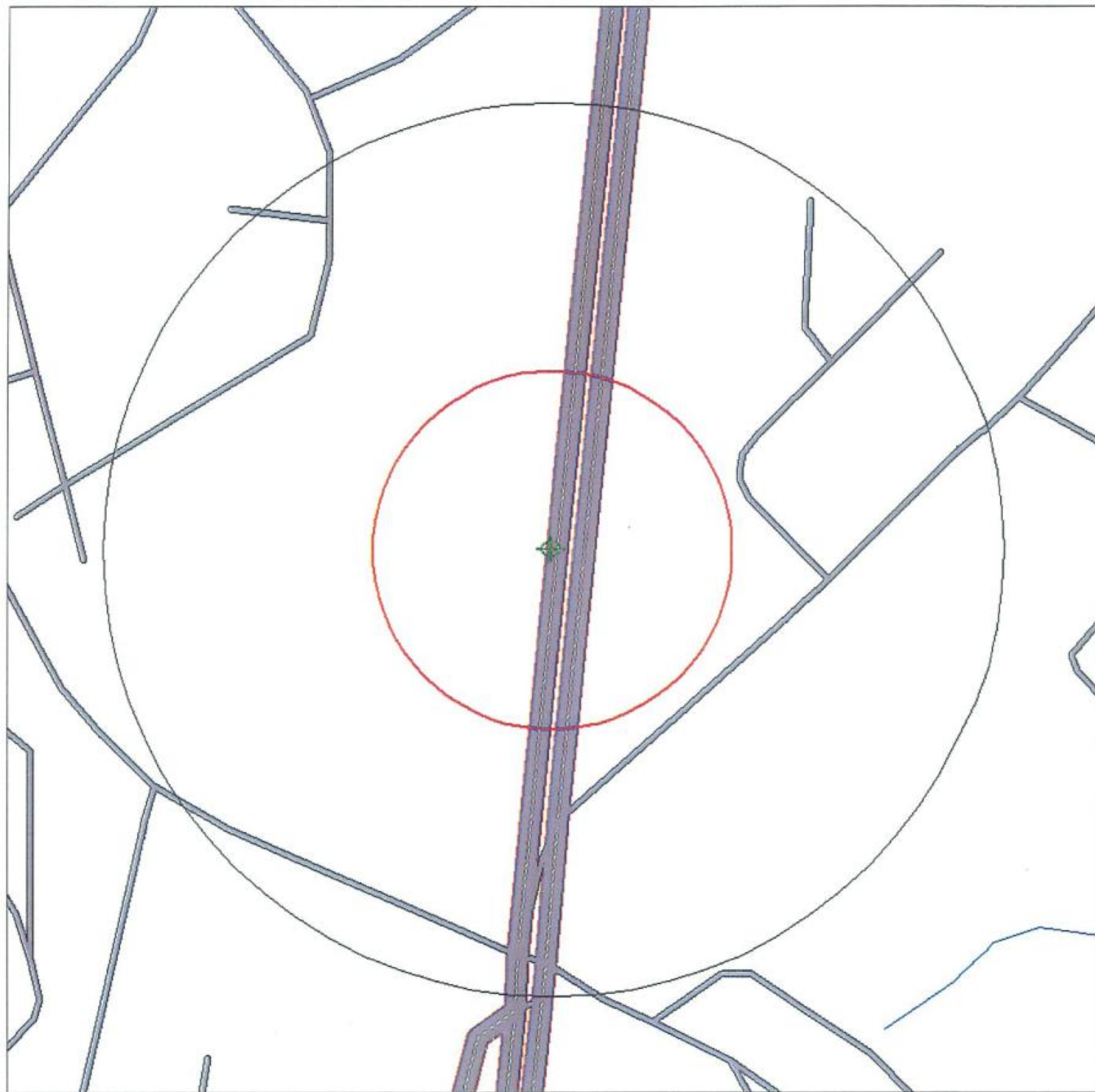
# Environmental FirstSearch

.25 Mile Radius

Non-ASTM Map: No Sites Found



## SUSSEX HWY, SEAFORD DE 19973



Source: 2002 U.S. Census TIGER Files

Target Site (Latitude: 38.688469 Longitude: -75.590824) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

National Historic Sites and Landmark Sites .....

