

Site Conditions Questionnaire

This form should be completed by owners and other parties with information to identify potential contaminant exposure concerns, regardless of whether planning a voluntary contaminant assessment or cleanup action at the site. Parties interested in volunteering for Branch-approved remedial actions should prepare this form with the assistance of an environmental consultant and complete the certifications attached to this form. Please answer all questions, based on current information, and provide written descriptions where needed.

NCDENR Site Name, City and County 828 Martin Luther King Jr Blvd, Chapel Hill, Orange County

1. Is the site located on or immediately adjacent to residential property, schools, day-care centers or other sensitive populations? Y N
If yes, please explain on a separate page.
2. What is the distance (from site property line) to the nearest residence, school or daycare center? Please attach a map showing the site and nearest residence, school or day-care center. ~40 feet
3. Is the site completely surrounded by a locked fence? Y N
If no, please explain security measures at the site on a separate page.
4. Are site surface soils known to be contaminated? Y N
If yes, or unknown, describe briefly on a separate page.
5. Is site groundwater known to be contaminated? Y N
If yes, or unknown, describe briefly on a separate page.
6. Is site sediment or surface water known to be contaminated? Y N
If yes, or unknown, describe briefly on a separate page.
7. Has groundwater contamination affected any drinking water wells? Y N
If yes, or unknown, please explain on a separate page.
8. What is the distance to the nearest drinking water well or other potable well (for example, irrigation wells and industrial process wells)? ~460 feet
9. What is the distance to the nearest down-gradient drinking water well or other potable well (for example, irrigation wells and industrial process wells)? None known
10. What is the distance to the nearest downstream surface water intake used as a water source? ~12.5 miles
11. Are hazardous vapors, air emissions or contaminated dust suspected to be migrating into residential, commercial or industrial areas? Y N
If yes, or unknown, please explain on a separate page.
12. Have hazardous substances known to have migrated off property at concentrations in excess of Branch unrestricted-use remediation goals? Y N
If yes, or unknown, please explain on a separate page.
13. Has the local community expressed concerns about contamination at the site? Y N
If yes, or unknown, please explain on a separate page.

Site Conditions Questionnaire (Cont.)

14. Based on current information, are there any sensitive environments located on the property (sensitive environments are identified in the Remedial Investigation Work Plans section of the IHSB "Guidelines for Assessment and Cleanup" at <http://portal.ncdenr.org/web/wm/sf/sfavailabledocs>)? Y N
If yes, or unknown, please explain on a separate page.
15. Based on current information, has the contamination from the site migrated into any sensitive environments? Y N
If yes, or unknown, please explain on a separate page.
16. Do site contaminants include radioactive or mixed radioactive and chemical wastes? Y N
If yes, or unknown, please explain on a separate page.

Property Owner
Remediating Party Certification Statement

After first being duly sworn or affirmed, I, Lance R. Norri, hereby state that: I am over the age of eighteen, I am competent to make this certification based upon my own personal knowledge and belief, and, to the best of my knowledge and belief, after thorough investigation, the information contained herein is accurate and complete. I am aware that there are significant penalties for willfully submitting false, inaccurate or incomplete information.

Lance R. Norri
(Signature of Remediating Party Representative)
property owner

8/27/14
(Date)

Lance R. Norris Public Works Director
(Printed Name and Title of Remediating Party Representative)
Property Owner

Town of Chapel Hill
(Printed Name of Company)

STATE OF North Carolina

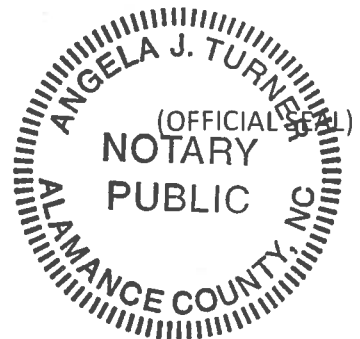
COUNTY OF Orange

I, Angela J. Turner, a Notary Public of said County and State, do hereby certify that Lance R. Norris personally appeared before me this day, produced proper identification in the form of NC Drivers license was duly sworn and/or affirmed, and declared that he or she is the owner of the property referenced above or is a duly authorized agent of said owner and that, to the best of his or her knowledge and belief, after thorough investigation, the information contained in the above certification is accurate and complete, and he or she then signed this Certification in my presence.

