



March 22, 2022

Mr. Dandridge Glitz  
483 School House Lane  
Devon, PA 19333

**RE: Phase I Environmental Site Assessment – Vacant Property – PIN 96483857000000  
0.46 Acres - 11 Collier Avenue – Asheville, North Carolina**

Mr. Glitz:

Reliant Environmental has completed a Phase I Environmental Site Assessment on the property referenced above in accordance with your requirements and our standard procedures. The results of our investigation are contained in the attached final report.

As a quick reference and overview of the tasks completed, please refer to the Executive Summary contained in Section 1.

I am available to answer any questions at your convenience. Thank you for the opportunity to be of service.

Sincerely,

**Reliant Environmental**

*Shane A. Moody*

Shane A. Moody, REPA

Enclosure



**PHASE I  
ENVIRONMENTAL SITE  
ASSESSMENT**

**0.46-Acre Vacant Lot  
11 Collier Avenue  
Asheville, North Carolina**

*Prepared for:*

*Mr. Dandridge Glitz  
483 School House Lane  
Devon, PA 19333*

*Prepared by:*

*Reliant Environmental  
4 Elaine Drive  
Canton, North Carolina*

**March 22, 2022**

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

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## 1.0 EXECUTIVE SUMMARY

Reliant Environmental has been retained by Mr. Dandridge Glitz to conduct a Phase I Environmental Site Assessment (ESA) in conformance with ASTM Practice E 1527-05, Standard Practice for Environmental Site Assessments. The subject property is located at 11 Collier Avenue, Asheville, North Carolina. The objective of this assessment is to determine the presence or absence of Recognized Environmental Conditions (RECs), as defined in ASTM 1527-05. There are no exceptions or deletions from the ASTM Practice E 1527-05. The Site Assessment contract was awarded on March 15, 2022, by:

**Mr. Dandridge Glitz  
483 School House Lane  
Devon, PA 19333**

Additionally, non-scope items may be listed when an expected condition may be of economic interest to the client.

### 1.1 Description of Subject Property

**Geographic Location:** The subject site is located at 11 Collier Avenue just west of the intersection of Collier Avenue and Ravenscroft Drive in Asheville, North Carolina.

**Site Description:** The subject site (PIN 9648-38-5770-00000) is vacant undeveloped property containing 0.46 acres.

### 1.2 Data Gaps

No significant data gaps, as defined by ASTM, which affected the ability to identify RECS at the subject site were identified.

### 1.3 Findings and Observations

### **Recognized Environmental Condition (REC)**

No Recognized Environmental Conditions (RECs) were identified at the subject site.

### **Historical Recognized Environmental Condition (HREC)**

No Historical Recognized Environmental Conditions (RECs) were identified at the subject site.

### **1.4 Recommendations**

We (Reliant Environmental) have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of 11 Collier Avenue, Asheville, North Carolina, the property. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

Based upon the scope of work performed for this assessment, it is Reliant Environmental's professional opinion that no RECs or HREC's have been identified in connection with the subject property that would warrant further environmental study (Phase II) at this time.

## 2.0 INTRODUCTION

### 2.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify the presence or absence of RECs associated with the subject property.

### 2.2 Scope of Services

Reliant Environmental performed this assessment in general accordance with ASTM E1527-05, Standard Practice for Environmental Site Assessments. The scope of this assessment includes the following:

- \* A review of relevant and readily available public records including federal and state environmental databases, local regulatory agency records, historical maps and/or aerial photographs, relevant publications, maps, and demographic information.
- \* A walking visual inspection of the site and any buildings at the site and driving reconnaissance of the neighboring properties.
- \* Interviews with persons who have relevant knowledge of the current and past uses of or environmental conditions at the site (or portions thereof) and/or the surrounding properties.
- \* Review of relevant documents and information provided by the current owner(s) of the site.

### 2.3 Significant Assumptions

Any assumptions in this report are not considered as having significant impact of the determination of RECs associated with the subject property.

## **2.4 Limitations and Exceptions**

Reliant Environmental has prepared this Phase I ESA report using reasonable efforts to identify RECs associated with hazardous substances or petroleum products at the property. It is expressly understood that the undersigned has not conducted any detailed engineering studies of the integrity of the facilities or properties, nor has he/she performed any invasive tests to determine the presence of toxic, carcinogenic or safety/health hazardous materials.

Subsurface conditions or other field conditions may vary from those encountered during the on-site survey. Data interpretations and recommendations by Reliant Environmental are based solely on information available to Reliant Environmental. The statements set forth in this report are based solely on his/her visual observations and interviews with individuals and/or governmental agencies believed to be informed and knowledgeable. The nature of this survey is necessarily limited in scope and therefore, is not in a position to assure any party that all problems have been identified. The statements set forth in this assessment are not to be construed as a guarantee or warranty. An independent data research company provided the government agency database referenced in this report. Information on surrounding area properties was requested for approximate minimum search distances and is assumed to be correct and complete unless contradicted by Reliant Environmental's observations.

## **2.5 Special Terms and Conditions (User Reliance)**

This report is for the use and benefit of, and may be relied upon by, Mr. Dandridge Glitz, and any of its affiliates, and third parties authorized by Mr. Dandridge Glitz and Reliant Environmental, including the lender(s) in connection with a secured financing of the property, and their respective successors and assigns.

## 3.0 INTRODUCTION

### 3.1 Site Description

**Geographic Location:** The subject site is located at 11 Collier Avenue just west of the intersection of Collier Avenue and Ravenscroft Drive in Asheville, North Carolina.

**Site Description:** The subject site (PIN 9648-38-5770-00000) is vacant undeveloped property containing 0.46 acres.

#### 3.1.1 Tax Lot Designation

Parcel Identification Number: 9648-38-5770-00000

#### 3.1.2 Legal Description

A legal description was obtained from the most current deed associated with the subject property, which was written as follows:



Doc ID: 025889570002 Type: CRP  
Recorded: 11/22/2013 at 03:41:13 PM  
Fee Amt: \$654.00 Page 1 of 2  
Revenue Tax: \$628.00  
Workflow# 0000196830-0001  
Buncombe County, NC  
Drew Reisinger Register of Deeds  
BK 5166 PG 63-64

There are no delinquent taxes that are a lien on the parcel(s) described in this deed which the Buncombe County Tax Collector is charged with collecting.

11/22/2013 [Signature]  
Date Tax Collector

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$628.00

Parcel ID#: 964838577000000

This deed was prepared by: Kirsten E. Foyles, Esq., 340 Commerce Ave., 17B, Southern Pines, NC 28387

Mail after recording to: Van Winkle Law Firm (CWE)-Box 55 / **NO OPINION ON TITLE REQUESTED OR GIVEN**

THIS DEED made this 21st day of November, 2013, by and between

**GRANTOR: FIRST TROY SPE, LLC**  
A North Carolina Limited Liability Company  
340 Commerce Ave., Ste. 17B, Southern Pines, NC 28387

And

**GRANTEE: COLLIERS AVENUE PROPERTIES, LLC**  
A North Carolina Limited Liability Company  
1510 South Third St., Suite A, Wilmington, NC 28401

*The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.*

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Buncombe County, North Carolina and more particularly described as follows:

**ALL OF LOTS 1 THROUGH 7, INCLUSIVE**, as shown on a plat of E.W. Keith property recorded in **Plat Book 9, Page 145**, in the office of the Register of Deeds for Buncombe County, North Carolina, reference to which plat is hereby made for a more particular description of said lots.

**TOGETHER WITH** ten feet (10) of the alleyway shown on the plat, said 10 foot area running from the northern boundary of said Lots 1-7, to the centerline of said alleyway.

**LOTS 8 & 9**, were erroneously referenced in prior descriptions, but they were not subject to the lien of the Deed of Trust referenced below and should not have been included in the Trustee's Deed referenced below.

✓

This is the same property described in a Deed of Trust executed by *Gerald D. Payne and David R. Payne, individually and Power Development, LLC*. The Deed of Trust was foreclosed (*see 11-SP-318*), Buncombe County Clerk of Court.

The property hereinabove described was acquired by Grantor in instruments recorded in: **Book 4893, Page 265**, Buncombe County Registry.

*All or a portion of the property herein conveyed does not include the primary residence of a Grantor.*

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.


And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

**1. Easements, Rights of Way, Restrictions and Encumbrances of record.**

Pursuant to *Article VI Sec. 6.1 (a) of the Operating Agreement of First Troy SPE, LLC dated November 16, 2009*, the management and control of the business and affairs of said LLC is vested in its' Board of Directors, each member of whom constitutes a manager of the LLC. Pursuant to *Article VI Sec. 6.12 (a)*, the Board of Directors may, from time to time, designate and/or employ one or more individuals to be officers of the Company. ...the officers of the Company shall have the authority to pursue the business and purpose of the Company, including without limitation the authority to (i) acquire and retain for any period of time, any real or personal property, or interest in such property; (ii) sell, exchange, quitclaim, convert, partition, grant an option on, abandon or otherwise dispose of all or any part of any real or personal property or any interest in such property;... By *Resolution dated July 19, 2013*, the signing officer herein was authorized and empowered to execute instruments on behalf of the LLC and such power remains in full force and effect as of the date hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its company name by its duly authorized Vice President the day and year first above written.

**FIRST TROY SPE, LLC**

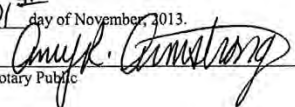
BY:  (SEAL)  
**KIRSTEN E. FOYLES, Vice President**

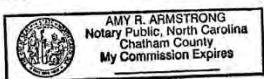
NORTH CAROLINA, CHATHAM COUNTY:

I, Amy R. Armstrong, a Notary Public of the County and State aforesaid do hereby certify that KIRSTEN E. FOYLES, Vice President, for **FIRST TROY SPE, LLC**, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed being authorized to do so on behalf of the company.

Witness my hand and official stamp or seal, this 21<sup>st</sup> day of November, 2013.

My commission expires: July 4, 2015  
SEAL

  
Notary Public



## **3.2 Site and Vicinity Characteristics**

### **3.2.1 Geology**

A Topographical Map obtained from the Buncombe County GIS in Asheville, North Carolina was reviewed with regard to the subject site. The subject site appears to range from 2,125 to 2,150 feet above mean sea level.

Soils information was obtained from the Web Soil Survey from the NRCA of the USDA. The subject site has one type of soil known as Urban Land (Ux)

### **3.3 Past Uses of the Property**

#### **Historic Aerial Photographs – EDR and Buncombe County GIS:**

1951 The subject site appears vacant with no improvements visible.  
1964 The subject site appears vacant with no improvements visible.  
1976 The subject site appears vacant with no improvements visible.  
1984 The subject site appears vacant with no improvements visible.  
1994 The subject site appears vacant with no improvements visible.  
1998 The subject site appears vacant with no improvements visible.  
2006 The subject site appears vacant with no improvements visible.  
2009 The subject site appears vacant with no improvements visible.  
2012 The subject site appears vacant with no improvements visible.  
2016 The subject site appears vacant with no improvements visible.  
2020 The subject site appears vacant with no improvements visible.

#### **Sanborn Maps - EDR Sanborn Library:**

1896 The subject site appears vacant with no improvements visible.  
1901 The subject site appears vacant with no improvements visible.  
1907 The subject site appears vacant with no improvements visible.  
1913 The subject site appears vacant with no improvements visible.  
1917 The subject site appears vacant with no improvements visible.  
1925 The subject site appears vacant with no improvements visible.  
1950 The subject site appears vacant with no improvements visible.  
1954 The subject site appears vacant with no improvements visible.  
1960 The subject site appears vacant with no improvements visible.  
1963 The subject site appears vacant with no improvements visible.  
1972 The subject site appears vacant with no improvements visible.



### 3.4 Current Uses of Adjoining Properties

- NORTH:** A fourteen (14) Bedroom Apartment Building (43 Ravenscroft Drive) reportedly built circa 1920 adjoins the subject site to the north. There are no obvious visible environmental issues noted with the adjoining property.
- SOUTH:** Collier Avenue and a Commercial 3 Story Building (120 Coxe Avenue) adjoin the subject site to the south. There are no obvious visible environmental issues noted with the adjoining property.
- EAST:** Collier Avenue adjoins the subject site to the east. Advanced Data (60 Ravenscroft Drive) is located further east across Collier Drive. Advanced Data was formerly the location of Groves Printing Company which is noted as a RCRA Very Small Quantity Generator. This facility has violation records going back to the mid 90's but obtained compliance for each violation. Specifics of each violation are unknown. This property is located at a lower elevation than the subject site and across Collier Avenue. Due to the lower elevation of this property and distance to the subject site it is not likely to have an adverse impact upon the subject site.
- WEST:** An asphalt parking lot associated with the commercial properties located at 100 Coxe Avenue adjoin the subject site to the west. There are no obvious visible environmental issues noted with the adjoining property.

### 3.5 Title Records

Reliant Environmental will review a title search when and if provided by the current owner or Mr. Dandridge Glitz.

## **4.0 USER PROVIDED INFORMATION**

### **4.1 Prior Environmental Assessments**

No prior environmental assessments on the subject property have been reported to Reliant Environmental.

### **4.2 Environmental Liens or Activity and Use Limitations (AULs)**

No environmental liens or activity and use limitations with respect to the subject property are known or reported to Reliant Environmental by owner representatives.

### **4.3 Specialized Knowledge or Experience**

No specialized knowledge regarding recognized environmental conditions associated with the subject property have been reported to Reliant Environmental

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

No information was provided regarding any commonly known or reasonably ascertainable information within the local community that is material to RECs or HRECs in connection with the property. Reliant Environmental researched online sources for any obvious or commonly known and reasonably ascertainable information regarding the subject property.

### **Recognized Environmental Condition (REC)**

No Recognized Environmental Conditions (RECs) were identified at the subject site.

### **Historical Recognized Environmental Condition (HREC)**

No Historical Recognized Environmental Conditions (RECs) were identified at the subject site.

#### **4.5 Owner, Property Manager, and Occupant Information**

An environmental questionnaire was submitted to the buyer as well as the current owner however, to date no information has been received. If the environmental questionnaires are received, they will be included with this report in the form of an Addendum.

#### **4.6 Reason for Performing Phase I ESA**

The reason for conducting this Phase I ESA is part of the commercial real estate due diligence process associated with purchasing.

## **5.0 RECORDS REVIEW**

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

Relevant, readily available and practically reviewable documents, records, and other information were obtained and reviewed as part of this Phase I ESA. Below are a list of sources of information and supporting documents.

#### **Federal/State Source Records and Information**

Environmental Data Resources (EDR), Inc. federal environmental record databases search report

#### **Local (County and Municipal) Records and Information**

Buncombe County Tax Assessor, tax parcel maps and parcel information

Buncombe County Registry of Deeds, property ownership

Environmental Data Resources (EDR), Inc. historical record databases search report

USGS Topographical Map

Aerial Photographs

Historical Sanborn Fire Insurance Maps

#### **USDA – NRCS – Web Soils Survey**

Soils Map and Series Descriptions

## **5.2 Federal and State Database Records Search**

### **Federal Records**

A review of the SEMS list, as provided by EDR, and dated 01/25/2022 has revealed that there is 1 SEMS site within approximately 0.5 miles of the target property.

A review of the RCRA-SQG list, as provided by EDR, and dated 09/13/2021 has revealed that there are 3 RCRA-SQG sites within approximately 0.25 miles of the target property.

A review of the RCRA-VSQG list, as provided by EDR, and dated 09/13/2021 has revealed that there are 8 RCRA-VSQG sites within approximately 0.25 miles of the target property.

A review of the US BROWNFIELDSD list, as provided by EDR, and dated 02/23/2022 has revealed that there are 5 US BROWNFIELDSD sites within approximately 0.5 miles of the target property.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 09/13/2021 has revealed that there are 7 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

A review of the FUDS list, as provided by EDR, and dated 10/26/2021 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

A review of the DRYCLEANERS list, as provided by EDR, and dated 12/06/2021 has revealed that there are 10 DRYCLEANERS sites within approximately 0.25 miles of the target property.

### **State Records**

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.

A review of the SHWS list, as provided by EDR, and dated 11/30/2021 has revealed that there are 8 SHWS sites within approximately 1 mile of the target property.

A review of the LAST list, as provided by EDR, and dated 10/08/2021 has revealed that there are 4 LAST sites within approximately 0.5 miles of the target property.

A review of the LUST list, as provided by EDR, and dated 10/29/2021 has revealed that there are 36 LUST sites within approximately 0.5 miles of the target property.

A review of the LUST TRUST list, as provided by EDR, and dated 09/03/2021 has revealed that there are 2 LUST TRUST sites within approximately 0.5 miles of the target property.

A review of the UST list, as provided by EDR, and dated 10/29/2021 has revealed that there are 21 UST sites within approximately 0.25 miles of the target property.

### **State Records continued**

A review of the INST CONTROL list, as provided by EDR, and dated 11/30/2021 has revealed that there are 5 INST CONTROL sites within approximately 0.5 miles of the target property.

A review of the VCP list, as provided by EDR, and dated 11/30/2021 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

A review of the BROWNFIELDS list, as provided by EDR, and dated 12/01/2021 has revealed that there are 4 BROWNFIELDS sites within approximately 0.5 miles of the target property.

A review of the IMD list, as provided by EDR, and dated 10/29/2021 has revealed that there are 36 IMD sites within approximately 0.5 miles of the target property.

### **EDR High Risk Historical Records**

A review of the EDR MGP list, as provided by EDR, has revealed that there are 2 EDR MGP sites within approximately 1 mile of the target property.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there is 1 EDR Hist Auto site within approximately 0.125 miles of the target property.

## FEDERAL ENVIRONMENTAL AGENCY INQUIRIES

The sub-sections that follow will only list the federal agency which has historical or active information regarding the subject property and or surrounding properties. When appropriate and dependent on the nature of the report, comments are included as to the condition of any past or present reports and as to any potential risk to the subject property.

A review of the SEMS list, as provided by EDR, and dated 01/25/2022 has revealed that there is 1 SEMS site within approximately 0.5 miles of the target property.