Railroads .....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



**APPENDIX IV**

**INTERVIEW DOCUMENTATION AND  
FREEDOM OF INFORMATION ACT REQUESTS**





## RECORD OF COMMUNICATION

**ECS MID-ATLANTIC, LLC**  
1340-P Charwood Road  
Hanover, Maryland 21076  
phone (410) 859-4300  
fax (410) 859-4324

<b>Project #:</b>	02-4105-C1	<b>Date/Time:</b>	October 26, 2006 at 2:00pm
<b>Project Name:</b>	Proposed Tractor Supply Company Facility	<b>Client:</b>	The Keith Corporation
<b>Communication Logged By:</b>	Joel Knauff		
<b>Communication With:</b>	Mr. Barry G. Hastings, representative of the site ownership		
<b>Communication Type:</b>	Telephone Conversation		

### Notes

- Mr. Hastings stated that he has been familiar with the property for approximately 31 years.
- Mr. Hastings stated that he has owned the property since 1985 and that his father, Roland Hastings was the prior owner and had owned the property since 1975.
- Mr. Hastings stated that, to the best of his knowledge, the property has been unimproved farmland throughout its history.
- Mr. Hastings was unaware of any recognized environmental concerns associated with the site.

Checked by: Joel Knauff

Page     of    .

October 26, 2006

Ms. Gayle Govorko  
Freedom of Information Act Coordinator  
Division of Air and Waste Management—Director's Office  
Delaware Department of Natural Resources & Environmental Control  
89 Kings Highway  
P.O. Box 1401  
Dover, Delaware 19903

ECS Project No. 02-4105-C1

Reference: Phase I Environmental Site Assessment  
Proposed Tractor Supply Company Site  
Delaware Route 13 (Near Old Furnace Road and Camp Road Intersection)  
Seaford, Sussex County, Delaware 19973

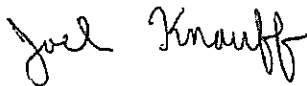
Dear Ms. Govorko:

ECS Mid-Atlantic, LLC (ECS) is currently conducting an environmental investigation on the above-referenced sites. As a portion of our investigation, we are interested in obtaining any information your office may have regarding any documented storage, spills, and/or disposals of petroleum products, chemical or hazardous substances at the site or in the immediate vicinity of the project area. We have included a site map for your reference.

This request is made via the Freedom of Information Act. We appreciate your assistance in this matter. If you have any questions, please contact me at 410-859-4300.

