

**FINDING OF FACT FOR DISPOSAL OF BUILDINGS
U.S. ARMY CORPS OF ENGINEERS, NORTH CAROLINA
CAPE FEAR LOCK & DAM NO. 2 ELIZABETHTOWN, NORTH CAROLINA**

1. BUILDING INFORMATION:

Property ID: FEAR#2-16995

Account No.: LD2A03

Location: LOCK & DAM NO 2 BLDG #4

Structure Type: MAIN OFFICE/LOCKMASTER'S RESIDENCE, 2,256 Square Feet

Constructed Date: 01-JAN-1971

Asset Value: \$4,700.00

Property ID: FEAR#2-16989

Account No.: LD2A02

Location: LOCK & DAM NO 2 BLDG#2

Structure Type: WORKSHOP, 1,216 Square Feet

Constructed Date: 01 AUG 1971

Asset Value: \$4,000.00

2. REASON FOR DEMOLITION:

The remaining Lockmaster's Residence was originally constructed to be used as a Lockmaster's residence at Cape Fear and Dam 2 and has been vacated by the Corps. The Residence and Shop Building #2 suffered flood damage and are now full of mold and in need of extensive repair. The structures have no salvage value and have surpassed their usefulness; therefore, the cost to remediate the mold and repair the structures would surpass the expensed asset values.

3. STEWART B. MCKINNEY ACT: The Stewart B. McKinney Homeless Act authorizes the Federal government to make available suitable, surplus federal property for use as facilities to assist the homeless. This disposal was submitted to the Department Housing and Urban Development (HUD) on December 8, 2020, it was published in the Federal Registry on December 11, 2020. The project has permission to dispose of these assets 20 days from the date of publication if there is no response. As of February 1, 2021, there has not been any response.

4. RECORD OF ENVIRONMENTAL CONSIDERATION:

a. Cultural Resources Survey: Cape Fear Lock and Dam 2 Lockmaster's Residence is considered a contributing element to the Cape Fear Lock and Dam #2 historic district, which is considered eligible for inclusion on the National Register of Historic Places (NEHP). The Residence has been documented and evaluated per National Register of Historic Places (NRHP) criteria and requirements of the Historic American Engineering Record, and studies were conducted by 'New South Associates' for South Atlantic, Wilmington (SAW). A Memorandum of Agreement (MOA) (Enclosure 3) has been agreed upon to mitigate the adverse effect on the historic district caused by demolition.

b. Endangered Species Act: This action will not jeopardize the habitat of any endangered species of fish, wildlife, or plants pursuant to the Endangered Species Act determination. Reference the October 2019 Biological Evaluation Endangered Species Act determination (Enclosure 4).

c. Clean Water Act: This action will not create a discharge requiring a National Pollutant Discharge Elimination System (NPDES) permit. This action will not involve any work in wetlands.

d. Environmental Condition of Property: Reference the Environmental Condition of Property (ECP) report for these structures (Enclosure 5), and photographs of the structures (Enclosure 6). The structures were not used to store any hazardous or toxic materials. The structures were used and maintained in compliance with environmental regulations and policies. The assessment found no risk in the disposal of this building.

e. National Environmental Policy Act (NEPA): In accordance with Engineer Regulation 200-2-2 Procedures for Implementing NEPA, this action falls under Categorical Exclusion 9.o. Disposal of existing buildings and improvements for off-site removal. No addition NEPA documentation is required.

5. DETERMINATION OF FINDING OF FACT:

a. These structures have no salvage value and have surpassed their usefulness. The cost to demo and haul it to the landfill, is considered most advantageous to the Government. The structures have no major historical significance. These real property assets have no usefulness for any other purpose, and they have served the purpose for which they were constructed.

b. Demolition of these real property assets are in the best interest of the U.S. Government.

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Date: 2021.02.09 10:25:24 -05'00'

DATE

RALPH J. WERTHMANN
Chief, Real Estate Division

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Memorandum of Agreement (ER 19-2299)
Among
The U.S. Army Corps of Engineers, Wilmington District
And
North Carolina State Historic Preservation Officer
And
The Town of Elizabethtown, North Carolina,
For
Disposition of West Lockmaster Residence,
Lock and Dam #2 Historic District,
Cape Fear River, Bladen County, North Carolina

Whereas, the U.S. Army Corps of Engineers, Wilmington District (USACE-Wilmington) has determined that the West Lockmaster's Residence (Residence), a contributing element within the Lock and Dam #2 Historic District, a property determined eligible for listing in the National Register of Historic Places, is no longer needed for project purposes and;

Whereas, the USACE-Wilmington, proposes to dispose of (remove or demolish) the Residence; and

Whereas, the USACE-Wilmington, in consultation with the North Carolina State Historic Preservation Officer (SHPO), applied the criteria of effect and determined that demolition, removal, remediation, or adaptive reuse of the Residence may have an adverse effect on the Lock and Dam #2 Historic District; and

Whereas, the USACE-Wilmington, in consultation with the Town of Elizabethtown, NC (Town), has determined that disposal of the Residence is in agreement with present and future recreational use at the Lock and Dam #2 Historic District and in no way amounts to a breach of the covenant of quiet enjoyment; and

Whereas, the USACE-Wilmington has leased property on which the Residence rests to the Town for present and future recreational use management;

NOW, THEREFORE, the USACE-Wilmington, the SHPO, and the Town agree that the disposition (removal or demolition) of the Residence will be administered in accordance with the following stipulations to satisfy USACE-Wilmington's responsibilities pursuant to Sections 106 and 110 of the National Historic Preservation Act:

STIPULATIONS

USACE-Wilmington will ensure that the following measures are carried out.

- 1) The USACE-Wilmington will document the Residence in accordance with the Recordation Plan, attached to this Memorandum of Agreement (Agreement) as Appendix A, and provide copies of the recordation materials as specified in the

Appendix.

- a) The resulting documentation shall be provided to SHPO for review and comment
 - b) SHPO will have 30 days to review and approve the submitted recordation materials. Once approved, this stipulation will be considered met and disposition may proceed.
 - c) Final submittal of the complete recordation plan shall be within six (6) months of the execution of this agreement.
- 2) For 60-days prior to beginning any demolition or other structurally irreversible activities, USACE-Wilmington will offer the Residence for off-site use to other Federal, State, local governmental agencies, or public service organizations. Any such agency or organization desiring to move and use the Residence must agree to conduct, at its own expense, any and all required environmental remediation. Furthermore, the agency or organization shall agree to accepting preservation covenants for the Residence and, insofar as practical, use of *The Secretary of the Interior's Standards for Rehabilitation*, published at 36 CFR Part 67. Ownership of the Residence may be transferred to a new owner per the regulations of USACE-Wilmington.
- 3) If a sponsoring agency or organization cannot be found to use the Residence per the terms of Stipulation 2, above, the Residence shall be demolished.
- 4) The USACE-Wilmington will place two interpretive displays on the Lock and Dam #2 property. The displays would describe the lockmaster residences that once stood and explain their historic importance in the context of the Lock and Dam #2 Historic District.
 - a) The displays will be situated in prominent locations on the site to encourage high levels of public engagement.
 - b) The displays may include pictures, historic artifacts, and/or other documents/text that capture the history and context of the Lock and Dam #2 Historic District.
 - c) A preliminary draft of the display designs will be submitted to the SHPO for review and comment within six (6) months of USACE-Wilmington's receipt of approval for Residence disposition. A disposition approval decision will be at the discretion of the USACE's Savannah Real Estate office. A disposition approval decision would be shared with the SHPO and the Town.
 - d) The SHPO will have 30 days to review the display designs and provide comment.
 - e) A final version of the display designs will be submitted to the SHPO within 12 months of USACE-Wilmington's receipt of approval for Residence disposition.
 - f) The final displays shall be installed within 24 months of USACE-Wilmington's receipt of approval for Residence disposition.

- 5) A NEPA-compliant document will be produced by the USACE-Wilmington to account for the proposed disposal of the Residence. This document will be made available to the public by physical posting in the Lock and Dam #2 vicinity and will be posted on the USACE-Wilmington's website at <https://www.saw.usace.army.mil/Locations/District-Lakes-and-Dams/Cape-Fear-Locks-and-Dams/News-Notices/>. The online posting link will be shared with the Town to allow for wider distribution.
- 6) Annual reporting:
 - a) Following execution of this Agreement and until it expires or is terminated, the USACE-Wilmington shall provide all parties to this agreement an annual summary report, with the reports due 12, 24, etc. months following the execution of this Agreement. A final report will be produced and provided to all parties when the USACE-Wilmington completes all other stipulated tasks, detailing work undertaken pursuant to its terms. Such report will include any scheduling changes proposed, any problems encountered, and any disputes and/or objections received in carrying out the terms of this Agreement.