Asheville Coal                                      Riverside Drive NW 0.380 mile – Equal or Higher Elevation

A review of the RCRA-SQG list, as provided by EDR, and dated 09/13/2021 has revealed that there are 3 RCRA-SQG sites within approximately 0.25 miles of the target property.

NCDSCA DC110008	121 Biltmore Ave	ENE 0.147 mile – Equal or High Elevation
NCDSCA CD110001	22 Church Street	NNE 0.232 mile - Equal or High Elevation
City of Asheville FL	173 S Charlotte St	E 0.201 mile – Lower Elevation

A review of the RCRA-VSQG list, as provided by EDR, and dated 09/13/2021 has revealed that there are 8 RCRA-VSQG sites within approximately 0.25 miles of the target property.

Iwanna Inc.	84 Coxe Ave	NNW 0.077 mile - Equal or High Elevation
National Tire & Battery	68 Asheland Ave	NW 0.120 mile - Equal or High Elevation
Biltmore Co	Biltmore Estate	NE 0.220 mile - Equal or High Elevation
Groves Printing Co	60 Ravenscroft Dr	SE 0.029 mile – Lower Elevation
Swannanoa Laundry In	165 Coxe Ave	S 0.089 mile – Lower Elevation
NCSU Minerals Research	180 Coxe Ave	S 0.122 mile – Lower Elevation
AH Cummings & Sons	63 Southside Ave	S 0.220 mile – Lower Elevation
Asheville City Schools	176 S Charlotte St	E 0.238 mile – Lower Elevation

A review of the US BROWNFIELDS list, as provided by EDR, and dated 02/23/2022 has revealed that there are 5 US BROWNFIELDS sites within approximately 0.5 miles of the target property.

Andy's Heating & Cooling	121 Biltmore Avenue	ENE 0.147 mile - Equal or High Elevation
Mt. Zion Community	35 Eagle Street	NE 0.326 mile - Equal or High Elevation
Eagle Market	19-23 Market	NNE 0.436 mile - Equal or High Elevation
Dr. Collette Building	38 Market Street	NNE 0.475 mile - Equal or High Elevation
ABCCM Providence Place	207 Coxe Avenue	S 0.204 mile – Lower Elevation

**A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 09/13/2021 has revealed that there are 7 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.**

City Body & Paint	77 Coxe Ave	NNW 0.096 mile – Equal or High Elevation
Carquest Auto Parts	100 S Lexington Ave	ENE 0.137 mile – Equal or High Elevation
Crisp One Hour Clean	121 Biltmore Ave	ENE 0.147 mile – Equal or High Elevation
NC DOT DIV 13 Buncombe	Buncombe County Brid	N 0.162 mile – Equal or High Elevation
Swannanoa Laundry	22 Church St	NNE 0.232 mile – Equal or High Elevation
AAMCO Transmission	40 McCormick Place	ESE 0.233 mile – Lower Elevation
AAMCO Transmission	40 McCormick Place	ESE 0.233 mile – Lower Elevation

**A review of the FUDS list, as provided by EDR, and dated 10/26/2021 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.**

Asheville City Building	N/A	NE 0.459 mile - Equal or High Elevation
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**A review of the DRYCLEANERS list, as provided by EDR, and dated 12/06/2021 has revealed that there are 10 DRYCLEANERS sites within approximately 0.25 miles of the target property.**

Crisp One Hour Clean	121 Biltmore Ave	ENE 0.147 mile – Equal or High Elevation
Monarch Dry Cleaners	69 Biltmore Ave	NE 0.185 mile – Equal or High Elevation
Swannanoa Cleaners	11-24 Church St	NNE 0.232 mile – Equal or High Elevation
Swannanoa Cleaners	22 Church St	NNE 0.232 mile – Equal or High Elevation
Mimidia John Hat Sho	33 Biltmore Ave	NE 0.240 mile – Equal or High Elevation
Swannanoa Cleaners	165 Coxe Ave	NNE 0.232 mile – Lower Elevation
Artistic Cleaners	273 Southside Ave	SE 0.180 mile – Lower Elevation
Mountain City Cleaners	207 Coxe Ave	SSW 0.198 mile – Lower Elevation
Abbott-Knight Dry Cleaners	207 – 213 Coxe Ave	SSW 0.198 mile – Lower Elevation
Jimmy’s Biltmore Ave	233 Biltmore Ave	SSE 0.238 mile - Lower Elevation



## STATE AGENCY INQUIRIES

The sub-sections that follow will only list the state agency which has historical or active information regarding the subject property and or surrounding properties. When appropriate and dependent on the nature of the report, comments are included as to the condition of any past or present reports and as to any potential risk to the subject property.

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.

Asheville Coal Gas Plant

WSW 0.776 mile - Equal or High Elevation

A review of the SHWS list, as provided by EDR, and dated 11/30/2021 has revealed that there are 8 SHWS sites within approximately 1 mile of the target property.

ASHEVILLE COAL GAS P	173 S Charlotte St	E 0.201 mile - Lower Elevation
SUITAN ENTERPRISES,	217 Coxe Ave	S 0.218 mile – Lower Elevation
MCDOWELL STREET	3 McDowell St	SSW 0.419 mile - Lower Elevation
ROBERTS STREET HATCH	144 Roberts St	WSW 0.692 mile - Lower Elevation
MERRIMON AVE EXXON	51 Merrimon Ave	N 0.707 mile - Lower Elevation
BLUE RIDGE BIOFUELS	109 Roberts Street	WSW 0.734 mile - Lower Elevation
ASHEVILLE COAL GAS	31 Riverside Dr	WSW 0.776 mile - Lower Elevation
LYMAN ST SOLVENT	175 Lyman St	WSW 0.795 mile - Lower Elevation

A review of the LAST list, as provided by EDR, and dated 10/08/2021 has revealed that there are 4 LAST sites within approximately 0.5 miles of the target property.

Two (2) of the LAST sites have close out dates. Two (2) of the facilities do not have close out dates with open files and are as follows:

Battery Park	1 Battle Square	NNW 0.427 mile – Equal or High Elevation
Close Out: Not Reported		
Jack Smiths Advanced	248 Biltmore Ave	SSE 0.214 mile – Equal or High Elevation
Close Out: Not Reported		

**A review of the LUST list, as provided by EDR, and dated 10/29/2021 has revealed that there are 36 LUST sites within approximately 0.5 miles of the target property.**

Thirty-Four (34) of the LUST sites have close out dates. Two (2) of the facilities do not have close out dates with open files and are as follows:

Buncombe County Court 1      60 Court Plaza      NE 0.458 mile – Equal or High Elevation  
Close Out – Not Report

**Risk To Subject Site: Low due to distance from the subject site.**

Asheville Water Department      South Charlotte St      ENE 0.311 mile – Lower Elevation  
Close Out – Not Report

**Risk To Subject Site: Low due to distance from the subject site.**

**A review of the LUST TRUST list, as provided by EDR, and dated 09/03/2021 has revealed that there are 2 LUST TRUST sites within approximately 0.5 miles of the target property.**

Both LUST TRUST sites have close out dates.

**A review of the UST list, as provided by EDR, and dated 10/29/2021 has revealed that there are 21 UST sites within approximately 0.25 miles of the target property.**

Fourteen(14) of the sites have the tanks removed.  
Two (2) of the sites have a status of temporarily closed.  
Five (5) of the sites have a status of current.

**A review of the INST CONTROL list, as provided by EDR, and dated 11/30/2021 has revealed that there are 5 INST CONTROL sites within approximately 0.5 miles of the target property.**

These five (5) sites are No Further Action Sites with land use restrictions monitoring. All five sites are greater than 0.174 mile from the subject site.

**A review of the VCP list, as provided by EDR, and dated 11/30/2021 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.**

This site is Asheville Coal Gas Plant located at more than 0.201 miles from the subject site. This site is also noted on the NC HSDS list.

**A review of the BROWNFIELDS list, as provided by EDR, and dated 12/01/2021 has revealed that there are 4 BROWNFIELDS sites within approximately 0.5 miles of the target property.**

Asheville Hardware 91 Biltmore Avenue ENE 0.174 mile – Equal or High Elevation

**Risk To Subject Site: Low due to distance from the subject site.**

Asheville Foundry 35 Eagle Street NE 0.326 mile – Equal or High Elevation

**Risk To Subject Site: Low due to distance from the subject site.**

Mountain City Clean 207 Coxe Avenue SSW 0.198 mile – Lower Elevation

**Risk To Subject Site: Low due to distance from the subject site.**

Clingman & Hilliard 32 Clingman & 242 Hilliard WNW 0.413 mile – Lower Elevation

**Risk To Subject Site: Low due to distance from the subject site.**

**A review of the IMD list, as provided by EDR, and dated 10/29/2021 has revealed that there are 36 IMD sites within approximately 0.5 miles of the target property.**

Twenty (20) of the IMD sites have close out dates. The remaining sixteen (16) site have no closure date reported however due to the nature of the incident and/or the distance to the subject site there is a low risk to the subject site.

## **EDR HIGH RISK HISTORICAL RECORDS INQUIRIES**

**The sub-sections that follow will list any sites on the EDR High Risk Historical Records list which has historical or active information regarding the subject property and or surrounding properties. When appropriate and dependent on the nature of the report, comments are included as to the condition of any past or present reports and as to any potential risk to the subject property.**

**A review of the EDR MGP list, as provided by EDR, has revealed that there are 2 EDR MGP sites within approximately 1 mile of the target property.**

Asheville MGP No. 2                      173 S. Charlotte St.                      E 0.201 mile – Lower Elevation  
**Risk To Subject Site: Low due to distance from the subject site.**

Asheville MGP No. 1                      31 Riverside Drive                      WSW 0.776 mile – Lower Elevation  
**Risk To Subject Site: Low due to distance from the subject site.**

**A review of the EDR Hist Auto list, as provided by EDR, has revealed that there is 1 EDR Hist Auto site within approximately 0.125 miles of the target property.**

Biltmore Ave CTGO SV                      23 Buxton Ave                      SSE 0.111 mile – Lower Elevation  
**Risk To Subject Site: Low due to distance from the subject site and lower elevation.**

### **5.3. Buncombe County Registry of Deeds**

ASTM 1527-05 does not impose a duty upon the environmental professional to undertake a review of recorded land title records and judicial records for environmental liens. ASTM 1527-05 places such responsibilities upon the User.

### **5.4 Historic Use Information of the Property**

#### **5.4.1 Aerial Photographs**

Reliant Environmental obtained historic aerial photographs from EDR and Buncombe County Mapping Department in Asheville, North Carolina. Information is as follows:

#### **Year/Observation:**

1951	The subject site appears vacant with no improvements visible.
1964	The subject site appears vacant with no improvements visible.
1976	The subject site appears vacant with no improvements visible.
1984	The subject site appears vacant with no improvements visible.
1994	The subject site appears vacant with no improvements visible.
1998	The subject site appears vacant with no improvements visible.
2006	The subject site appears vacant with no improvements visible.
2009	The subject site appears vacant with no improvements visible.
2012	The subject site appears vacant with no improvements visible.
2016	The subject site appears vacant with no improvements visible.
2020	The subject site appears vacant with no improvements visible.

#### **5.4.2 City Directories**

City Directories covering the subject property were obtained from EDR. The street names of Collier Avenue and Ravenscroft Road (former name of Collier Avenue) did not reveal any business or personal structures on the subject site.

### 5.4.3 Sanborn Fire Insurance Maps

Sanborn maps covering the subject property were obtained from EDR Sanborn Library for the following years:

- 1896 The subject site appears vacant with no improvements visible.
- 1901 The subject site appears vacant with no improvements visible.
- 1907 The subject site appears vacant with no improvements visible.
- 1913 The subject site appears vacant with no improvements visible.
- 1917 The subject site appears vacant with no improvements visible.
- 1925 The subject site appears vacant with no improvements visible.
- 1950 The subject site appears vacant with no improvements visible.
- 1954 The subject site appears vacant with no improvements visible.
- 1960 The subject site appears vacant with no improvements visible.
- 1963 The subject site appears vacant with no improvements visible.
- 1972 The subject site appears vacant with no improvements visible.

## **6.0 SITE RECONNAISSANCE**

### **6.1 Methodology and Limiting Conditions**

On March 18, 2022, Reliant Environmental inspector Shane A. Moody, REPA, performed a walking inspection of the subject property. Reliant Environmental reviewed the subject property and adjoining sites located within the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-05.

### **6.2 General Site Setting**

The subject site is located at 11 Collier Avenue at the Intersection of Collier and Ravenscroft Drive in Asheville, North Carolina.

### **6.3 Exterior and Interior Observations**

#### **6.3.1 Petroleum Products**

There were no current indications of petroleum products located on the subject property.

#### **6.3.2 Hazardous Materials**

No significant use of hazardous substances is currently known to occur at the property.

#### **6.3.3 Drums or Containers**

There were no current indications of drums or containers located on the subject property.

#### **6.3.4 Underground Storage Tanks (UST's)/Aboveground Storage Tanks (AST's)**

Reliant Environmental reviewed the North Carolina Department of Environmental and Natural Resource (NCDENR) thru EDR on-line database of underground (UST). No records of existing USTs were identified. Reliant Environmental did not observe any apparent evidence of any existing USTs.

#### **6.3.5 Intermodal Shipping Containers**

There were no current indications of intermodal shipping containers at the subject property.

### **6.3.6 Indications of Polychlorinated Biphenyls (PCBs)**

PCB's are associated with electrical transformers and substations. Some fluids contained in transformers (PCB-bearing) have been determined to be carcinogenic. The dielectric fluid in the transformers is a listed hazardous material. Any transformers located on and near this site, belong to the electric company, unless otherwise noted. Because of their ownership, the electric company would be responsible for any release or discharge of PCB laden material from these transformers.

### **6.3.7 Pits, Ponds & Lagoons**

No evidence of pits, ponds and/or lagoons were noted on the subject property.

### **6.3.8 Odors**

No significant odors were noted on the subject property.

### **6.3.9 Stained Soil or Pavement**

No evidence of significantly stained soil or pavement was noted on the subject property.

### **6.3.10 Pools of Liquid**

No pools of liquid were noted on the subject property.

### **6.3.11 Stressed Vegetation**

No evidence of stressed vegetation anticipated to be caused by contamination was noted on the subject property.

### **6.3.12 Solid Waste Disposal**

No solid waste concerns were noted on the subject property. The subject site is currently vacant. Minor trash/debris is located from a likely former homeless camp. *See Photograph No. 8 attached in Appendix A.*

### **6.3.13 Medical/biological wastes/ X-ray or other radioactive activities**

No medical or biological wastes were observed. No x-ray or other radioactive activities were observed or reported.



#### **6.3.14 Drains and Sumps**

No drains and sumps appear to be present on the subject property.

#### **6.3.15 Septic Systems**

No septic systems appear to be present on the subject property.

#### **6.3.16 Storm/Waste Water**

Stormwater flows to municipal storm drains located in the paved areas surrounding the property.

#### **6.3.17 Wetlands/Flood Plain**

No evidence of wetlands was noted on the subject property.

The property is not located in a floodway or flood zone.

#### **6.3.18 Wells**

No evidence of wells (dry wells, drinking water, observation wells, ground water monitoring wells, irrigation wells, injection wells or abandoned wells) was noted on the subject property.

#### **6.3.19 Lead-Based Paint**

No structures or improvements are located on the subject site.

#### **6.3.20 Potential Asbestos Containing Building Materials (ACBM's)**

No structures or improvements are located on the subject site.

#### **6.3.21 Microbial Contamination (Mold)**

No structures or improvements are located on the subject site.

## **7.0 INTERVIEWS**

### **7.1 Interview with Owner (Environmental Questionnaire)**

The subject site is currently vacant, therefore past occupants of the subject site and a key site manager are unknown and are therefore unable to be interviewed.

The property has not been included on any government list of contaminated sites.

No hazardous waste materials are produced or stored on the property.

No Environmental Liens, Deed Restrictions or Land Use Restrictions associated with the subject site have been reported to Reliant Environmental by the current owner.

There are no known aboveground, underground or heating oil storage tanks visible on the subject property.

As there are no structures or improvements to the subject site there are no concerns of any asbestos, lead-based paint or PCBs located on the property.

### **7.2 Local and State Agency Interviews**

As the subject site is vacant undeveloped woodland with no structures or improvements and the subject site is not noted on any state or federal environmental databases no local agency contacts provided any details of the subject site.

## **8.0 FINDINGS AND RECOMMENDATIONS**

### **8.1 Findings and Observations**

#### **Recognized Environmental Condition (REC)**

No Recognized Environmental Conditions (RECs) were identified at the subject site.

#### **Historical Recognized Environmental Condition (HREC)**

No Historical Recognized Environmental Conditions (RECs) were identified at the subject site.

### **8.2 Recommendations**

We (Reliant Environmental) have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of 32 South Lexington Avenue, Asheville, North Carolina, the property. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

Based upon the scope of work performed for this assessment, it is Reliant Environmental's professional opinion that no RECs or HREC's have been identified in connection with the subject property that would warrant further environmental study (Phase II) at this time.

## 9.0 Signatures and Certification Statement

### 9.1 Certification Statement

We certify that to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting condition, and are Reliant Environmental's unbiased professional analysis, opinion, and conclusions.
3. Reliant Environmental's compensation is not contingent on an action or event resulting from the analysis, opinions and conclusions developed in this report.
4. We have made a personal inspection of the property that is the subject of this report.
5. This report is forwarded as an accurate representation of the site condition at the reported point in time to the best of our knowledge.