Respectfully submitted,

**ECS MID-ATLANTIC, LLC**



Joel Knauff  
Project Scientist

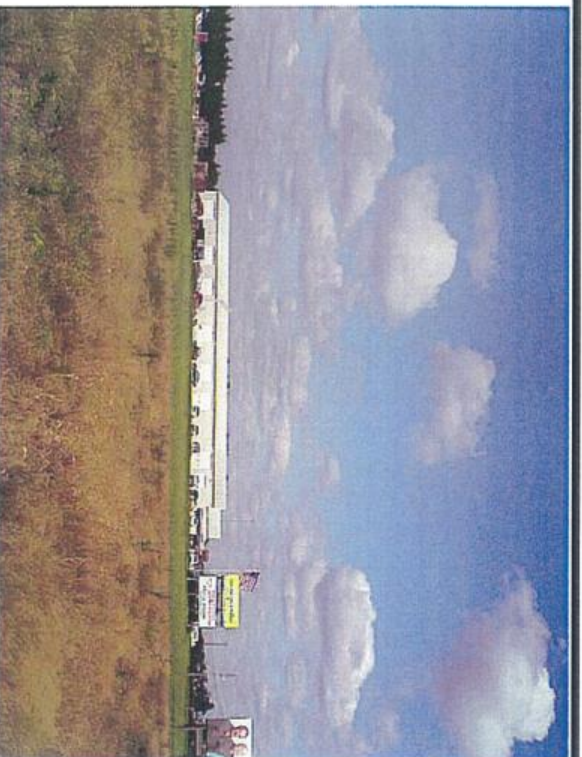
**APPENDIX V**  
**SITE PHOTOGRAPHY**



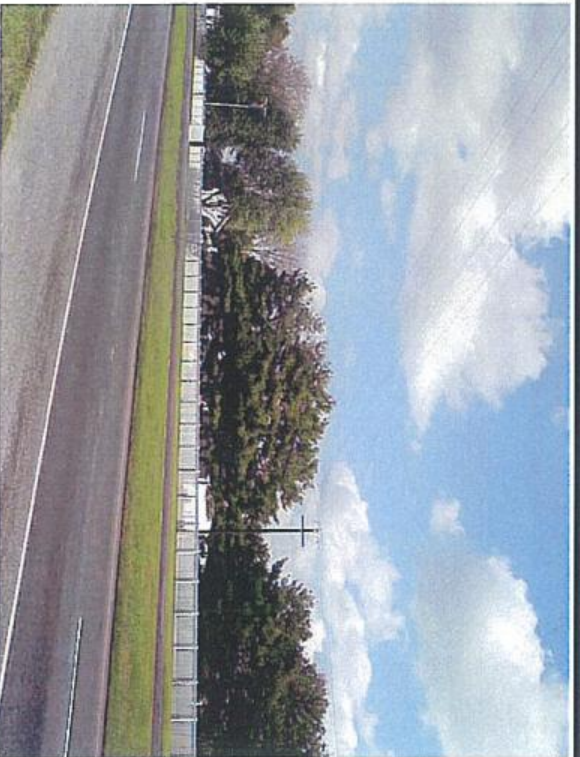
**Representative unimproved farmland at the site.**



