



DEVELOPMENT SECTION
18 THE GREEN
DOVER, DELAWARE 19901

(302) 739-4263

TOLL FREE: (888) 363-8808

(800) 232-5460 DE RELAY

February 2, 2022

Ms. Kimberly B. Cole, Administrator
DNREC Coastal Programs
100 W. Water Street, Suite 7B
Dover, DE 19904

Re: Delaware Coastal Management Program Consistency Review for: FY2020 and FY2021 Recovery Housing Program (RHP) IMPACT Recovery Farm, and atTack Addiction Harbeson Recovery House, Acquisitions and Rehabilitations (Two Separate Projects funded through RHP Funds)

Dear Ms. Cole:

The Delaware State Housing Authority (DSHA) has reviewed the two above-referenced projects, and has determined them to be consistent with the Delaware Coastal Management Program. Location maps, and other site information including site photos, budgets, and part of the Phase I Environmental Site Assessment Reports for the projects are attached for your review. The project locations, tax parcel map numbers, parcel acreages, owners, total number of units, and project costs are also listed in the table below. The projects funds will be used for acquisition and rehabilitation of two (2) separate single-family units of housing, on separately located 17.05 acre and 1.86-acre parcels of land, near Seaford and Harbeson, Delaware, to be used as group homes for persons with disabilities. The housing rehabilitation funds will be used mainly for installation of sprinkler systems, and for accessibility modifications to each of the two homes.

Name of Properties and Locations	Tax Parcel # of Sites/ Acreage of Sites	Owner/ Developer	Number of Units and Bedrooms	RHP/Total Financing
IMPACT Recovery Farm 4973 Boyce Road Seaford, DE 19973	#531-09.00-7.03 17.05 acres	IMPACT Life Inc.	1 Unit/ 5--Bedrooms	\$962,722 RHP \$962,722 Total
atTack Addiction Harbeson Recovery House 22703 Hurdle Ditch Road Harbeson, DE 19951	#234-10.00-69.01 1.86 acres	atTack Addiction	1 Unit/ 6--Bedrooms	\$866,969 RHP \$866,969 Total

Ms. Kimberly B. Cole, Administrator
February 2, 2022
Page Two

DSHA has made its determinations based upon the following findings: The homes are located on sites that already have housing; have existing development nearby to the sites; on-site water and sewer facilities exist for the sites; and, the project areas have ready access to stores, transportation, schools, healthcare, and other services.

We would appreciate your review and concurrence with our determinations for these two projects pursuant to National Oceanic and Atmospheric Administration regulations (15 CFR-Part 930). If you have any questions or need additional information, please feel free to call me at (302)739-0261 or via e-mail at andy@destatehousing.com. Thank you for your assistance in this matter.

Sincerely,



ANDREW J. LORENZ
Environmental Compliance Officer

ajl:

Attachments

cc: Alice Davis (via e-mail)
Cynthia L. Deakyne (via e-mail)
Susan Eliason (via e-mail)

