

Phase I Environmental Site Assessment

ASTM E 1527-13

Mace Site

6517 U.S. Highway 70
Mebane, Orange County, North Carolina
HEnv Project #201603

Prepared for:
Oakwood Solar Farm, LLC
4150 Saint Johns Parkway, Suite 1000
Sanford, Florida 32771

March 1, 2016



Phase I Environmental Site Assessment

for the

Oakwood Solar Farm
at the
Mace Site
6517 U.S. Highway 70
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Sanford, Florida 32771

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Report Dated: March 1, 2016

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I. EXECUTIVE SUMMARY

The approximate 53-acre site is located at 6517 U.S. Highway 70 in Mebane, Orange County, North Carolina. According to the Orange County GIS, the site is identified as Parcel Identification Number (PIN) 9835-02-9137. The parcel is owned by Mr. Carl J. Mace. A legal description of the parcel is included in Deed Book 1313, Page 319.

The subject site (or site) is comprised of the entire legal parcel. The project area includes the limits of a proposed solar farm. The project area is located within the subject site. The approximate 25-acre project area is to be defined by Oakwood Solar Farm, LLC, their successors, and/or assigns. Recognized environmental conditions (RECs) were not identified within the current project area.

The majority of the site is comprised of scrub/shrub vegetation. The site was cleared for timber purposes 3 to 5 years ago. The southeast portion of the site is used as staging for Mace Grading Company, Inc. Two man-made ponds are located on the southern and northwestern portions of the site, respectively. A stream is located on the northeast portion of the site. No buildings are located within the site boundary.

The site has been used for agricultural, pastoral, and silvicultural purposes since at least 1938. A man-made pond has been located on the southern portion of the site since the 1960s. Two man-made ponds on the northeastern and northwestern portions of the site have been successively filled and drained on different occasions since the 1970s/1980s. Mace Grading Company, Inc. has utilized the southeast portion of the site as a staging area since 2011/2012. HEnv was unable to determine the date of first developed use of the subject site. The inability to determine the date of first developed use represents a data gap. However, based on the past use of the site for agricultural, pastoral, and silvicultural purposes, this data gap does not represent a recognized environmental condition (REC) of the site.

The site is bounded on the north and east by wooded land and residential dwellings, to the southeast by Mace Grading Company, Inc.; to the south by residential dwellings; and to the west by residential dwellings, two ponds, wooded land, and pasture land. The surrounding lands were historically used for agricultural purposes or otherwise wooded and undeveloped. Residential development began to increase on the lands to south in the 1950s, and on the lands to the east and west in the 1970s. Mace Grading Company, Inc. was established on the adjoining property to the southeast in the 1970s.

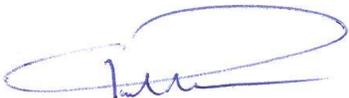
We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the site located at 6517 U.S. Highway 70 in Mebane, Orange County, North Carolina. Any exceptions to, or deletions from, this practice are described in Section III of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the site, except for the following:

- HEnv observed three empty ASTs (varying between 250-gallon and 1,000-gallons in volume), six 55-gallon drums (contents unknown), and seven empty 5-gallon motor oil buckets on the southeast portion of the site. Petroleum stained soil was observed around the perimeter of the ASTs, drums, and buckets. The area of stained soil represents a REC of the site. Presuming the area of stained soil is outside the project area, further assessment may not be warranted.

- Piles of miscellaneous solid waste were observed on the southeast portion of the site. The solid waste piles are substantial and include asphalt, timber, gravel, concrete/construction rubble, 12-inch corrugated plastic piping, cardboard, aluminum cans, plastic bottles, and other assorted trash. The miscellaneous solid waste falls within the limits of the proposed project area. Proper removal of the miscellaneous solid waste represents a BER of the site.

II. PROFESSIONAL STATEMENT

In conducting this Phase I Environmental Site Assessment (ESA), I, Carmen Paul Pascaros, Jr., of Headwater Environmental, Inc. (HEnv) have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject site. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Carmen Paul Pascaros, Jr.
Headwater Environmental, Inc.
President

March 1, 2016

III. INTRODUCTION

III.1. Purpose and Scope

On February 8, 2016, HEnv was authorized by Oakwood Solar Farm, LLC to conduct a Phase I Environmental Site Assessment (ESA) for the site located at 6517 U.S. Highway 70 in Mebane, Orange County, North Carolina.

The purpose of this Phase I ESA was to identify on-site or off-site recognized environmental conditions (RECs) that may adversely affect the subject site. The environmental assessment was conducted in accordance with ASTM E 1527-13 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.

This report is provided for Oakwood Solar Farm, LLC; ESA Renewables, LLC; their successors, and/or assigns. 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 HEnv disclaims liability for any such third party use or reliance.

III.2. General Limiting Conditions

This report involves a site reconnaissance, review of regulatory information, and historical summary in accordance with the ASTM standard. In conducting this Phase I ESA, HEnv used and assumed accuracy and completeness in information obtained from the North Carolina Department of Environmental Quality (NCDEQ) and/or the Orange County government. Additionally, HEnv used information obtained from a database search prepared by Environmental Data Resources, Inc. (EDR).

It should be noted that a Phase I ESA does not include subsurface exploration or chemical screening of soil and groundwater. Therefore, no statement of scientific certainty can be made regarding subsurface conditions that may be the result of on-site or off-site sources. The findings and conclusions of this report are based on professional judgment regarding the data gathered during the course of this assessment. The findings of this Phase I ESA are based on the conversations, data reviews, and field observations noted in this report. The findings could change, based on other information that could become available in the future. HEnv is not liable for the discovery or elimination of hazards that may potentially cause damage, accidents, or injury.

ASTM E-1527-13 defines a "recognized environmental condition" (REC) 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."

ASTM E 1527-13 defines a “controlled recognized environmental condition” (CREC) as: a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

ASTM E 1517-13 defines a “historical recognized environmental condition” (HREC) as: a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

ASTM E-1527-13 defines a “business environmental risk” (BER) as “a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate”.

ASTM E 1527-13 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. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance, historical review, database review, and interviews.

Additional limiting conditions imposed by the client, or hindrances encountered during the site visit are explained in further detail in Section VII of this report.

IV. SITE DESCRIPTION

IV.1. Site Location and Legal Description

The approximate 53-acre site is located at 6517 U.S. Highway 70 in Mebane, North Carolina. According to the Orange County GIS, the site is identified as Parcel Identification Number (PIN) 9835-02-9137. The parcel is owned by Mr. Carl J. Mace. A legal description of the parcel is included in Deed Book 1313, Page 319.

An existing access road extends north from Highway 70 to the subject site. The access road traverses land also owned by Mr. Mace. The project area includes the limits of a proposed solar farm. The proposed solar farm is located on the central portion of the site. The approximate 25-acre project area is to be defined by Oakwood Solar Farm, LLC, their successors, or assigns.

IV.2. Current Use of the Site and Vicinity

The site is undeveloped scrub/shrub land. The southeast portion of the site is used a staging area by Mace Grading Company, Inc. The site is currently zoned R1 (residential).

The site is bounded on the north and east by wooded land and residential dwellings, to the southeast by Mace Grading and Contracting, to the south by residential dwellings; and to the west by residential dwellings, two ponds, wooded land, and pasture land.

The surrounding residential and commercial properties utilize septic systems for wastewater, and Orange/Alamance Water Systems, Inc. provides potable water.

IV.3. Physiography and Hydrogeology

The subject site is located in the Piedmont physiographic region of North Carolina. The Piedmont is characterized by irregular plains and rolling hills. Elevations generally range from about 90 feet to 350 feet above mean sea level (MSL), but rise to about 1,300 feet at the interface with the Eastern Mountains. Numerous rivers and streams comprise a major feature of the landscape.

HEnv reviewed the 7.5-Minute series, United States Geological Survey (USGS), Efland, North Carolina Quadrangle (Figure 1), dated 2002. According to the topographic map, the site is situated between 660 and 710 feet above mean sea level (MSL). The site slopes downgradient towards the east, north, and west. Two unnamed streams (dashed blue lines) are mapped on the northeast portion of the site and along the western boundary of the site, respectively. Several impoundments are mapped along the western stream. The two streams flow north towards Lake Michael. The confluence of the two streams is located approximately 450 feet north of the site. Lake Michael drains to Lower Back Creek (via Mill Creek), which is in the Cape Fear River basin.

Lands to the north, east, and west are downgradient of the site. Lands to the south are slightly upgradient. The direction of groundwater flow generally follows surface topography. As such, the overall direction of groundwater flow would be expected to flow radially to the north, east, and west from the central portion of the site. The actual groundwater flow direction cannot be determined without site-specific groundwater information obtained through the installation of groundwater monitoring wells.

V. USER PROVIDED INFORMATION

The User is defined by ASTM as the party seeking to use Practice E1527-13 to complete an environmental site assessment of the site. A user may include, without limitation, a potential purchaser of site, a potential tenant of site, an owner of site, a lender, a property manager, or developer.

The completed User Questionnaire was provided by Mr. Kyle Campbell of ESA Renewables, LLC, on February 8, 2016 (Appendix B). Mr. Campbell indicated the reason for completing this Phase I ESA is for development of a ground mount solar farm. The following information was obtained from the User Questionnaire:

- The User indicated they are not aware of activity and land use limitations associated with the site.
- The User indicated they do not have specialized knowledge pertaining to the site or surrounding properties.

- The User did not provide commonly known or reasonably ascertainable information.
- The User indicated the purchase price represents the fair market value.
- The User indicated they are not aware of obvious indicators that point to the presence of likely presence of contamination at the site.

VI. RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify RECs in connection with the subject site. The ASTM standard regulatory databases and additional databases was conducted by EDR. EDR searched databases maintained by the Environmental Protection Agency (EPA) and the NCDEQ. The EDR database results are included in Appendix C.

If deemed necessary, HEnv will utilize the Freedom of Information Act (FOIA), in order to review additional information on file NCDEQ, EPA, or local municipality.