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

Reliant Environmental,

*Shane A. Moody*

Shane A. Moody

Registered Environmental Property Assessor, REPA 5684

*Terry L. LaDuke*

Terry L. LaDuke

ESA Reviewer/EP

# **APPENDIX A SITE PHOTOGRAPHS**



**Photo No. 1 - Northern Property Boundary  
3-Story Apartment Building**



**Photo No. 2 - Southwestern Property Boundary  
Commercial Building – 120 Coxe Avenue**





**Photo No. 3 - Eastern Property Boundary  
Collier Avenue**



**Photo No. 4 - Western Property Boundary  
Asphalt Parking Lot associated with Commercial Building – 100 Coxe Avenue**



**Photo No. 5 – Typical Interior of Subject Site**



**Photo No. 6 - Typical Interior of Subject Site**





**Photo No. 7 – Typical Interior of Subject Site**



**Photo No. 8 – Minor Trash/Debris from former Homeless Camp**

**APPENDIX B  
PROPERTY MAPS**

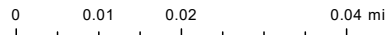
# TAX MAP

# City Street Map



March 15, 2022

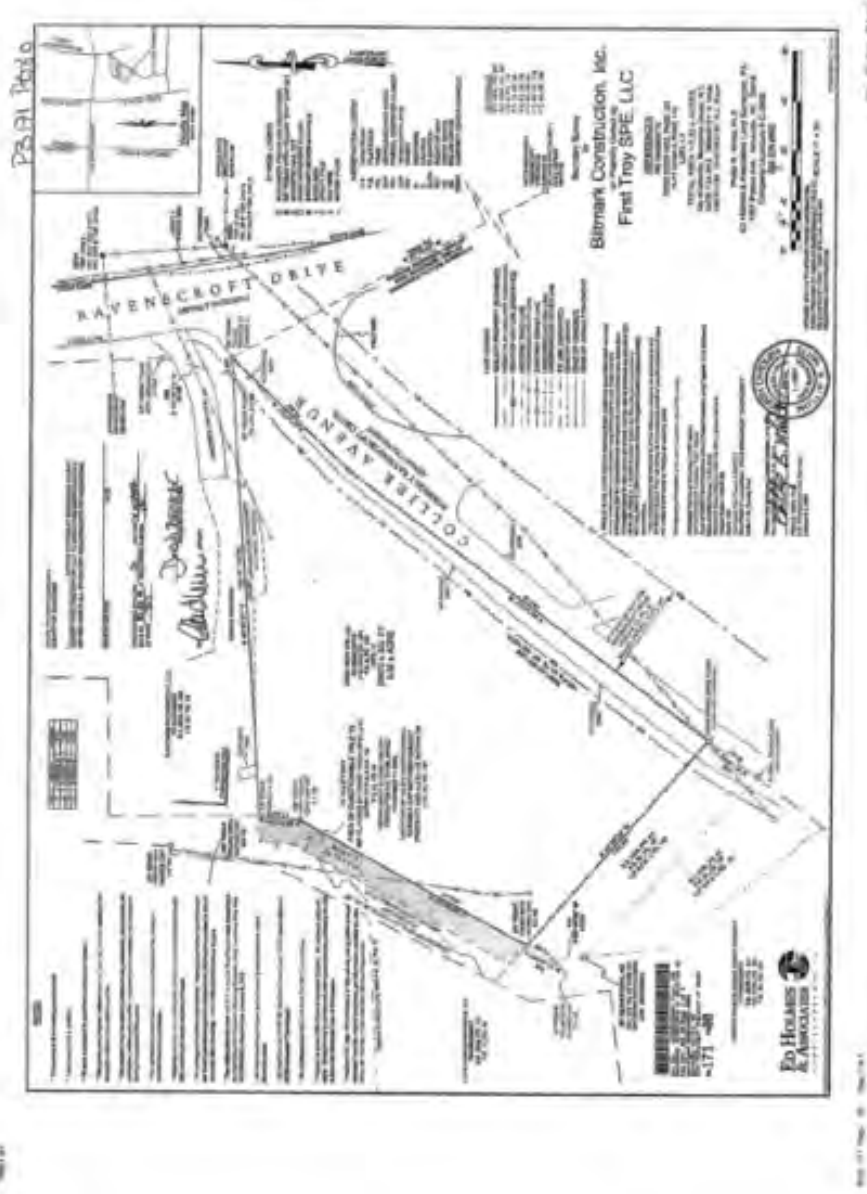
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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

# PROPERTY PLAT





# PROPERTY RECORD CARDS



Buncombe County Assessment  
Property Record Search

**Buncombe County Assessment Property Record Search**

964838577000000  
11 COLLIER AVE

COLLIERS AVENUE PROPERTIES LLC  
ATTN PROPERTY TAX DEPT,  
WILMINGTON, NC, 28405

Total Appraised Value  
\$901,700

**KEY INFORMATION**

Zoning	<b>CBD</b>	Neighborhood	<b>CBF2</b>
Land Use Code	<b>COMM VAC</b>	Municipality	<b>CAS</b>
Fire District	-	Special District	<b>SAS</b>
Present Use	-		
Appraisal Area	<b>Erik Simes (828) 250-4935 erik.simes@buncombecounty.org</b>		
Exemption	-		
Legal Description	<b>Deed Date: 11/22/2013 Deed: 5166-0063 Subdiv: E W KEITH Block: Lot: 2-7 &amp; PT 1 Section: Plat: 0009-0145</b>		
Plat Reference	<b><u>9-145</u></b>		

**ASSESSMENT DETAILS**

Land Value	<b>\$901,700</b>
Building Value	<b>\$0</b>
Features	<b>\$0</b>
Total Appraised Value	<b>\$901,700</b>
Deferred Value	<b>\$0</b>
Exempt Value	<b>\$0</b>
Total Taxable Value	<b>\$901,700</b>

**LAND INFORMATION**

ZONING	LAND USE CODE	SIZE	NEIGHBORHOOD	ASSESSED VALUE	FLOODPLAIN
CENTRAL BUSIN. DIST.	COMM VAC	0.46 acres	CBF2	\$901,700	NO

**BUILDING INFORMATION**

BUILDING(S)

**TRANSFER HISTORY**



TRANSFER DATE	TRANSACTION PRICE	VALID SALE	BOOK / PAGE	DEED INSTRUMENT
2013-11-22	\$314,000	Not Qualified	5166-63	SWD
2011-06-22	\$334,000	Pending	4893-265	TRD
2005-06-14	\$350,000	Qualified Sale	4048-150	WDT
2005-03-31	\$0	Not Qualified	3969-635	QCD

#### VALUE CHANGE HISTORY

DATE OF VALUE CHANGE	EFFECTIVE TAX YEAR	REASON FOR CHANGE	LAND VALUE	BUILDING VALUE	FEATURES VALUE	NEW VALUE
2017-01-27	2017	COMMERCIAL REAPPRAISAL NOTICE	\$521000	\$0	\$0	\$521,000
2021-02-01	2021	COMMERCIAL REAPPRAISAL NOTICE	\$901700	\$0	\$0	\$901,700

#### RECENT PERMIT ACTIVITY

PERMIT DATE	PERMIT TYPE	PERMIT STATUS
No items to display		



# **FLOOD MAPS BUNCOMBE COUNTY GIS**

# Floodway



March 17, 2022



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCA, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Taiwan), NGCC, © OpenStreetMap contributors, and the GIS User Community



# Floodway



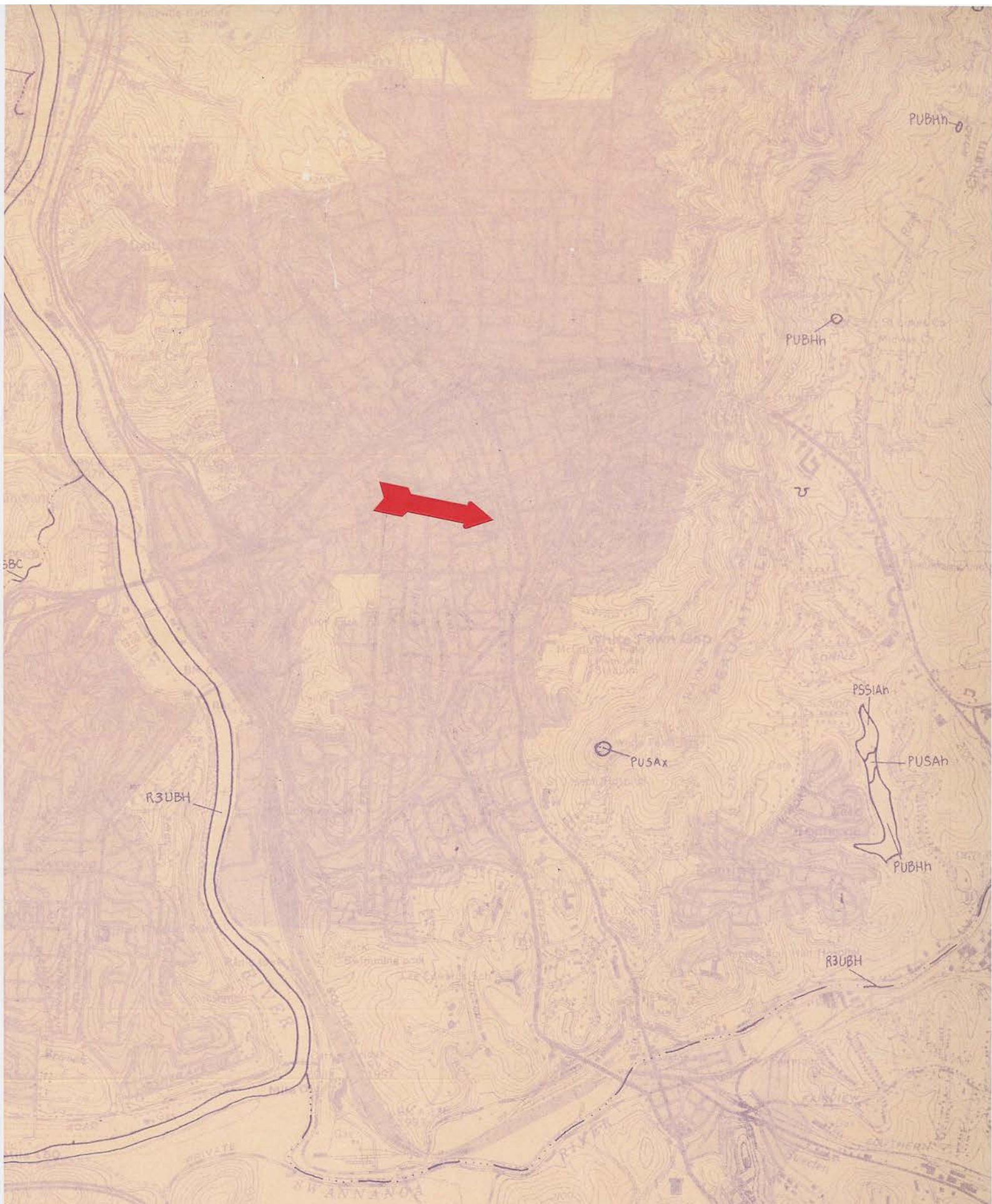
March 17, 2022



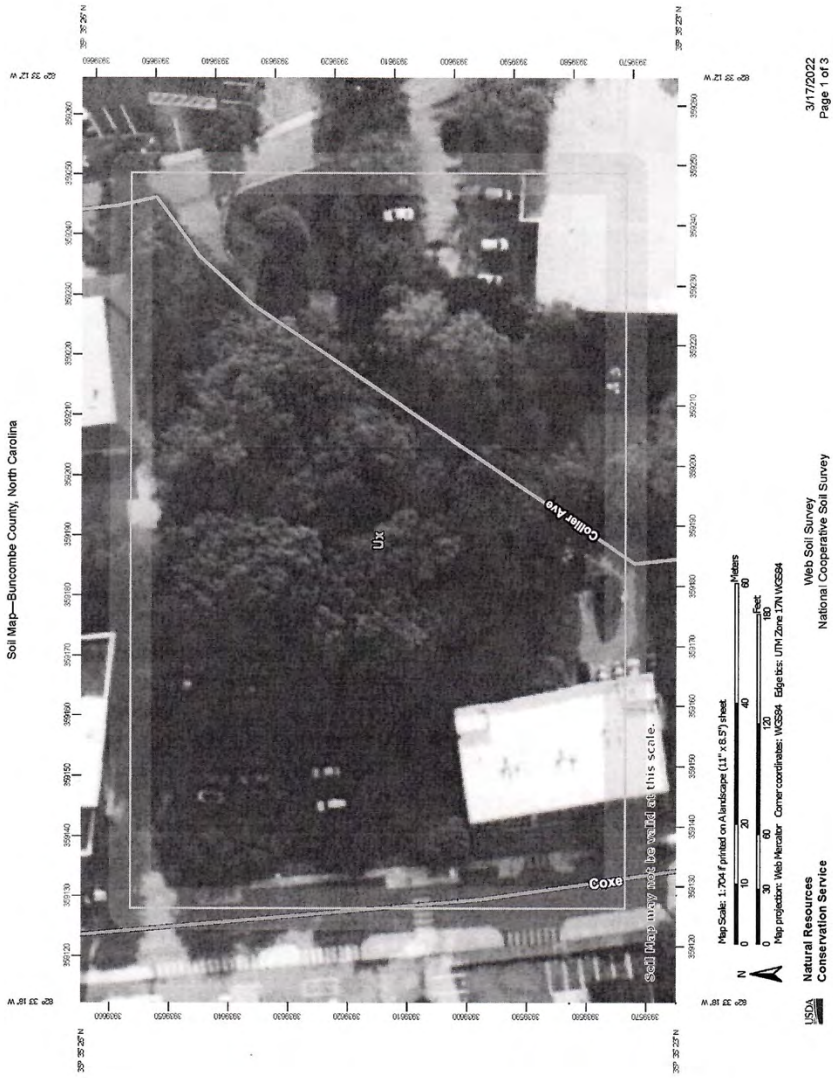
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Taiwan), NGCC, © OpenStreetMap contributors, and the GIS User Community

**US WETLAND INVENTORY MAP**  
**ASHEVILLE, NC QUAD**  
**1995**





**WEB SOILS SURVEY**  
**SOILS MAP AND SERIES DESCRIPTIONS**





## Buncombe County, North Carolina

### Ux—Urban land

#### Map Unit Composition

*Urban land: 90 percent*

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Urban Land

##### Setting

*Parent material: Streets, parking lots, buildings, and other structures*

##### Interpretive groups

*Land capability classification (irrigated): None specified*

*Land capability classification (nonirrigated): 8*

*Hydric soil rating: No*

### Data Source Information

Soil Survey Area: Buncombe County, North Carolina

Survey Area Data: Version 19, Jan 21, 2022



**APPENDIX C**  
**HISTORICAL AREIAL PHOTOGRAPHS AND MAPS**

# **HISTORICAL AERIAL PHOTOGRAPHS (1951 – 2020)**



INQUIRY #: 6898972.8

YEAR: 1951

\_\_\_\_\_ = 500'







INQUIRY #: 6898972.8

YEAR: 1964

— = 500'