RHP Settlement Sources and Uses

Funding Source	Amount	Type of Funding	Comments/Fund Restrictions
RHP	\$ 750,000		Grant 30 years
RHP	\$ 212,722		From \$250,000 maximum available above \$750,000 for additional rehab and settlement costs
	\$ -		
	\$ -		
	\$ -		
	\$ -		
	\$ -		
	\$ -		
	\$ -		
	\$ -		
	\$ -		
	\$ -		
	\$ -		
	\$ -		
	\$ -		
Total Sources	\$ 962,722		
Settlement Uses	Amount	Type of Funding	Comments/Fund Restrictions
Acquisition	\$ 720,000	RHP	Grant 30 years
Appraisal	\$ 550	RHP	
Environmental Audit	\$ 1,200	RHP	
Legal Fees Buyer	\$ 450	RHP	
Legal Fees DSHA	\$ 2,500	RHP	
Title and Recording	\$ 3,616	RHP	
	\$ -		
Surveys	\$ 3,000	RHP	
Insurance	\$ 5,500	IMPACT Life	Homeowners insurance/property liability-
Transfer Taxes	\$ 14,400	RHP	
Property Taxes	\$ 1,769	RHP	TBD at closing; may be prorated
Permit Fees	\$ 500	RHP	Contractor estimate
Capital Reserve	\$ 35,000	RHP	May be provided by DSHA at settlement, if funds allow
Rehab Costs	\$ 8,400	RHP	Contractor estimate (roof repair)
Sprinkler Costs	\$ 13,937	RHP	Allegiant estimate
Accessibility Rehab Costs	\$ 121,900	RHP	Contractor estimate (ADA upgrades)
Unanticipated	\$ 30,000	RHP	Sprinkler electrician, permits, unanticipated costs
Total Uses	\$ 962,722		



Case # _____

Sussex County, Delaware
Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
(302) 855-7878 ph. (302) 854-5079 fax

Application for Group Residential Facility for Persons with Disabilities

Purpose: A group residential facility licensed and approved by the appropriate state agencies serving 10 or fewer persons with disabilities on a twenty-four-hour-per-day basis (a "Group Residential Facility for Persons with Disabilities") is considered a single family dwelling under the Sussex County Code, Chapter 115 (Zoning), § 115-4(B). The purpose of this Application is to provide the Applicant with an opportunity to demonstrate that its proposed use of the property as set forth in this Application meets the definition of a Group Residential Facility for Persons with Disabilities under the Sussex County Code.

Property Address: 4973 Boyce Road, Seaford, DE 19973-6637

Tax Map #: 531-09.00-7.03 **Property Zoning:** AR-1

Applicant Information

Applicant Name: IMPACT Life Inc.

Applicant Address: 115 Arielle Drive

City, State, Zip: Newark, DE 19702-2678

Applicant Phone #: 302-465-0019 **Applicant e-mail:** domenica@impactlifetoday.com

Property Owner Information

Owner Name: Olga K. Penrod

Owner Address: 4973 Boyce Road

City, State, Zip: Seaford, DE 19973-6637 **Purchase Date:** 02/25/1995

Owner Phone #: _____ **Owner e-mail:** _____

Agent/Attorney Information

Agent/Attorney Name: Lauren Janes, Realtor

Agent/Attorney Address: Patterson-Schwartz 7234 Lancaster Pike

City, State, Zip: Hickessin, DE 19707

Agent/Attorney Phone #: 302-598-4400 **Agent/Attorney e-mail:** lauren@thejanesteam.com



Criteria for Demonstrating Property Use as a Group Residential Facility for Persons with Disabilities.

(Please provide a written statement regarding each criteria)

Disability means, with respect to a person: (1) A physical or mental impairment which substantially limits one or more of such person's major life activities, (2) a record of having such impairment, or (3) being regarded as having such an impairment, but such term does not include current, illegal use of a controlled substance as defined in § 102 of the Controlled Substances Act (21 U.S.C. 802) or Title 16 of Chapter 47, Uniform Controlled Substances Act. 6 Del. C. § 4602(10).

1. Housing

A. How long is it anticipated that the occupants of the facility will stay at the facility?

IMPACT Life Inc. is in the process of purchasing the property at 4973 Boyce Road, Seaford, DE 19973 for the purposes of providing recovery housing to people with Substance Use Disorder (SUD). It is anticipated that residents of the Recovery House will each stay for 12-18 months.

B. Are the occupants anticipated to treat the facility as their home, even on a temporary basis and, if so, how?

It is anticipated that the occupants will treat the facility as their home during their stay. Their stay is a transition period from detoxification treatment to re-entering the larger community. The recovery house will be a place where residents receive the support and training they need to be able to solidify their recovery and prepare to confidently pursue a sober life, complete with support systems, workforce development training and employment opportunities.