DISPUTE RESOLUTION

Should the SHPO and/or the Town object within 30 days to any actions proposed pursuant to this Agreement, the USACE-Wilmington shall consult with the SHPO and/or the Town to resolve the objection. If the objection cannot be resolved, USACE-Wilmington shall request the further comments of the Advisory Council on Historic Preservation (Council) pursuant to 36 CFR Part 800.7. Any Council comment provided in response to such a request will be taken into account by USACE-Wilmington in accordance with 36 CFR Part 800.7(c) (4). At any time during the implementation of the measures stipulated in this Agreement, should an objection to any such measures or its manner of implementation be raised by a member of the public, USACE-Wilmington shall take the objection into account and consult as needed with the objecting party, the SHPO, the Town, or the Council to resolve the objection.

UNANTICIPATED DISCOVERIES

The USACE-Wilmington will notify the SHPO as soon as practicable if it appears that the Undertaking will affect a previously unidentified historic property, including human remains, or affect a known historic resource in an unanticipated manner. The USACE-Wilmington will take all reasonable measures to avoid, minimize harm, and protect the discovery until further consultation with the SHPO and any other consulting parties has concluded. Inadvertent or accidental discovery of human remains will be handled in accordance with North Carolina General Statutes 65 and 70.

PROFESSIONAL QUALIFICATIONS

All work carried out pursuant to this Agreement shall be conducted by or under the direct supervision of an individual or individuals who meet, at a minimum, the *Secretary of the Interior's Qualifications Standards* (48 FR 44738-9, September 29, 1983).

EXPIRATION

This Agreement will continue in full force and effect for five (5) years. At any time in the six-month period prior to expiration of the Agreement, USACE-Wilmington, the SHPO, and the Town can agree to extend this Agreement with or without amendments.

AMENDMENTS

Any party to this Agreement may request that it be amended whereupon, the parties will consult to consider such amendment in the same manner as the original.

TERMINATION

Any party proposing to terminate this Agreement shall so notify all parties to this Agreement, explaining the reasons for termination and affording them at least thirty (30) days to consult and seek alternatives to termination. The Council will be afforded an opportunity to comment during this period as well. The parties shall then consult. In the event of termination, USACE-Wilmington shall comply with 36 CFR Part 800 with regard to any individual project activity that has not been previously reviewed in accordance with applicable regulations.

Termination shall include the submission of a technical report on any work done up to and including the date of termination.

FAILURE TO CARRY OUT THE TERMS OF THE AGREEMENT

In the event that the terms of this Agreement are not carried out, USACE-Wilmington shall comply with 36 CFR Part 800 with regard to actions covered by this Agreement.

Execution of this Agreement by the USACE-Wilmington, the SHPO, and the Town, its subsequent acceptance by the Council and implementation of its terms, evidence that the USACE-Wilmington has afforded the Council an opportunity to comment on the Reuse, Removal, or Demolition of the West Lockmaster Residence within Lock and Dam #2 Historic District, and that the USACE-Wilmington has taken into account the effect of the Undertaking on the historic property.

Memorandum of Agreement (ER 19-2299)
Among
The U.S. Army Corps of Engineers, Wilmington District
And
North Carolina State Historic Preservation Officer
And
The Town of Elizabethtown, North Carolina,
For
Disposition of West Lockmaster Residence,
Lock and Dam #2 Historic District,
Cape Fear River, Bladen County, North Carolina

AGREE:

WILLIAMS.GREGORY.LEIGH.1057719334 Digitally signed by
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Gregory Williams
Chief, Engineering Division
U.S. Army Corps of Engineers, Wilmington District

Date

Kevin Cherry

08-28-2020

Dr. Kevin Cherry, Ph.D.,
North Carolina State Historic Preservation Officer
N.C. Department of Natural and Cultural Resources

Date

Sylvia Campbell

9-10-2020

Sylvia Campbell
Mayor
Town of Elizabethtown, N.C.

Date

**Historic Recordation Plan
For
West Lockmaster Residence, Lock and Dam #2, Cape Fear River,
Bladen County, North Carolina**

1) Historical Background: A brief historical and physical narrative/description of the building should be prepared to include the following:

- a) Date of construction
- b) Name of the architect/builder
- c) Ownership and uses of the building since initial construction
- d) Size and sketch plan of building

2) Photographic Requirements: Photographic views of the building and associated facilities, including:

- a) Overall views
- b) Each visible elevation of the building
- c) Details of construction or design including exterior and interior architecturally significant elements
- d) Streetscapes showing relationship of the building to the street and adjoining properties, if possible
- e) Sketch site plan keyed to photographs listed above

3) Format: Traditional and Digital

- a) Digital images on Flash Drive or CD (should be accompanied by prints of each image)
- b) Use at least six (6) megapixel camera
- c) May be jpeg format
- d) Must be at least 3000 pixels x 2000 pixels (450 ppi for a 6.5" x 4.5" photograph)
- e) Label files as follows: SSN_Individual Structure Identifier_Historic District Name_Photographer Name_Photo Date_Photo Number_View Description

4) Copies and Curation:

- a) One (1) CD and one (1) set of labeled photo sheets (9x9) will be deposited with the North Carolina State Historic Preservation Office to be made a permanent part of the statewide survey and iconographic collection
- b) All digital images and photographs must be labeled according to Division of Archives and History standards

Project Description:

Disposal of two storm damaged buildings at US Army Corps of Engineers, Cape Fear River Lock and Dam 2, Elizabethtown, Bladen County, North Carolina. Buildings to be removed are the Lock Master House, Building #4, Structure No. LD2A03, Property Id No. FEAR#2-16995, and the maintenance shed, Building #2, Structure No. LD2A02, Property Id No. FEAR#2-16989. Buildings will undergo lead and asbestos abatement before being demolished. Structures are located within an upland grassed area, maintained by regular mowing. Timing of work will be dependent on funding. Demolition will likely occur in 2020. Effect determinations have been made for species identified on the US Fish and Wildlife Service (USFWS) official species list.

Species and Determinations

Species	Conclusion	Determination	
American Alligator	no suitable habitat	No Effect	Work will not occur in the river or on river bank
Red-Cockaded woodpecker	no suitable habitat	No Effect	
Wood Stork	no suitable habitat	No Effect	
American Chaffseed	no suitable habitat	No Effect	
Pondberry	no suitable habitat	No Effect	
Rough-leaved Loosestrife	no suitable habitat	No Effect	
Northern long-eared Bat	roost habitat present	May Affect	Relying upon the findings of the 1/5/2016 Programmatic Biological Opinion for Final 4(d) Rule on the NLEB and Activities Excepted from Take Prohibitions to fulfill our project-specific section 7 responsibilities
Bald Eagle	unlikely to disturb nesting bald eagles	Eagle Act permit not required	No nests within 660 feet

American alligator (*Alligator mississippiensis*) - similarity of appearance (threatened) - This activity will have no effect on the species. The American alligator has rarely been observed in the river in the vicinity of Lock and Dam #2. Work will occur in grassed area on a terrace above the river. Work will not occur in the river or along the river bank. The work will not produce sediment or runoff.

Red-Cockaded woodpecker (*Picoides borealis*) – endangered – This activity will have no effect on the species. Birds are found in pine forests with trees generally at least 60-120 years old, depending on species of pine. No

habitat present. No trees will be removed.

Wood Stork (*Mycteria Americana*) - endangered – This activity will have no effect on the species. The birds are found in freshwater and estuarine wetlands, primarily nesting in cypress or mangrove swamps. The birds feed in freshwater marshes, narrow tidal creeks, or flooded tidal pools. No habitat present.

American Chaffseed (*Schwalbea Americana*) – endangered - This activity will have no effect on the species. The plant occurs in sandy (sandy peat, sandy loam), acidic, seasonally moist to dry soils. The plant is generally found in open, moist pine flatwoods, fire-maintained savannas, ecotonal areas between peaty wetlands and xeric sandy soils, and other open grass-sedge systems. No habitat present.

Pondberry (*Lindera melissifolia*) – endangered – The plant is associated with wetland habitats such as bottomland and hardwoods in the interior areas, and the margins of sinks, ponds and other depressions. The plants generally grow in shaded areas but may also be found in full sun. No habitat present.