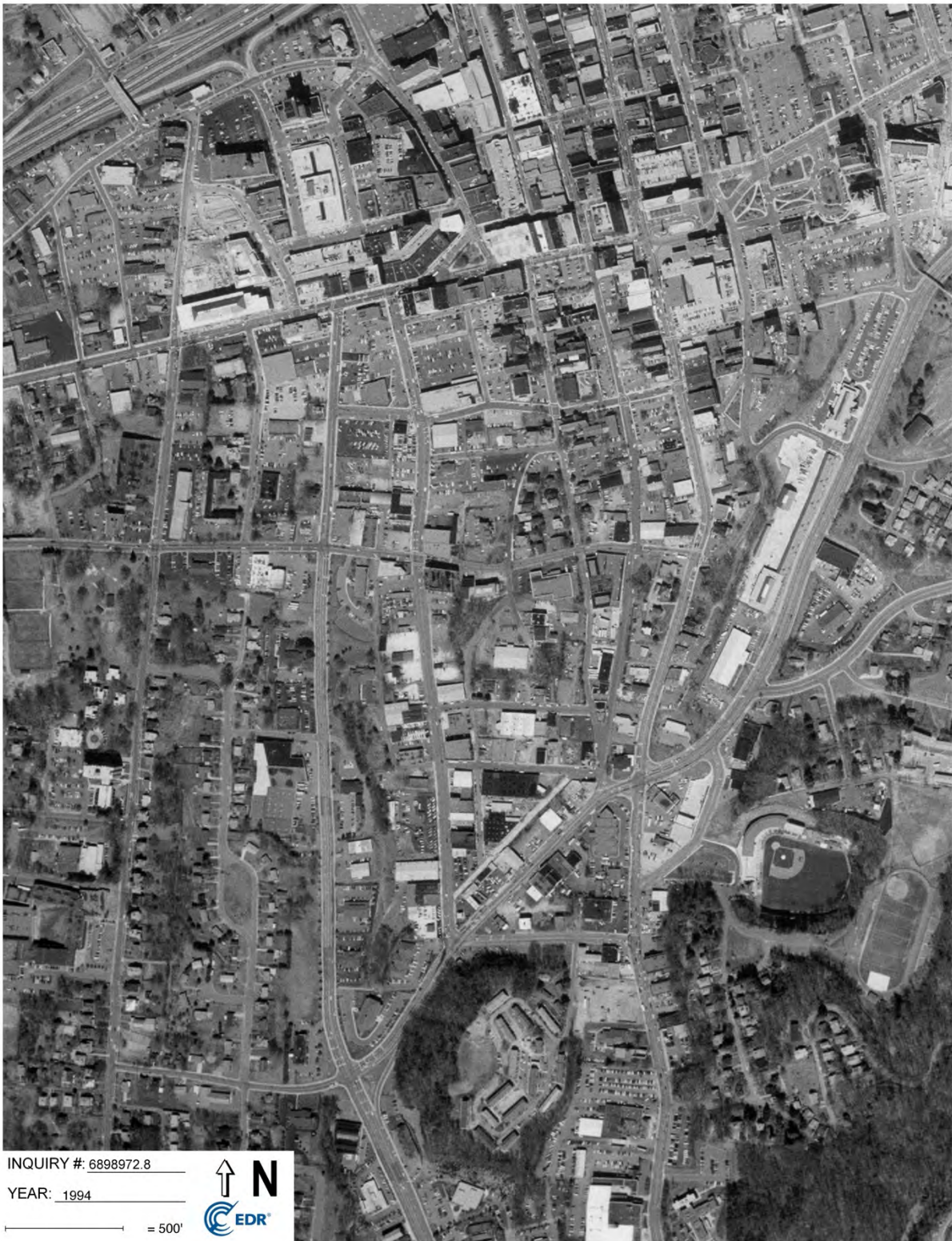




















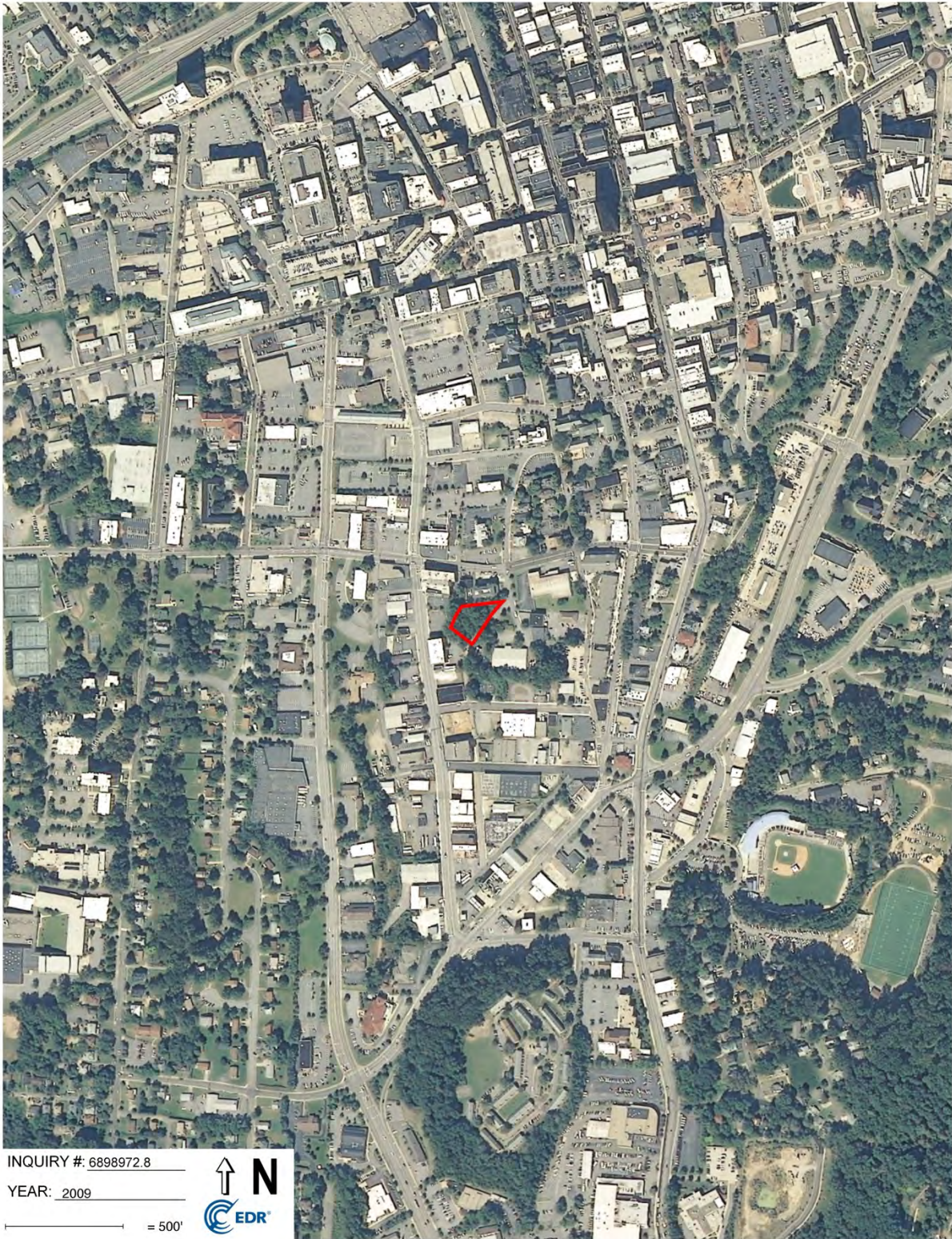
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YEAR: 2006

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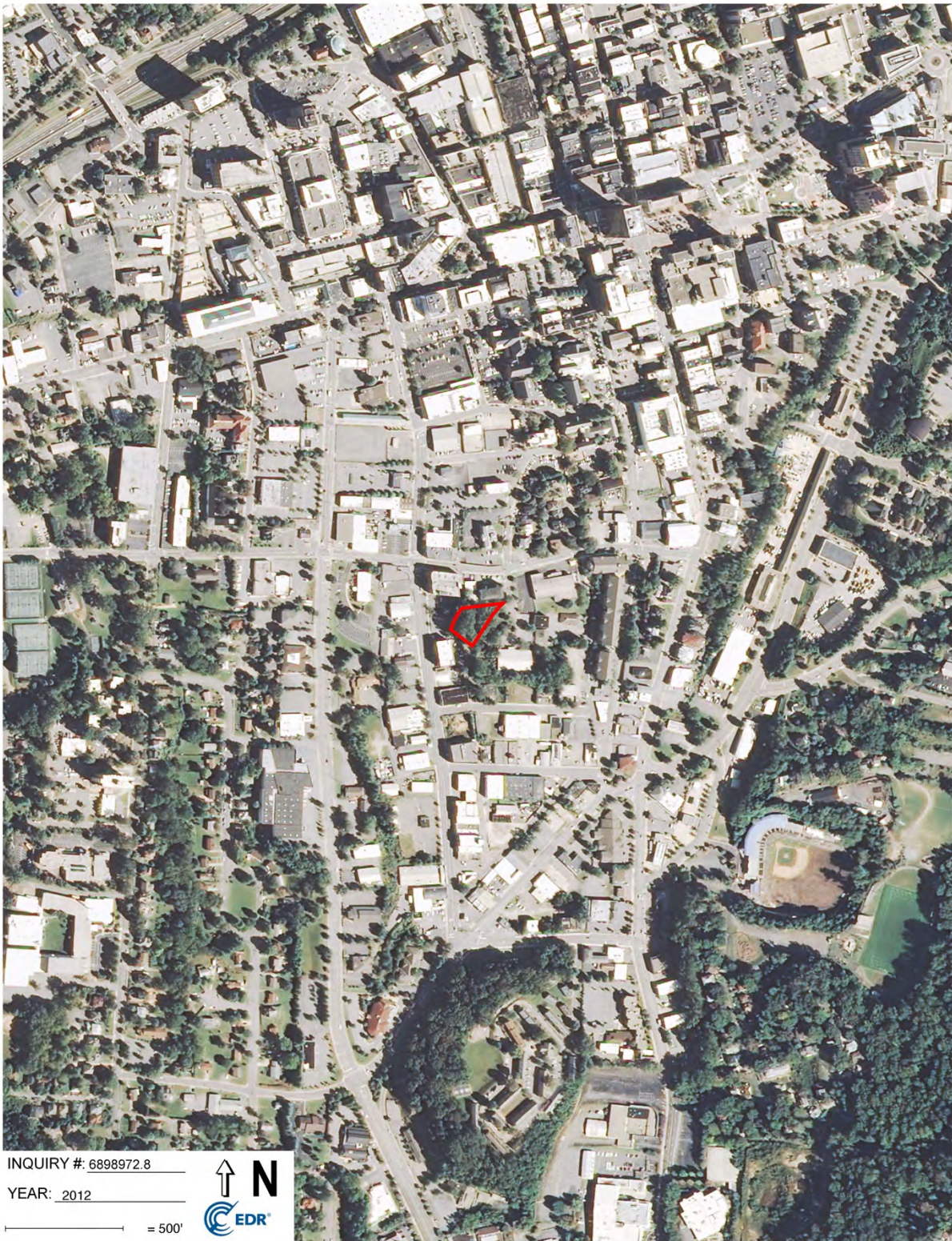
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YEAR: 2009

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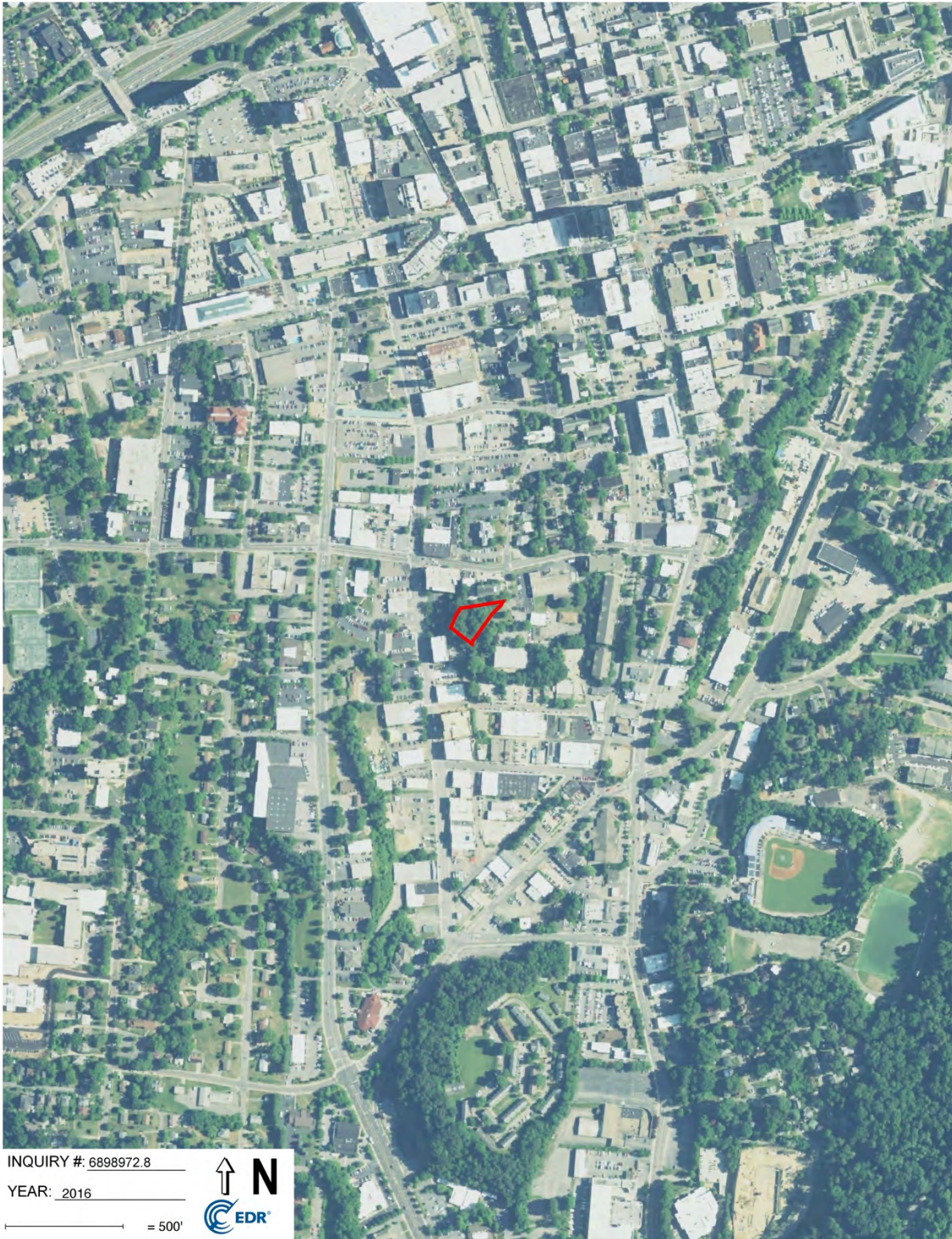
INQUIRY #: 6898972.8

YEAR: 2012

— = 500'







INQUIRY #: 6898972.8

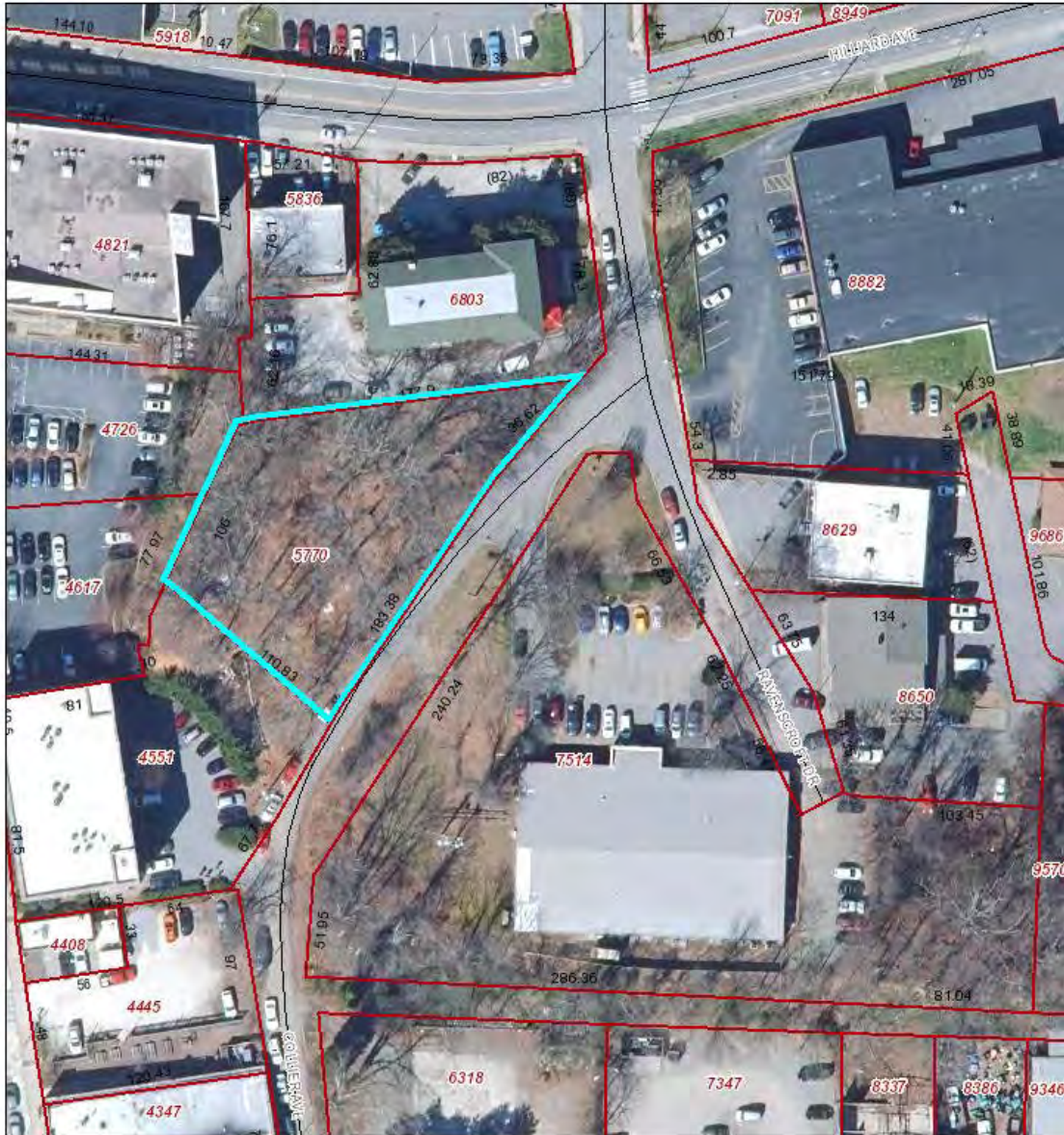
YEAR: 2016

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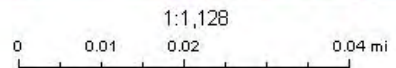




2020



March 15, 2022



# **HISTORICAL USGS TOPOGRAPHICAL MAPS (1894 – 2019)**



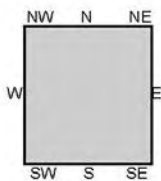


# Historical Topo Map

1894



This report includes information from the following map sheet(s).