WITNESS my hand and official seal the 27th day of August, 2014.

Angela J. Turner
Notary Public (signature)

My commission expires: May 25, 2016



Environmental Consultant Certification Statement

After first being duly sworn or affirmed, I, Joshua D. Dunbar, hereby state that: I am over the age of eighteen, I am competent to make this certification based upon my own personal knowledge and belief, and, to the best of my knowledge and belief, after thorough investigation, the information contained herein is accurate and complete. I am aware that there are significant penalties for willfully submitting false, inaccurate or incomplete information.

[Handwritten Signature]
(Signature)

8-27-14

(Date)

Joshua D. Dunbar, PE

(Printed Name)

Falcon Engineering, Inc.

(Printed Name of Environmental Consultant)

STATE OF North Carolina

COUNTY OF Wake

I, Jodi N. Council, a Notary Public of said County and State, do hereby certify that Josh Dunbar personally appeared before me this day, produced proper identification in the form of NC drivers license, was duly sworn and/or affirmed, and declared that he or she is an environmental consultant for the property referenced above and that, to the best of his or her knowledge and belief, after thorough investigation, the information contained in the above certification is accurate and complete, and he or she then signed this Certification in my presence.

WITNESS my hand and official seal the 27 day of August, 2014.

[Handwritten Signature]
Notary Public (signature)

My commission expires: 10-07-2017





Site Conditions Questionnaire
Additional Information

SUBJECT PROPERTY IDENTIFIED AS:
828 Martin Luther King Jr Blvd
Chapel Hill, Orange County, NC

1. Yes, the site is located immediately adjacent to, and is surrounded by residential properties. See Exhibit A, for a map of site and surrounding properties.
2. The closest residential property, schools, day-care centers or other sensitive populations is a residential property located approximately 40 feet from the subject property line. This property is identified as 100 Bolinwood Drive, Chapel Hill NC. See Exhibit A, for a map of site and surrounding properties.
3. There is a locked fence between the public greenway that parallels the southern property line of site. This fenced area sufficiently restricts public access to the area of concern due to the significant topography found present at this site. Due to these site access restrictions the entire area was not enclosed by fencing.
4. Site surface soils have been determined to be contaminated by coal combustion products (CCP) as explained in the information provided in the March 25, 2014 Site Characterization Report. These CCP materials were used as historical fill materials by previous owners.
5. Based upon completed sampling at this property, site groundwater has been confirmed to not be impacted. Sampling results collected on August 15 & 20, 2014 confirmed that all constituents of concern are below the established NC DENR 2L Standards for groundwater. Full details of these results are being submitted to NC DENR under separate cover.
6. Surface waters (Bolin Creek) has been sampled and these results provided within the March 25, 2014 Site Characterization Report. The results indicated no impacts to these waters.
7. Based upon investigative efforts completed thus far no drinking water wells have been identified that have been impacted.
8. The closest drinking water or other potable water well is located approximately 460 feet from the subject property. This well is located at 3 Mt Bolus Road and is up-gradient from the subject property. See Exhibit A for further clarification.
9. There is no known down-gradient drinking water well within 500 feet of site property line. Information was provided by Orange County Health Department on potable water wells that have been registered and are known to exist within this area. This information was confirmed via visual field observations made by Falcon staff of all properties located within this search radius. Orange Water and Sewer Authority (OWASA) also provides municipal

services within this area which was also field confirmed by Falcon staff for each property within this search radius.