Rough-leaved Loosestrife (*Lysimachia asperulaefolia*) – endangered – This activity will have no effect on the species. This plant generally occurs in areas of dense shrub and vine growth usually on a wet, peaty, poorly drained soil between longleaf pine uplands and pond pine pocosins. Also been found on deep peat in the low shrub community of large Carolina bays. No habitat present.

Northern long-eared bat (*Myotis septentrionalis*) – threatened – The activity may affect the bat. The bat roosts singly or in colonies underneath bark, in cavities or in crevices of both live trees and snags during the summer and spends the winter hibernating in caves and mines. No trees will be removed. The bat has also been found roosting in structures. Structures will be demolished. The activity will occur within the known range of the bat and within the White-nose Syndrome Buffer Zone. The bat is known to occur in Bladen County. There structures being demolished are in close proximity to a forested area and may be may be suitable habitat, however no bat activity has been observed. A bat survey has not been conducted. There are no known element occurrences in the project area. Based on review of existing information, the activity is not located within an area where incidental take may be a special consideration. The project area is not within a hibernation site, is not within 0.25 mile of a known hibernation site, and is not within a 150-foot radius of a known, occupied maternity roost. The project does not require prohibited intentional take. If removal of bats from the structures is required during abatement or demolition work, a licensed wildlife removal service will be used. Removal of bats from human structures is an activity for which incidental take is not prohibited under the 4(d) rule. A Streamlined Consultation Form has been submitted via the IPaC portal.

Bald Eagle (*Haliaeetus leucocephalus*) – This activity is unlikely to disturb nesting bald eagles. There are no active or inactive bald eagle nests located within 660 feet. USACE will continue to monitor area prior to actions to ensure that any new nests are identified.

Critical Habitat – There is no critical habitat located in the work area.

Prepared by: Michael Hosey, Conservation Specialist, USACE, Wilmington District, Lakes Branch

References:

North Carolina Natural Heritage Data Explorer – Project Report
US Fish and Wildlife Service IPaC - Official Species Lists
US Fish and Wildlife Service, Endangered and Threatened species descriptions
US Fish and Wildlife Service, Raleigh Field Office – NLEB – occurrence maps



USACE Cape Fear River Lock #2 - building removal



United States Department of the Interior

FISH AND WILDLIFE SERVICE



Raleigh Field Office
P.O. Box 33726
Raleigh, NC 27636-3726

Date: 9 October 2019

Self-Certification Letter

Project Name USACE Cape Fear Lock #2 - disposal of structures

Dear Applicant:

Thank you for using the U.S. Fish and Wildlife Service (Service) Raleigh Ecological Services online project review process. By printing this letter in conjunction with your project review package, you are certifying that you have completed the online project review process for the project named above in accordance with all instructions provided, using the best available information to reach your conclusions. This letter, and the enclosed project review package, completes the review of your project in accordance with the Endangered Species Act of 1973 (16 U.S.C. 1531-1544, 87 Stat. 884), as amended (ESA), and the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c, 54 Stat. 250), as amended (Eagle Act). This letter also provides information for your project review under the National Environmental Policy Act of 1969 (P.L. 91-190, 42 U.S.C. 4321-4347, 83 Stat. 852), as amended. A copy of this letter and the project review package must be submitted to this office for this certification to be valid. This letter and the project review package will be maintained in our records.

The species conclusions table in the enclosed project review package summarizes your ESA and Eagle Act conclusions. Based on your analysis, mark all the determinations that apply:

- ☒ “no effect” determinations for proposed/listed species and/or proposed/designated critical habitat; and/or
- ☐ “may affect, not likely to adversely affect” determinations for proposed/listed species and/or proposed/designated critical habitat; and/or
- ☒ “may affect, likely to adversely affect” determination for the Northern long-eared bat (*Myotis septentrionalis*) and relying on the findings of the January 5, 2016, Programmatic Biological Opinion for the Final 4(d) Rule on the Northern long-eared bat;
- ☒ “no Eagle Act permit required” determinations for eagles.

We certify that use of the online project review process in strict accordance with the instructions provided as documented in the enclosed project review package results in reaching the appropriate determinations. Therefore, we concur with the “no effect” or “not likely to adversely affect” determinations for proposed and listed species and proposed and designated critical habitat; the “may affect” determination for Northern long-eared bat; and/or the “no Eagle Act permit required” determinations for eagles. Additional coordination with this office is not needed. Candidate species are not legally protected pursuant to the ESA. However, the Service encourages consideration of these species by avoiding adverse impacts to them. Please contact this office for additional coordination if your project action area contains candidate species. Should project plans change or if additional information on the distribution of proposed or listed species, proposed or designated critical habitat, or bald eagles becomes available, this determination may be reconsidered. This certification letter is valid for 1 year. Information about the online project review process including instructions, species information, and other information regarding project reviews within North Carolina is available at our website <http://www.fws.gov/raleigh/pp.html>. If you have any questions, you can write to us at Raleigh@fws.gov or please contact Leigh Mann of this office at 919-856-4520, ext. 10.

Sincerely,

/s/Pete Benjamin

Pete Benjamin
Field Supervisor
Raleigh Ecological Services

Enclosures - project review package



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Raleigh Ecological Services Field Office
Post Office Box 33726
Raleigh, NC 27636-3726
Phone: (919) 856-4520 Fax: (919) 856-4556



In Reply Refer To:

October 04, 2019

Consultation Code: 04EN2000-2020-SLI-0017

Event Code: 04EN2000-2020-E-00056

Project Name: USACE Cape Fear River Lock #2 - disposal of structures

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The species list generated pursuant to the information you provided identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

Section 7 of the Act requires that all federal agencies (or their designated non-federal representative), in consultation with the Service, insure that any action federally authorized, funded, or carried out by such agencies is not likely to jeopardize the continued existence of any federally-listed endangered or threatened species. A biological assessment or evaluation may be prepared to fulfill that requirement and in determining whether additional consultation with the Service is necessary. In addition to the federally-protected species list, information on the species' life histories and habitats and information on completing a biological assessment or

evaluation and can be found on our web page at <http://www.fws.gov/raleigh>. Please check the web site often for updated information or changes

If your project contains suitable habitat for any of the federally-listed species known to be present within the county where your project occurs, the proposed action has the potential to adversely affect those species. As such, we recommend that surveys be conducted to determine the species' presence or absence within the project area. The use of North Carolina Natural Heritage program data should not be substituted for actual field surveys.

If you determine that the proposed action may affect (i.e., likely to adversely affect or not likely to adversely affect) a federally-protected species, you should notify this office with your determination, the results of your surveys, survey methodologies, and an analysis of the effects of the action on listed species, including consideration of direct, indirect, and cumulative effects, before conducting any activities that might affect the species. If you determine that the proposed action will have no effect (i.e., no beneficial or adverse, direct or indirect effect) on federally listed species, then you are not required to contact our office for concurrence (unless an Environmental Impact Statement is prepared). However, you should maintain a complete record of the assessment, including steps leading to your determination of effect, the qualified personnel conducting the assessment, habitat conditions, site photographs, and any other related articles.

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

Not all Threatened and Endangered Species that occur in North Carolina are subject to section 7 consultation with the U.S Fish and Wildlife Service. Atlantic and shortnose sturgeon, sea turtles, when in the water, and certain marine mammals are under purview of the National Marine Fisheries Service. If your project occurs in marine, estuarine, or coastal river systems you should also contact the National Marine Fisheries Service, <http://www.nmfs.noaa.gov/>

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office. If you have any questions or comments, please contact John Ellis of this office at john_ellis@fws.gov.

Attachment(s):

- Official Species List



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Raleigh Ecological Services Field Office
Post Office Box 33726
Raleigh, NC 27636-3726
Phone: (919) 856-4520 Fax: (919) 856-4556



In Reply Refer To:

October 09, 2019

Consultation Code: 04EN2000-2020-TA-0017

Event Code: 04EN2000-2020-E-00098

Project Name: USACE Cape Fear River Lock #2 - disposal of structures

Subject: Verification letter for the 'USACE Cape Fear River Lock #2 - disposal of structures' project under the January 5, 2016, Programmatic Biological Opinion on Final 4(d) Rule for the Northern Long-eared Bat and Activities Excepted from Take Prohibitions.

Dear Michael Hosey:

The U.S. Fish and Wildlife Service (Service) received on October 04, 2019 your effects determination for the 'USACE Cape Fear River Lock #2 - disposal of structures' (the Action) using the northern long-eared bat (*Myotis septentrionalis*) key within the Information for Planning and Consultation (IPaC) system. This IPaC key assists users in determining whether a Federal action is consistent with the activities analyzed in the Service's January 5, 2016, Programmatic Biological Opinion (PBO). The PBO addresses activities excepted from "take"^[1] prohibitions applicable to the northern long-eared bat under the Endangered Species Act of 1973 (ESA) (87 Stat.884, as amended; 16 U.S.C. 1531 et seq.).