VI.1. Standard Database Review

The regulatory records search involves searching a series of databases for facilities that are located within a specified distance from the subject site. The ASTM standard specifies an approximate minimum search distance from the subject site for each database. The following table indicates the standard environmental record sources and the approximate minimum search distances for each:

Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (miles)
Federal NPL	1.0
Federal Delisted NPL	0.5
Federal CERCLIS	0.5
Federal CERCLIS NFRAP	0.5
Federal RCRA CORRACTS	1.0
Federal RCRA non-CORRACTS TSD	0.5
Federal RCRA Generators	Subject Site and Adjoining Properties
Federal IC/EC	Subject Site Only
Federal ERNS	Subject Site Only
State and Tribal Hazardous Waste Sites (NPL Equivalent)	1.0
State and Tribal Hazardous Waste Sites (CERCLIS Equivalent)	0.5
State and Tribal Landfill and/or solid waste disposal sites	0.5
State and Tribal LUST	0.5
State and Tribal Registered UST	Subject Site and Adjoining Properties
State and Tribal IC/EC	Subject Site Only
State and Tribal Voluntary Cleanup (VCP) Sites	0.5
State and Tribal Brownfield Sites	0.5

While this attempt at verification is made with due diligence, HEnv cannot guarantee the accuracy of the record(s) search beyond that of information provided by the regulatory

report(s). HEnv makes no warranty regarding the accuracy of the database report information included within the regulatory report(s).

Distances recommended by ASTM Practice E1527-13 were maintained for the databases reviewed.

Federal National Priority List (NPL)

The NPL is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories.

The site is not listed on the NPL. There are no properties on the NPL within one mile of the site.

Federal Delisted NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

The site is not included on the Delisted NPL. There are no properties on the Delisted NPL within 0.5 mile of the site.

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

CERCLIS contains data on potentially hazardous waste sites that have been reported to the EPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL. This review includes properties on the CERCLIS No Further Action Planned (NFRAP) database. The CERCLIS NFRAP include sites that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time.

The site is not listed on the CERCLIS databases. There are no properties on the CERCLIS database within 0.5 mile of the site.

Federal Resource Conservation and Recovery (RCRA) Lists:

RCRA Corrective Action Report (CORRACTS)

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

RCRA Treatment, Storage, and Disposal (TSD)

EPA's comprehensive information system, providing access to data supporting the RCRA of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the RCRA.

Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Federal RCRA Generators

The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the RCRA. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

The site is not listed on the RCRA CORRACTS or TSD databases. There are no properties on the RCRA CORRACTS or TSD databases within one mile of the site.

Neither the site, nor adjoining properties, are listed on RCRA Generators list.

Federal and State Engineering Controls (EC)

The EC is a listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

The State of North Carolina currently does not maintain an EC database.

Federal and State Institutional Controls (IC)

The IC is a listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

The subject site is not included on the IC database.

Federal Emergency Response Notification System (ERNS)

ERNS records and stores information on reported releases of oil and hazardous substances.

The subject site is not included on the ERNS database.

State Hazardous Substance Disposal Site (HSDS)

The State HSDS records are locations of uncontrolled and unregulated hazardous waste sites. The records include sites on the NPL as well as those on the state priority list.

The site is not listed on the HSDS. There is one property on the HSDS database within one mile of the site:

- **General Electric Co., Mebane Operation, State Route 1374** – This property is located approximately 2,200 south-southwest and downgradient of the site. Based on the distance from the site, this HSDS listing does not represent a REC of the site.

State and Tribal Hazardous Waste Sites (SHWS)

Locations of uncontrolled and unregulated hazardous waste sites.

The site is not listed on the SHWS. There is one property on the SHWS database within one mile of the site:

- **Pak-Lite, 6508 East Washington Street** – This property is located approximately 1,000-feet south-southeast and slightly upgradient of the site. Based on the distance from the subject site, this incident does not represent a REC of the site.

State and Tribal Landfill and/or Solid Waste Disposal Sites:

Solid Waste Facilities/Landfills (SWL/LF)

SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these 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.

Old Landfill Inventory (OLI)

Old landfill inventory location information. Does not include no further action sites and other agency lead sites).

The site is not listed as a solid waste disposal site. No properties are listed on the SWL/LF databases within 0.5 mile of the site.

State and Tribal Leaking Underground Storage Tank (LUST) database

This database contains information obtained from the NCDEQ. It provides an explanation of current and historic activity for individual sites, as well as what was previously found in the Incident Management Database. Sites in this database with Incident Numbers are considered LUSTs.

The site is not listed on the LUST database. Four properties and three incidents are on the LUST database are mapped with 0.5 mile of the site:

- **Mace Grading Company, Inc., 6517 Highway 70** – The property is located southeast and adjoining the site. There are two incidents associated with this facility:

Incident 20432

Mace Grading Company, Inc. installed one 7,500-gallon diesel UST in 1975 and an 8,000-gallon diesel UST in 1985. The UST basin was located approximately 375 feet southeast and cross-gradient of the site. According to the "UST Closure Report" prepared by Omega Services, Inc. on January 1, 1999, petroleum contaminated soil was encountered during UST removal. Free product was not observed during removal, and the approximate depth to groundwater was

measured to be 35 below ground surface (bgs). Approximately 15 tons of contaminated soil were removed from the UST basin down to 10 feet bgs. The fuel pump was located above the USTs, and was also removed. After excavation, laboratory analysis of the soil for petroleum hydrocarbons was below detectable levels (BDL). A groundwater sample was not deemed unwarranted. On August 18, 1999, the NCDEQ issued a "No Further Action" letter. Based on the distance from the subject site and lack of reported groundwater contamination, this incident does not represent a REC of the site.

Incident 22369

Mace Grading Company, Inc. installed one 2,000-gallon diesel UST in May 1984. The UST basin was located approximately 350 feet southeast of the site. According to the "Tank Closure Report" prepared by Environmark, P.A. on July 7, 1997, laboratory analysis of the soil detected diesel range organics at 26 parts per million (ppm). At the time, 26 ppm of DRO was below the NCDEQ action level of 40 ppm (Note: The DRO action level was reduced to 10 ppm in the early 2000s).

Neither groundwater, nor free product, was detected during UST removal. In October 2000, the NCDEQ requested additional information regarding the product line and pump island. Foust Oil Company, Inc. confirmed the product line and pump island was located above the UST and removed with the USTs. On January 18, 2001, the NCDEQ issued a "No Further Action" letter. Based on the distance from the subject site and lack of reported groundwater contamination, this incident does not represent a REC of the site.

- **Bernell Company (Cassell Company), 6600 East Washington Street** – This incident occurred approximately 800 feet south and upgradient of the site. Upon removal of a 1,000-gallon gasoline UST, soil and groundwater contamination was detected. Based on the distance from the site, this LUST does not represent a REC of the site.
- **Sams Mart, 6321 Highway 70** – This incident occurred approximately 1,500 feet southeast and upgradient of the site. In November 2008, one 8,000-gallon gasoline UST, 6,000-gallon gasoline UST, and one 4,000-gallon gasoline UST were removed. Groundwater contamination was not reported. Based on the distance from the site, this incident does not represent a REC of the site.

LUST Trust Fund Database (LUST TRUST)

This database contains information about claims against the State Trust Funds for reimbursements for expenses incurred while remediating LUSTs.

The site is not listed on the LUST TRUST database. There is one property on the LUST TRUST database within 0.5 mile of the site:

- **Cassell Company, 6600 East Washington Street** – This incident occurred approximately 800 feet south and upgradient of the site. Upon removal of a 1,000-gallon gasoline UST, soil and groundwater contamination was detected. Based on the distance from the site, this LUST incident does not represent a REC of the site.

State and Tribal Underground Storage Tank (UST) database

UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

The site is not listed on the UST database. The adjoining property to the southeast is included on the UST database:

- **Mace Grading Company, Inc., 6517 Highway 70** – In May 1984, Mace Grading Company, Inc. installed one 2,000-gallon diesel UST. The UST basin was located approximately 350 feet southeast of the site. The UST was removed in July 1997.

Mace Grading Company, Inc. installed one 7,500-gallon diesel UST in 1975 and an 8,000-gallon diesel UST in 1985. The UST basin was located approximately 375 feet southeast and cross-gradient of the site. The USTs were removed in January 1999. These USTs are no longer located at the adjoining property to the southeast and do not represent a REC of the site.

LAST (Leaking Above Ground Storage Tanks)

This database includes a listing of leaking aboveground storage tank locations.

The site is not listed on the LAST database. There is one property on the LAST database mapped within 0.5 mile of the site:

- **NC DMV, Interstate 40/Interstate 85 Scale Facility** – This incident occurred over one mile southeast of the site and is improperly mapped on the EDR report. Based on the distance from the site, this incident does not represent a REC of the site.

State and Tribal Voluntary Cleanup (VCP) sites

Responsible Party Voluntary Action site locations.

The site is not listed on the VCP database. There are no properties on the VCP database within 0.5 mile of the site.

State and Tribal Brownfield Sites

A brownfield site is an abandoned, idled, or underused property where the threat of environmental contamination has hindered its redevelopment. All of the sites in the inventory are working toward a brownfield agreement for cleanup and liability control.

The site is not listed on the Brownfield database. There are no properties on the Brownfield database within 0.5 mile of the site.

VI.2. Additional Environmental Records

Incident Management Database (IMD)

A record of soil or groundwater contamination incidents.

The site is not listed on the IMD. There are four properties within one mile of the site that are listed on the IMD:

- **Mace Grading Company, Inc., 6517 Highway 70**
- **NC DMV, Interstate 40/Interstate 85 Scale Facility**
- **Pak-Lite, 6508 East Washington Street**
- **Bernell Company (Cassell Company), 6600 East Washington Street**

Each of the properties on the IMD are included on either the, LUST, LUST TRUST, LAST, or SHWS databases and previously discussed. Based on the distance and/or elevation relative to the site, the properties on the IMD do not represent a REC of the site.

Dry Cleaners Databases

A list of former and active dry cleaning facilities are compiled on multiple data sets provided by EDR.

The site is not listed on a dry cleaners database. There are no properties within 0.5 mile of the site that are listed on the Dry Cleaners database.

Historical Automotive Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers.

The site is not listed as a Historical Automotive Station. No properties on the Historical Automotive Stations database are mapped within 0.5 mile of the site.