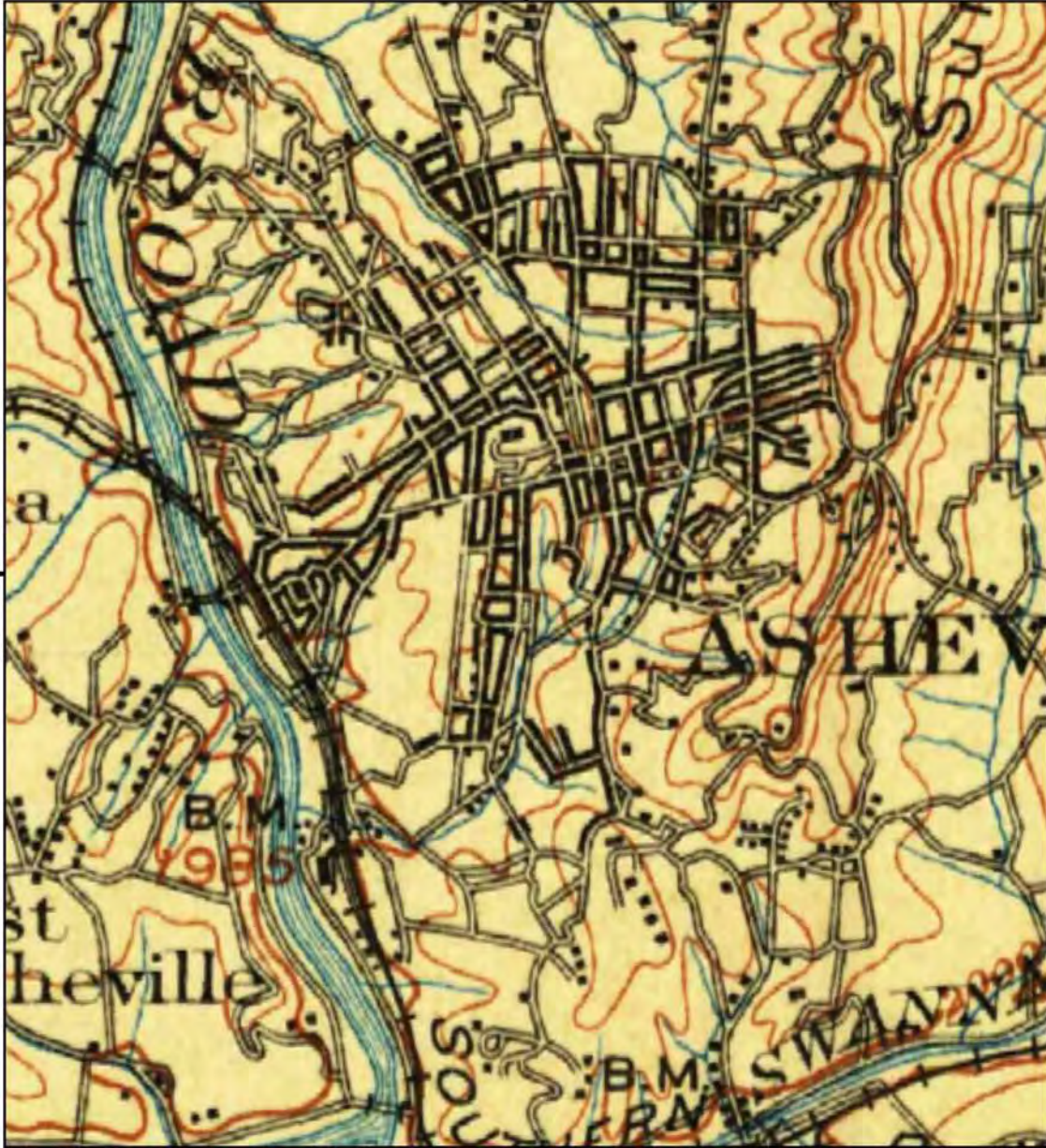


TP, Asheville, 1894, 30-minute

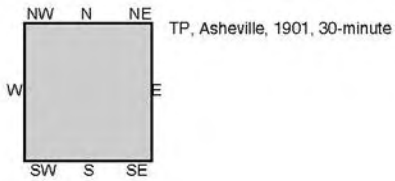
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ADDRESS: 11 Collier Avenue  
Asheville, NC 28801  
CLIENT: Reliant Environmental







This report includes information from the following map sheet(s).



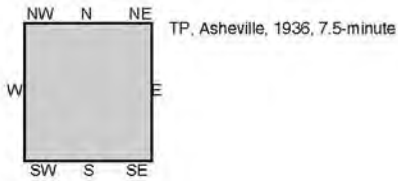
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ADDRESS: 11 Collier Avenue  
Asheville, NC 28801  
CLIENT: Reliant Environmental







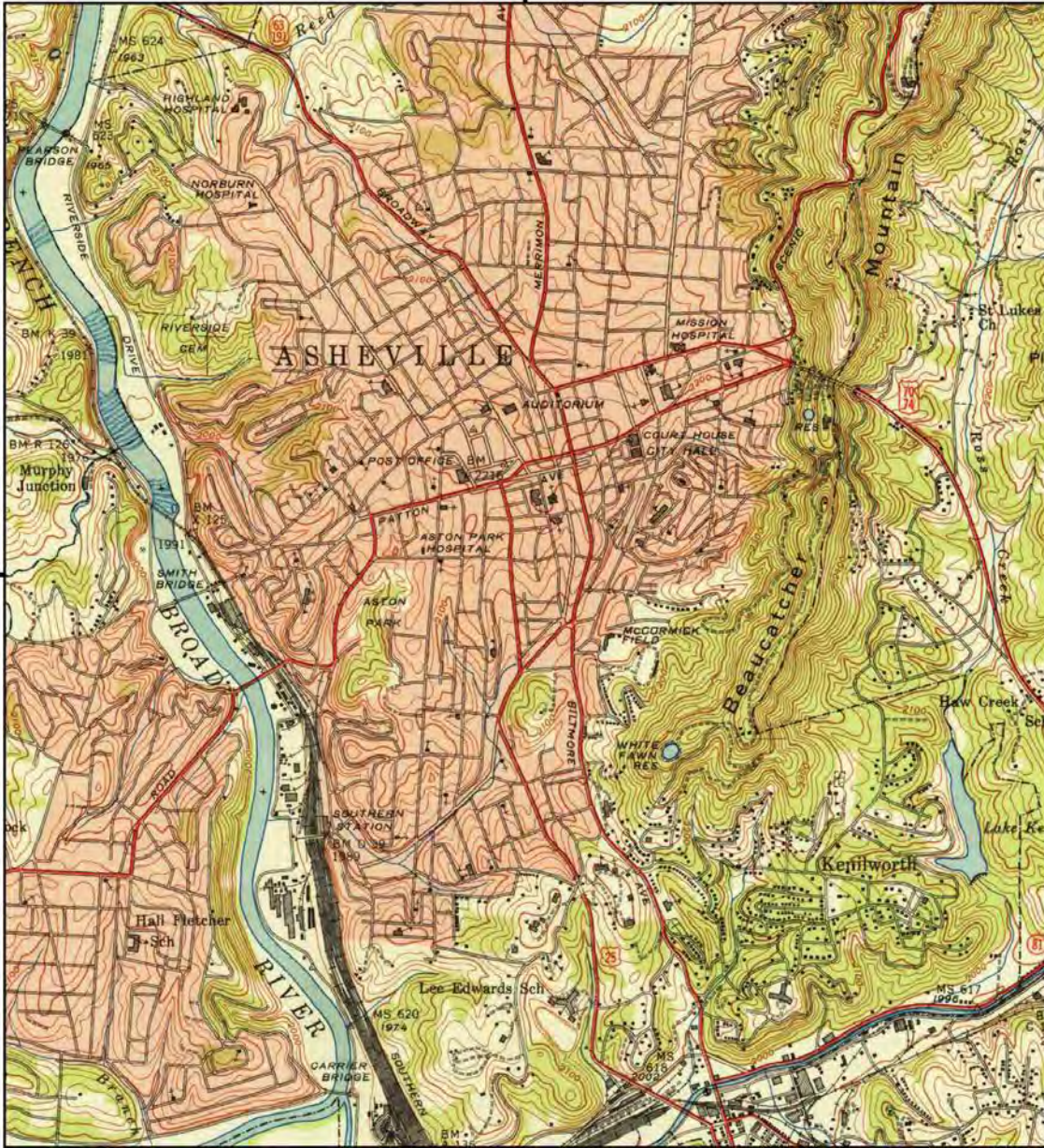
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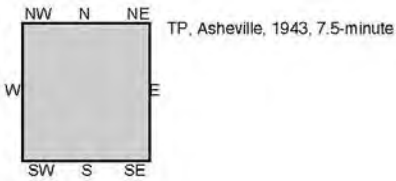
SITE NAME: Vacant Lot  
ADDRESS: 11 Collier Avenue  
Asheville, NC 28801  
CLIENT: Reliant Environmental







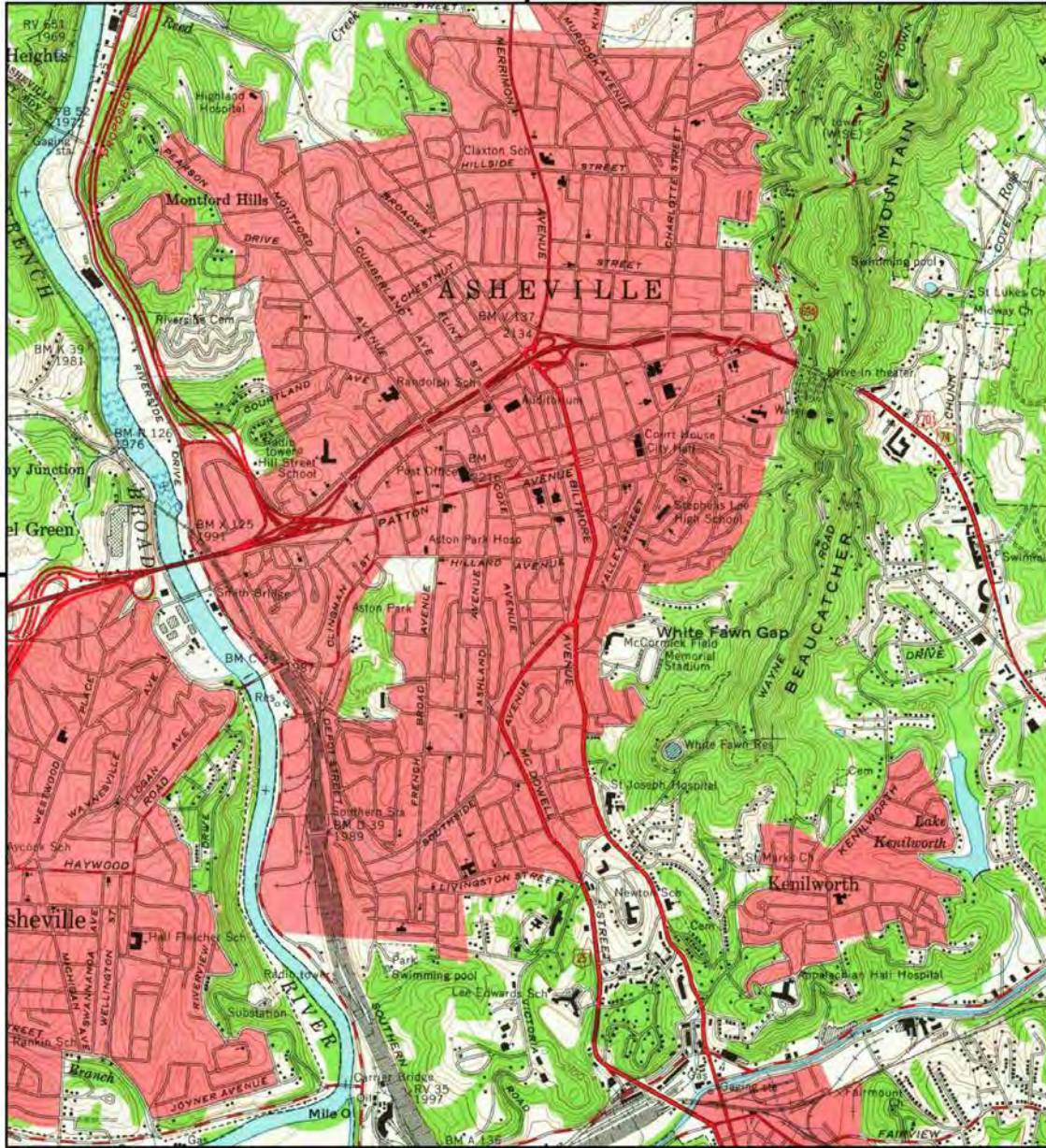
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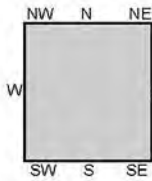
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 ADDRESS: 11 Collier Avenue  
 Asheville, NC 28801  
 CLIENT: Reliant Environmental







This report includes information from the following map sheet(s).



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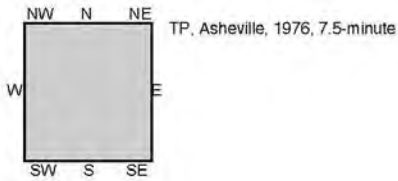
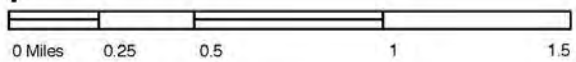
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 Asheville, NC 28801  
 CLIENT: Reliant Environmental







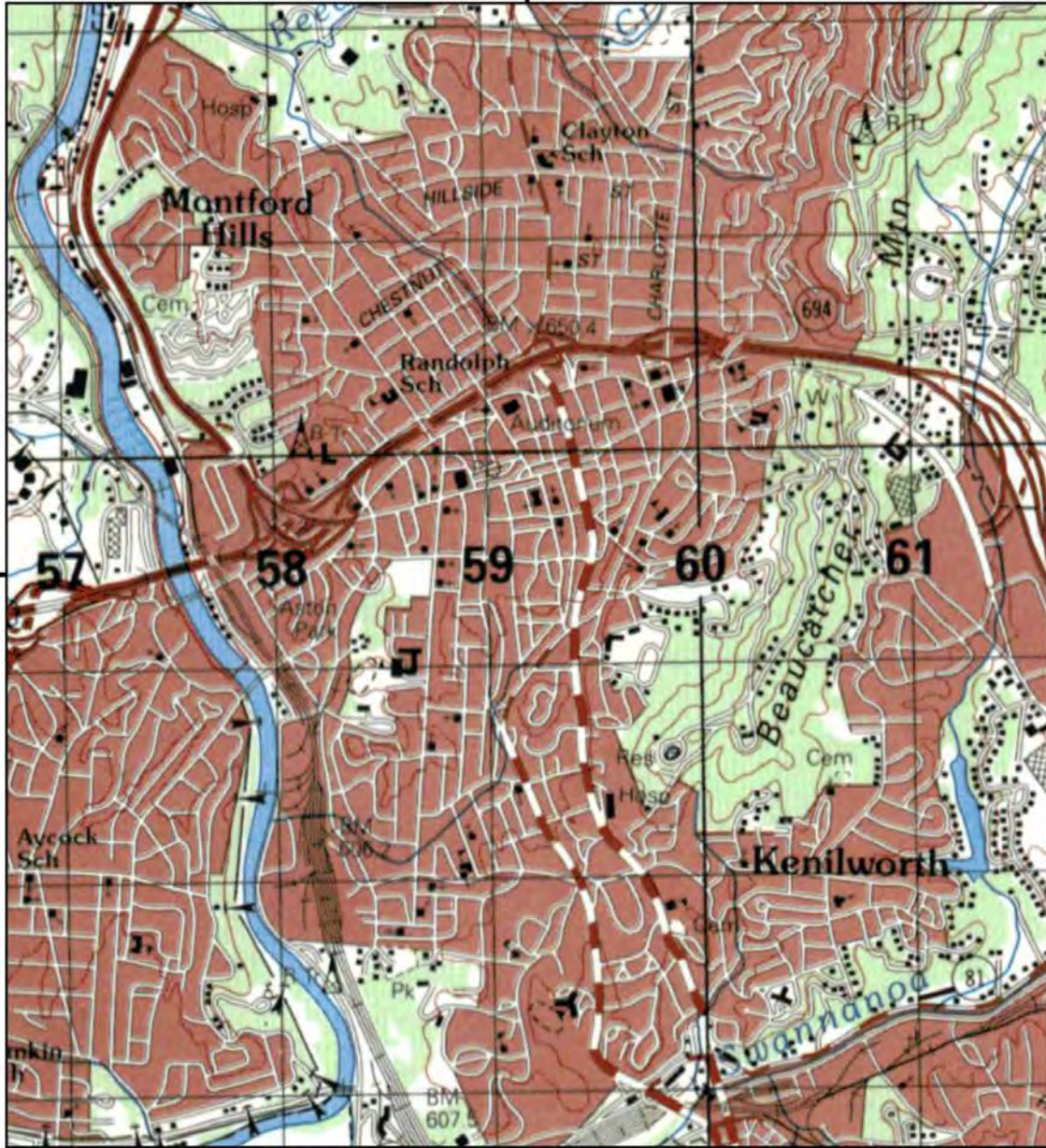
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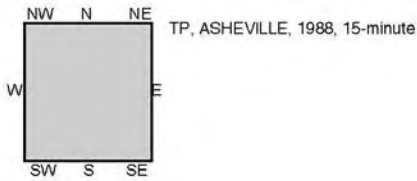
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ADDRESS: 11 Collier Avenue  
Asheville, NC 28801  
CLIENT: Reliant Environmental







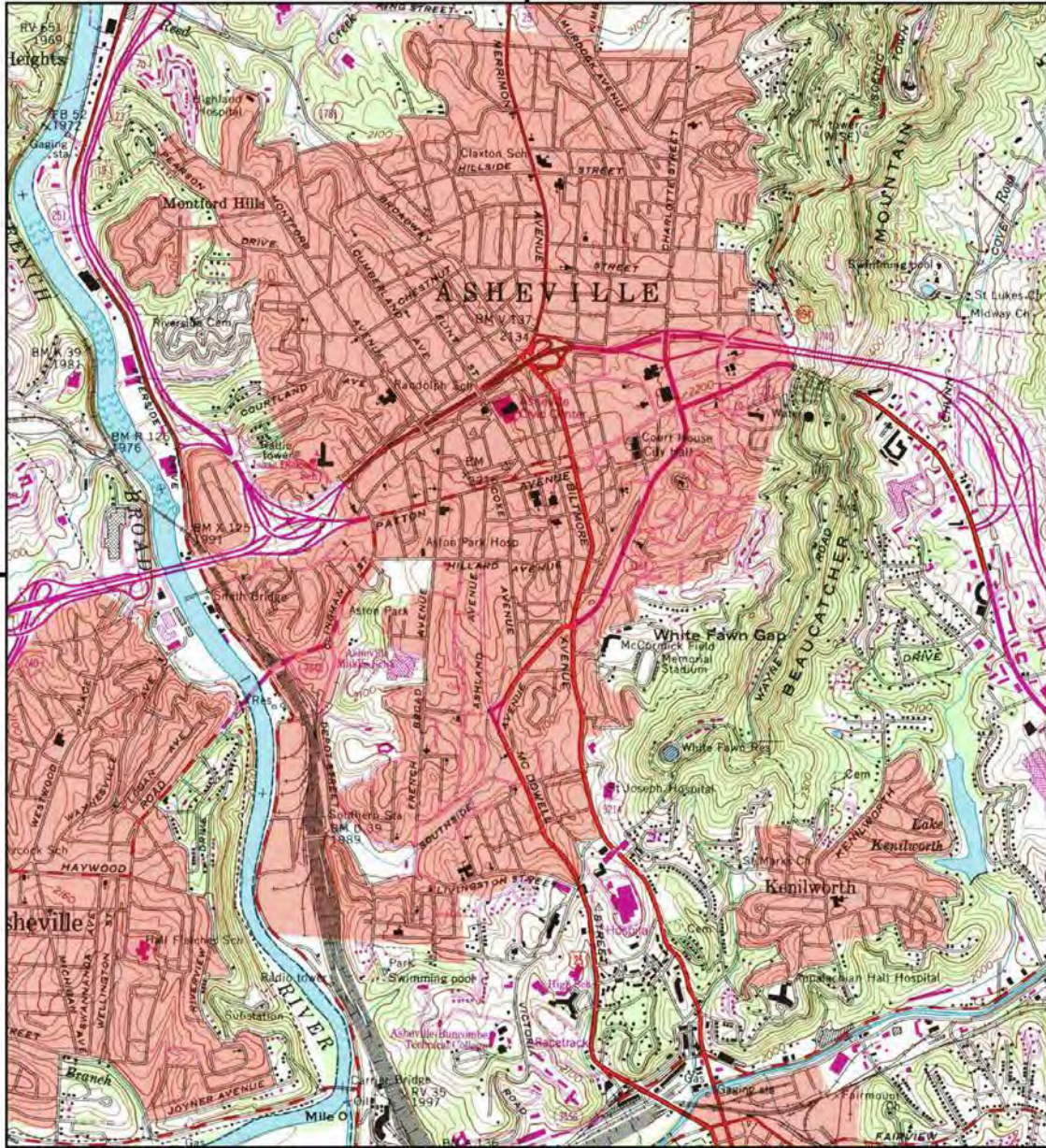
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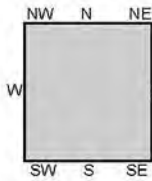
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 ADDRESS: 11 Collier Avenue  
 Asheville, NC 28801  
 CLIENT: Reliant Environmental