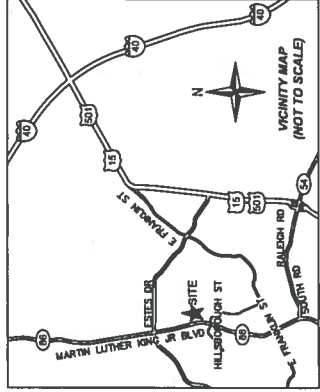
10. The closest down-stream water supply system is Jordan Lake. The closest public water supply intake for this lake is located approximately 12.5 miles away from the subject property.
11. No hazardous vapors, air emissions or contaminated dust are suspected to be migrating into residential, commercial or industrial areas from the subject property. Based upon the natural state of these identified materials there are no vapors or dust generated from this property that would impact any adjacent properties.
12. There have been no hazardous materials that have migrated off the subject property. All materials identified as CCP appear to remain restricted to the subject property. Additional engineered controls have been installed to ensure these materials remain within the restricted areas established on the subject property. These specific controls are access control fencing and two rows of protective silt fencing (installed at the toe of the hill and at the perimeter of the access control fencing).
13. The Town of Chapel Hill has continued to provide information as it is available and has worked with NC DENR to respond to any concerns raised at the present time.
14. Based upon current information there are no known environmentally sensitive areas located on the subject property. These areas are defined by NCDENR Inactive Hazardous Sites Branch and include the following areas:
 - State Parks
 - Areas Important to Maintenance of Unique Natural Communities
 - Sensitive Areas Identified Under the National Estuary Program
 - Designated State Natural Areas
 - State Seashore, Lakeshore and River Recreational Areas
 - Rare Species (state and federal Threatened and Endangered)
 - Sensitive Aquatic Habitat
 - State Wild and Scenic Rivers
 - National Seashore, Lakeshore and River Recreational Areas
 - National Parks or Monuments
 - Federal Designated Scenic or Wild Rivers
 - Designated and Proposed Federal Wilderness and Natural Areas
 - National Preserves and Forests
 - Federal Land designated for the protection of Natural Ecosystems
 - State-Designated Areas for Protection or Maintenance of Aquatic Life
 - State Preserves and Forests
 - Terrestrial Areas Utilized for Breeding by Large or Dense Aggregations of Animals
 - National or State Wildlife Refuges
 - Marine Sanctuaries
 - National and State Historical Sites

- Areas Identified Under Coastal Protection Legislation
- Coastal Barriers or Units of a Coastal Barrier Resources System
- Spawning Areas Critical for the Maintenance of Fish/Shellfish Species within River, Lake or Coastal Tidal Waters
- Migratory Pathways and Feeding Areas Critical for Maintenance of Anadromous Fish Species within River Reaches or Areas in Lakes or Coastal Tidal Waters in which such Fish Spend Extended Periods of Time
- State Lands Designated for Wildlife or Game Management
- Wetlands

15. Based on current information no materials from the subject property have migrated to any sensitive environments located off property.

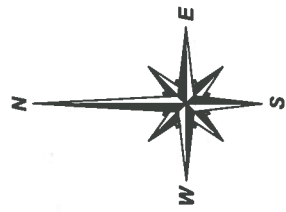
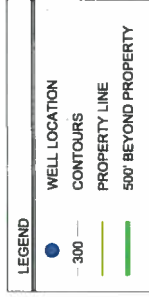
16. No identified site contaminants have been identified as radioactive or mixed radioactive and chemical wastes.

ISSUED:	08/19/14
REVISION #	DATE
SCALE:	NOT TO SCALE
DRAWN BY:	SFC
CHK'D BY:	JDD
SITE CONDITIONS	
C1	
FALCON PROJ # E13047.00	



GENERAL NOTES

- THIS EXHIBIT IS BASED UPON SURVEY DATA PROVIDED BY TAYLOR, WISEMAN, AND TAYLOR TO SHOW SOIL BORING AND MONITORING WELL LOCATIONS COMPLETED DURING FIELD WORK COMPLETED BY FALCON ENGINEERING. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES, STREAM CENTERLINES AND PLANNIMETRIC INFORMATION SHOWN HEREON WERE TAKEN FROM THE ORANGE COUNTY GIS DATABASE ON MARCH 03, 2014. THE CONTOUR LINES SHOWN HEREON REPRESENT 2003 DATA AND WERE TAKEN FROM THE ORANGE COUNTY GIS DATABASE ON MARCH 03, 2014. THE DATA HAS BEEN TRANSLATED AND SCALING WAS PERFORMED ON THE GIS DATA. IT WAS INSERTED INTO OUR DRAWING FILE AS PROVIDED. NO ACCURACY OR POSITIONAL TOLERANCE IS GUARANTEED BY THIS SURVEY AS TO HOW THE SURVEYED FEATURES TRULY RELATE TO THE GIS INFORMATION SHOWN HEREON.



SITE CONDITIONS PLAN

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