US Brownfields

The US Brownfields identifies Brownfield properties inventoried with the EPA. The properties in the listing are addressed by Cooperative Agreement Recipients and Targeted Brownfields Assessments.

Neither the site, nor the properties located within one mile of the site, are identified on the US Brownfields database.

EDR Orphan Summary

The Orphan Summary lists incidents that are not included on the Radius Map due to inadequate address information and poor geospatial data.

Neither the site, nor the properties located within one mile of the site are identified on the Orphan Summary.

VII. SITE RECONNAISSANCE

VII.1. Methodology

Mr. Paul Pascarosa of HEnv conducted the site reconnaissance on February 11, 2016. Mr. Pascarosa met with Mr. Carl Mace prior to conducting the reconnaissance. The weather at the time of the site visit was sunny and in the high-30s (degrees Fahrenheit).

Mr. Pascaros entered the site from a paved access road extending north from Highway 70. The interior and perimeter of the site was walked and visually assessed. Photographs taken during the site reconnaissance are provided in Appendix D.

The adjacent properties were visually observed from the limits of the subject site and public right-of-ways.

VII.2. Physical and Visual Limitations

The site was assessed to the extent feasible and reasonable. Dense vegetation is located throughout the site. The dense vegetation creates a visual limitation to the site visit. Additional physical and visual limitations were not encountered during the site visit.

VII.3. Site Observations

The majority of the site is comprised of scrub/shrub vegetation. The site was cleared for timber purposes 3 to 5 years ago. The southeast portion of the site is used as a staging for Mace Grading Company, Inc. Two man-made ponds are located on the southern and northwestern portions of the site, respectively. A stream is located on the northeast portion of the site. No buildings are located within the site boundary.

Piles of miscellaneous solid waste were observed on the southeast portion of the site. The solid waste piles are substantial and include asphalt, timber, gravel, concrete/construction rubble, 12-inch corrugated plastic piping, cardboard, aluminum cans, plastic bottles, and other assorted trash. The miscellaneous solid waste appears to be surficial. Proper removal of the miscellaneous solid waste represents a BER of the site.

HEnv observed three empty ASTs (varying between 250-gallon and 1,000-gallons in volume), six 55-gallon drums (contents unknown), and seven empty 5-gallon motor oil buckets. Petroleum stained soil was observed around the perimeter of the ASTs, drums, and buckets. The area of stained soil represents a REC of the site.

Additionally, HEnv observed an approximate 10,000-gallon empty AST on the southern portion of the site, north of the pond. Neither stained soil, nor evidence of a leak was observed around the empty AST. The approximate 10,000-gallon AST does not represent a REC of the site.

Refer to Figure 2, Appendix A, for a depiction of the site and surrounding properties.

VII.4. Adjoining Properties

The site is bounded on the north and east by wooded land and residential dwellings. The residential dwellings and wooded land extend over 1,000 feet to the north and east.

The site is bounded on the southeast by Mace Grading Company, Inc. Numerous vehicles, storage buildings, construction equipment, and miscellaneous solid waste were observed throughout the adjoining property to the southeast. Two ~10,000-gallon diesel ASTs are located approximately 500 feet south of the site. Mace Grading Company, Inc. uses the ASTs for fueling fleet vehicles. An above ground fuel line and pump system are located adjacent to the ASTs. Based on the distance from the subject site, the

diesel fuel ASTs do not represent a REC of the site. Three former ASTs have been cut in half and are utilized as a covered storage area. This covered storage area resembles active ASTs when viewed on aerial photography. The covered storage area does not represent a REC of the site.

The site is bounded on the south by residential dwellings, followed by Highway 70. Additional residential dwellings are located on the south side of Highway 70.

The site is bounded on the west by residential dwellings, two ponds, wooded land, and pasture land. Residential dwellings and pasture land extend over 1,000 feet west.

VIII. HISTORICAL REVIEW

VIII.1. Sanborn Mapping

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. The site is located in an area that was not mapped by the Sanborn company (Appendix E).

VIII.2. City Directories

The Orange County Public Library in Hillsborough, North Carolina does not have city directories available for review. HEnv reviewed the Haines and Polk City Directories at the Chapel Hill Public Library. Directories for the years 1980 to 2016 are available for review and include listings for Orange County. However, the directories do not include listings for Mebane, North Carolina.

The site is located in a historically rural area with no coverage available in the city directories. Based on the information obtained from other historical resources, the lack of city directory data does not represent a data gap.

VIII.3. Aerial Photography

We have reviewed aerial photographs of the site and surrounding properties for evidence of former usage which may constitute a potential for environmental concern. HEnv obtained the historic aerial photographs from the Orange County Soil and Water Conservation District and the NC One Map online mapping resource. The aerial photographs reviewed were dated 1938, 1942, 1955, 1966, 1982, 1993, 2008, and 2013 (Appendix E).

1938 and 1955 Aerial Photographs – The central portion of the site is mapped as agricultural land. Wooded land is located on the northeastern, southern, and northwestern portions of the site. Wooded land, agricultural land, and residential dwellings are mapped throughout the site vicinity. Highway 70 is located approximately 450 feet south of the site.

1966 Aerial Photograph – A man-made pond is visible on the southern portion of the site. The remainder of the site and surrounding properties appear similar to the 1955 photograph.

1972 Aerial Photograph – Cleared land and a man-made pond are visible on the southern portion of the site. Residential development is underway on lands east of the site. The remainder of the site and surrounding properties appear similar to the 1966 photograph.

1982 Aerial Photograph – A man-made ponds is visible on the northeast portion of the site. The majority of the site appears to be in a pastoral setting. Mace Grading Company, Inc. appears to occupy the adjoining property to the southeast. Increased residential development is visible along Highway 70. The surrounding properties appear similar to the 1972 photograph.

1993 Aerial Photograph – The site is wooded. Mace Grading Company, Inc. appears to have encompassed additional land to the southeast. Industrial buildings are visible on lands located south of Highway 70. Surrounding properties to the north, east, and west appear similar to the 1982 photograph.

2008 Aerial Photograph – The site is wooded. A man-made pond is visible on the northwest portion of the site. The pond on the northeast portion of the site has been drained. The pond on the southern portion of the site has been partially drained. The surrounding properties appear similar to the 1993 photograph.

2013 Aerial Photograph – The site is cleared (trees removed for silvicultural purposes). The southeastern portion of the site appears to be utilized as a staging area for Mace Grading Company, Inc. The ponds on the southern and northwestern portions of the site are bank full. The surrounding properties appear similar to the 2008 photograph.

VIII.4. Historical Topographic Maps

Topographic maps prepared by USGS utilize assorted mapping symbols and shapes to help determine the location of past and present buildings and land use types (Appendix E). Historical topographic maps were reviewed to help ascertain the past use of the site. A review of the site physiography is discussed in Section III.3 of this report.

USGS, Efland, North Carolina, 7.5-Minute Topographic Quadrangle, dated 1968

The central portion of the site is mapped as cleared land. Wooded land is located on the northeastern, southern, and northwestern portions of the site. A man-made pond is depicted on the southern portion of the site. Wooded land, agricultural land, and residential dwellings are mapped throughout the site vicinity. Highway 70 is located approximately 450 feet south of the site.

VIII.5. Additional Historical Resource

Additional historical records were not reviewed during the scope of this report.

IX. INTERVIEWS

On February 26, 2016, HEnv conducted a telephone interview with Mr. Carl Mace, the current owner of the site. Mr. Mace has over 50 years knowledge of the site and surrounding properties. Mr. Mace acquired the property from his paternal family in the early 1970s. Mr. Mace indicated the site was planted with soy beans during his youth, and was later used as cow pasture until the 1980s. The site was used for silvicultural

purposes from the 1980s until 2012, when it was cleared. Mr. Mace established Mace Grading Company on the adjoining property to the south in the 1970s.

Mr. Mace indicated he is not aware of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the site; (2) any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the site; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

According to Mr. Jason Sheppard with the Orange County Fire Marshall's Office, there is no record of spill response or hazardous waste recovery at the site. Mr. Sheppard was not aware of the UST removal activity at the adjoining property to the southeast.

On February 24, 2016, HEnv contacted Joan with the Orange County Department of Environmental Health. According to Joan, there is no record of well or septic permits associated with the site.

On February 24, 2016, HEnv contacted Orange/Alamance Water Systems, Inc. According to available personnel, the surrounding properties are connected to public water services, and utilize septic systems for waste water.

X. NON-SCOPE SERVICES

HEnv was conducted a Wetland Delineation at the subject site. HEnv identified two wetland areas and two ponds within the site boundary. It is estimated that jurisdictional wetlands occupy 3 to 5 acres of the site. The ponds encompass approximately 5 to 8 acres. Detailed findings of that report are provided under a separate cover.

XI. FINDINGS AND CONCLUSION

The approximate 53-acre site is located at 6517 U.S. Highway 70 in Mebane, North Carolina. According to the Orange County GIS, the site is identified as Parcel Identification Number (PIN) 9835-02-9137. The majority of the site is comprised of scrub/shrub vegetation. The southeast portion of the site is used as staging for Mace Grading Company, Inc. Two man-made ponds are located on the southern and northwestern portions of the site, respectively. A stream is located on the northeast portion of the site. No buildings are located within the site boundary.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the site located at 6517 U.S. Highway 70 in Mebane, Orange County, North Carolina. Any exceptions to, or deletions from, this practice are described in Section III of this report. This assessment has revealed evidence of recognized environmental conditions in connection with the site:

- HEnv observed three empty ASTs (varying between 250-gallons and 1,000-gallons in volume), six 55-gallon drums (contents unknown), and seven empty 5-gallon motor oil buckets on the southeast portion of the site. Petroleum stained soil was observed around the perimeter of the ASTs, drums, and buckets. The

area of stained soil represents a REC of the site. Presuming the area of stained soil is outside the project area, further assessment may not be warranted.

- Piles of miscellaneous solid waste were observed on the southeast portion of the site. The solid waste piles are substantial and include asphalt, timber, gravel, concrete/construction rubble, 12-inch corrugated plastic piping, cardboard, aluminum cans, plastic bottles, and other assorted trash. The miscellaneous solid waste falls within the limits of the proposed project area. Proper removal of the miscellaneous solid waste represents a BER of the site.