Based upon your IPaC submission, the Action is consistent with activities analyzed in the PBO. The Action may affect the northern long-eared bat; however, any take that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o). Unless the Service advises you within 30 days of the date of this letter that your IPaC-assisted determination was incorrect, this letter verifies that the PBO satisfies and concludes your responsibilities for this Action under ESA Section 7(a)(2) with respect to the northern long-eared bat.

Please report to our office any changes to the information about the Action that you submitted in IPaC, the results of any bat surveys conducted in the Action area, and any dead, injured, or sick northern long-eared bats that are found during Action implementation. If the Action is not completed within one year of the date of this letter, you must update and resubmit the information required in the IPaC key.

This IPaC-assisted determination allows you to rely on the PBO for compliance with ESA Section 7(a)(2) only for the northern long-eared bat. It **does not** apply to the following ESA-protected species that also may occur in the Action area:

- American Alligator, *Alligator mississippiensis* (Similarity of Appearance (Threatened))
- American Chaffseed, *Schwalbea americana* (Endangered)
- Pondberry, *Lindera melissifolia* (Endangered)
- Red-cockaded Woodpecker, *Picoides borealis* (Endangered)
- Rough-leaved Loosestrife, *Lysimachia asperulaefolia* (Endangered)
- Wood Stork, *Mycteria americana* (Threatened)

If the Action may affect other federally listed species besides the northern long-eared bat, a proposed species, and/or designated critical habitat, additional consultation between you and this Service office is required. If the Action may disturb bald or golden eagles, additional coordination with the Service under the Bald and Golden Eagle Protection Act is recommended.

[1]Take means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct [ESA Section 3(19)].

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

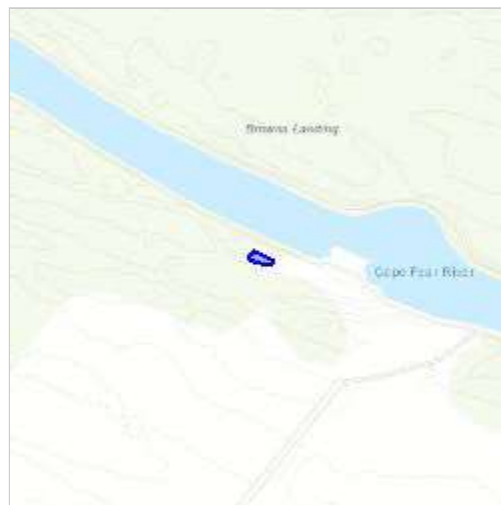
USACE Cape Fear River Lock #2 - disposal of structures

2. Description

The following description was provided for the project 'USACE Cape Fear River Lock #2 - disposal of structures':

Disposal of two storm damaged buildings at US Army Corps of Engineers, Cape Fear River Lock and Dam 2, Elizabethtown, Bladen County, North Carolina. Buildings to be removed are the Lock Master House, Building #4, Structure No. LD2A03, Property Id No. FEAR#2-16995, and the maintenance shed, Building #2, Structure No. LD2A02, Property Id No. FEAR#2-16989. Buildings will undergo lead and asbestos abatement before being demolished. Timing of work will be dependent on funding. Demolition will likely occur in 2020. No bat activity has been observed. If removal of bats from the structures is required during abatement or demolition work USACE will employ a licensed wildlife removal service, and ensure compliance with state wildlife laws. Removal of bats from human structures is an activity for which incidental take is not prohibited under the 4(d) rule.

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/34.62639921995813N78.57893959864961W>

**Determination Key Result**

This Federal Action may affect the northern long-eared bat in a manner consistent with the description of activities addressed by the Service's PBO dated January 5, 2016. Any taking that may occur incidental to this Action is not prohibited under the final 4(d) rule at 50 CFR §17.40(o). Therefore, the PBO satisfies your responsibilities for this Action under ESA Section 7(a)(2) relative to the northern long-eared bat.

Determination Key Description: Northern Long-eared Bat 4(d) Rule

This key was last updated in IPaC on May 15, 2017. Keys are subject to periodic revision.

This key is intended for actions that may affect the threatened northern long-eared bat.

The purpose of the key for Federal actions is to assist determinations as to whether proposed actions are consistent with those analyzed in the Service's PBO dated January 5, 2016.

Federal actions that may cause prohibited take of northern long-eared bats, affect ESA-listed species other than the northern long-eared bat, or affect any designated critical habitat, require ESA Section 7(a)(2) consultation in addition to the use of this key. Federal actions that may affect species proposed for listing or critical habitat proposed for designation may require a conference under ESA Section 7(a)(4).

Determination Key Result

This project may affect the threatened Northern long-eared bat; therefore, consultation with the Service pursuant to Section 7(a)(2) of the Endangered Species Act of 1973 (87 Stat.884, as amended; 16 U.S.C. 1531 et seq.) is required. However, based on the information you provided, this project may rely on the Service's January 5, 2016, *Programmatic Biological Opinion on Final 4(d) Rule for the Northern Long-Eared Bat and Activities Excepted from Take Prohibitions* to fulfill its Section 7(a)(2) consultation obligation.

Qualification Interview

1. Is the action authorized, funded, or being carried out by a Federal agency?
Yes
2. Have you determined that the proposed action will have "no effect" on the northern long-eared bat? (If you are unsure select "No")
No

3. Will your activity purposefully **Take** northern long-eared bats?
No

4. Is the project action area located wholly outside the White-nose Syndrome Zone?
Automatically answered
No

5. Have you contacted the appropriate agency to determine if your project is near a known hibernaculum or maternity roost tree?

Location information for northern long-eared bat hibernacula is generally kept in state Natural Heritage Inventory databases – the availability of this data varies state-by-state. Many states provide online access to their data, either directly by providing maps or by providing the opportunity to make a data request. In some cases, to protect those resources, access to the information may be limited. A web page with links to state Natural Heritage Inventory databases is available at www.fws.gov/midwest/endangered/mammals/nleb/nhisites.html.

Yes

6. Will the action affect a cave or mine where northern long-eared bats are known to hibernate (i.e., hibernaculum) or could it alter the entrance or the environment (physical or other alteration) of a hibernaculum?

No

7. Will the action involve Tree Removal?

No

Project Questionnaire

If the project includes forest conversion, report the appropriate acreages below. Otherwise, type '0' in questions 1-3.

1. Estimated total acres of forest conversion:

0

2. If known, estimated acres of forest conversion from April 1 to October 31

0

3. If known, estimated acres of forest conversion from June 1 to July 31

0

If the project includes timber harvest, report the appropriate acreages below. Otherwise, type '0' in questions 4-6.

4. Estimated total acres of timber harvest

0

5. If known, estimated acres of timber harvest from April 1 to October 31

0

6. If known, estimated acres of timber harvest from June 1 to July 31

0

If the project includes prescribed fire, report the appropriate acreages below. Otherwise, type '0' in questions 7-9.

7. Estimated total acres of prescribed fire

0

8. If known, estimated acres of prescribed fire from April 1 to October 31

0

9. If known, estimated acres of prescribed fire from June 1 to July 31

0

If the project includes new wind turbines, report the megawatts of wind capacity below. Otherwise, type '0' in question 10.