**Westerly adjoining residential development.**



**Northerly adjoining unimproved farmland, with Phillips Signs beyond.**

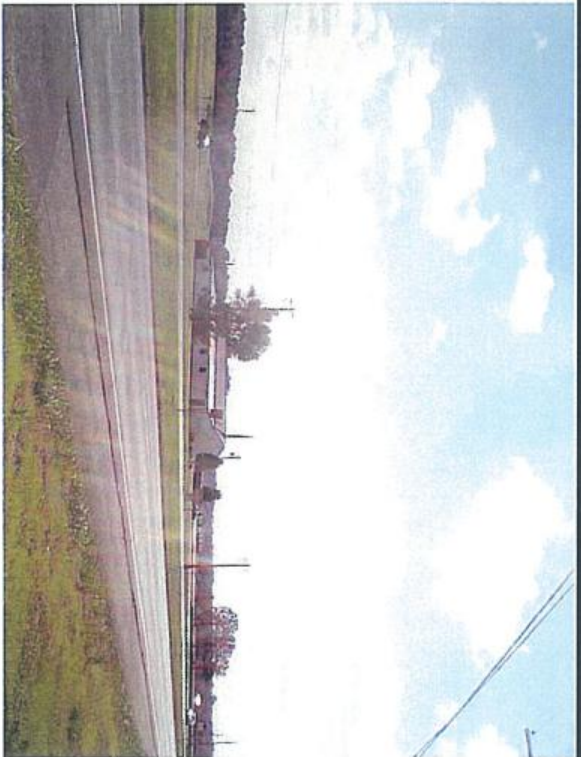


**Easterly adjoining Delaware Route 13, with the NoUVIR Research Center beyond.**





**Easterly adjoining Delaware Route 13, with the Highview House beyond.**



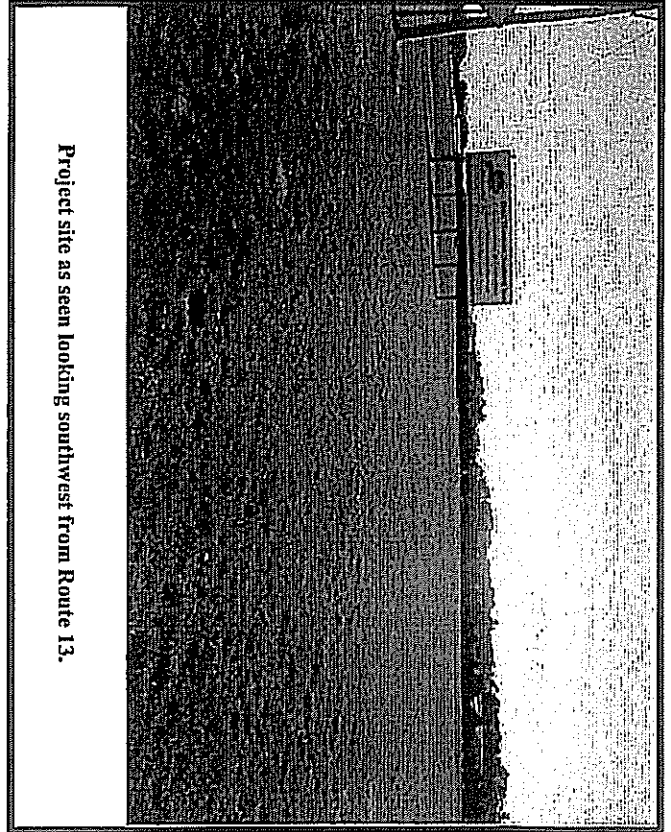
**Easterly adjoining Delaware Route 13, with the Church of Christ and residential development beyond.**



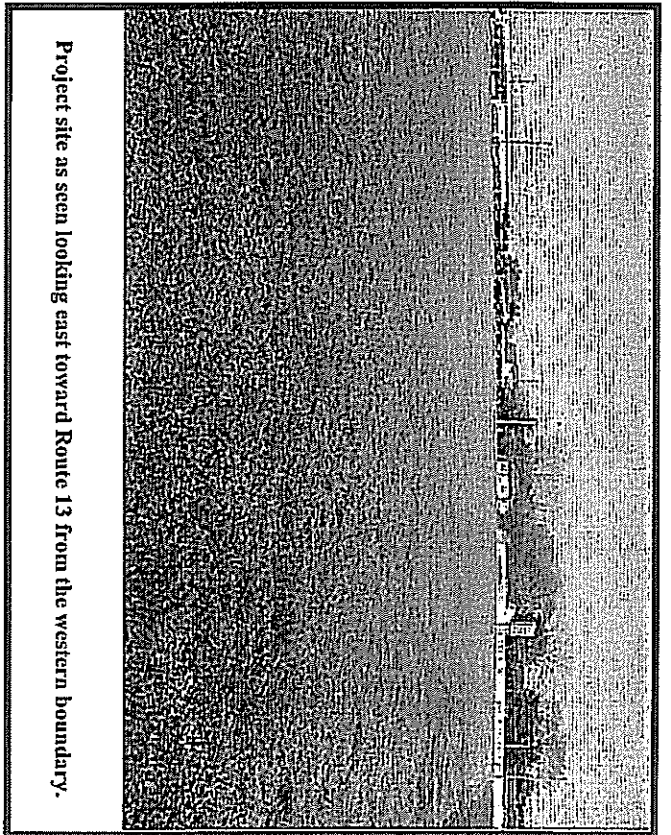
**Southerly adjoining unimproved farmland, with Fleet Truck Sales beyond.**