XII. REFERENCES

ASTM Designation E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process

Enviromark, P.A., "Tank Closure Report" for Mace Grading Company, Inc., dated July 21, 1997

Environmental Data Resources, Inc., Certified Sanborn Map Report, dated February 8, 2016

Environmental Data Resources, Inc., The EDR Radius Map Report, dated February 26, 2016

NC One Map, <http://www.nconemap.com>, historic aerial photography dated 1993, 2008, and 2013

North Carolina Geological Survey, Division of Land Resources, Physiography of North Carolina, 2004

North Carolina Department of Environmental Quality (Formerly North Carolina Department of Environment and Natural Resources), Notice of No further Action Required, Incident 20432, Facility ID 0-020510, dated August 18, 1999

North Carolina Department of Environmental Quality (Formerly North Carolina Department of Environment and Natural Resources), Notice of No further Action Required, Incident 22369, Facility ID 0-025200, dated January 18, 2001

Omega Environmental Services, Inc., "UST Closure Report" for Mace Grading Company, Inc., dated January 18, 1999

Orange County GIS service, <http://server2.co.orange.nc.us/OrangeNCGIS/default.aspx>, accessed in February 2016 (includes parcel data, aerial photography, and tax information)

Orange County Planning and Inspections, "Site Assessment", email from Ms. Molly Boyle, dated February 11, 2016

Orange County Register of Deeds, Deed Book 1313, Page 319

Orange County Soil and Water Conservation Service, historic aerial photography dated 1938, 1955, 1966, 1972 and 1982

Site Reconnaissance, Mr. Paul Pascaros, Headwater Environmental, Inc., February 11, 2016

Telephone interview, Mr. Carl Mace, current owner of the site, February 24, 2016

Telephone Interview, Ms. Joan (last name not provided), Orange County Department of Environmental Health, February 24, 2016

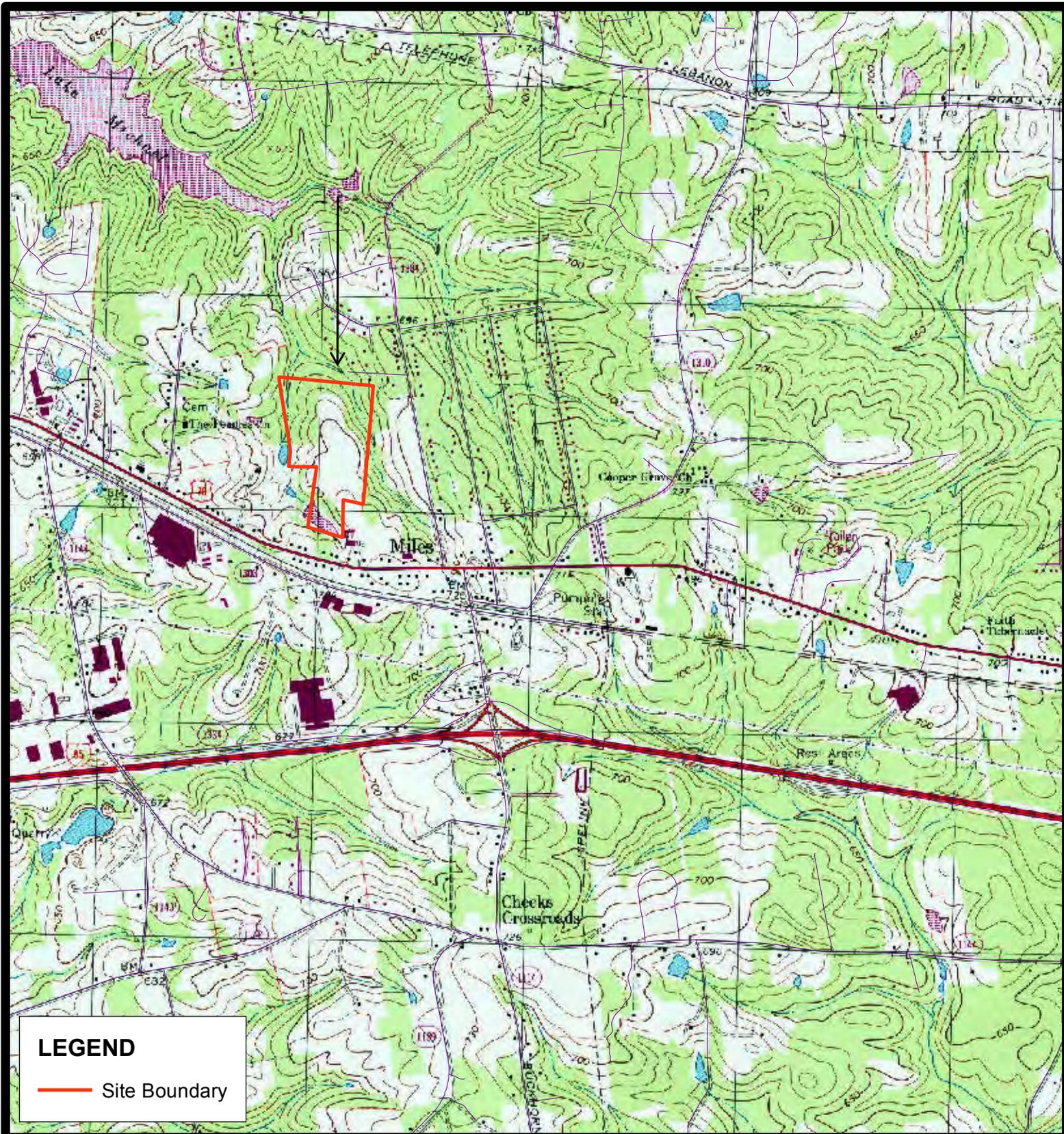
User Questionnaire, Mr. Kyle Campbell, ESA Renewables, LLC, February 8, 2016

USGS, Efland, North Carolina Quadrangles (7.5-minute series), dated 1968 and 2002

Voicemail, Mr. Jason Sheppard, Orange County Fire Marshall's Office, February 25, 2016

Wetland Delineation, prepared by Headwater Environmental, Inc., dated February 16, 2016

APPENDIX A



LEGEND
 — Site Boundary

HEADWATER ENVIRONMENTAL, INC.
 512 Sweetbay Court
 Wilmington, North Carolina

Date:

02/15/2016

Prepared by:

DFH

Source:
 USGS
 7.5-minute Topographic Quadrangle
 Efland, NC
 dated 2002
 Contour Interval = 10 feet



Scale 1"-2000'

**PHASE I ESA - FIGURE 1
 LOCATION MAP**
 Oakwood Solar Farm, LLC
 Mace Site
 6517 U.S. Highway 70
 Mebane, Orange County, NC
 Env Project #201603



LEGEND

- Site Boundary
- Access Road
- AST Two ~10,000-gal diesel ASTs
- REC Area of stained soil, empty ASTs, 5-gallon motor oil buckets, and partially full 55-gallon drums (contents unk.)
- A** Mace Grading and Contracting
- B** Automotive repair facility
- C** Down Home Garden Center
- D** Pak-Lite
- E** Forma-Fab Metals
- RES** Residential

HEADWATER ENVIRONMENTAL, INC.
 512 Sweetbay Court
 Wilmington, North Carolina

Source:

Site Reconnaissance and ESRI
 World Base Map Imagey
 Mebane, NC

**PHASE I ESA - FIGURE 2
 SITE MAP**

Oakwood Solar Farm, LLC
 Mace Site
 6517 U.S. Highway 70
 Mebane, Orange County, NC
 Env Project #201603

Date:

02/15/2016

Prepared by:

DFH



Scale 1"-500'

APPENDIX B

Environmental Questionnaire for User
PLEASE COMPLETE ONE PER SITE

Completion required for conformance with ASTM E 1527-13. Failure to provide this information may preclude CERCLA liability protections for the property purchaser. Please return answered form to HEnv.

Site Name: Oakwood Solar Farm, LLC

Name and Title of Person Completing Questionnaire (Please Print):

Kyle Campbell Project Manager

Signature of Person Completing Questionnaire:

Kyle Campbell

Date: _____

Name of Your Company and Your Contact Number (Please Print):

ASTM E 1527-13 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, HEnv will assume that the user's reason for the ESA is to qualify for landowner liability protections to CERCLA liability.

Please state reason for having ESA performed: Ground Mount Solar Farm.

Will you provide Property Title Records and a Legal Description to HEnv?

Please select one: NO YES

Will you provide a 50-year chain of title abstract to HENV?

Please select one: NO YES

(1a.) Environmental liens that are filed or recorded against the site (40 CFR 312.25). ASTM E 1527-13 states that the user 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, HEnv can obtain this information from a third party provider for an additional fee. Please let HEnv know if you would like to contract HEnv for this service.

Please select one: Client to Provide HEnv to Provide for Additional Fee of \$200

(1b.) 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 select one: NO YES
If yes, please explain: _____

(2.) Specialized knowledge - As the user of this ESA 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 select one: NO YES
If yes, please explain: _____

(3.) 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:

(a.) Do you know the past uses of the property?

Please select one: NO YES
If yes, please state uses: _____

(b.) Do you know of specific chemicals that are present or once were present at the property?

Please select one: NO YES
If yes, please explain: _____

(c.) Do you know of spills or other chemical releases that have taken place at the property?

Please select one: NO YES
If yes, please explain: _____

(d.) Do you know of any environmental cleanups that have taken place at the property?

Please select one: NO YES

Five Sites
Various locations throughout North Carolina
HEnv Proposal #16-103
January 22, 2016

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?

Please select one: NO YES
If no, please explain: _____

If you are aware that there is a difference, is the lower purchase price because contamination is known or believed to be present at the property?

Please select one: NO YES
If yes, please explain: _____

(5.) Parcel Property Owner(s), Contact Number(s), and email:

A. Helen Mace Carl Mace Access Road
B. 6517 US HWY 70 916 Mebane Road
C. Mebane, NC 27302 Mebane, NC 27302
D. 252 745 3352

Property Manager and Occupant(s) & Contact Number(s)

Property Manager: _____

Occupant/Tenant: _____

Occupant/Tenant: _____

(6.) The degree of obviousness of the presence or 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?