10. What is the estimated wind capacity (in megawatts) of the new turbine(s)?

0

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Raleigh Ecological Services Field Office

Post Office Box 33726

Raleigh, NC 27636-3726

(919) 856-4520

Project Summary

Consultation Code: 04EN2000-2020-SLI-0017

Event Code: 04EN2000-2020-E-00056

Project Name: USACE Cape Fear River Lock #2 - disposal of structures

Project Type: ** OTHER **

Project Description: Disposal of two storm damaged buildings at US Army Corps of Engineers, Cape Fear River Lock and Dam 2, Elizabethtown, Bladen County, North Carolina. Buildings to be removed are the Lock Master House, Building #4, Structure No. LD2A03, Property Id No. FEAR#2-16995, and the maintenance shed, Building #2, Structure No. LD2A02, Property Id No. FEAR#2-16989. Buildings will undergo lead and asbestos abatement before being demolished. Timing of work will be dependent on funding. Demolition will likely occur in 2020.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/34.62639921995813N78.57893959864961W>



Counties: Bladen, NC

Endangered Species Act Species

There is a total of 7 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Threatened

Birds

NAME	STATUS
Red-cockaded Woodpecker <i>Picoides borealis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/7614	Endangered
Wood Stork <i>Mycteria americana</i> Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477	Threatened

Reptiles

NAME	STATUS
American Alligator <i>Alligator mississippiensis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/776	Similarity of Appearance (Threatened)

Flowering Plants

NAME	STATUS
American Chaffseed <i>Schwalbea americana</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1286	Endangered
Pondberry <i>Lindera melissifolia</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1279	Endangered
Rough-leaved Loosestrife <i>Lysimachia asperulaefolia</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2747	Endangered

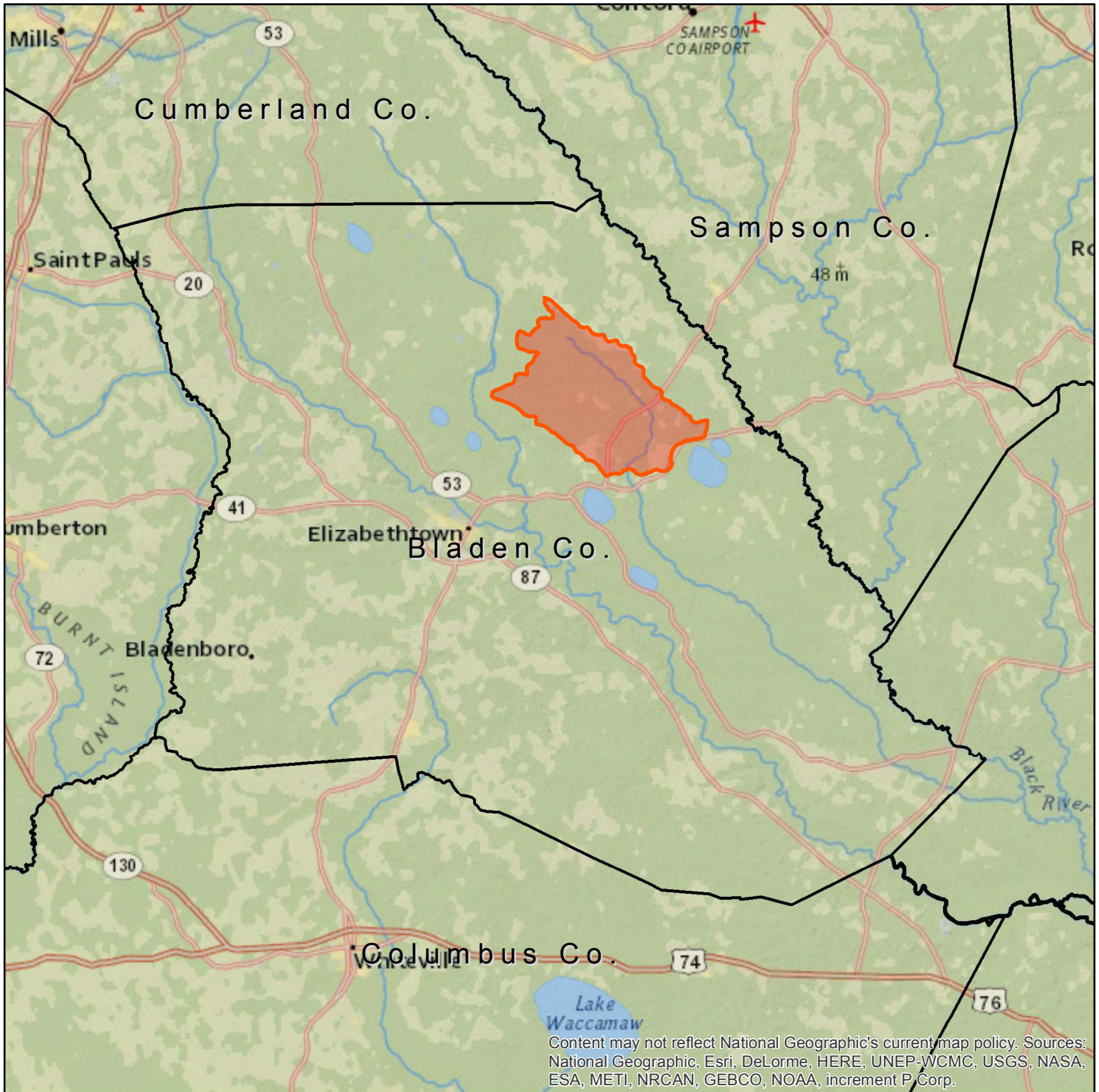
Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

U.S. Fish & Wildlife Service

Northern Long-Eared Bat Consultation Areas

BLADEN County



Content may not reflect National Geographic's current map policy. Sources: National Geographic, Esri, DeLorme, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.



North Carolina County Boundary



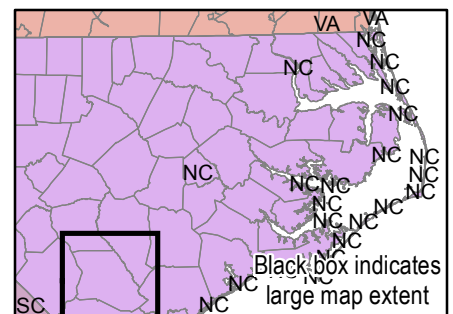
Watersheds with Known NLEB Winter Roost trees

If your project falls within the red areas identified in BLADEN County, please contact the USFWS Raleigh Field Office.



0 5 Miles
0 5 Kilometers

USFWS Ecological Services
Raleigh, North Carolina
Map Date: 12/3/2018



NCNHDE-10389

October 4, 2019

Michael Hosey
US Army Corps of Engineers - Lakes Branch
2080 Jordan Dam Road, PO Box 144
Moncure, NC 27559
RE: USACE Cape Fear River Lock & Dam #2 - disposal of structures

Dear Michael Hosey:

The North Carolina Natural Heritage Program (NCNHP) appreciates the opportunity to provide information about natural heritage resources for the project referenced above.

Based on the project area mapped with your request, a query of the NCNHP database indicates that there are no records for rare species, important natural communities, natural areas, and/or conservation/managed areas within the proposed project boundary. Please note that although there may be no documentation of natural heritage elements within the project boundary, it does not imply or confirm their absence; the area may not have been surveyed. The results of this query should not be substituted for field surveys where suitable habitat exists. In the event that rare species are found within the project area, please contact the NCNHP so that we may update our records.

The attached 'Potential Occurrences' table summarizes rare species and natural communities that have been documented within a one-mile radius of the property boundary. The proximity of these records suggests that these natural heritage elements may potentially be present in the project area if suitable habitat exists. Tables of natural areas and conservation/managed areas within a one-mile radius of the project area, if any, are also included in this report.

If a Federally-listed species is found within the project area or is indicated within a one-mile radius of the project area, the NCNHP recommends contacting the US Fish and Wildlife Service (USFWS) for guidance. Contact information for USFWS offices in North Carolina is found here:
<https://www.fws.gov/offices/Directory/ListOffices.cfm?statecode=37>.

Please note that natural heritage element data are maintained for the purposes of conservation planning, project review, and scientific research, and are not intended for use as the primary criteria for regulatory decisions. Information provided by the NCNHP database may not be published without prior written notification to the NCNHP, and the NCNHP must be credited as an information source in these publications. Maps of NCNHP data may not be redistributed without permission.

The NC Natural Heritage Program may follow this letter with additional correspondence if a Dedicated Nature Preserve, Registered Heritage Area, Clean Water Management Trust Fund easement, or Federally-listed species are documented near the project area.

If you have questions regarding the information provided in this letter or need additional assistance, please contact Rodney A. Butler at rodney.butler@ncdcr.gov or 919-707-8603.

