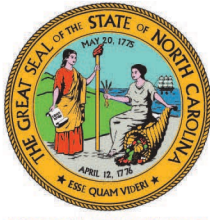


ROY COOPER
Governor

MARY PENNY KELLEY
Secretary

MICHAEL SCOTT
Director



NORTH CAROLINA
Environmental Quality

November 22, 2024

Via Email

Ahmed M. Abadi
P.O. Box 127
Bunnlevel, NC 28323

Re: Conditional Notice of No Further Action
15A NCAC 02L .0407(e)
Risk-based Assessment and Corrective Action for
Petroleum Underground Storage Tanks

The Lake Country Store
3039 Buffalo Lake Road, Sanford
Harnett County
Incident Number: 49616
Risk Classification: Low
Ranking: L75D

Dear Ahmed M. Abadi:

A review of information on file with the Underground Storage Tank (UST) Section, Division of Waste Management, Fayetteville Regional Office indicates that soil and groundwater contamination meet the cleanup requirements for a low-risk release under Title 15A NCAC 2L .0202 and .0400, but contamination exceeds the limits allowed for the unrestricted use of a site where closed under risk-based cleanup standards.

The UST Section determines the subject incident to be eligible conditionally for no further action status. However, final approval of no further action status is contingent on the filing of the approved Notice of Residual Petroleum (or NRP, see attached) with the Register of Deeds in the county in which the release is located, verified by the receipt of a certified copy of the filed NRP by this office; and receipt of confirmation that public notice requirements have been completed, as described below.

Be advised that, as contamination may exceed the groundwater quality standards established in Title 15A NCAC 2L .0202, groundwater within the area where contamination is present or is expected to migrate is not suitable for use as a water supply. Be advised that as soil contamination may exceed the residential MSCCs, the property containing the soil contamination is suitable only for industrial / commercial use as stipulated in the Notice of Residual Petroleum (attached).

As groundwater contamination may exceed the groundwater quality standards established in Title 15A NCAC 2L .0202, and soil contamination may exceed the residential MSCCs, pursuant to NCGS 143B-279.9 and 143B-279.11, you must file the approved Notice of Residual Petroleum (attached) with the Register of Deeds in the county in which the release is located and submit a certified copy to the UST Section within 30 days of receipt of this letter.



North Carolina Department of Environmental Quality | Division of Waste Management
Fayetteville Regional Office | 225 Green Street | Suite 714 | Systel Building | Fayetteville,
NC 28301 | (910) 433-3300

As groundwater contamination may exceed the groundwater quality standards established in Title 15A NCAC 2L .0202, and soil contamination may exceed the lower of the residential or soil-to-groundwater MSCCs, public notice in accordance with 15A NCAC 02L .0409(b) also is required. Within 30 days of receipt of this letter, a copy of this letter must be provided by certified mail (or otherwise be made available by posting in a prominent place if certified mail is impractical,) to the local health director, the chief administrative officer of each political jurisdiction in which the contamination occurs, all property owners and occupants within or contiguous to the area containing contamination, and all property owners and occupants within or contiguous to the area where the contamination is expected to migrate.

Within 60 days of receiving this letter, this regional office must be provided with documentation showing that each party included in the listing above either received or affirmatively refused to accept delivery of the copy of the letter, and/or documentation describing the manner in which the letter was publicly posted, where applicable. Interested parties may examine information on file for this site by contacting this regional office and may submit comments about the site to the regional office at the address or telephone number listed below.

This conditional No Further Action determination will not become valid until the UST Section receives a certified copy of the Notice of Residual Petroleum which is filed with the Register of Deeds and until public notice requirements are completed.

If you have any questions regarding trust fund eligibility or reimbursement from the Commercial Leaking Petroleum Underground Storage Tank Cleanup Funds, please contact the UST Section Trust Fund Branch at (919) 707-8171.

If you have any questions regarding the actions that must be taken or the rules mentioned in this letter, please contact Nicolas N. Olazar at the address or telephone number listed below.

Sincerely,



Mike Haseltine
Regional Supervisor
Fayetteville Regional Office
UST Section, Division of Waste Management, NCDEQ

cc: Ainsley Johnson, Harnett County Health Department
Ethan Rogerson, Geological Resources, Inc., 113 West Firetower Road, Suite G Winterville, NC

Attachment: Notice of Residual Petroleum



NOTICE OF RESIDUAL PETROLEUM

The Lakes Country Store, Harnett County, North Carolina
(site name)
49616, B.2739, P.607.
(Incident Number) (Deed Book, Pages of Property Deed to be Restricted)

The property that is the subject of this Notice (hereinafter referred to as the "Site") contains residual petroleum and is an Underground Storage Tank (UST) incident under North Carolina's Statutes and Regulations, which consist of N.C.G.S. 143-215.94 and regulations adopted thereunder. This Notice is part of a remedial action for the Site that has been approved by the Secretary (or his/her delegate) of the North Carolina Department of Environmental Quality (or its successor in function), as authorized by N.C.G.S. Section 143B-279.9 and 143B-279.11. The North Carolina Department of Environmental Quality shall hereinafter be referred to as "DEQ".