Please select one: NO YES
If yes, please explain: _____

APPENDIX C

Oakwood Solar

6517 U.S. Highway 70
Mebane, NC 27302

Inquiry Number: 4548564.2s
February 26, 2016

EDR Summary Radius Map Report

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Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	25
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

6517 U.S. HIGHWAY 70
MEBANE, NC 27302

COORDINATES

Latitude (North): 36.0912460 - 36° 5' 28.48"
Longitude (West): 79.2328470 - 79° 13' 58.24"
Universal Transverse Mercator: Zone 17
UTM X (Meters): 659097.2
UTM Y (Meters): 3995313.8
Elevation: 703 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP
Source: U.S. Geological Survey

Target Property: SW
Source: U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20120511, 20120531
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
 6517 U.S. HIGHWAY 70
 MEBANE, NC 27302

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	MACE GRADING COMPANY	6517 US 70	LUST, IMD		TP
A2	MACE GRADING COMPANY	6517 US 70	RGA LUST		TP
Reg	GENL ELEC CO/MEBANE		NC HSDS	Same	707, 0.134, SSW
3	MACE GRADING	HIGHWAY 70 E	LUST, UST, IMD	Higher	468, 0.089, SSE
B4	BERNELL COMPANY (MEL	6600 E. WASHINGTON S	LUST, IMD, UIC	Higher	794, 0.150, South
B5	CASSELL CO	6600 EAST WASHINGTON	LUST TRUST	Higher	794, 0.150, South
C6	PAK-LITE	6508 EAST WASHINGTON	SHWS, IMD	Higher	997, 0.189, SSE
C7	NC DMV I-40/85 SCALE	INTERSTATE 40/85	LAST, IMD	Higher	1266, 0.240, SSE
8	SAMS MART	6321 US HIGHWAY 70	LUST	Higher	1527, 0.289, SE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
MACE GRADING COMPANY 6517 US 70 MEBANE, NC 27302	LUST Incident Phase: Closed Out Incident Number: 20432 Current Status: File Located in Archives IMD Facility Id: 20432	N/A
MACE GRADING COMPANY 6517 US 70 MEBANE, NC	RGA LUST Facility ID: 0-020510 Facility ID: 20432	N/A

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

State- and tribal - equivalent NPL

NC HSDS: A review of the NC HSDS list, as provided by EDR, and dated 08/09/2011 has revealed that there is 1 NC HSDS site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GENL ELEC CO/MEBANE		SSW 1/8 - 1/4 (0.134 mi.)	0	8

State- and tribal - equivalent CERCLIS

SHWS: A review of the SHWS list, as provided by EDR, and dated 11/04/2015 has revealed that there is

EXECUTIVE SUMMARY

1 SHWS site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PAK-LITE Facility Id: NONCD0002254	6508 EAST WASHINGTON	SSE 1/8 - 1/4 (0.189 mi.)	C6	9

State and tribal leaking storage tank lists

LUST: A review of the LUST list, as provided by EDR, and dated 11/06/2015 has revealed that there are 3 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MACE GRADING Incident Phase: Closed Out Incident Number: 22369 Current Status: File Located in Archives	HIGHWAY 70 E	SSE 0 - 1/8 (0.089 mi.)	3	8
BERNELL COMPANY (MEL) Incident Phase: Follow Up Incident Number: 9435 Current Status: File Located in House	6600 E. WASHINGTON S	S 1/8 - 1/4 (0.150 mi.)	B4	9
SAMS MART Incident Phase: Closed Out Incident Number: 33621 Current Status: File Located in Archives	6321 US HIGHWAY 70	SE 1/4 - 1/2 (0.289 mi.)	8	10

LAST: A review of the LAST list, as provided by EDR, and dated 11/06/2015 has revealed that there is 1 LAST site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NC DMV I-40/85 SCALE Close Out: 07/01/2003 Incident Number: 16362 Current Status: C	INTERSTATE 40/85	SSE 1/8 - 1/4 (0.240 mi.)	C7	9

LUST TRUST: A review of the LUST TRUST list, as provided by EDR, and dated 01/08/2016 has revealed that there is 1 LUST TRUST site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CASSELL CO Facility Id: 0-032230 Site ID: 9435	6600 EAST WASHINGTON	S 1/8 - 1/4 (0.150 mi.)	B5	9

EXECUTIVE SUMMARY

State and tribal registered storage tank lists

UST: A review of the UST list, as provided by EDR, and dated 11/06/2015 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MACE GRADING Tank Status: Removed Facility Id: 00-0-0000025200	HIGHWAY 70 E	SSE 0 - 1/8 (0.089 mi.)	3	8

ADDITIONAL ENVIRONMENTAL RECORDS

Records of Emergency Release Reports

IMD: A review of the IMD list, as provided by EDR, and dated 07/21/2006 has revealed that there are 4 IMD sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MACE GRADING Facility Id: 22369	HIGHWAY 70 E	SSE 0 - 1/8 (0.089 mi.)	3	8
BERNELL COMPANY (MEL) Facility Id: 9435	6600 E. WASHINGTON S	S 1/8 - 1/4 (0.150 mi.)	B4	9
PAK-LITE Facility Id: 7258	6508 EAST WASHINGTON	SSE 1/8 - 1/4 (0.189 mi.)	C6	9
NC DMV I-40/85 SCALE Facility Id: 16362	INTERSTATE 40/85	SSE 1/8 - 1/4 (0.240 mi.)	C7	9

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
------	--------	-----------	--------------	-----	-------------

NO SITES FOUND

DETAIL MAP - 4548564.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Hazardous Substance Disposal Sites

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Oakwood Solar
 ADDRESS: 6517 U.S. Highway 70
 Mebane NC 27302
 LAT/LONG: 36.091246 / 79.232847

CLIENT: Headwater Environmental, Inc
 CONTACT: Paul
 INQUIRY #: 4548564.2s
 DATE: February 26, 2016 7:51 am

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
CERCLIS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERCLIS-NFRAP	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL</i>								
NC HSDS	1.000		0	1	0	0	NR	1
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS	1.000		0	1	0	0	NR	1
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
OLI	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500	1	1	1	1	NR	NR	4

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LAST	0.500		0	1	0	NR	NR	1
INDIAN LUST	0.500		0	0	0	NR	NR	0
LUST TRUST	0.500		0	1	0	NR	NR	1
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		1	0	NR	NR	NR	1
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
HIST LF	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
IMD	0.500	1	1	3	0	NR	NR	5
SPILLS 90	TP		NR	NR	NR	NR	NR	0
SPILLS 80	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS	TP		NR	NR	NR	NR	NR	0
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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP	1	NR	NR	NR	NR	NR	1
- Totals --		3	3	8	1	0	0	15

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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A1 Target Property	MACE GRADING COMPANY 6517 US 70 MEBANE, NC 27302	LUST IMD	S104157237 N/A
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Actual:
703 ft.

[Click here for full text details](#)

LUST
 Incident Number: 20432
 Current Status: File Located in Archives
 Incident Phase: Closed Out

IMD
 Facility Id: 20432

A2 Target Property	MACE GRADING COMPANY 6517 US 70 MEBANE, NC	RGA LUST	S115629115 N/A
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Actual:
703 ft.

[Click here for full text details](#)

RGA LUST
 Facility ID: 0-020510
 Facility ID: 20432

HSDS Region SSW 1/8-1/4 707 ft.	GENL ELEC CO/MEBANE OPER , NC	NC HSDS	S102442201 N/A
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[Click here for full text details](#)

3 SSE < 1/8 0.089 mi. 468 ft.	MACE GRADING HIGHWAY 70 E MEBANE, NC 27302	LUST UST IMD	U001438590 N/A
--	---	--------------------	-------------------

Relative:
Higher

[Click here for full text details](#)

LUST
 Incident Number: 22369
 Current Status: File Located in Archives
 Incident Phase: Closed Out

UST
 Facility Id: 00-0-0000025200
 Tank Status: Removed

IMD
 Facility Id: 22369

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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B4 South 1/8-1/4 0.150 mi. 794 ft.	BERNELL COMPANY (MELVILLE FURNITURE) 6600 E. WASHINGTON ST. MEBANE, NC 27302	LUST IMD UIC	S105765001 N/A
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[Click here for full text details](#)

Relative:
Higher

LUST
 Incident Number: 9435
 Current Status: File Located in House
 Incident Phase: Follow Up

IMD
 Facility Id: 9435

UIC
 Permit Num: WI0500682
 Env Interest Status: Active
 Env Interest Status: Proposed

B5 South 1/8-1/4 0.150 mi. 794 ft.	CASSELL CO 6600 EAST WASHINGTON ST MEBANE, NC	LUST TRUST	S105218456 N/A
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[Click here for full text details](#)

Relative:
Higher

LUST TRUST
 Site ID: 9435
 Facility Id: 0-032230

C6 SSE 1/8-1/4 0.189 mi. 997 ft.	PAK-LITE 6508 EAST WASHINGTON ST. MEBANE, NC	SHWS IMD	1001198973 N/A
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[Click here for full text details](#)

Relative:
Higher

SHWS
 Facility Id: NONCD0002254

IMD
 Facility Id: 7258

C7 SSE 1/8-1/4 0.240 mi. 1266 ft.	NC DMV I-40/85 SCALES FACILITY INTERSTATE 40/85 CHEEKS CROSSROADS, NC	LAST IMD	S104913535 N/A
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[Click here for full text details](#)

Relative:
Higher

LAST
 Incident Number: 16362
 Current Status: C

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

NC DMV I-40/85 SCALES FACILITY (Continued)

S104913535

Close Out: 07/01/2003

IMD

Facility Id: 16362

8
SE
1/4-1/2
0.289 mi.
1527 ft.

SAMS MART
6321 US HIGHWAY 70
MEBANE, NC N/A

LUST S109567393
N/A

[Click here for full text details](#)

Relative:
 Higher

LUST

Incident Number: 33621
 Current Status: File Located in Archives
 Incident Phase: Closed Out