Sincerely,
NC Natural Heritage Program

Natural Heritage Element Occurrences, Natural Areas, and Managed Areas Within a One-mile Radius of the Project Area
USACE Cape Fear River Lock & Dam #2 - disposal of structures
October 4, 2019
NCNHDE-10389

Element Occurrences Documented Within a One-mile Radius of the Project Area

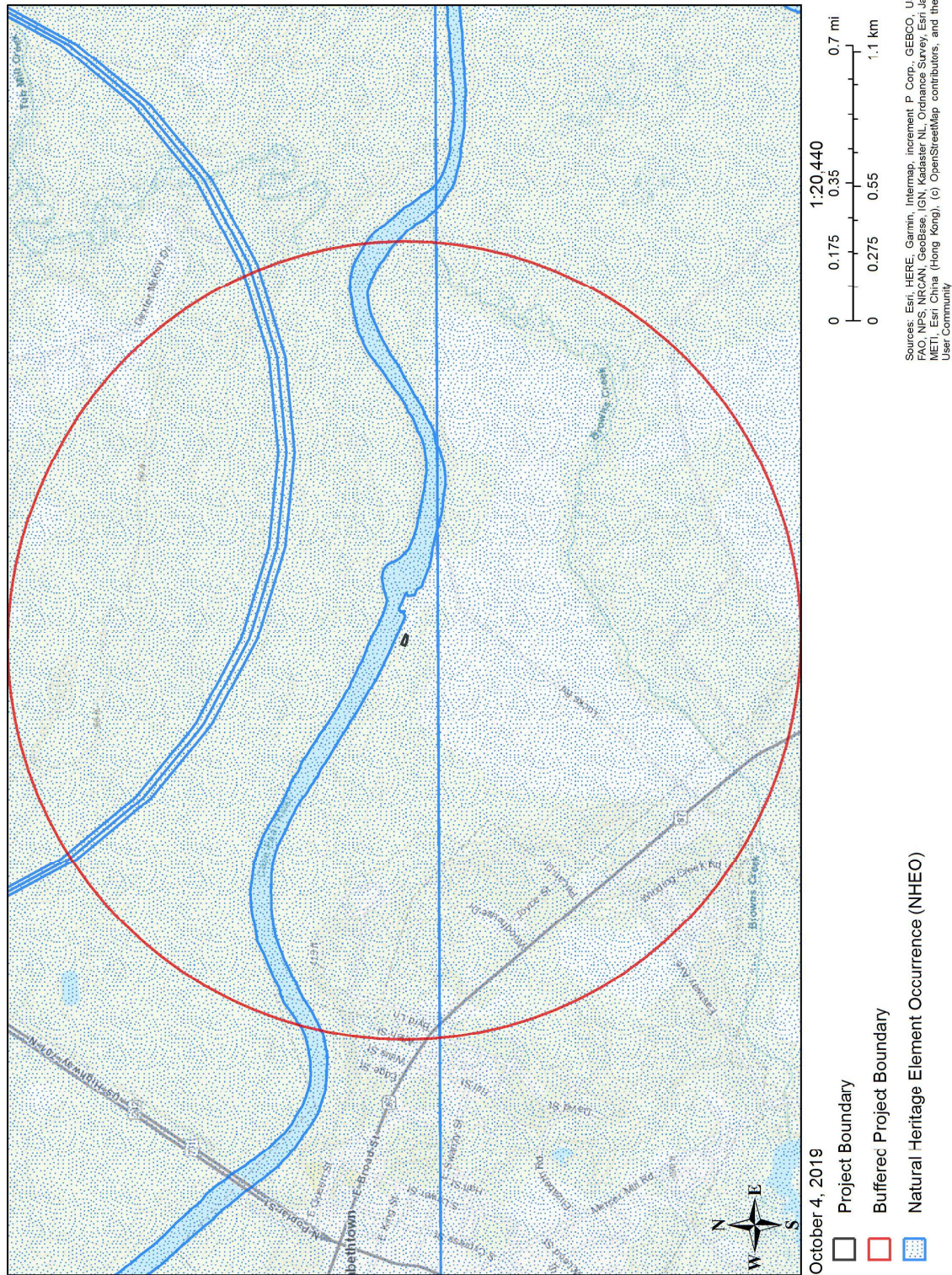
Taxonomic Group	EO ID	Scientific Name	Common Name	Last Observation Date	Element Occurrence Rank	Accuracy	Federal Status	State Status	Global Rank	State Rank
Amphibian	24031	Hyla andersonii	Pine Barrens Treefrog	1967-07	H	5-Very Low	---	Significantly Rare	G4	S3
Amphibian	24029	Hyla andersonii	Pine Barrens Treefrog	1965-07	H	5-Very Low	---	Significantly Rare	G4	S3
Dragonfly or Damselfly	33737	Somatochlora georgiana	Coppery Emerald	2004-Pre	H?	5-Very Low	---	Significantly Rare	G3G4	S2?
Dragonfly or Damselfly	33779	Stylurus ivae	Shining Clubtail	2004-Pre	X?	5-Very Low	---	Significantly Rare	G4	S2S3
Freshwater Fish	2652	Carpoides sp. cf. velifer	Atlantic Highfin Carpsucker	1997-05-15	E	3-Medium	---	Special Concern	GNR	S1
Vascular Plant	8096	Eleocharis robbinsii	Robbins' Spikerush	1949-07	H	4-Low	---	Special Concern	G4G5	S2S3
Vascular Plant	23815	Eriogonum tomentosum	Southern Wild-buckwheat	1890	H	5-Very Low	---	Special Concern	G4G5	SH
Vascular Plant	15799	Lobelia boykinii	Boykin's Lobelia	1949-07	H	4-Low	---	Endangered	G2G3	S1S2
Vascular Plant	3663	Ludwigia sphaerocarpa	Globe-fruit Seedbox	1949-07-09	H	4-Low	---	Endangered	G5	S1
Vascular Plant	10236	Ludwigia suffruticosa	Shrubby Seedbox	1949-07-09	H	4-Low	---	Threatened	G5	S2

No Natural Areas are Documented Within a One-mile Radius of the Project Area

No Managed Areas are Documented Within a One-mile Radius of the Project Area

Definitions and an explanation of status designations and codes can be found at <https://ncnhde.natureserve.org/content/help>. Data query generated on October 4, 2019; source: NCNHP, Q3 Jul 2019. Please resubmit your information request if more than one year elapses before project initiation as new information is continually added to the NCNHP database.

NCNHDE-10389: USACE Cape Fear River Lock & Dam #2 - disposal of structures



ENVIRONMENTAL CONDITION OF PROPERTY

Wilmington District

This form covers Purpose, Site Location, Current Use of Property and adjacent property, Historical Use of Property and Adjacent Property, User provided Information, Site Reconnaissance, and Records Search and Interviews. Specific Records Search and Interview information will be provided in sections 4.0 and 5.0. Pictures, Maps, Record and Interview information are appendices.

Project Name: B. Everett Jordan Dam and Lake	DACW#:	Grantee: Disposal
Property Address/location: 745 Locks Road Elizabethtown, North Carolina 28337		

1.0 Purpose

During Hurricane Florence in September 2018 the following two structures located in Elizabethtown, NC at Cape Fear Lock and Dam 2 were flooded with water, suffered water damage, and are now full of mold. The Cape Fear Lockmaster's House, Structure No. LD2A03 is the last remaining of two Lockmaster's residences constructed along the shore Cape Fear River for the operation of Lock and Dam 2. The House was originally constructed to be used as a Lockmaster's residence. Until recently it served the Corps for decades as only an office. The House has been vacated by the Corps since leasing Lock and Dam 2 to the municipality of Elizabethtown. The second real property asset requested for disposal is Shop Building #2, Structure No. D2A02. Having no salvage value and having surpassed their usefulness the Wilmington District has a desire to divest ourselves entirely of the Cape Fear Lock and Dam facilities and has no need to replace the residence or the shop.

2.0 Site Description

2.1 Property Legal Description and Site Address:

Cape Fear Lockmaster's House, Structure No. LD2A03, Property Id No. FEAR#2-16995, 1 story, 3 bedrooms, 1 bath, 2 porches, wood frame with aluminum siding on concrete floor basement, asphalt shingle roof. Expensed asset value: \$4,700.00.
Building #2, Cape Fear Lock and Dam 2 Shop, Structure No. LD2A02, Property Id No. FEAR#2-16989, workshop & boat shed, wooden structure and attached steel bldg. & roof on concrete slab with steel roll-up door. Expensed asset value: \$4,000.00.

2.2 Site and Vicinity General Characteristics:

The two structures are located outside the city limits, 0.9 miles off East Broad Street, NC Hwy 87 along the shore of the Cape Fear River. The topography along the 0.9 mile stretch of Locks Road is level farm land. The property is generally open grass under-story with pine dominated over-story. The Cape Fear river runs through eastern side of the property with a small creek running through the center of the property.

ENVIRONMENTAL CONDITION OF PROPERTY, CON'T

3.0 General Site Setting

Yes answers must be documented. Records and interviews must be documented.

Remarks:

Cape Fear Lockmaster's House is a 102 year old residence that served several decades as an office building. Building #2 is a 48 year old storage building for equipment.

a. Current and Past use of Property:

(1)(a) Is the property used for industrial use?