2. Physical or Mental Impairment

Examples include, but are not limited to: recovery from drug or alcohol addiction, chronic depression, mental retardation, organic brain syndrome, emotional or mental illness, learning disabilities, physiological disorder or condition, cosmetic disfigurement, anatomical loss affecting various body systems.

A. Does the Applicant intend to provide housing for persons with a physical or mental impairment?

Yes.

(1) Describe the type(s) of impairment(s) that occupants are anticipated to possess.

Our residents will all be people in recovery from Substance Use Disorder and may have co-occurring mental illness and/or physical disabilities.

(2) Provide documentation as an attachment to this Application demonstrating the Applicant's intent to provide this type of housing.

3. Substantial Limitation of a Major Life Activity

"Major life activities" include, but are not limited to, caring for oneself, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, and working.

A. Is it anticipated that the physical or mental impairment substantially limits one or more of such person's major life activities and, if so, how?

In the case of people with Substance Use Disorder who also have blindness, deafness, are wheelchair bound or have other physical limitations, we would anticipate some impact on their major life activities.

B. What is the major life activity that is anticipated to be substantially limited?

If someone is blind they would be unable to see and would require some support with certain manual tasks, as would others with deafness, wheelchair bound people, and others with similar physical limitations.

4. Number of Persons

A. Is the facility anticipated to serve 10 or fewer persons with physical or mental impairments on a 24-hour basis?

Yes, we expect 10 or fewer would be served on a 24-hour basis.

5. State Licensing

A. Is the facility required to be licensed or approved by a State agency? No

B. If so required, when does the Applicant anticipate applying for such licensure/approval? If licensure/approval has already been granted, please provide the details and any supporting documentation.

*** Please be advised that the decision of the Department is final when signed by the Director of the Planning and Zoning Department and will be mailed to the Applicant within three (3) business days. Any final decision of the Department may be appealed to the Sussex County Board of Adjustment within thirty (30) days after the final decision of the Department. To determine whether the decision has been made prior to receiving the decision in the mail, you may call the Planning & Zoning Department at (302) 855-7878. Please include the case number when calling about the decision.**
*** Please be advised that any action taken in reliance on the Department’s decision before it is finalized and the expiration of any applicable appeal period is taken at the Applicant’s risk.**

The undersigned states that that he or she has completed this Application honestly, truthfully and to the best of his/her knowledge and belief.

Domenica Personti

Applicant Signature

12/22/21

Date

For office use only:

Date Submitted: _____

Staff accepting application: _____ Application & Case #: _____

Location of property: _____

Decision of the Department of Planning and Zoning:

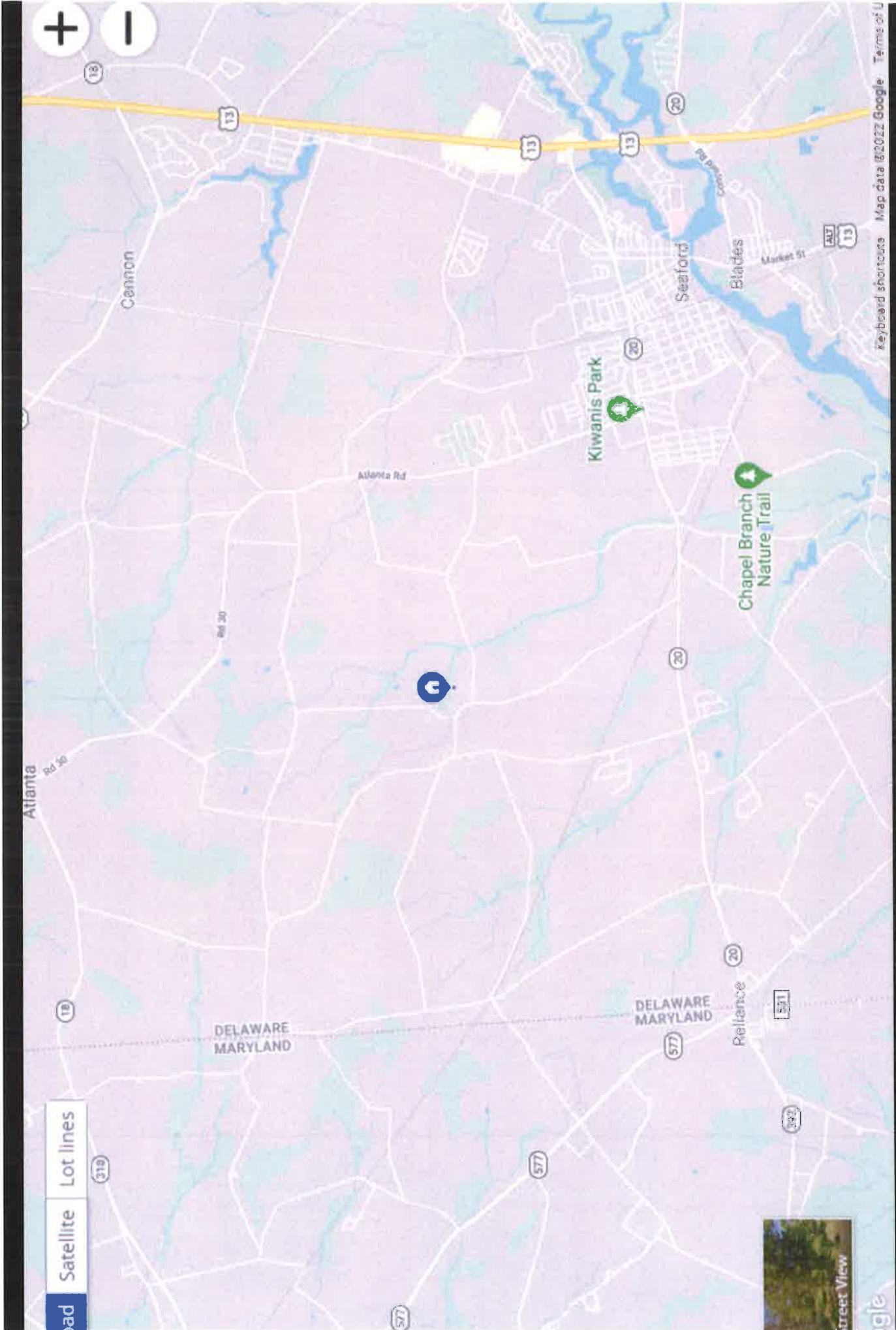
The Application: Meets _____

Does not meet _____

the definition of a single family dwelling under the Sussex County Code Chapter 115 (Zoning), § 115-4(B) as a group residential facility licensed and approved by the appropriate state agencies serving 10 or fewer persons with disabilities on a twenty-four-hour-per-day basis.