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
NC	AST	AST Database	Department of Environment and Natural Resourc	04/14/2015	06/23/2015	07/17/2015
NC	BROWNFIELDS	Brownfields Projects Inventory	Department of Environment and Natural Resourc	01/04/2016	01/07/2016	02/08/2016
NC	COAL ASH	Coal Ash Disposal Sites	Department of Environment & Natural Resources	04/22/2015	08/04/2015	09/15/2015
NC	DRYCLEANERS	Drycleaning Sites	Department of Environment & Natural Resources	03/02/2015	06/25/2015	09/08/2015
NC	Financial Assurance 1	Financial Assurance Information Listing	Department of Environment & Natural Resources	08/13/2015	08/14/2015	09/15/2015
NC	Financial Assurance 2	Financial Assurance Information Listing	Department of Environmental & Natural Resourc	10/02/2012	10/03/2012	10/26/2012
NC	Financial Assurance 3	Financial Assurance Information	Department of Environment & Natural Resources	09/14/2015	09/15/2015	10/22/2015
NC	HIST LF	Solid Waste Facility Listing	Department of Environment & Natural Resource	11/06/2006	02/13/2007	03/02/2007
NC	HSDS	Hazardous Substance Disposal Site	North Carolina Center for Geographic Informat	08/09/2011	11/08/2011	12/05/2011
NC	IMD	Incident Management Database	Department of Environment and Natural Resourc	07/21/2006	08/01/2006	08/23/2006
NC	INST CONTROL	No Further Action Sites With Land Use Restrictions Monitorin	Department of Environment, Health and Natural	11/04/2015	12/17/2015	02/08/2016
NC	LAST	Leaking Aboveground Storage Tanks	Department of Environment & Natural Resources	11/06/2015	11/11/2015	01/04/2016
NC	LUST	Regional UST Database	Department of Environment and Natural Resourc	11/06/2015	11/11/2015	01/04/2016
NC	LUST TRUST	State Trust Fund Database	Department of Environment and Natural Resourc	01/08/2016	01/13/2016	02/08/2016
NC	NPDES	NPDES Facility Location Listing	Department of Environment & Natural Resources	12/02/2015	12/17/2015	02/08/2016
NC	OLI	Old Landfill Inventory	Department of Environment & Natural Resources	03/27/2015	04/17/2015	04/30/2015
NC	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Department of Environment, Health and Natural		07/01/2013	12/24/2013
NC	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Environment, Health and Natural		07/01/2013	01/13/2014
NC	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Environment, Health and Natural		07/01/2013	12/20/2013
NC	SHWS	Inactive Hazardous Sites Inventory	Department of Environment, Health and Natural	11/04/2015	12/17/2015	02/08/2016
NC	SPILLS	Spills Incident Listing	Department of Environment & Natural Resources	12/10/2015	12/14/2015	02/08/2016
NC	SPILLS 80	SPILLS80 data from FirstSearch	FirstSearch	06/14/2001	01/03/2013	03/06/2013
NC	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	09/27/2012	01/03/2013	03/06/2013
NC	SWF/LF	List of Solid Waste Facilities	Department of Environment and Natural Resourc	12/28/2015	12/30/2015	02/08/2016
NC	SWRCY	Recycling Center Listing	Department of Environment & Natural Resources	09/24/2015	09/25/2015	10/22/2015
NC	UIC	Underground Injection Wells Listing	Department of Environment & Natural Resources	11/20/2015	11/23/2015	01/04/2016
NC	UST	Petroleum Underground Storage Tank Database	Department of Environment and Natural Resourc	11/06/2015	11/12/2015	12/02/2015
NC	VCP	Responsible Party Voluntary Action Sites	Department of Environment and Natural Resourc	11/04/2015	12/17/2015	02/08/2016
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	04/22/2013	03/03/2015	03/09/2015
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2013	02/24/2015	09/30/2015
US	CERCLIS	Comprehensive Environmental Response, Compensation, and Liab	EPA	10/25/2013	11/11/2013	02/13/2014
US	CERCLIS-NFRAP	CERCLIS No Further Remedial Action Planned	EPA	10/25/2013	11/11/2013	02/13/2014
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	07/01/2014	09/10/2014	10/20/2014
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2014	04/17/2015	06/02/2015
US	CORRACTS	Corrective Action Report	EPA	06/09/2015	06/26/2015	09/16/2015
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	07/31/2012	08/07/2012	09/18/2012
US	Delisted NPL	National Priority List Deletions	EPA	10/30/2015	11/07/2015	01/04/2016
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	09/20/2015	09/23/2015	01/04/2016
US	EDR Hist Auto	EDR Exclusive Historic Gas Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historic Dry Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	06/22/2015	06/26/2015	09/16/2015
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	03/26/2015	04/08/2015	06/11/2015

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/01/2010	02/16/2010	04/12/2010
US	FINDS	Facility Index System/Facility Registry System	EPA	07/20/2015	09/09/2015	11/03/2015
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	01/31/2015	07/08/2015	10/13/2015
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	11/23/2015	11/24/2015	02/18/2016
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	11/23/2015	11/24/2015	02/18/2016
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	06/24/2015	06/26/2015	09/02/2015
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	01/23/2015	02/06/2015	03/09/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	10/27/2015	10/29/2015	01/04/2016
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	01/07/2016	01/08/2016	02/18/2016
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	11/24/2015	12/01/2015	01/04/2016
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	11/04/2015	11/13/2015	01/04/2016
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	08/20/2015	10/30/2015	02/18/2016
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	03/30/2015	04/28/2015	06/22/2015
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	10/13/2015	10/23/2015	02/18/2016
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	01/08/2015	01/08/2015	02/09/2015
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2005	12/08/2006	01/11/2007
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	10/20/2015	10/29/2015	01/04/2016
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	01/07/2016	01/08/2016	02/18/2016
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	11/24/2015	12/01/2015	01/04/2016
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	11/05/2015	11/13/2015	01/04/2016
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	08/20/2015	10/30/2015	02/18/2016
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	09/23/2014	11/25/2014	01/29/2015
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	10/13/2015	10/23/2015	02/18/2016
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	12/14/2014	02/13/2015	03/13/2015
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	11/25/2014	11/26/2014	01/29/2015
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/18/2014	03/18/2014	04/24/2014
US	LUCIS	Land Use Control Information System	Department of the Navy	05/28/2015	05/29/2015	06/11/2015
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	06/26/2015	07/10/2015	10/13/2015
US	NPL	National Priority List	EPA	10/30/2015	11/07/2015	01/04/2016
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	07/01/2014	10/15/2014	11/17/2014
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	02/01/2011	10/19/2011	01/10/2012
US	PRP	Potentially Responsible Parties	EPA	10/25/2013	10/17/2014	10/20/2014
US	Proposed NPL	Proposed National Priority List Sites	EPA	10/30/2015	11/07/2015	01/04/2016
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/07/2015	07/09/2015	09/16/2015
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015
US	RMP	Risk Management Plans	Environmental Protection Agency	08/01/2015	08/26/2015	11/03/2015
US	ROD	Records Of Decision	EPA	11/25/2013	12/12/2013	02/24/2014
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	03/07/2011	03/09/2011	05/02/2011
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2013	02/12/2015	06/02/2015
US	TSCA	Toxic Substances Control Act	EPA	12/31/2012	01/15/2015	01/29/2015
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	09/14/2010	10/07/2011	03/01/2012
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/20/2015	10/27/2015	01/04/2016
US	US AIRS MINOR	Air Facility System Data	EPA	10/20/2015	10/27/2015	01/04/2016
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	12/22/2015	12/23/2015	02/18/2016
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	09/17/2015	12/04/2015	02/18/2016
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	09/10/2015	09/11/2015	11/03/2015
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	09/01/2015	09/03/2015	11/03/2015
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	09/17/2015	12/04/2015	02/18/2016
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	09/10/2015	09/11/2015	11/03/2015
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/18/2015	09/01/2015	01/04/2016
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	12/05/2005	02/29/2008	04/18/2008
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	07/30/2013	08/19/2013	10/03/2013
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2013	07/17/2015	08/12/2015
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	11/02/2015	11/08/2015	12/09/2015
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2014	07/24/2015	08/18/2015
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2013	06/19/2015	07/15/2015
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2014	03/19/2015	04/07/2015

Oil/Gas Pipelines

Source: PennWell Corporation

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data

Source: PennWell Corporation

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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
NC	Daycare Centers	Sensitive Receptor: Child Care Facility List	Department of Health & Human Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
NC	State Wetlands	Wetland Inventory	US Fish & Wildlife Service			
US	Topographic Map		U.S. Geological Survey			

STREET AND ADDRESS INFORMATION

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APPENDIX D

*Oakwood Solar Farm
Phase I ESA
Photographs: February 11, 2016*



Entrance to the site from the adjoining property to the south.



Area of petroleum staining and empty ASTs on the southeast portion of the site.

*Oakwood Solar Farm
Phase I ESA
Photographs: February 11, 2016*



Assorted 55-gallon drums (contents unknown) and empty 5-gallon motor oil buckets on the southeast portion of the site.



Pile of miscellaneous solid waste on the southeast portion of the site.

*Oakwood Solar Farm
Phase I ESA
Photographs: February 11, 2016*



Facing north along Stream A on the northeast portion of the site.



Dense vegetation located throughout the central portion of the site.

*Oakwood Solar Farm
Wetland Delineation
Photographs: February 11, 2016*



Pond B2, located on the northwest portion of the site.



Facing east along the northern boundary of the site.

*Oakwood Solar Farm
Wetland Delineation
Photographs: February 11, 2016*



Empty AST on the southern portion of the site, north of Pond B1.



Pond B1, located on the southern portion of the site.