**SITE PHOTOGRAPHS**

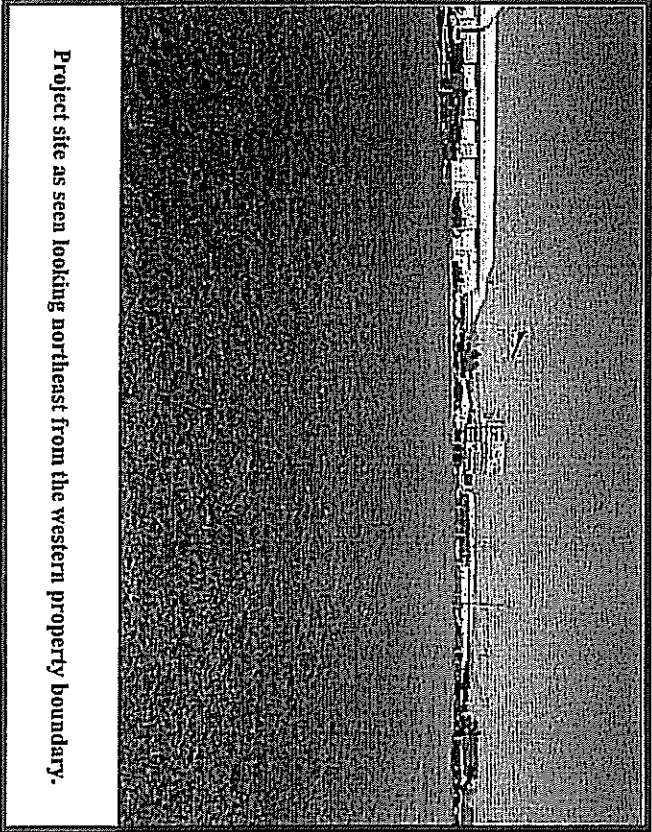
**APPENDIX V**



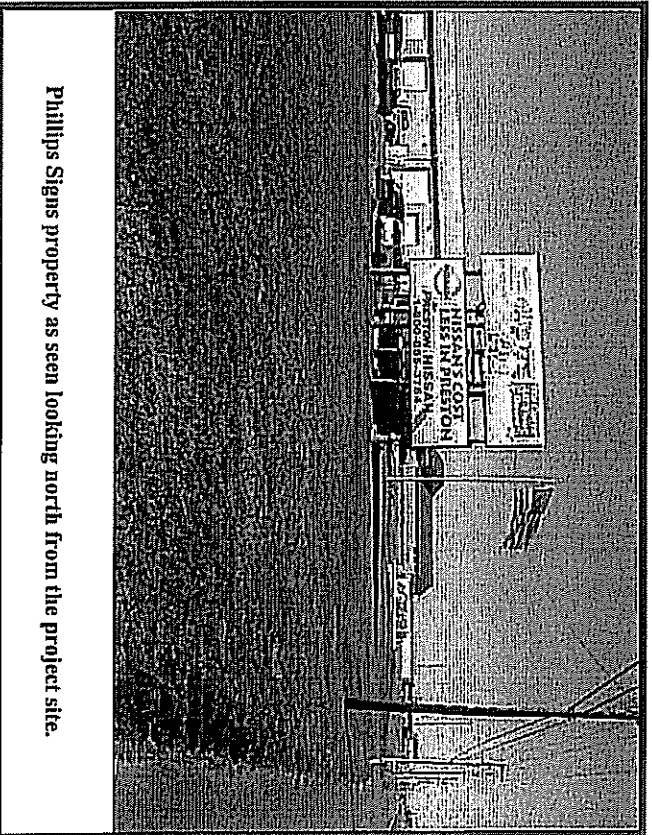
Project site as seen looking southwest from Route 13.



Project site as seen looking east toward Route 13 from the western boundary.



Project site as seen looking northeast from the western property boundary.

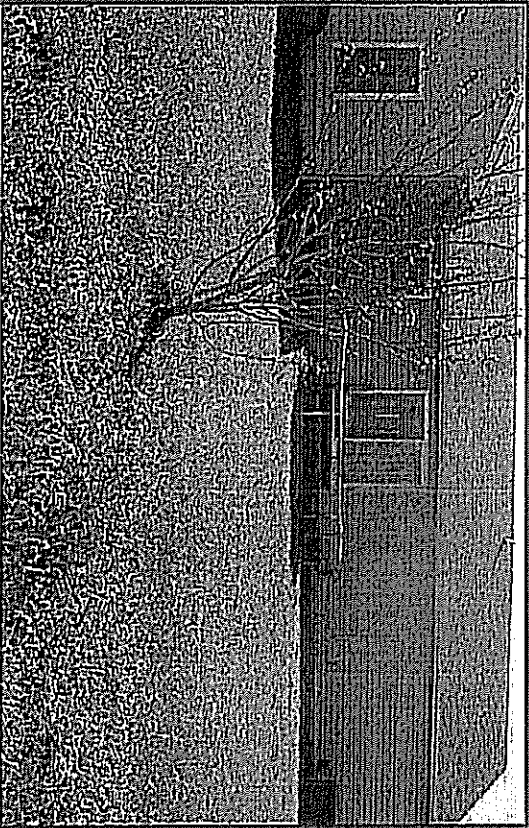


Phillips Signs property as seen looking north from the project site.