Director, Sussex County Planning & Zoning

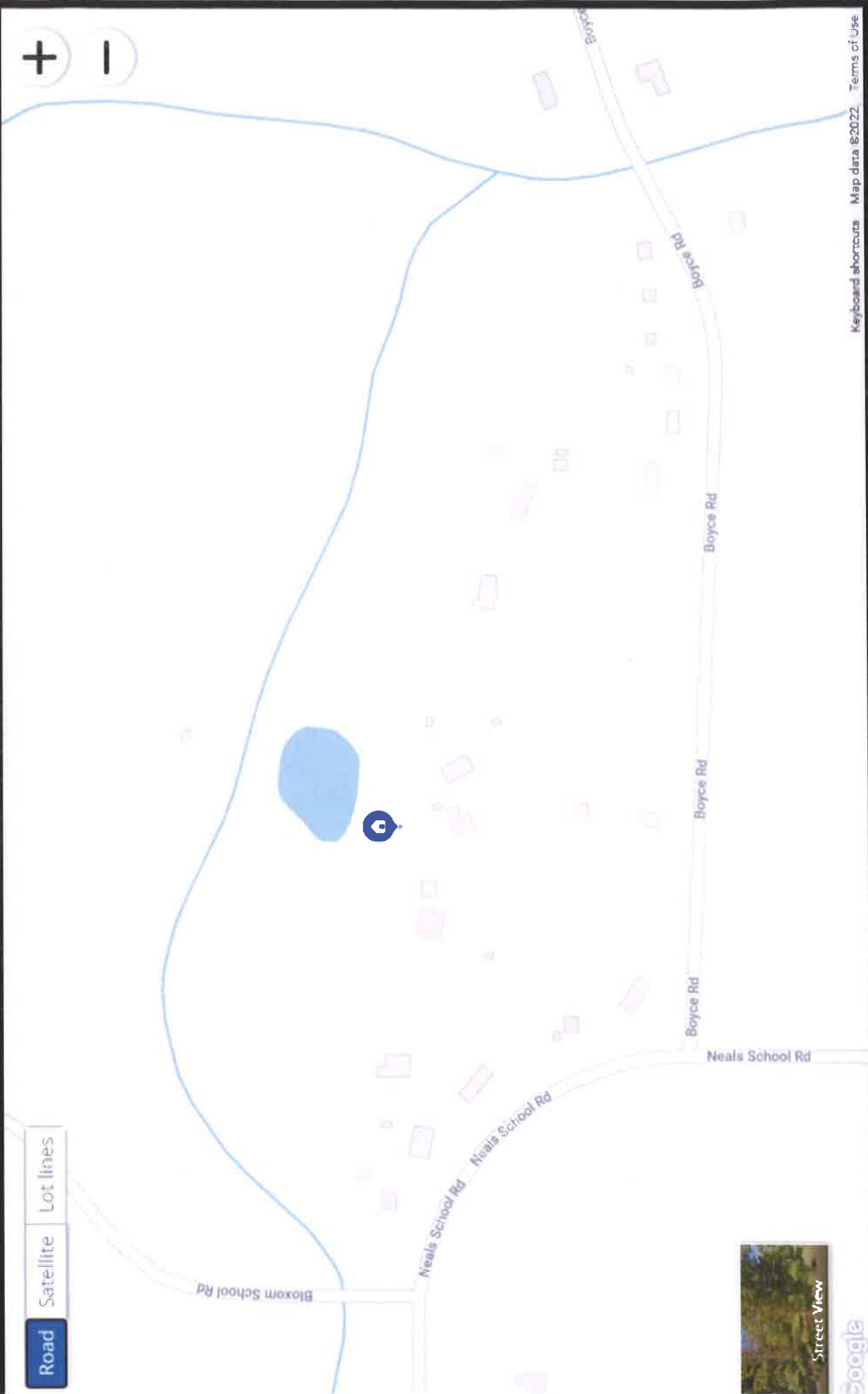
Date: _____



Map data ©2022 Google. Terms of U

Boyce Rd
Seaford, DE 19973

Road Satellite Lot lines



Keyboard shortcuts Map data ©2022 Terms of Use



Street View



973 Boyce Rd
Seaford, DE 19973



road Satellite Lot lines

\$126K

\$208K

\$262K

\$740K

\$355K

\$288K



Street View

Google

Keyboard shortcuts Map data ©2022 Imagery ©2022, Maxar Technologies, U.S. Geological Survey, USDA, Farm Service Agency Terms of Use

Boyce Rd
Ford, DE 19973

\$740,000 5 bd | 3 ba | 2,960 sqft

4973 Boyce Rd, Seaford, DE 19973

● Pending | Zestimate®: None ?