Record Search and/or Interview:

☐ Yes

☒ No

☐ Unk

Observed during site visit:

☐ Yes

☒ No

(1)(b) Is any adjoining property used for an industrial use? For the purposes of this inquiry, adjoining property is considered to be property located within a quarter mile of the subject property and individual properties located within a mile of the subject property that exhibit a potential for environmental concern.

Record Search and/or Interview:

☐ Yes

☒ No

☐ Unk

Observed during site visit:

☐ Yes

☒ No

(2)(a) Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?

Record Search and/or Interview:

☐ Yes

☒ No

☐ Unk

Observed during site visit:

☐ Yes

☒ No

(2)(b) Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?

Record Search and/or Interview:

☐ Yes

☒ No

☐ Unk

Observed during site visit:

☐ Yes

☒ No

(3)(a) Is the property used as a gasoline station, motor repair facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Record Search and/or Interview:

☐ Yes

☒ No

☐ Unk

Observed during site visit:

☐ Yes

☒ No

(3)(b) Is any adjoining property used as a gasoline station, motor repair facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Record Search and/or Interview:

☐ Yes

☐ No

☐ Unk

Observed during site visit:

☐ Yes

☒ No

(4)(a) Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Record Search and/or Interview:

☐ Yes

☒ No

☐ Unk

Observed during site visit:

☐ Yes

☒ No

(4)(b) Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Record Search and/or Interview:

☐ Yes

☒ No

☐ Unk

ENVIRONMENTAL CONDITION OF PROPERTY, CON'T

Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
b. Specific Property Conditions/Exterior Observations			
Remarks:			
During Hurricane Florence in September 2018 the structures were flooded with water, suffered water damage, and are now full of mold.			
(5)(a) Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals, hazardous substances or petroleum products in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(5)(b) Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals, hazardous substances or petroleum products in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(6)(a) Are there currently any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or facility?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(6)(b) Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or facility?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(7)(a) Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(8)(a) Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(8)(b) Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(9)(a) Is there currently any stained soil on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(9)(b) Did you observe evidence or do you have any prior knowledge that there have been previously, any stained soil on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

ENVIRONMENTAL CONDITION OF PROPERTY, CON'T

(10)(a) Are there currently any registered or unregistered storage tanks (above or underground) located on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(10)(b) Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?			
Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
(11)(a) Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(11)(b) Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(12)(a) Are there currently any strong, pungent, or noxious odors located on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(12)(b) Did you observe evidence or do you have any prior knowledge that there have been previously, any strong, pungent, or noxious odors located on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(13)(a) Are there currently any standing surface water, pools or sumps containing liquids likely to be hazardous substances or petroleum products, located on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(13)(b) Did you observe evidence or do you have any prior knowledge that there have been previously, any standing surface water, pools or sumps containing liquids likely to be hazardous substances or petroleum products located on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
c. Facility Conditions or Interior Observations			
Remarks:			
During Hurricane Florence in September 2018 the structures were flooded with water, suffered water damage, and are now full of mold.			
(c.)(1) Are there facilities currently on site?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
(c.)(2) Is there evidence or prior knowledge of facilities previously on site?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
If answers (c.)(1) and (c.)(2) are No, then questions 14-16 are <input type="checkbox"/> N/A			
(14)(a) Is there currently evidence of leaks, releases or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

ENVIRONMENTAL CONDITION OF PROPERTY, CON'T

(14)(b) Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, releases or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property, infrastructure Conditions			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(15) Describe the means of heating and cooling the buildings on the property, including the fuel source for heating and cooling.			
Forced air propane HVAC			
(16) Describe sumps or drains visually and/or physically observed or identified from the interviews that are present in the buildings on the property.			
None			
d. Infrastructure Conditions			
Remarks:			
<small>The House is a wood frame structure with aluminum siding and asphalt shingle roof. Shop Building #2 is a wood frame structure with an attached steel building on a concrete slab with steel roll-up doors</small>			
(17) Identify the source of potable water for the property.			
Elizabethtown public drinking water supply.			
(18) Identify the sewage disposal for the property.			
2 Septic systems, one for the lock masters residence and one for the public restrooms.			
(19)(a) If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been have been identified in the well or system that exceed guidelines applicable to the water system?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(19)(b) If the property is served by a private well or non-public water system is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(19)(c) Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(19)(d) Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk

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Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(20)(a) Has there been a discharge of any substance or material from the property that might contaminate the public water system?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(20)(b) Is the property known to be served by asbestos cement mains, lead containing lines, or piping that uses copper and/or lead solder?			
Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
(21)(a) Is the property served by a private/nonpublic water system that has been found to be contaminated in excess of drinking water guidelines or otherwise contaminated?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
e. CERCLA and Related Liability			
Remarks:			
The disposed eastern lock master's facility had asbestos and lead-based paint located on the property. The facility in question here has not yet been tested.			
(22) Is there any knowledge of environmental remediation orders or agreements applicable to the property or any facility located on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(23)(a) Is there information on the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?			
Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
(23)(b) Is there information on the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(23)(c) Is there information on the past existence of environmental violations with respect to the property or any facility located on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(23)(d) Is there information on the current existence of environmental violations with respect to the property or any facility located on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(24) Is there any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?			
Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
(25) Is there any knowledge of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products involving			

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the property by any owner or occupant of the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
(26) Is there any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and or burned on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

3.1 TOXIC SUBSTANCES CONTROL ACT (TSCA):

Remarks:

No equipment likely to contain PCBs are located on site.

a. Is there a transformer, capacitor, or any hydraulic equipment known to contain or likely to contain polychlorinated biphenyls (PCBs) or any records indicating the presence of such?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

3.2 ASBESTOS ABATEMENT AND INSPECTION:

If no facilities then ☐ N/A

Remarks:

Inspections during the disposed eastern lockmaster's residence tested positive for asbestos and lead-based paint located in the facility.

a. Were any of the facilities located on the property constructed prior to 1980?			
Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
b. Have all facilities on the property been inspected by a certified asbestos abatement team?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
c. Is there any documented evidence of asbestos (e.g., tests, surveys, management plan) in any of the facilities on the property?			
Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
d. Has all friable asbestos on the property or within facilities on the property been removed or become subject to an Operation and Maintenance (O&M) program so that it does not create the potential for human exposure?			
Remarks:	<input checked="" type="checkbox"/> N/A (explain in remarks)		
There is no known presence of friable asbestos on the property prior to the flood.			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
e. Does the site survey of pre-1980 construction identify potential asbestos containing materials (e.g., boiler insulation, floor tiles, building siding, shingles, roofing felt, wall and ceiling insulation, acoustical ceiling tiles, window putty, fuse boxes, heat reflectors, air duct lining)?			
Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

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3.3 LEAD-BASED PAINT ABATEMENT AND INSPECTION:			
Remarks:			
The disposed eastern lock master's residence had asbestos and lead-based paint located on the property.			
If there were never structures then <input type="checkbox"/> N/A			
a. Were any structures or facilities on the property constructed prior to 1979?			
Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
b. Has a screening test been conducted on the property for lead-based paint?			
Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
c. Did the results of the screening tests identify lead-based paint?			
Remarks:	<input type="checkbox"/> N/A (explain in remarks)		
The eastern house tested positive for lead-based paint. The western house is expected to contain lead-based paint also but it has not been verified.			
Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
d. Is any of the on-site paint peeling or chipped?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

3.4 FEDERAL INSECTICIDE, FUNGICIDE, AND RODENTICIDE ACT (FIFRA):			
Remarks:			
a. Are there or has there been any pesticides, fungicides, or herbicides used on the property?			
Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
b. In greater than household quantities?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
c. Applied not in accordance with the manufacturers recommendations?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
d. Are there or has there been any pesticides, fungicides, or herbicides stored onsite?			
Record Search and/or Interview:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
e. In greater than house-hold quantities?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
f. Have there been reports or evidence of a spill of any pesticides, fungicides, or herbicides on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

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3.5 MEDICAL/BIOHAZARDOUS WASTE:			
Remarks:			
a. Has the property been used for chemical or biological testing?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
b. Has the property been used for burying medical or biohazardous waste?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

3.6 MUNITIONS AND EXPLOSIVES OF CONCERN (MEC - i.e., military munitions that may pose unique explosives safety risks, including: (A) unexploded ordnance (UXO), as defined in 10 U.S.C. 2710(e)(9); (B) discarded military munitions (DMM), as defined in 10 U.S.C. 2710(e)(2); or (C) munitions constituents (e.g., TNT, RDX), as defined in 10 U.S.C. 2710(e)(3), present in high enough concentrations to pose an explosive hazard.)			
Remarks:			
a. Have any citizen complaints or local law enforcement actions occurred regarding MEC on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
b. Has the site served as a small arms test range or otherwise to service weapons?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
c. Are any ranges, berms, open burning/open detonation (OB/OD), training, or impact areas onsite?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