NOTICE

Petroleum product was released and/or discharged at the Site. **Petroleum constituents remain on the site, but are not a danger to public health and the environment, provided that the restrictions described herein, and any other measures required by DEQ pursuant to N.C.G.S. Sections 143B-279.9 and 143B-279.11, are strictly complied with.** This "Notice of Residual Petroleum" is composed of a description of the property, the location of the residual petroleum and the land use restrictions on the Site. The Notice has been approved and notarized by DEQ pursuant to N.C.G.S. Sections 143B-279.9 and 143B-279.11 and has/shall be recorded at the Harnett Register of Deeds' office.

Any map or plat required by DEQ has been/shall be recorded at the Harnett
(name of county)

Register of Deeds' office Book and Page referenced above, and has been/shall be incorporated into the Notice by this reference.

Source Property

Ah medM. Abadi of Bunnlevel, North Carolina is the owner in fee simple of all
(owner's name) (city & state of homeowner)
or a portion of the Site, which is located in the County of Harnett, State of North Carolina, and is known and legally described as:

All that certain tract shown as tract 1 on that certain map entitled "Map Showing Division of Property of Joe W. Phillips and wife, Shirley A. Phillips", dated June 12, 1996, said map prepared by Hal T. Siler, Registered Land Surveyor of Sanford, North Carolina, and recorded in Plat Cabinet F, Slide 587-C, Harnett County Registry, which reference is hereby incorporated as a part of this description.

All underground storage tanks are included in purchase of this land.

PERPETUAL LAND USE RESTRICTIONS

Soil: The Site shall be used for industrial/commercial use only. Industrial/commercial use means a use where exposure to soil contamination is limited in time and does not involve exposure to children or other sensitive populations such as the elderly or sick. The real property shall not be developed or utilized for residential purposes including but not limited to: primary or secondary residences (permanent or temporary), schools, daycare centers, nursing homes, playgrounds, parks, recreation areas and/or picnic areas.

Groundwater: Groundwater from the site is prohibited from use as a water supply. Water supply wells of any kind shall not be installed or operated on the site.

ENFORCEMENT

The above land use restriction(s) shall be enforced by any owner, operator, or other party responsible for the Site. The above land use restriction(s) may also be enforced by DEQ through any of the remedies provided by law or by means of a civil action and may also be enforced by any unit of local government having jurisdiction over any part of the Site. Any attempt to cancel this Notice without the approval of DEQ (or its successor in function) shall be subject to enforcement by DEQ to the full extent of the law. Failure by any party required or authorized to enforce any of the above restriction(s) shall in no event be deemed a waiver of the right to do so thereafter as to the same violation or as to one occurring prior or subsequent thereto.

IN WITNESS WHEREOF, _____ has caused this Notice to be executed pursuant to N.C.G.S. Sections 143B-279.9 and 143B-279.11, this 14 day of November, 2024.

AHMED M. ABADI
(name of responsible party if agent is signing)

By: _____

Ahmed M. Abadi
(signature of responsible party, attorney or other agent if there is one)

OWNER
(title of agent for responsible party if there is one)

Signatory's name typed or printed:

South Carolina
NORTH CAROLINA

Greenville COUNTY

(Name of county in which acknowledgment was taken)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Ahmed M. Abadi

Date: 11.14.2024

(Official Seal)

ASHLEY M SNOW
Notary Public - State of South Carolina
My Commission Expires February 11, 2026

Ashley M. Snow
(signature of Notary Public)

Ashley M. Snow
(printed or typed name of Notary Public)

Notary Public

My commission expires: 2.11.2026

Approved for the purposes of N.C.G.S. 143B-279.11

James W. Brown
(signature of Regional Supervisor)
James W. Brown, Regional Supervisor
(printed name of Regional Supervisor)

Winston-Salem Regional Office
UST Section
Division of Waste Management
Department of Environmental Quality

NORTH CAROLINA
Cumberland COUNTY
(Name of county in which acknowledgment was taken)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: James W. Brown *(full printed name of Regional Supervisor)*

Date: November 22, 2024

(Official Seal)

Kenneth E. Currie
(signature of Notary Public)
Kenneth E. Currie
(printed or typed name of Notary Public)

Notary Public

My commission expires: 11/21/2029

