

PHASE I ENVIRONMENTAL SITE ASSESSMENT



ROOMS TO GO

JUN 16 2023

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21 8 / 2024

PROPOSED ROOMS TO GO EXPANSION SITE

NC 55 EAST
DUNN, NORTH CAROLINA 28334

ECS PROJECT NO. 49:20452

FOR: ROOMS TO GO DISTRIBUTION COMPANY LLC

JUNE 16, 2023

> SITE CONTRACTOR





ECS Southeast, LLP

"One Firm. One Mission."

Geotechnical • Construction Materials • Environmental • Facilities

June 16, 2023

Mr. Will Martin
Rooms To Go Distribution Company LLC
4004 Summit Boulevard Northeast
Suite 600
Atlanta, Georgia 30319

ECS Project No. 49: 20452

Reference: Phase I Environmental Site Assessment Report, Proposed Rooms to Go Expansion Site, NC 55 East, Dunn, Harnett County, North Carolina 28334

Dear Mr. Martin:

ECS Southeast, LLP (ECS) is pleased to provide you with the results of our Phase I Environmental Site Assessment (ESA) for the referenced site. ECS's services were provided in general accordance with ECS Proposal No. 49:38072P authorized on June 1, 2023 and generally meet the requirements of ASTM E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and in accordance with 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 the undersigned.

Sincerely,

ECS Southeast, LLP

Shannon L. Priester, REM
Environmental Senior Project Manager
spriester@ecslimited.com
919-861-9910

David E. Valentine, REM, PWS
Environmental Principal
dvalentine@ecslimited.com
704-525-5152

Project Summary

Proposed Rooms to Go Expansion Site
 NC 55 East
 Dunn, North Carolina 28334

Report Section	No Further Action	REC	CREC	HREC	BER	Comment
<u>4.0</u> User Provided Information	✓					
<u>5.1</u> Federal ASTM Databases	✓					
<u>5.2</u> State ASTM Databases	✓					
<u>5.3</u> Additional Environmental Record Sources	✓					
<u>6.0</u> Historical Use Information					✓	ECS considers the debris observed on the eastern and southern portions of the property to represent a <u>business environmental risk (BER)</u> .
<u>7.0</u> Site and Area Reconnaissance					✓	ECS considers the debris observed on the eastern and southern portions of the subject property to represent a <u>BER</u> .
<u>8.0</u> Additional Services	✓					
<u>9.0</u> Interviews	✓					

ENVIRONMENTAL PROFESSIONAL STATEMENT

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



Shannon L. Priester, REM
Environmental Senior Project Manager
June 16, 2023



David E. Valentine, REM, PWS
Environmental Principal
June 16, 2023

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1.0 EXECUTIVE SUMMARY

ECS Southeast, LLP (ECS) was contracted by Rooms To Go Distribution Company LLC to perform an American Society for Testing and Materials (ASTM) E1527-21, Phase I Environmental Site Assessment (ESA) of the Proposed Rooms to Go Expansion Site located off NC 55 East in Dunn, Harnett County, North Carolina (i.e. subject property). This Executive Summary is an integral part of the Phase I ESA report. ECS recommends that the report be read in its entirety.

The subject property is identified by the Harnett County Geographical Information Services (GIS) database as Parcel Identification Number (PIN) 1526-45-4121.000 and is owned by Lakeside Pike Properties 1 LLC. The approximate 19.70-acre subject property consists of grass-covered land, agricultural land, a pond, and wooded land along the eastern boundary. ECS observed a gravel access drive on the southern portion of the property. ECS observed a dilapidated barn, garbage piles and several debris piles consisting of discarded appliances, furniture, wood, carpet, and piping on the eastern portion of the property and several solid waste debris piles consisting of discarded furniture, wood, metal, and piping on the southern portion of the property. ECS observed several abandoned automobiles and farm equipment on the southern portion of the property. ECS observed two unidentified containers and a rusted drum on the eastern portion of the property. The containers and drum appeared to be half full. ECS was unable to verify the contents. Staining was not observed on the containers or the on the drum or in the vicinity of the containers or the drum. Utilities are not currently connected on the subject property; however, properties in the vicinity are provided water and sanitary sewer services through the City of Dunn and electricity through Duke Energy. ECS considers the debris observed on the eastern and southern portions of the subject property to represent a BER.

The subject property is located in a rural residential and commercial area of Dunn, North Carolina. Based on our review of site topography and conditions observed during the site reconnaissance, it is our opinion that property to the north are presumed to be hydrogeologically up-gradient of the subject property. The adjoining properties to the north of the subject property consists of the Rooms To Go showroom and distribution facility; residence, agricultural structures, wooded land and agricultural land to the east; residences, agricultural structures, a towing company, and NC Highway 55 to the south; and ponds and grass-covered land to the west. ECS did not identify environmental issues associated with current occupants or activities at adjoining or nearby properties that are believed to present a recognized environmental condition (REC) at the subject property.