3.7 RADIOLOGICAL SUBSTANCES:			
Remarks:			
a. Has the property ever been suspected to contain radioactive waste, including mixed waste?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
b. Have radiological substances ever been used or services provided on the property?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
c. Has the property been surveyed for radon?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
d. Did the radon survey indicate test results above 4 pCi/l (pico curies/liter)?			
Remarks:	<input type="checkbox"/> N/A (explain in remarks)		

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Record Search and/or Interview:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
e. If a radon survey has not been conducted does the vicinity exhibit radon above 4 pCi/l (pico curies/liter)?			
Remarks:	<input type="checkbox"/> N/A (explain in remarks)		
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
f. Do records indicate that nearby structures have elevated indoor levels of radon?			
Remarks:	<input type="checkbox"/> N/A (explain in remarks)		
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

3.8 Clean Air Act

Remarks:

The facilities are not inhabited or in use.

a. Does the facility emit air pollutants into the environment?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
b. Is the facility a type for which new standards of performance (NSPS) have been promulgated? See 40 C.F.R. Part 60 for a list of new source categories and applicable standards.			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
c. Is the facility in violation or has the facility been in violation of the NSPS or the permit?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
d. Is the facility located in a nonattainment area?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
e. Will the facility be subject to maximum attainable control technology (MACT)?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
f. Is the capital expenditure required to meet the requirements of emissions reductions in the new Clean Air Act, i.e., is the facility required to reduce emissions because it is a non-attainment area?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
g. Does the facility incinerate any wastes of any kind?			
Record Search and/or Interview:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unk
Observed during site visit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

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3.9 ADDITIONAL ISSUES:

Remarks:

a. Does the property exhibit any stressed vegetation or diseased wildlife?

Record Search and/or Interview:

☐ Yes

☐ No

☐ Unk

Observed during site visit:

☐ Yes

☒ No

b. Does the property have erosion problems (i.e., gullies, arroyos, sediment loading during storms)?

Record Search and/or Interview:

☐ Yes

☐ No

☐ Unk

Observed during site visit:

☐ Yes

☒ No

c. Are there any floodplains or wetlands?

Record Search and/or Interview:

☒ Yes

☐ No

☐ Unk

Observed during site visit:

☒ Yes

☐ No

d. Are there any sinkholes?

Record Search and/or Interview:

☐ Yes

☐ No

☐ Unk

Observed during site visit:

☐ Yes

☒ No

e. Are there any valuable mineral resources?

Record Search and/or Interview:

☐ Yes

☐ No

☒ Unk

Observed during site visit:

☐ Yes

☐ No

f. Is mold present in facilities on the property?

Record Search and/or Interview:

☐ Yes

☐ No

☐ Unk

Observed during site visit:

☒ Yes

☐ No

3.10 OTHER CONDITIONS:

Are there any other conditions that exist on the property that should be considered in the decision to outgrant? Describe.

No additional remarks.

3.11 ADDITIONAL REMARKS:

3.0 General Site Setting:

(10)(b) There was an unregistered 250 gallon above ground storage tank used to store diesel fuel which has since been removed.

(20)(b) Old copper tubing is present in lockmaster's residence but the presence of lead solder is unknown.

(23)(a) Prior to 2017 hazardous substances and petroleum products were stored in the flammable storage shed all of which has since been removed.

(24) Annual ERGO inspections document the presence and condition of hazardous substances and petroleum products previously found on the property.

3.2 Asbestos Abatement and Inspection:

The eastern lockmaster's residence was surveyed for asbestos in May, 2006 prior to demolition. Asbestos was found in joint compound, cove base, cove base mastic, pipe insulation, and roof flashing. The asbestos was removed prior to demolition. The western lockmaster's residence has never been surveyed for asbestos, but is assumed to be present in similar quantities that were found in the demolished residence.

3.3 Lead-Based Paint Abatement and Inspection:

The eastern lockmaster's residence was surveyed for lead-based paint in May, 2006 prior to demolition. Lead based paint was found in both interior and exterior surfaces. The western lockmaster's residence has never been surveyed for lead-based paint, but is assumed to be present in similar quantities that were found in the demolished residence.

3.4 Federal Insecticide, Fungicide, and Rodenticide Act:

Household quantities of glyphosate have been stored in a pesticide storage shed. All herbicides were removed in 2017.

3.9 c. The property is located in a floodplain.

3.9 f. The property was flooded and suffered flood damage during Hurricane Florence in September 2018.

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4.0 GOVERNMENT RECORDS/HISTORICAL RESOURCES INQUIRY			
a. Do any of the following Federal Government record systems list the property or any property within the search distance noted below:			
Federal Government Source	Approximate Minimum Search Distance, miles (kilometers)	Response	
Federal NPL site list	1.0 (1.6)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Federal CERCLIS list	0.5 (0.8)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Federal CERCLIS NFRAP site list	property and adjoining properties	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Federal RCRA CORRACTS TSD facilities list	1.0 (1.6)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Federal RCRA non-CORRACTS TSD facilities list	0.5 (0.8)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Federal RCRA generators list	property and adjoining properties	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Federal ERNS list	property only	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
b. Do any of the following state record systems list the property or any property within the search distance noted below:			
State lists of hazardous waste sites identified for investigation or remediation	Approximate Minimum Search Distance, miles (kilometers)	Response	
State – Equivalent NPL	1.0 (1.6)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
State – Equivalent CERCLIS	0.5 (0.8)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
State landfill and/or solid waste disposal lists	0.5 (0.8)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
State leaking UST lists	0.5 (0.8)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
State registered UST lists	property and adjoining properties	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
c. Based upon a review of fire insurance maps or consultation with the local fire department serving the property, are any buildings or other improvements on the property or on any adjoining property identified as having been used for industrial use or uses likely to lead to contamination of the property? Please state remarks below.		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Remarks:			

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5.0 Interviews		
	Name	Position
1	Virgil Ray	Lock Master
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

6.0 Records	
1	Asbestos and Lead Based Paint surveys for lockmasters house demo, May 2006
2	NCDEQ Data, Statistics, Reports, and Maps http://portal.ncdenr.org/web/guest/data-statistics-reports-and-maps
3	3.2.c Environmental file cabinet/Asbestos Report folder/Asbestos Report CEI Job # F98-085 July 7 1998
4	3.7.c-f Environmental file cabinet/200-1a Radon Monitoring Report 1990
5	
6	
7	
8	
9	
10	
11	
12	

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7.0 We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the property 745 Locks Road Elizabethtown, North Carolina 28337.
Any exceptions to, or deletions from this practice are described in Section _____ of this report.
This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

Environmental Professional (Print) **John Henry Rochevot**

Environmental Professional's Signature



Digitally signed by ROCHEVOT.JOHN.H.1262286467
DN: c=US, o=U.S. Government, ou=DoD, ou=PKI,
ou=USA, cn=ROCHEVOT.JOHN.H.1262286467
Date: 2019.02.13 13:12:52 -05'00'

Date **13 Feb 2019**

8.0 CERTIFICATIONS:

15.a. The Environmental Professional Completing this report:

Name: John Henry Rochevot

Title: Natural Resources Specialist

Organization: USACE CESAW-OP-LRJ

Address: 2080 Jordan Dam Road

Phone number: 919.542.4501

Date: 13 Feb 2019

Qualifications: B. Everett Jordan Project ECC

"[I, We] declare that, to the best of [my our] professional knowledge and belief, [I, we] meet the definition of Environmental professional as defined in 312.10 of 40 CFR 312 and [I, 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. [I, We] have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."

9.0 RECOMMENDATION:

☒ I recommend that the proposed real estate outgrant be approved and that the action proceed.

☐ I do not recommend that the proposed real estate outgrant be approved and recommend that no further review and processing be done.

OPM/ECC Signature **SHEPHERD.JORY.DIANNE.1229777927**

Digitally signed by SHEPHERD.JORY.DIANNE.1229777927
DN: c=US, o=U.S. Government, ou=DoD, ou=PKI, ou=USA,
cn=SHEPHERD.JORY.DIANNE.1229777927
Date: 2019.02.13 13:51:03 -05'00'

Date **13 Feb 2019**

ENVIRONMENTAL CONDITION OF PROPERTY, CON'T

Appendix A

Aerial Photographs

[illegible]



Lockmaster's Residence, Property Id No. FEAR#2-16995



Lockmaster's Residence, Property Id No. FEAR#2-16995



Shop Building #2, Property Id No. FEAR#2-16989