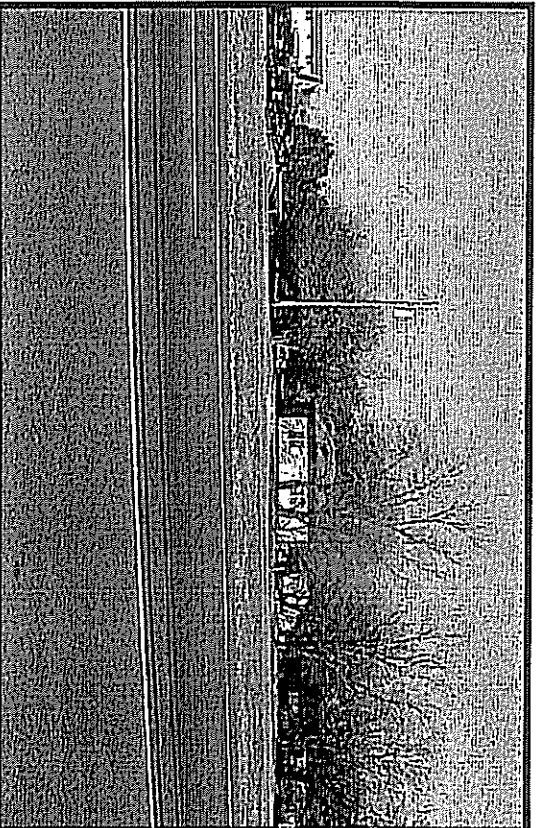




Automotive dealership located northeast of the site on the east side of Route 13



Residential dwelling located adjacent to the west of the site.



Residential property located east of Route 13 and the site.



Property adjoining the site to the south, facing south.

CLIENT QUESTIONNAIRE

APPENDIX VII

Environmental Questionnaire Form  
PROPOSED TRACTOR SUPPLY COMPANY FACILITY -  
SEAFORD, DE

Name: Lisa Cruz  
Title: Asst. Project Manager  
Company: TRC C, LLC  
Years Associated w/ Site: 0

Environmental Questionnaire for User (required for conformance with  
ASTM E 1527-05). Please fax answers to questions back to ECS  
Environmental Dept. at 410-859-4324.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25). ASTM  
E 1527-05 states that the user (ECS's client) should perform a review of recorded land title records and  
judicial records for *environmental liens or activity and use limitations* for the site. Please forward the  
results of the land title record and judicial record review. If you would prefer, ECS can obtain this  
information from a third party provider for an additional fee of \$450. Please let us know if you would  
like to contract ECS for this service.

Please check one: Client to Provide  ECS to Provide

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded  
in a registry (40 CFR 312.26). Are you aware of any activity use limitations (AULs), such as  
*engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have  
been filed or recorded in a registry under federal, tribal, state or local law?

Please check one: NO  YES

If yes, please explain

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). As the user of this BSA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Please check one: NO  YES

If yes, please explain

\_\_\_\_\_  
\_\_\_\_\_

(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29). Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

Please check one: NO  YES

If yes, please explain

area market evaluated  
and determined to be fair market value.