APPENDIX E



Mace Site

6517 U.S. Highway 70

Mebane, NC 27302

Inquiry Number: 4533092.5

February 08, 2016

Certified Sanborn® Map Report



6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

2/08/16

Site Name:

Mace Site
6517 U.S. Highway 70
Mebane, NC 27302

Client Name:

Headwater Environmental, Inc
512 Sweetbay Court
Wilmington, NC 28405



EDR Inquiry # 4533092.5

Contact: Paul Pascaros

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Headwater Environmental, Inc were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name: Mace Site
Address: 6517 U.S. Highway 70
City, State, Zip: Mebane, NC 27302
Cross Street:
P.O. # 201603
Project: Oakwood Solar Farm, LLC
Certification # F0C3-4104-A6B0



Sanborn® Library search results
Certification # F0C3-4104-A6B0

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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1955 AERIAL PHOTOGRAPH

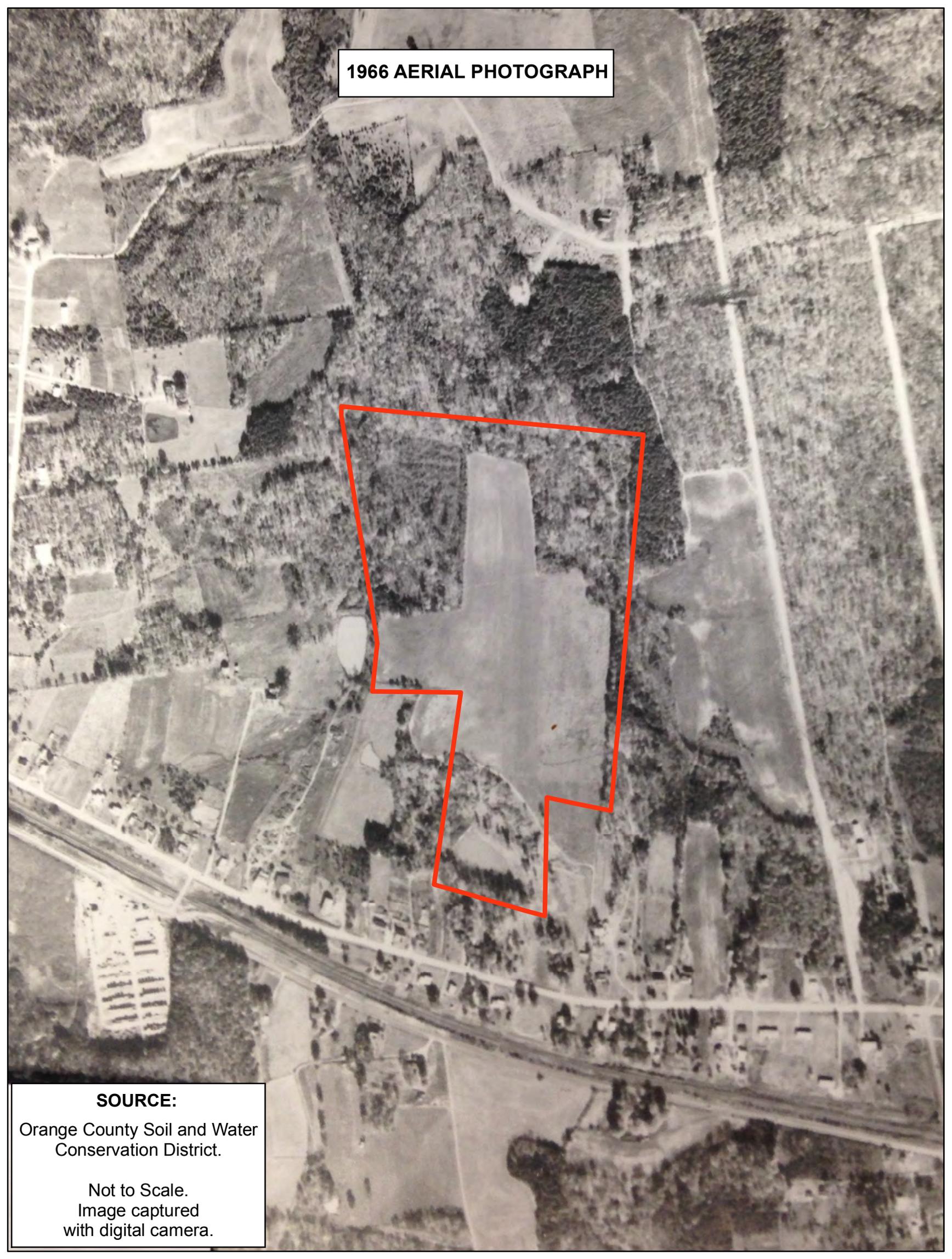
5 P-134



SOURCE:

Orange County Soil and Water Conservation District.

Not to Scale.
Image captured
with digital camera.

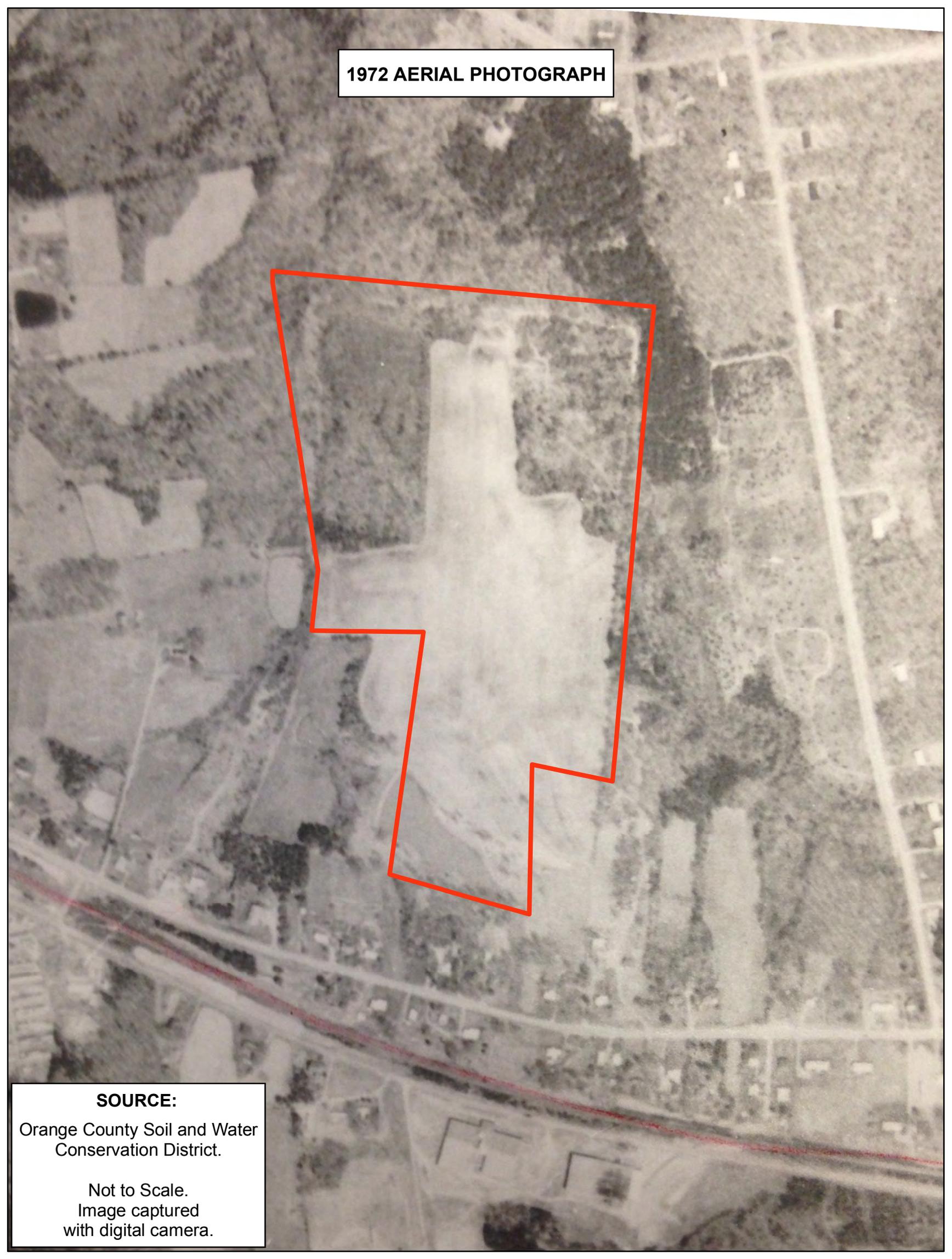
A black and white aerial photograph of a rural landscape. The terrain is a mix of fields, wooded areas, and some structures. A prominent red outline highlights a specific area in the center-right of the image. The outline is irregular, following the shape of a large field or wooded area. In the bottom left corner, there is a white box containing text. At the top center, there is a white box with the text "1966 AERIAL PHOTOGRAPH".

1966 AERIAL PHOTOGRAPH

SOURCE:

Orange County Soil and Water
Conservation District.

Not to Scale.
Image captured
with digital camera.

A black and white aerial photograph of a rural landscape. The image shows a mix of fields, some with dark patches of trees or dense vegetation, and some with lighter, possibly bare or sparsely vegetated soil. A prominent red outline is drawn on the image, highlighting a large, irregularly shaped area in the center. This area appears to be a large, light-colored field or clearing. The surrounding landscape is divided into various plots and fields, with some roads or paths visible. The overall scene is typical of a rural or agricultural area from the early 1970s.

1972 AERIAL PHOTOGRAPH

SOURCE:

Orange County Soil and Water
Conservation District.

Not to Scale.
Image captured
with digital camera.

1982 AERIAL PHOTOGRAPH



SOURCE:

Orange County Soil and Water Conservation District.