Est. payment: \$3,012/mo **\$** Get pre-qualified

Contact Agent

Overview Facts and features Home value Price and tax hi

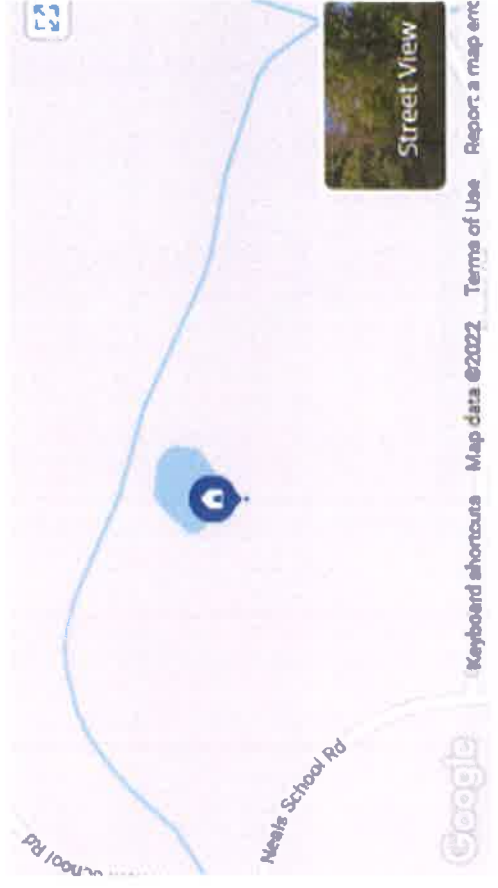


Get pre-qualified for a loan

Talking to a lender early to get pre-qualified for a mortgage can give you an advantage in a competitive market.

Find a lender

Zillow Group Marketplace, Inc. NMLS #130316



\$740,000 5 bd | 3 ba | 2,960 sqft

4973 Boyce Rd, Seaford, DE 19973

● Pending | Zestimate®: None ?

Est. payment: \$3,012/mo **S** Get pre-qualified

Contact Agent

Overview Facts and features Home value Price and tax history

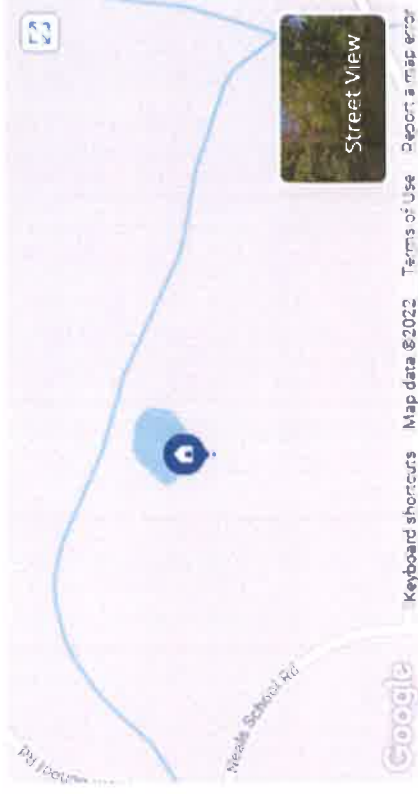


Get pre-qualified for a loan

Talking to a lender early to get pre-qualified for a mortgage can give you an advantage in a competitive market.

Find a lender

Zillow Group Marketplace, Inc. MWLS FI 3031160



Keyboard shortcuts Map data ©2022 Terms of Use Report a map error

Travel times

Add work destination



\$740,000 5 bd | 3 ba | 2,960 sqft

4973 Boyce Rd, Seaford, DE 19973

● Pending | Zestimate®: None ?