\_\_\_\_\_

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

(a.) Do you know the past uses of the property?  
 (b.) Do you know of specific chemicals that are present or once were present at the property?  
 (c.) Do you know of spills or other chemical releases that have taken place at the property?  
 (d.) Do you know of any environmental cleanups that have taken place at the property?

a) Please check one:  NO  YES

If yes, please explain

b) Please check one:  NO  YES

If yes, please explain

c) Please check one:  NO  YES

If yes, please explain

d) Please check one:  NO  YES

If yes, please explain

Additional Information (i.e. - e-mail, special instruction, etc.):  
Owners' Address: 3125 Rynn Road  
Naples, FL 34102

Contact Company: N/A Telephone #: 239-430-0042

Contact Name: Barry Hastings Contact Title: N/A

Otherwise, ECS requests that the User please provide the information below:

If the User is the Site Owner, please check here:

\*\*In order to fulfill the requirements of the ASTM E 1527-05 standard, ECS is required to interview the current owner of the project site, or a representative thereof.

\_\_\_\_\_

Please explain: To qualify for landowner liability protections

(7.) ASTM E 1527-05 indicates that, "Either the user shall make known to the environmental professional the reason why the user wants to have the Phase I Environmental Site Assessment performed or, if the user does not identify the purpose of the Phase I Environmental Site Assessment, the environmental professional shall assume the purpose is to qualify for an LLP to CERCLA liability and state this in the report." As the user of this ESA, what is the reason for conducting the Phase I ESA? If this question is unanswered, ECS will assume that the user's reason for the ESA is to qualify for landowner liability protections to CERCLA liability.

\_\_\_\_\_

If yes, please explain \_\_\_\_\_

Please check one:  NO  YES

(6.) The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

STATEMENT OF QUALIFICATIONS

APPENDIX VI



**Joel B. Knauft**  
Environmental Project Scientist

## EDUCATION

B.S., Geology & English with History minor, Dickinson College, 2001

M.S., Environmental Science, College of Graduate Studies and Research, Towson University, 2006 (dual concentration in *Water Resource Management and Spatial Analysis*)

## EXPERIENCE

Mr. Knauft holds the position of Environmental Project Scientist. His primary responsibilities include the performance of Phase I and II Site Assessments for residential, industrial, commercial, and unimproved properties. Additional duties include project management, client development, and proposal preparation. He has five years of career experience in the environmental and earth sciences.

## PUBLICATION

Knauft, Joel; Jane Wolfson; and Patricia Bradley. (August 2006). *Baltimore County Stream Restoration Improves Quality of Life*. Environmental Protection Agency – Mid-Atlantic Integrated Assessment. EPA/903/F-06/008.

## SPECIFIC PROJECT EXPERIENCE

- Served as Project Scientist for environmental investigations (Phase I Environmental Site Assessment, Phase II Subsurface Investigation) located in Maryland.
- Performed environmental investigations (Phase I Environmental Site Assessments, and Transaction Screens) for sites located in Connecticut, Delaware, Florida, Georgia, Kentucky, Maryland, Massachusetts, Mississippi, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, Rhode Island, South Carolina, Tennessee, Vermont, Virginia, Washington D.C., and West Virginia.
- Performed numerous HUD Noise Delineation Studies for sites located in Florida, Illinois, Maryland, New Hampshire, Virginia, and Wisconsin.
- Experience conducting a number of industrial hygiene assessments, including Asbestos Containing Material Surveys, Lead-Based Paint Surveys, Radon Surveys, and Indoor Air Quality/Mold & Moisture Surveys.
- Extensive experience with performance of Federal, State, and Local Government regulatory file reviews.
- Extensive experience in the performance of historical property usage research, including the analysis of aerial photography, historical maps, and historical city directories.
- Experience in the operation and maintenance of a variety of analytical equipment, including scanning electron microscope (SEM), X-ray diffractometer (XRD), X-ray fluorescence spectrometer (XRF), graphite furnace and flame atomic absorption (AA) spectrometer, electronic seismometer, and total organic carbon (TOC) analyzer.
- Experience in the utilization of field equipment, including Brunton compasses, hydrologic flow meters, surveying staffs, rock hammers, and assorted handheld water quality meters.