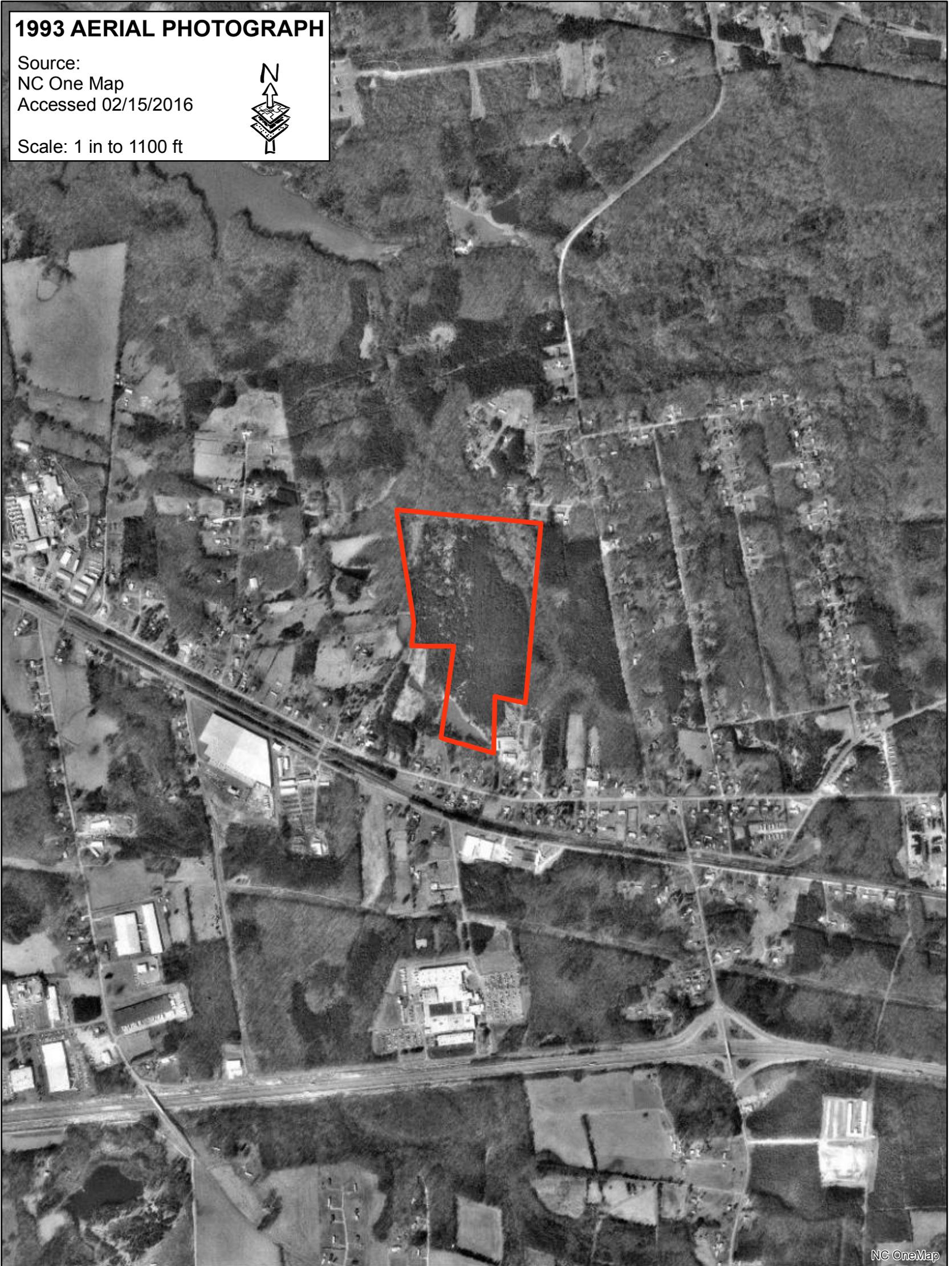
Not to Scale.
Image captured
with digital camera.

1993 AERIAL PHOTOGRAPH

Source:
NC One Map
Accessed 02/15/2016



Scale: 1 in to 1100 ft



2008 AERIAL PHOTOGRAPH

Source:
NC One Map
Accessed 02/15/2016



Scale: 1 in to 500 ft



2013 AERIAL PHOTOGRAPH

Source:
NC One Map
Accessed 02/15/2016



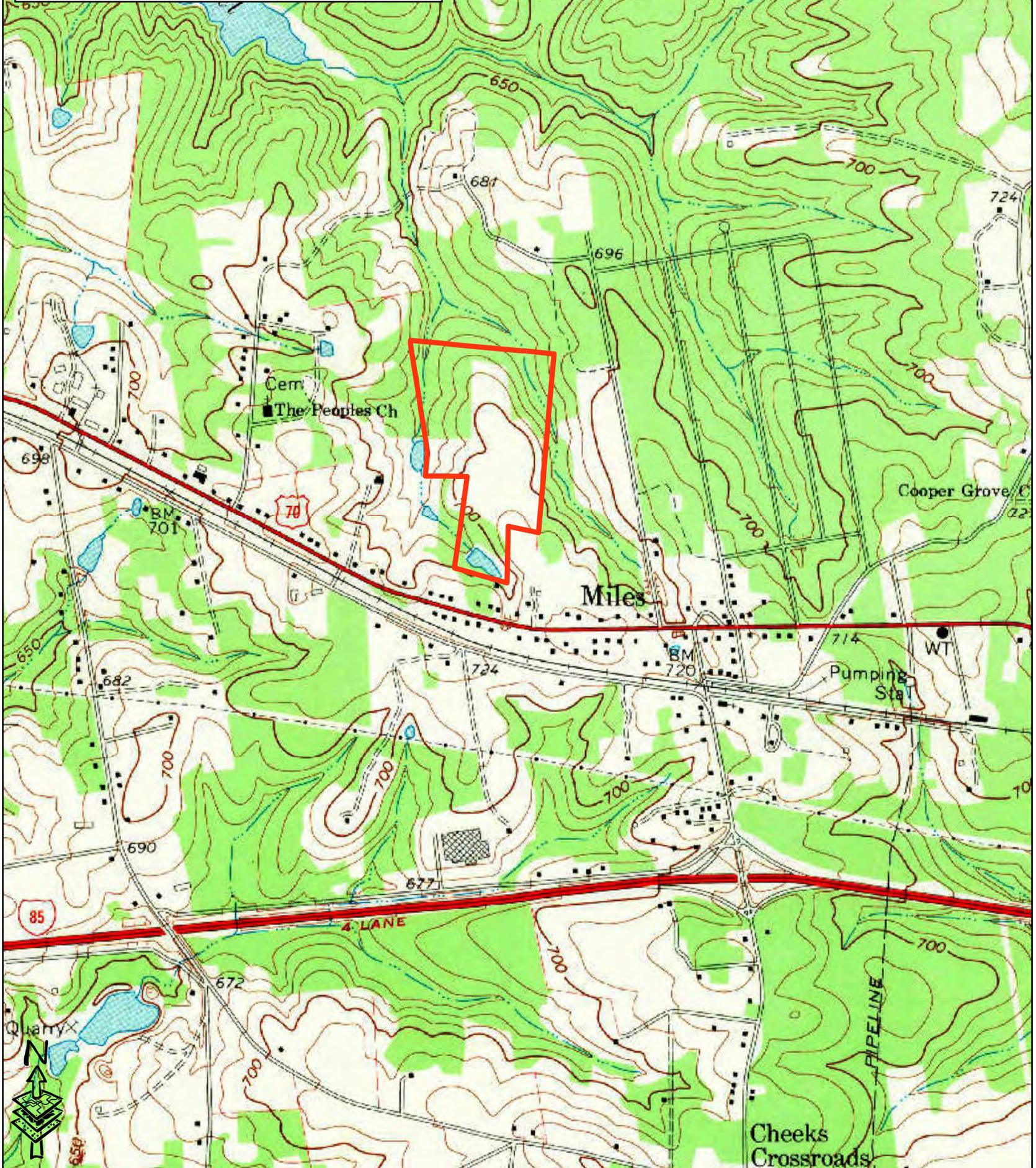
Scale: 1 in to 500 ft



Historic Topographic Map

Source:
USGS
7.5-minute Quadrangle, Efland, North Carolina
Dated 1968

Scale: 1 in to 1200 ft



APPENDIX F

SAMPLE PROJECT EXPERIENCE

- FLS Energy, LLC; a suite of Environmental Due Diligence services, Marion and Orangeburg Counties, South Carolina
- Pilot Environmental, LLC; subcontractor services provided for ~1,000-acre Wetland Delineation, Kershaw County, South Carolina
- Dominion Power; subcontractor services provided for Wetland Delineation and Habitat Assessment along the proposed Atlantic Coast Pipeline, Various Locations, North Carolina and West Virginia
- Piedmont Private Equity, LLC; Baseline Natural Resources Assessment for 675-acre site, Caldwell County, North Carolina
- Overlook at Middle Sound; Wetland Delineation and Permitting, New Hanover County, North Carolina
- ESA Renewables, LLC; a suite of Environmental Due Diligence services for over 20 proposed solar sites, Various Locations, North Carolina
- City of Hamlet; Phase I ESA, Richmond County, North Carolina
- Tabor City Industrial Park; Site Certification, Columbus County, North Carolina
- Scotland County Economic Development Council; Wetland Determination and Species Survey, Scotland County, North Carolina
- Strata Solar, LLC; a suite of Environmental Due Diligence services for 15 proposed solar sites, Various Locations, North Carolina
- Volvo Rents; Phase I ESAs, extensive travel to Numerous Locations in Alabama, Wisconsin, North Dakota, Texas, and California.
- City of Virginia Beach; Lake Trashmore Wetland Restoration and Monitoring, Virginia Beach, Virginia
- Virginia Modeling, Analysis, & Simulation Center; Wetland Delineation and Permitting; Suffolk, Virginia



Carmen Paul Pascarosa

PRESIDENT

Mr. Pascarosa founded Headwater Environmental, Inc., in August 2014. He has 12 years of experience in the environmental field. His experience includes Phase I Environmental Site Assessments (ESAs), Coastal Surveying, Wetland Delineation and Permitting, NEPA document preparation, Cultural Resource Studies, and hazardous waste recovery efforts.

EDUCATION

Bachelor of Science, Environmental Science, 2004, The University of the North Carolina at Wilmington, Wilmington, NC

REGISTRATIONS

40-hour HAZWOPER Certified; NC State Wetland Delineation Training; Society of Wetland Scientists; National Association of Environmental Professionals

WETLAND AND STREAM ASSESSMENTS

Mr. Pascarosa has experience consulting with clients and performing site specific wetland and stream studies and coordinating with regulatory agencies. He has experience in delineating varieties of wetland ecosystems and has experience with Federal/State permitting requirements.

PHASE I ENVIRONMENTAL SITE ASSESSMENTS

Since 2005, Mr. Pascarosa has performed over 275 Phase I ESAs throughout the United States. Project types range from residential developments, commercial properties, industrial facilities, solar sites, and publicly owned lands.

COASTAL AREA CONSULTING

Mr. Pascarosa has experience managing projects from the site acquisition stage, through the coastal permitting process. His range of expertise includes marina development, maintenance dredging, wetland restoration, beach nourishment, and coastal development. He has worked on projects throughout the Mid-Atlantic and Southeast regions of the United States.