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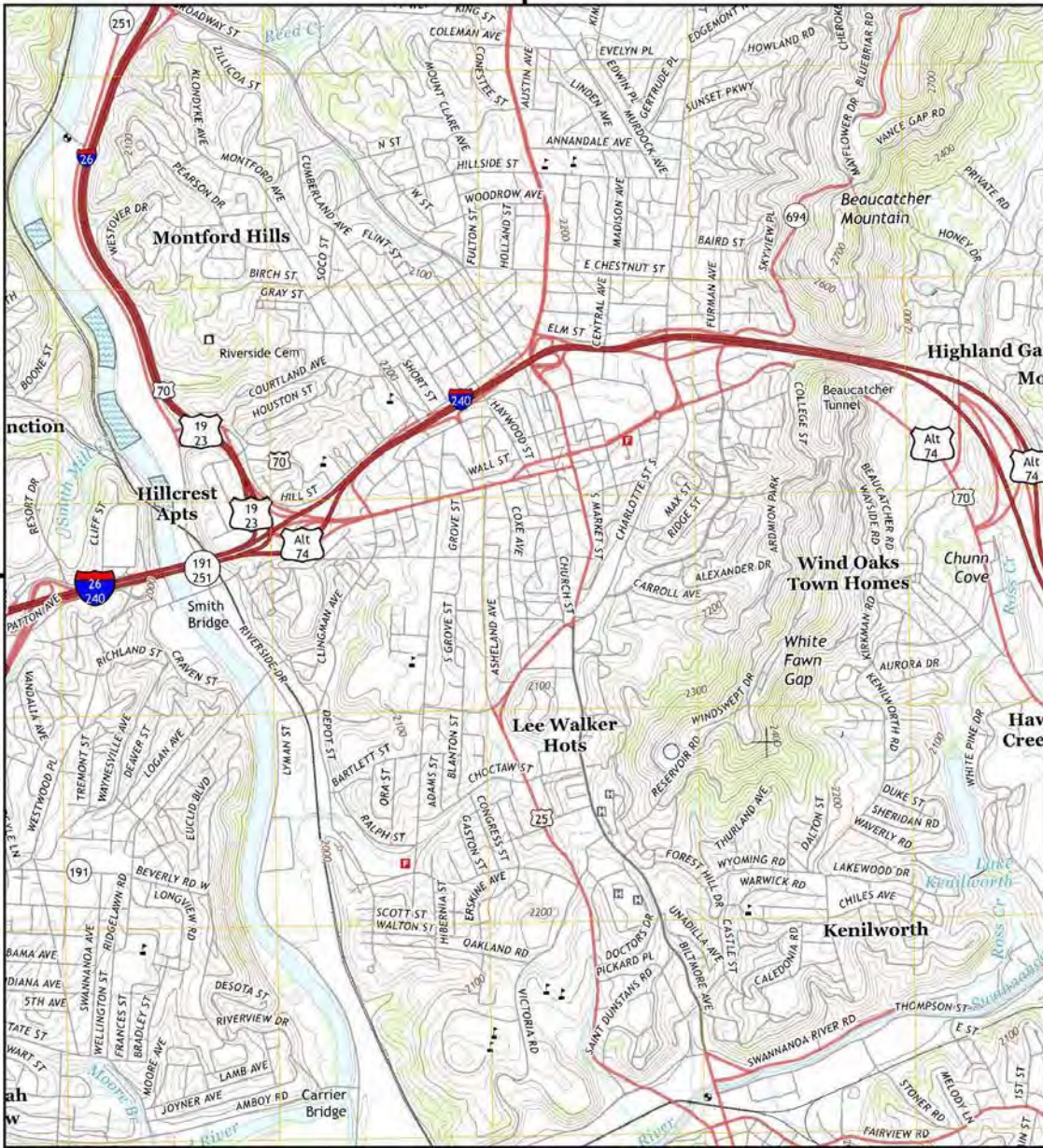


TP, Asheville, 1991, 7.5-minute

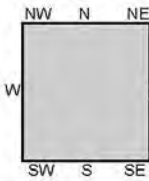
SITE NAME: Vacant Lot  
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 Asheville, NC 28801  
 CLIENT: Reliant Environmental







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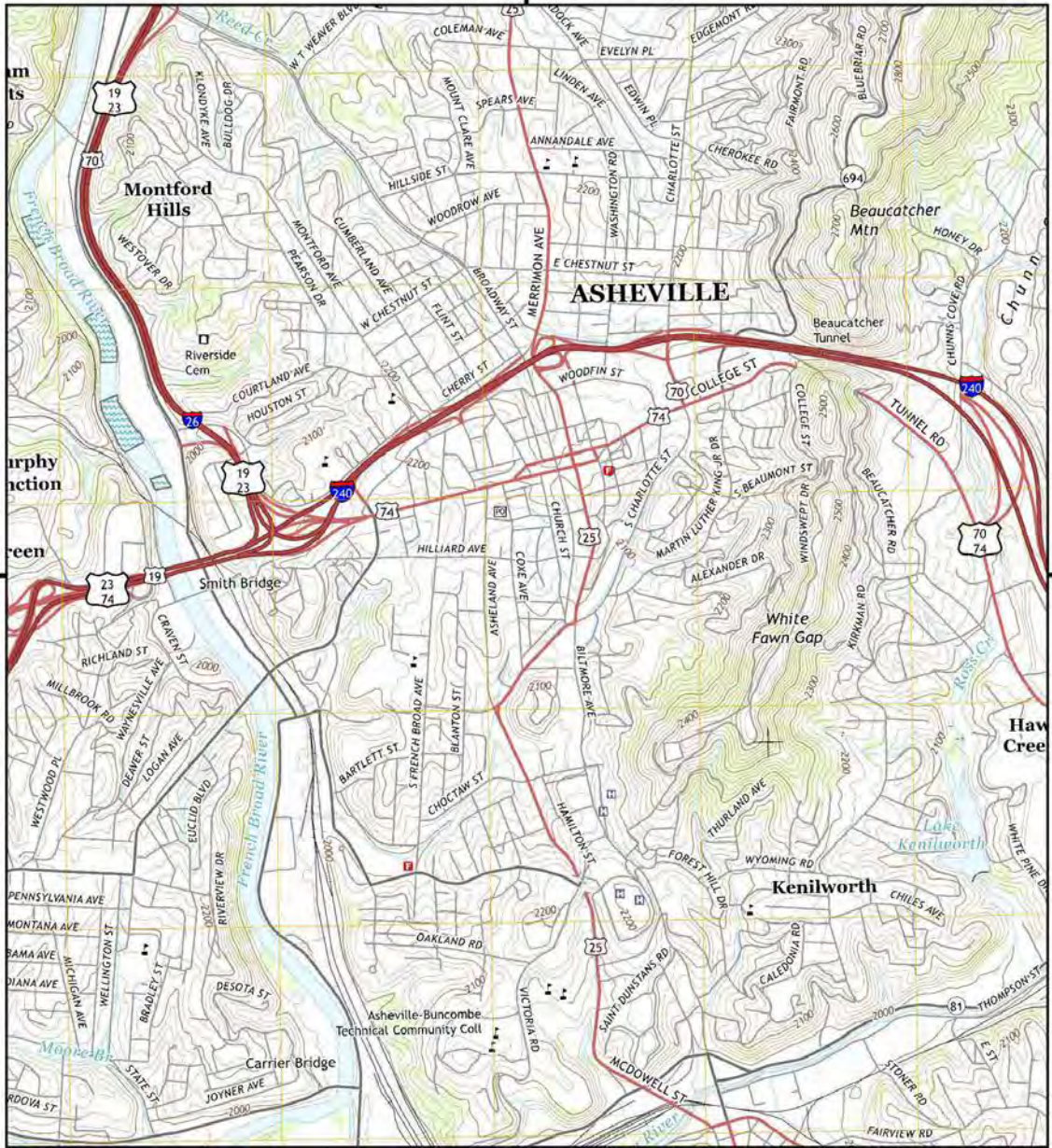


TP, Asheville, 2013, 7.5-minute

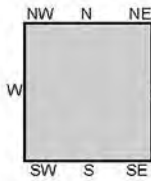
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 ADDRESS: 11 Collier Avenue  
 Asheville, NC 28801  
 CLIENT: Reliant Environmental







This report includes information from the following map sheet(s).



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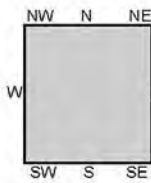
SITE NAME: Vacant Lot  
 ADDRESS: 11 Collier Avenue  
 Asheville, NC 28801  
 CLIENT: Reliant Environmental







This report includes information from the following map sheet(s).



TP, Asheville, 2019, 7.5-minute

SITE NAME: Vacant Lot  
 ADDRESS: 11 Collier Avenue  
 Asheville, NC 28801  
 CLIENT: Reliant Environmental



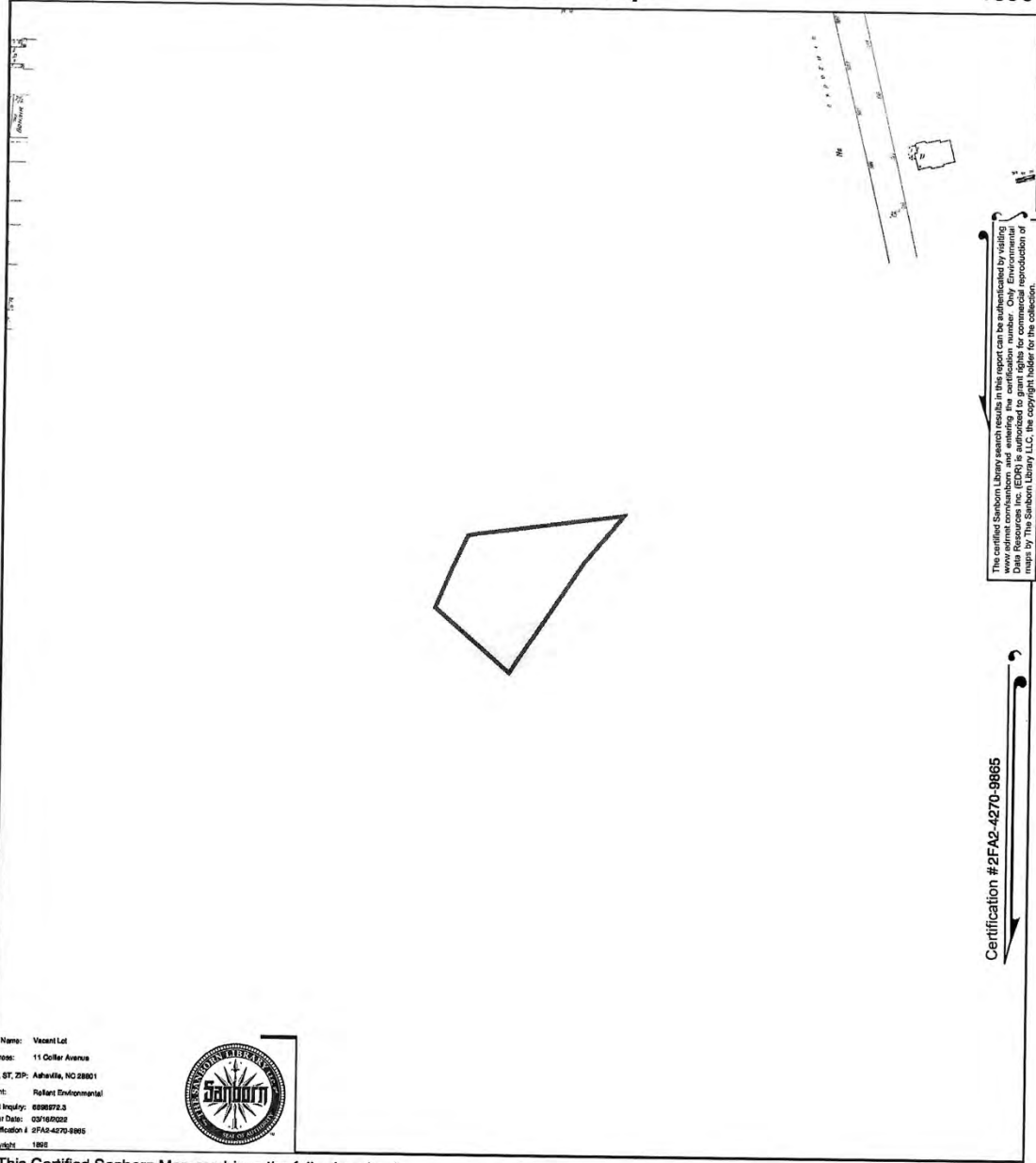


**APPENDIX D**  
**HISTORICAL SANBORN INSURANCE MAPS**  
**AND CITY DIRECTORIES**



# Certified Sanborn® Map

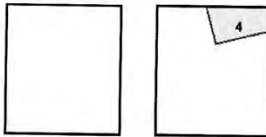
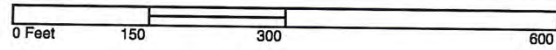
1896



Site Name: Vacant Lot  
 Address: 11 Collier Avenue  
 City, ST, ZIP: Asheville, NC 28801  
 Client: Reliant Environmental  
 EDR Inquiry: 6288272.3  
 Order Date: 03/16/2022  
 Certification #: 2FA2-4270-9865  
 Copyright: 1896



This Certified Sanborn Map combines the following sheets.  
 Outlined areas indicate map sheets within the collection.



