



North Carolina Department of Environment and Natural Resources
Division of Waste Management

Beverly Eaves Perdue
Governor

Dexter R. Matthews
Director

Dee Freeman
Secretary

February 8, 2011

CERTIFIED MAIL 7008 1870 0001 3421 2847
RETURN RECEIPT REQUESTED

Ken John
2507 McKeag Ct.
Fort Collins, CO 80526

Re: **Notice of No Further Action**
15A NCAC 2L .0407
Risk-based Assessment and Corrective Action for Petroleum Underground Storage Tanks
Promats Property
1517 South Main Street
Salisbury, Rowan County, NC (MRO)
FTF Incident Number 36397
Low Risk Classification, L35R

Dear Mr. John:

On January 28, 2011, the Underground Storage Tank (UST) Section of the Division of Waste Management's Raleigh Central Office received a Receptor Survey and Groundwater Sampling report for the above-referenced site. According to information on file, a gas station utilizing eight USTs operated on the property from approximately 1931 until 1950. In 1988, Cone Mills closed the USTs in place by filling them with concrete. In 2007, Promats, Inc. hired Piedmont Industrial Services to conduct a Soil and Groundwater Assessment, and several petroleum compounds were identified in the soil, but none of them exceeded the Soil-to-Groundwater Maximum Soil Contaminant Concentrations (MSCCs) established in 15A NCAC 2L .0411. Petroleum compounds were also identified in one of the monitor wells at concentrations exceeding state 2L groundwater standards. A review of the recent 2011 report shows that no petroleum contaminated groundwater was detected above the level of the standards or interim standards established in 15A NCAC 2L .0202. One water supply well used in a manufacturing process was identified 650 feet away, but it is not used as a drinking water source. Municipal water is used and available throughout the area, and no surface water bodies are located within 500 feet. The site is not located in the Coastal Plain physiographic region or a wellhead protection area

Based on information provided to date, the UST Section finds it appropriate to classify the risk of the discharge or release as low. Furthermore, the UST Section determines that no further action is warranted for this incident. This determination shall apply unless the UST Section later determines that the discharge or release poses an unacceptable risk or a potentially unacceptable risk to human health or the environment or additional information is provided to warrant re-assessment of the site.

1637 Mail Service Center, Raleigh, North Carolina 27699-1637
Phone: 919-733-8486 \ FAX: 919-733-9413 \ Internet: www.wastenolnc.org

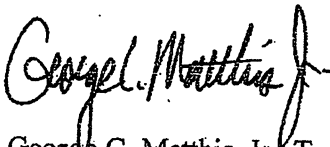
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Pursuant to 15A NCAC 2L .0407, you have a continuing obligation to notify the UST Section of any changes that you know of or should know of, that might affect the level of risk assigned to the discharge or release. Please be advised that the monitoring wells used to investigate this incident will be closed in accordance with 15A NCAC 2C .0113 and .0214, respectively by a State-Lead Contractor. You will be notified by the Contractor prior to their arrival on site. If you have any questions concerning this notice, please contact Sharon Ghiold at 919-733-1320.

Sincerely,



George C. Matthis, Jr., Trust Fund Branch Head

Cc: Ron Taraban, Supervisor, MRO UST Section

Environmental Survey Officer's Questionnaire

OFFICER M.S. Reece DATE 10-30-13
 ADDRESS 1517 S. Main Street (+ 0.181 ac. parcel adjoining at 1531 S. Main St.), Salisbury, NC
 PRESENT USE OF PROPERTY Apparel Mfg. + Distribution Warehouse
 DESCRIBE ANY BUILDINGS ON PROPERTY 56,292 sq ft - Warehouse, Mfg., Offices facility
 DESCRIBE SURROUNDING LAND USE Light Industrial, Commercial Retail

PLEASE COMPLETE EACH QUESTION. COMMENTS REQUIRED FOR ANY YES ANSWERS (EXCEPT FOR *).

	YES	NO	N/A
1. Was there any part of the property that you were unable to inspect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are any emissions or filtering systems on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the borrower's business or any other business engaged in on the property, one that is listed in the Environmental Risk Policy as a suspect business? If yes, explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are hazardous substances disposed of, used, manufactured, generated or stored on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Are there or have there been any underground storage tanks on the property. If yes, please answer a-e below: a. Number of Tanks <u>8</u> b. Size of Gallons <u>UNK.</u> c. Age of Tanks <u>60 - 70 yrs.</u> d. Use/Product stored in Tanks <u>gasoline</u> e. Is there any evidence of leakage <u>UNK.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Are there any storage drums or similar containers on the property? If yes, please answer a-d below: a. Approximate Number of drums? _____ b. Size in gallons _____ c. Are the drums stored properly? d. Is there clear labeling of contents on the drums?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Do any structures on the property contain hazardous substances (i.e. asbestos)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Was the property ever used for industrial purposes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Have any state or federal actions been filed against, or notices received by the current owner or any prior owner of the property for violation of environmental law?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Have there been any adverse press reports or complaints concerning the property or surrounding property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Are there any obvious physical signs of contamination on the property or surrounding property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Are there electrical transformers or capacitors on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Are there any groundwater wells on or near the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Is the property along or near a waterway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Is the property near any floodplain, wetland, or sensitive ecological area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Do the activities of adjacent businesses or properties pose potential environmental implications?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Are there any easements on the property with potential environmental implications?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Were any chemicals or fuels ever handled at the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Are there any ponds, pits or lagoons on the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Is there any evidence of any surface water run-on from surrounding commercial/industrial sites or runoff to environmentally sensitive areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. Are there any unusual odors present?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Are there any unusual surface features (e.g. mounds or depressions)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. If any abstract of title on the property is deemed necessary and obtained, did you observe anything in the chain of title which makes you feel that an outside company should be retained to perform a Phase I Environmental Audit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ADDITIONAL COMMENTS (Use attachments if necessary)
 5. 8 UST's listed for service station in 1950. UST's filled w/concrete in 1988 by Cone Mills.
 8. Cone Mills/Textile industry 1988-2001.
 18. See #5. All UST's filled w/concrete in 1988.

REQUIRED ACTION: Monitor w/Borrower for any changes.
 OFFICER: M.S. Reece DATE: 10-30-13

THIS ASSESSMENT IS BASED SOLELY ON THE VISUAL OBSERVATIONS OF THE SITE AND ITS IMPROVEMENTS. DOCUMENTS MADE AVAILABLE TO THE INSPECTOR AND INTERVIEWS WITH BORROWER(S) OR GUARANTOR(S). NO OTHER INVESTIGATION WAS CONDUCTED AND CONDITONS NOT CLEARLY OBSERVABLE ARE NOT ADDRESSED.