Based on the records search, site reconnaissance and interviews, it appears that the subject property consisted of agricultural land, an apparent residence along NC Highway 55, wooded land, and a driveway in 1938. According to a historical aerial image in 1950, the residence appeared to be removed. By 1955, an apparent agricultural structure was present on the southwestern portion while the remainder consisted primarily of agricultural land with a driveway. From at least 1964 until at least 2012, the property consisted of agricultural land with wooded land and apparent agricultural structures along the eastern boundary. Apparent debris piles and agricultural structures were present on the eastern portion within the wooded land from at least 2004 until 2021. The 2014 historical aerial image depicts the western portion being utilized as an apparent staging area for the grading activities of the northern and western adjoining properties. By 2016, the property consisted of grass-covered land with a pond, debris on the eastern portion, and apparent driveways along the



western portion associated with the previous staging area. From at least 2016 until the present a pond has been present on the northern portion while the remainder of the property has consisted primarily of agricultural land, dilapidated agricultural structures, and apparent debris within the wooded land on the eastern portion. Various years between 2014 and 2021 depict apparent vehicle storage on the southern portion. Historical records prior to 1938 were not reasonably ascertainable for the subject property.

Historical aerial photographs depict apparent residential and agricultural structures on the subject property that were not located on the subject property during our site reconnaissance. ECS does not have technical evidence how these structures were heated, or if the structures utilized septic tanks or water supply wells. Based on the age, it is possible that the structures were heated with oil stored in underground storage tanks (USTs). ECS did not observe evidence of USTs, septic tanks, or water supply wells during our site reconnaissance. While not considered a REC, if encountered during site development, USTs, septic systems, and water supply wells should be closed in accordance with applicable laws.

The subject property has historically and currently used as agricultural land. Such use of the subject property may have included the storage and use of beneficial agricultural products such as fungicides, herbicides, and/or fertilizers. The legal use (i.e., in accordance with the manufacturers' specifications and customary practices) of such substances, in the course of standard operational practices does not constitute a "release to the environment." Further, reasonably ascertainable information was not observed during the course of our assessment, including historical records review, or field reconnaissance observations regarding past site history, that a past release of such substances had occurred. Therefore, the mere presence of this historical land use does not meet the definition of a REC.

Our review of historical information for adjoining or nearby properties identified the area as originally agricultural land with associated homesteads and wooded, undeveloped land. NC Highway 55 has been present to the south since at least 1938. Residential and agricultural structures and equipment to the south have been present since at least 1938. A pond has been present to the west since at least 1964. Agricultural structures were present to the west from the late 1990s until at least 2012. According to a 2014 historical aerial image, the northern and western adjoining properties consisted of graded land. By 2014, agricultural structures had been removed, and a retention pond added. By 2016, the northern and western adjoining property were developed with the existing Rooms To Go showroom and distribution facility and associated retention ponds and the eastern adjoining properties consisted of residences, agricultural structures, agricultural land and wooded land. The southern adjoining property has consisted of residential and agricultural structures, agricultural equipment, and automobiles.

ECS previously completed a Phase I ESA for the subject property (ECS Project No. 33-3012). The subject property consisted of undeveloped land with six dilapidated tobacco barns and debris on the eastern portion, a borrow pit on the central portion, and grading equipment on the western portion associated with construction on the northern adjoining property. Building materials were being stored on the southern portion of the property at the time of the site visit. ECS did not identify RECs during the assessment; however, identified debris on the northern portion of the property as a BER.



A regulatory database search report was provided by Environmental Risk Information Services (ERIS). The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property. The report identified the subject property on the databases researched; however, the listing is associated with the northern adjoining property and is discussed further in Section 5. The ERIS report identified two additional off-site properties within the minimum ASTM search distances. Based on our review of reasonably ascertainable public records, ECS does not consider the listings to be potential sources of soil, groundwater, or vapor impact on the subject property. Therefore, ECS does not believe that the off-site listings would have issues that result in RECs for the subject property.

ASTM E1527-21 defines a "data gap" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." A "significant data gap" is "a data gap that affects the ability of the environmental professional to identify a recognized environmental condition." Significant data gaps that would be expected to impact our ability to render a professional opinion concerning the subject property were not identified.

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-21 of the Proposed Rooms to Go Expansion Site located off NC 55 East in Dunn, Harnett County, North Carolina, the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.6 of this report. This assessment has revealed no evidence of recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the property.

The following BERs and/or additional consideration was identified:

- ECS considers the debris observed on the eastern and southern portions of the subject property to represent a BER.

1.1 Recommendations

It is the opinion of ECS Southeast, LLP that additional environmental assessment of the subject property is not warranted at this time. ECS recommends the observed debris be removed and disposed of in accordance with local regulations.



Table of Critical Dates

Item	Date
Report Issuance Date & Declaration by Environmental Professional	June 16, 2023
Date of Interview with Past and Present Owners and Occupants	June 13, 2023
Date of Recorded Environmental Cleanup Lien Search	June 5, 2023
Date of Government Record Review Report	June 5, 2023
Date of Visual Inspection of Subject and Adjoining Properties	June 6, 2023
Earliest Date of Interviews, Lien Search, Record Reviews, and Inspections	June 5, 2023
Report Viability Date	December 2, 2023

According to ASTM E1527-21: "...an environmental site assessment meeting or exceeding this practice is presumed to be viable when it is conducted within 180 days prior to the date of acquisition of the subject property (or, for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction). The dates of the components presented in 4.6.2(i), (iii), (iv), and (v) for interviews, review of government records, visual inspections, and declaration by environmental professional, shall be identified in the report. Completion of searches for recorded environmental cleanup liens (4.6.2(ii)) is a user responsibility; however, if the user has engaged the environmental professional to conduct these searches, then that date shall also be identified in the report." The 180-day viability period begins with the date of the earliest referenced resource noted above.