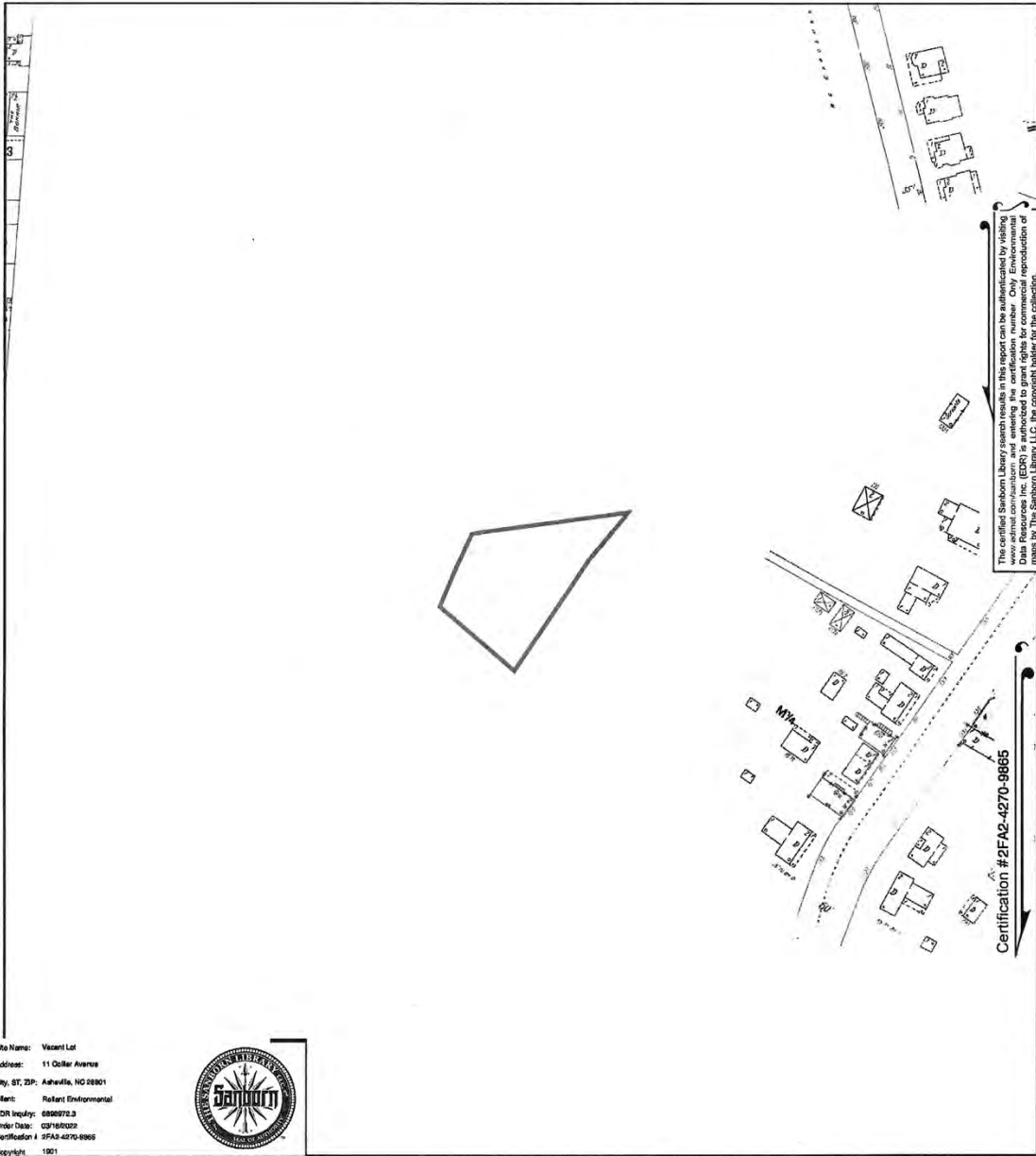
Volume 1, Sheet 4





# Certified Sanborn® Map

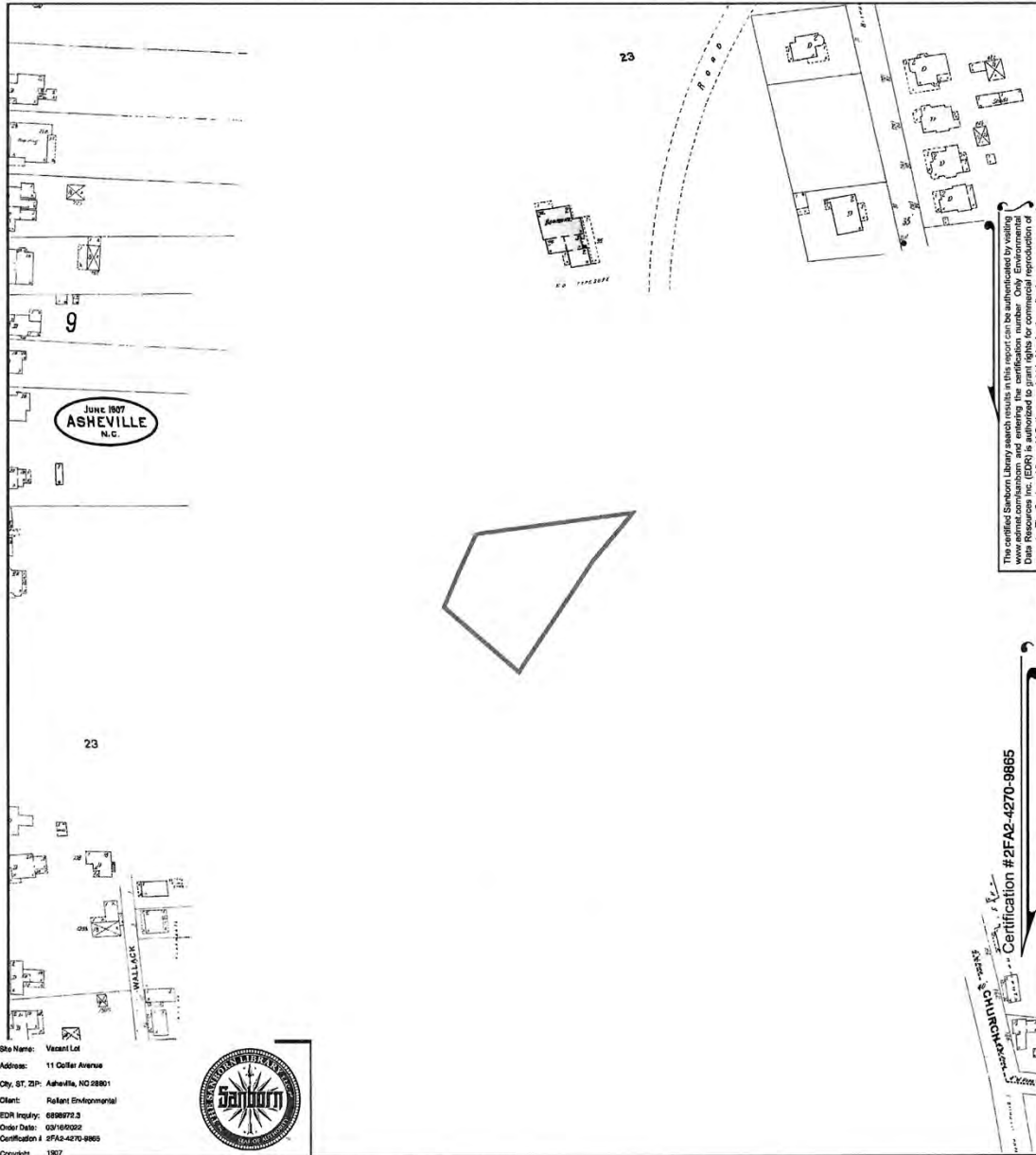
1901





Certified Sanborn® Map

1907



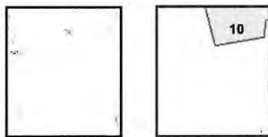
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Certification #2FA2-4270-9865

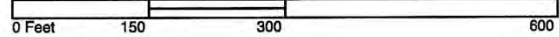
Site Name: Vacant Lot  
 Address: 11 Collier Avenue  
 City, ST, ZIP: Asheville, NO 28801  
 Client: Reliant Environmental  
 EDR Inquiry: 6898972.3  
 Order Date: 03/16/2022  
 Certification #: 2FA2-4270-9865  
 Copyright: 1907



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Volume 1, Sheet 10

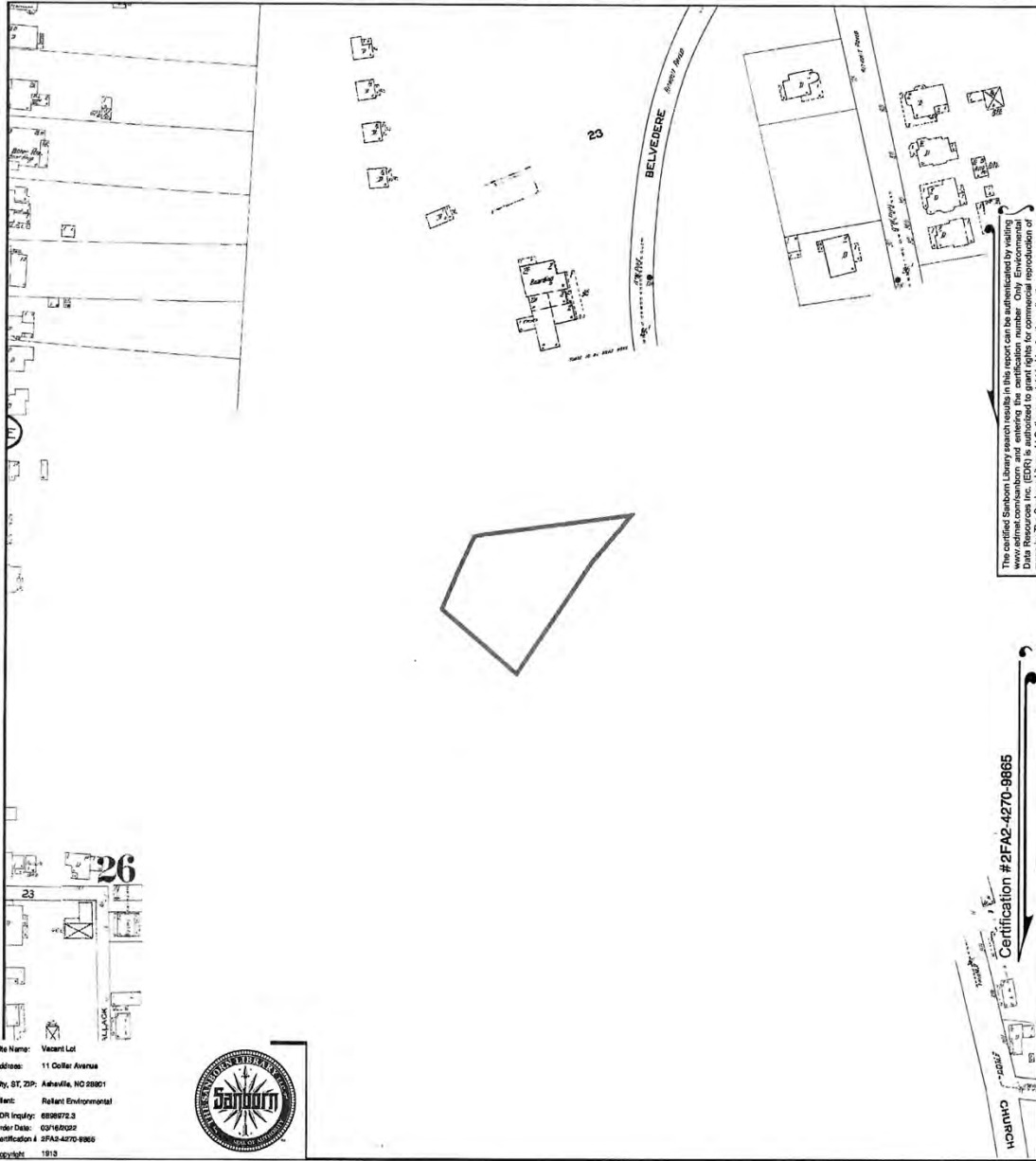






# Certified Sanborn® Map

1913

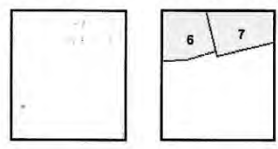


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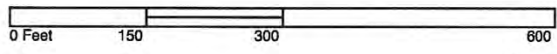
Site Name: Vacant Lot  
 Address: 11 Collier Avenue  
 City, ST, ZIP: Asheville, NC 28801  
 Client: Reliant Environmental  
 EDR Inquiry: 6898972.3  
 Order Date: 03/16/2012  
 Certification #: 2FA2-4270-9865  
 Copyright: 1913



This Certified Sanborn Map combines the following sheets.  
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 7  
 Volume 1, Sheet 6

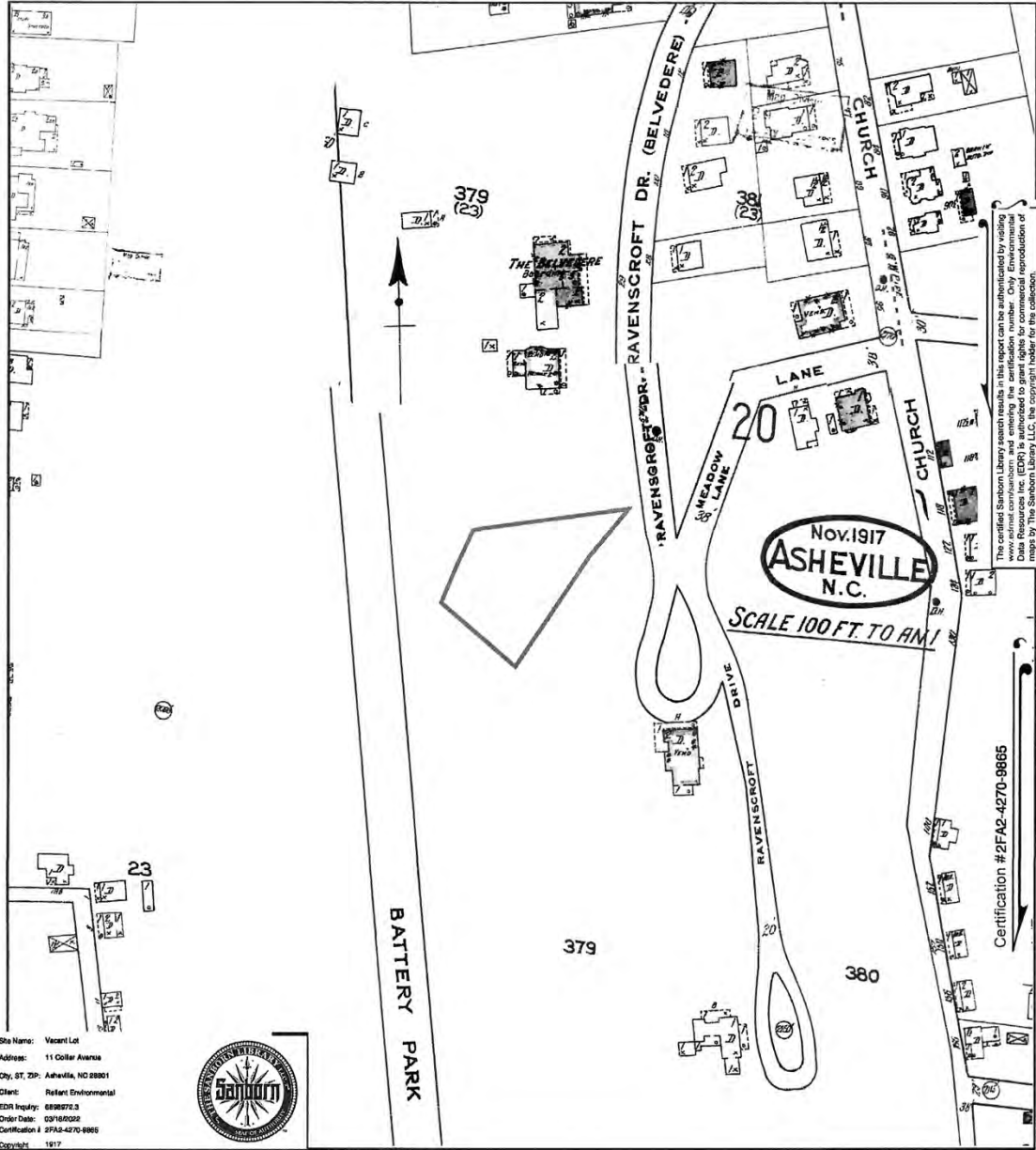


6898972 - 3 page 14



Certified Sanborn® Map

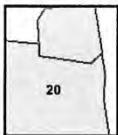
1917



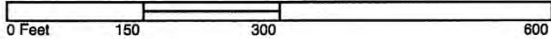
Site Name: Vacant Lot  
 Address: 11 Collier Avenue  
 City, ST, ZIP: Asheville, NC 28801  
 Client: Reliant Environmental  
 EDR Inquiry: 6898972.3  
 Order Date: 03/18/2022  
 Certification # 2FA2-4270-9865  
 Copyright: 1917



This Certified Sanborn Map combines the following sheets.  
 Outlined areas indicate map sheets within the collection.



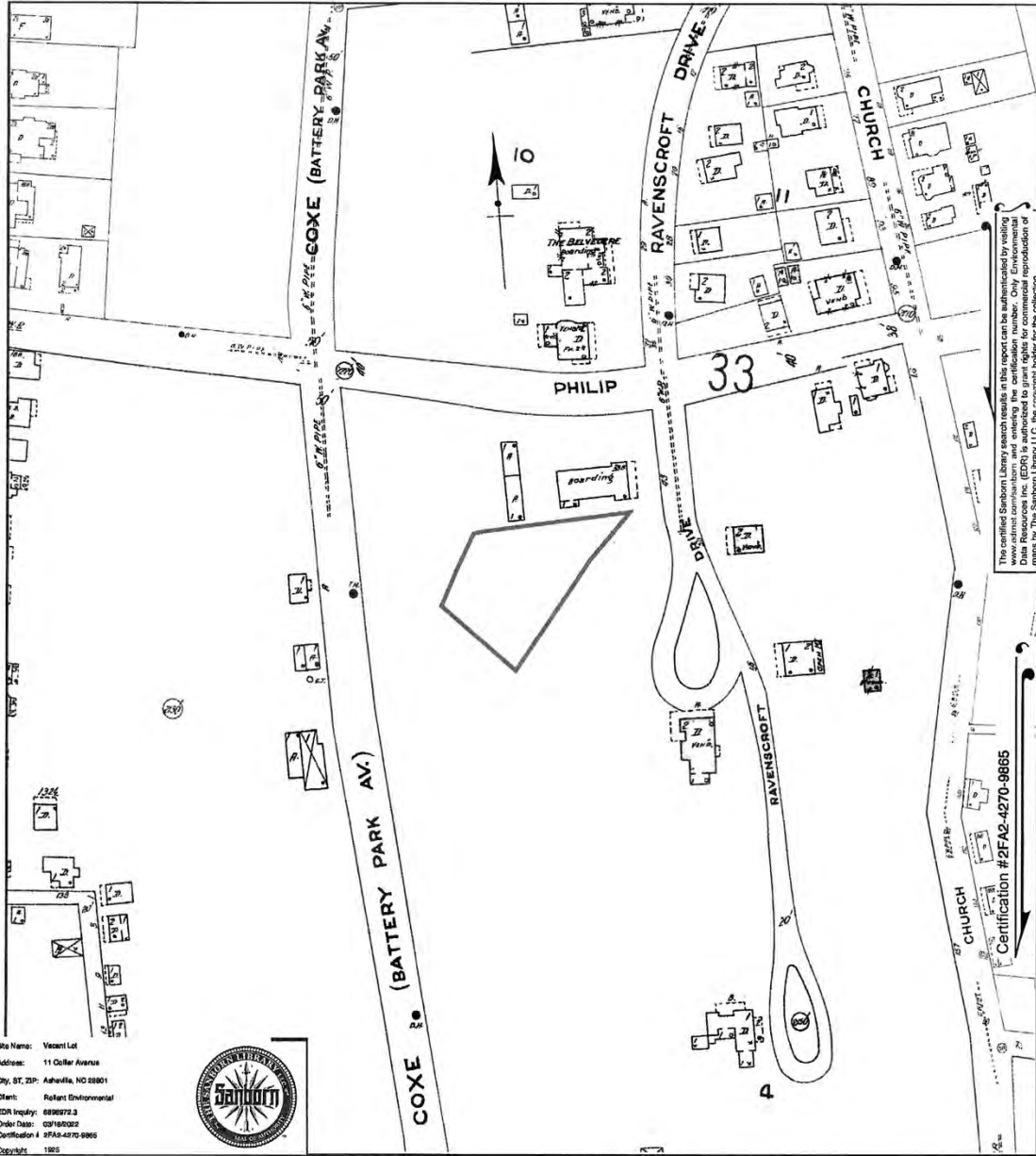
Volume 1, Sheet 20





# Certified Sanborn® Map

1925



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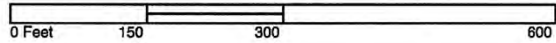
Site Name: Vacant Lot  
 Address: 11 Collier Avenue  
 City, ST, ZIP: Asheville, NC 28801  
 Client: Reliant Environmental  
 EDR Inquiry: 6898972.3  
 Order Date: 03/16/2022  
 Certification #: 0716-4270-9865  
 Copyright: 1925