**ANTHONY B. RUBINO, P.C.**  
Environmental Services Manager

## EDUCATION

B.S., Clarion University of Pennsylvania, Geology, 1997

## CERTIFICATIONS

State of Tennessee Registered Professional Geologist, ID Number 00005022  
State of Delaware Licensed Professional Geologist, License Number S4-0001150  
OSHA HAZWOPER 40 Hour Certification  
OSHA HAZWOPER 8 Hour Refresher Certification  
Confined Space Entry Certification  
State of Maryland Drinking Water Sampler Certification

## CONTINUING EDUCATION

National Brownfields Association, All Appropriate Inquiry, May 2006  
ASFE Fundamental of Professional Practice, August 2006 (currently enrolled)

## PROFESSIONAL AFFILIATIONS

National Groundwater Association (NGWA)  
Urban Land Institute (ULI) Baltimore Young Leaders Group

## PRESENTATIONS

Land Development Conference, *Brownfields Redevelopment*, May 2005  
AIA Spring Lecture Series, *Redeveloping Brownfields in the Baltimore Market*, April 2006

## WORK EXPERIENCE

Mr. Rubino is the Environmental Services Manager at the ECS office in Hanover, Maryland. Responsibilities include project and personnel management, and technical input on environmental projects. Additional duties include business development, proposal preparation, presentations, training of junior level staff, and quality control. His 7+ years of experience include the performance of Phase I and II Environmental Site Assessments for residential, industrial, commercial, government and unimproved properties in Maryland, Pennsylvania, Delaware, Virginia, New Jersey, Massachusetts, Rhode Island, and the District of Columbia. Other related investigations include, Underground Storage Tank (UST) removal/abandonment, risk assessment, remediation and groundwater development and monitoring studies.

## SPECIFIC PROJECT EXPERIENCE

- Supervised numerous underground storage tank removals throughout the state of Maryland. Responsibilities included project oversight, field screening, regulatory official notification and communication, soil excavation, and report preparation.
- Performed the quarterly recovery of coal tar and groundwater monitoring of a former coal gasification facility in accordance with Maryland Department of the Environment (MDE) requirements and regulations. Responsible for coordinating field effort, equipment operation/maintenance, and assisting in report preparation. Familiar with the use of NAPL FLUTE™ systems.
- Project Manager for the excavation and disposal of approximately 500 tons of lead impacted soil from a private rifle range in southern Maryland. Project duties included the management of soil removal, coordination of sub-contractors, dust monitoring during excavation, post-excavation confirmatory sampling, and daily interactions with public, owner, and regulatory personnel.
- Conducted Phase I and Phase II Environmental Site Assessments at a former scrap yard in Baltimore, Maryland slated for residential development. Identified and delineated petroleum, PCB, and metals impact to the subsurface due to past on-site activities. Consulted the buyer and seller of the property on enrollment of the site in the state of Maryland Voluntary Cleanup Program (VCP).
- Participated in the installation of a soil vapor extraction system at a high rise apartment complex being constructed on the site of a former service station.
- Managed the Phase I and Phase II Environmental Site Assessments of a former dry cleaner tenant space at a strip mall in northern Maryland. These studies revealed PCB impact of the soil and groundwater at the site. Conducted sub-slab soil vapor sampling and ambient indoor air sampling using Summa Canister technology.
- Conducted resistivity survey, drilling/bedrock coring, well installation and groundwater sampling as part of a remedial investigation to further characterize subsurface conditions and aid in the determination of monitoring well locations.
- Participated in the rehabilitation of 40 deteriorating well-heads. Oversaw mobilization of field effort and management of sub-contractors.
- Responsible for confined space entry into 70 sewer system locations for collection of sediment samples in order to assess sediment PCB concentrations within five major storm water drainage sub-basins. Documented existing conditions within the sewer system.
- Performed a comprehensive investigation of residential and non-residential properties in order to evaluate background lead concentrations, delineate elevated lead concentrations in soil, identify areas that may require removal action, and identify possible sources of lead contamination.
- Performed interim removal action of surface soil at 12 residential properties. Used XRF technology to provide "real-time" data for evaluation of attainment of remedial goal, thereby reducing project time by eliminating the need for off-site analyses. Responsible for returning property to pre-removal action conditions.