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 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 33  
 Volume 1, Sheet 6



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# Certified Sanborn® Map

1950



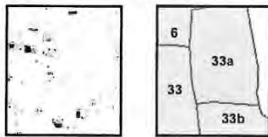
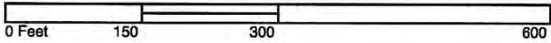
Site Name: Vacant Lot  
 Address: 11 Collier Avenue  
 City, ST, ZIP: Asheville, NO 28801  
 Client: Reliant Environmental  
 EDR Inquiry: 6898972.3  
 Order Ref: 031618020  
 Certification #: 2FA2-4270-9865  
 Copyright: 1990



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Certification #2FA2-4270-9865

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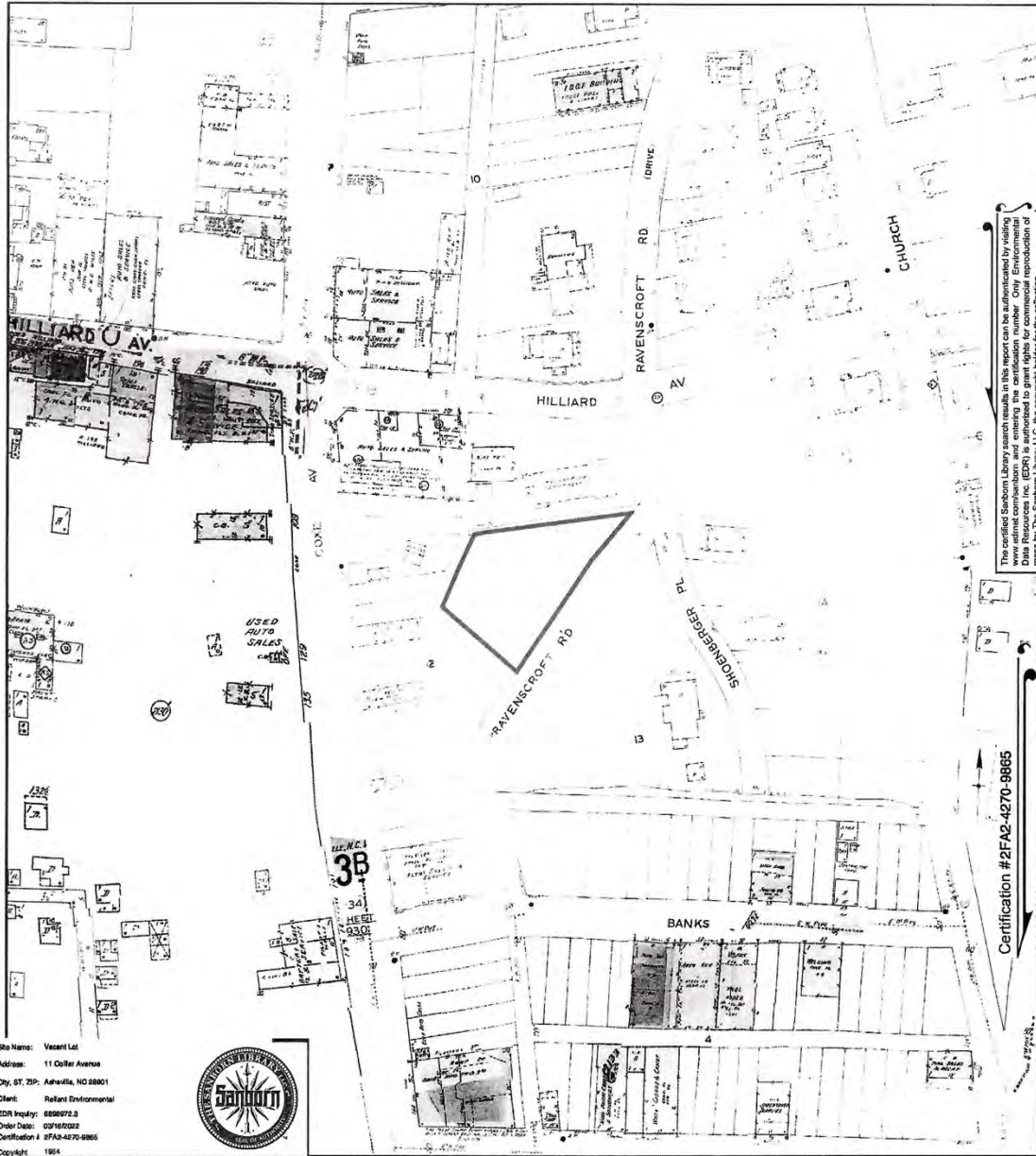
- Volume 1, Sheet 33b
- Volume 1, Sheet 33a
- Volume 1, Sheet 33
- Volume 1, Sheet 6





# Certified Sanborn® Map

1954



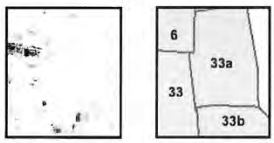
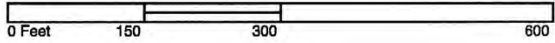
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Certification # 2FA2-4270-9865

Site Name: Vezant Ltd  
 Address: 11 Collier Avenue  
 City, ST, ZIP: Asheville, NC 28801  
 Client: Reliant Environmental  
 EDR Inquiry: 6898972.3  
 Order Date: 02/16/2022  
 Certification # 2FA2-4270-9865  
 Copyright: 1954



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 Outlined areas indicate map sheets within the collection.



- Volume 1, Sheet 6
- Volume 1, Sheet 33b
- Volume 1, Sheet 33a
- Volume 1, Sheet 33

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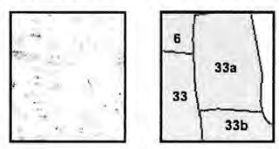
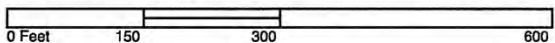
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Certification #2FA2-4270-9865

Site Name: Vacant Lot  
 Address: 11 Collier Avenue  
 City, ST, ZIP: Asheville, NC 28801  
 Client: Reliant Environmental  
 EDR Inquiry: 6898972.3  
 Order Date: 03/16/2022  
 Certification # 2FA2-4270-9865  
 Copyright: 1987



This Certified Sanborn Map combines the following sheets.  
 Outlined areas indicate map sheets within the collection.



- Volume 1, Sheet 33b
- Volume 1, Sheet 33a
- Volume 1, Sheet 33
- Volume 1, Sheet 6

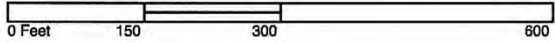




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Certification #2FA2-4270-9865

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- Volume 1, Sheet 33b
- Volume 1, Sheet 33a
- Volume 1, Sheet 33
- Volume 1, Sheet 6



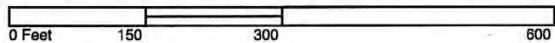
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Certification # 2FA2-4270-9865

Site Name: Vacant Lot  
 Address: 11 Collier Avenue  
 City, ST, ZIP: Asheville, NC 28801  
 Client: Reliant Environmental  
 EDR Inquiry: 889872.3  
 Color Date: 03/18/2025  
 Certification #: 2FA2-4270-9865  
 Copyright: 1963

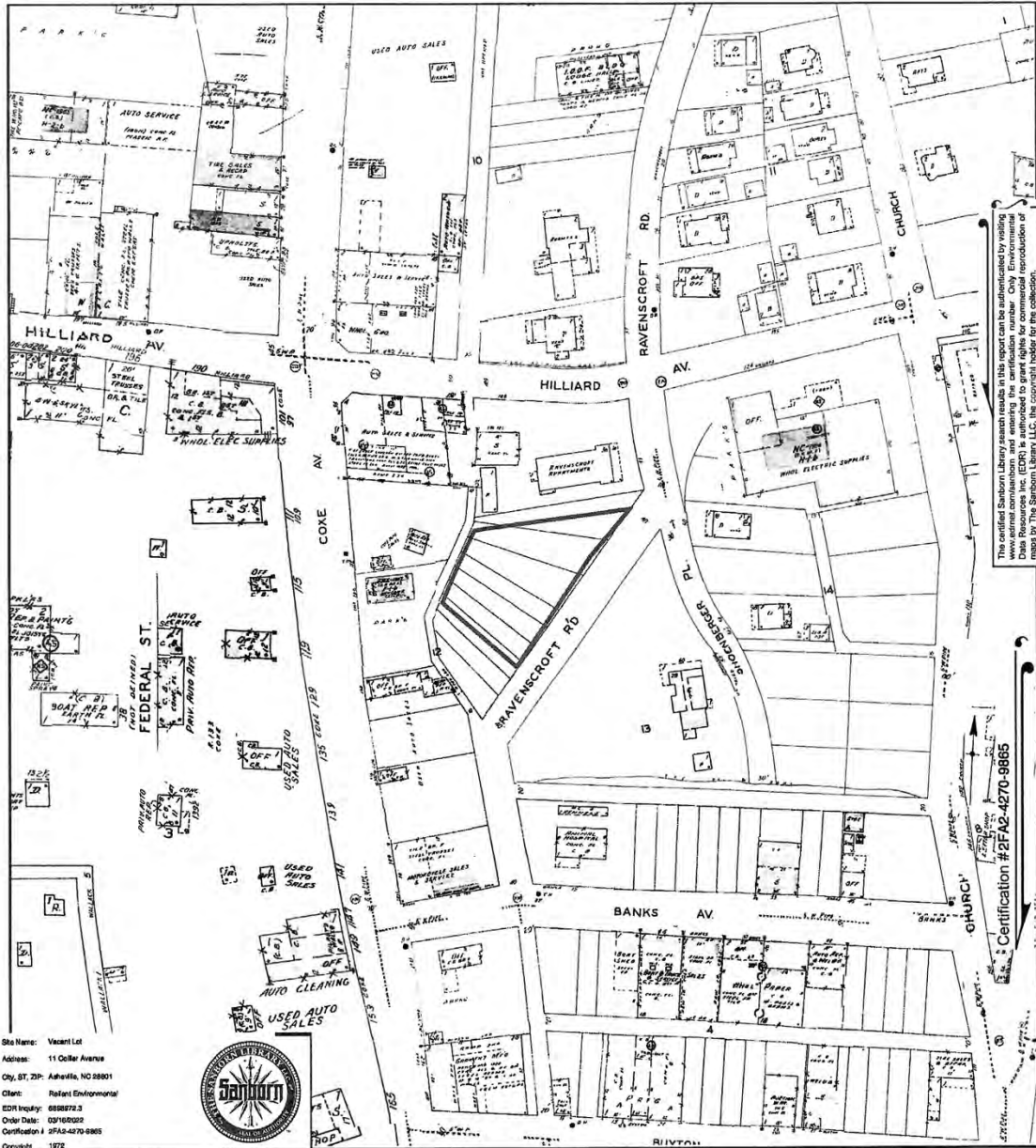


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 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 33b  
 Volume 1, Sheet 33a  
 Volume 1, Sheet 33  
 Volume 1, Sheet 6

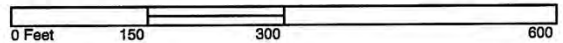




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Certification #2FA2-4270-9885

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- Volume 1, Sheet 33b
- Volume 1, Sheet 33a
- Volume 1, Sheet 33
- Volume 1, Sheet 6



**Vacant Lot**

11 Collier Avenue  
Asheville, NC 28801

Inquiry Number: 6898972.5  
March 18, 2022

## The EDR-City Directory Image Report



6 Armstrong Road  
Shelton, CT 06484  
800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

## TABLE OF CONTENTS

### SECTION

Executive Summary

Findings

City Directory Images

***Thank you for your business.***

Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

### RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2017	<input type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2014	<input type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2000	<input type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1995	<input type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1992	<input type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1987	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1985	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1981	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1975	<input checked="" type="checkbox"/>	<input type="checkbox"/>	HILLS DIRECTORY CO.
1970	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1965	<input checked="" type="checkbox"/>	<input type="checkbox"/>	HILLS DIRECTORY CO.



0898972-5

Page 2

## FINDINGS

### TARGET PROPERTY STREET

11 Collier Avenue  
Asheville, NC 28801

<u>Year</u>	<u>CD Image</u>	<u>Source</u>	
<b><u>COLLIER AVE</u></b>			
2017	-	EDR Digital Archive	Target and Adjoining not listed in Source
2014	-	EDR Digital Archive	Target and Adjoining not listed in Source
2010	pg A1	EDR Digital Archive	
2005	pg A2	EDR Digital Archive	
2000	-	EDR Digital Archive	Target and Adjoining not listed in Source
1995	-	EDR Digital Archive	Target and Adjoining not listed in Source
1992	-	EDR Digital Archive	Target and Adjoining not listed in Source
1987	pg A3	Polk's City Directory	
1985	pg A4	Polk's City Directory	
1981	pg A5	Polk's City Directory	
1975	pg A6	HILLS DIRECTORY CO.	
1970	pg A7	Polk's City Directory	
1965	pg A8	HILLS DIRECTORY CO.	

## FINDINGS

### CROSS STREETS

No Cross Streets Identified



## City Directory Images

**Target Street**  
✓

**Cross Street**  
-

**Source**  
EDR Digital Archive

**COLLIER AVE 2010**

40 RADIATOR HOTLINE  
44 WADDELL, J

**Target Street**  
✓

**Cross Street**  
-

**Source**  
EDR Digital Archive

**COLLIER AVE 2005**

40 LEVEL SIX  
44 WADDELL, J





Target Street	Cross Street	Source
✓	-	Polk's City Directory
<b>COLLIER AVE</b>		<b>1985</b>

**1** **COLLIER ST —FROM BANKS AV**  
**SOUTH 1 EAST OF COXE AV**

**ZIP CODE 28801**  
**BUXTON AV INTERSECTS**  
**MILLARD AV INTERSECTS**  
**42 Ashville Heating & Cooling (Overflow)**  
**252-1818**  
**44 Morgan Bros School Supplies Div**  
**(Whse)**

**11**

**18**

Target Street

Cross Street

Source

✓

-

Polk's City Directory

**COLLIER AVE 1981**

**11**

**COLLIER ST —FROM BANKS AV  
SOUTH 1 EAST OF COXE AV**

**ZIP CODE 28801**

**BUXTON AV INTERSECTS**

**MILLARD AV INTERSECTS**

**42 Ashv Htg & Cooling Inc (Overflow)  
252-1818**



Target Street

✓

Cross Street

.

Source

HILLS DIRECTORY CO.

COLLIER AVE 1975

11

**COLLIER ST —FROM BANKS AV  
SOUTH 1 EAST OF COXE AV**

ZIP CODE 28801

BUXTON AV INTERSECTS

MILLARD AV INTERSECTS

42 Self C Glenn Co painting contr 253-9641

Target Street  
✓

Cross Street  
-

Source  
Polk's City Directory

COLLIER AVE 1970

11

**COLLIER ST —FROM BANKS AV  
SOUTH 1 EAST OF COXE AV**

**ZIP CODE 28801**

**BUXTON AV INTERSECTS**

**MILLARD AV INTERSECTS**

---

Target Street

Cross Street

Source

✓

-

HILLS DIRECTORY CO.

COLLIER AVE 1965

11

**COLLIER** ST -FROM ½ BLK NORTH OF  
BANKS AV SOUTH 1 EAST OF COXE  
AV (ZCNE 01)

---BANKS AV INTERSECTS  
---BUXTON AV INTERSECTS  
42 ALLEN ASHV TRANS & STGE (WHSE)  
---MILLARD AV INTERSECTS



**APPENDIX E**

**QUALIFICATIONS OF CONSULTANTS**

## **Shane A. Moody**

### **Education:**

Bachelor of Science, Environmental Health – Western Carolina University, 1993.

### **Certifications:**

Registered Environmental Property Assessor (REPA)  
North Carolina Asbestos Supervisor  
North Carolina Air Monitor  
North Carolina Asbestos Inspector  
NIOSH 582

### **Special Training:**

XRF Operation Training & Radiation Safety

### **Experience (21 years):**

Alpha Environmental Sciences Inc. (1992 - 2009) - Operations Manager

Reliant Environmental (2009 - present) - Consultant/Owner

Regional leader in environmental consulting and related services

- Phase I ESA throughout North Carolina, South Carolina, Georgia and Tennessee.
- Industrial Hygiene Program Design and Management for Hospitals, correctional institutes, state detention facilities, primary schools, private schools, universities and industry.
- Asbestos inspections throughout North Carolina, South Carolina, Georgia and Tennessee.
- Indoor air quality investigations for residential and commercial buildings.
- Noise level surveys and correction plans.
- Lead-based paint inspections, risk assessments and clearance sampling throughout North Carolina, South Carolina, Georgia and Tennessee.

# Terry L. LaDuke

## **Education:**

BA Chemistry, Indiana University, 1979.  
MS Analytical Chemistry, Purdue University, 1981.

## **Certifications:**

North Carolina Accredited Asbestos Inspector  
North Carolina Accredited Asbestos Designer  
EPA Accredited Lead Inspector

## **Experience (30 + years):**

- Research Chemist – General Tire, Akron, OH, 1981-1984.
- New Product Development – Dayco Corporation, Waynesville, NC, 1984-1987.
- Environmental Consultant/Owner – Alpha Environmental Sciences, Inc. , 1987-2005.
- Environmental Consultant/Owner - Reliant Environmental 2009 - present



## **APPENDIX F**

### **EDR – ENVIRONMENTAL REGULATORY DATABASES**