Est. payment: \$3,012/mo **S** Get pre-qualified

Contact Agent

Overview Facts and features Home value Price and tax hist >

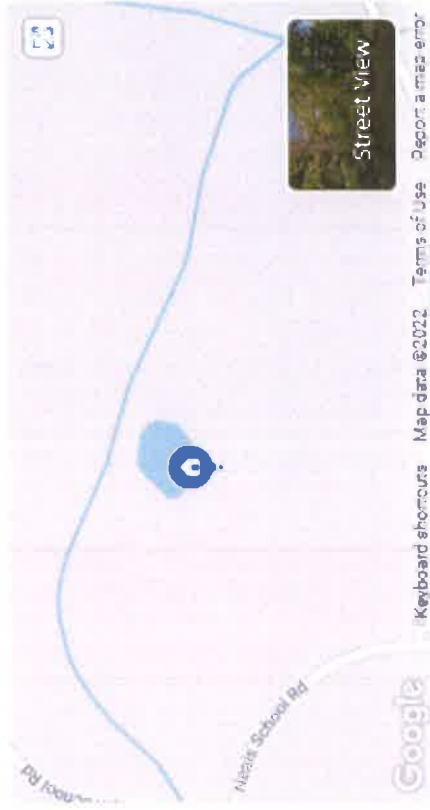


Get pre-qualified for a loan

Talking to a lender early to get pre-qualified for a mortgage can give you an advantage in a competitive market.

Find a lender

Zillow Group Marketplace, Inc. NMLS #1303160



Travel times

Add work destination





Testing | Evaluation | Solution

P.O. Box 489, Georgetown, Delaware 19947
302-947-1810
www.sussexenvironmental.com

January 21, 2022

Deborah Brown
Impact Life
deb@impactlifetoday.com

Re: 4973 Boyce Road, Seaford, Delaware
Phase I Property Assessment

Dear Deborah,

Sussex Environmental Consultants, LLC (SEC) is pleased to submit our report describing the findings of the Phase I Environmental Site Assessment (ESA) of the property identified above. This assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation: E1527-13).

The purpose of the Phase I ESA was to identify, to the extent feasible, recognized environmental concerns in connection with the property. This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property management, and regulatory agencies.

If you have any questions or require further clarification of the report findings, please contact the undersigned at your convenience. Thank you for the opportunity to be of service.

Sincerely,

Susan E. White, PhD, CMC, CMCC, CIEC
Industrial Hygienist
Member, LLC

PHASE I ENVIRONMENTAL SITE ASSESSMENT

4973 Boyce Road, Seaford, Delaware 19973

Prepared by

Sussex Environmental Consultants, LLC

P.O. Box 489

Georgetown, Delaware 19947

302-947-1810 – phone

January 18, 2022

1.0 SUMMARY

Sussex Environmental Consultants, LLC (SEC) was engaged to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 4973 Boyce Road, Seaford, Delaware. The assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation: E1527-13).

The purpose of the Phase I ESA was to identify, to the extent feasible, recognized environmental conditions in connection with the property. This assessment included a site reconnaissance as well as research.

The results of this assessment have revealed no presence of environmental conditions associated with the property.

The results of this assessment have revealed no historical recognized environmental conditions associated with the property.

The results of this assessment have revealed no de minimis conditions associated with the property.

There were no data gaps that significantly affected our ability to identify recognized environmental conditions associated with the property.

Except for the limitations and exceptions discussed in Section 2.4, this Phase I ESA complies with the ASTM Standard 1527 - 13.

No additional services beyond the scope of the proposal were conducted as part of this assessment.

2.0 INTRODUCTION

The property purchasers engaged SEC to conduct a Phase I Environmental Site Assessment (ESA) of the property at 4973 Boyce Road, Seaford, Delaware subsequently referred to in this report as the "subject property". This assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase Environmental Site Assessment Process (ASTM Designation: E1527-13).

2.1 Purpose

The purpose of the Phase I ESA was to identify, to the extent feasible, recognized environmental concerns in connection with the property. This assessment included a site reconnaissance as well as research and interviews with property owner and regulatory agencies.

2.2 Scope of Services

The scope of work for this assessment was in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation: E1527-13). These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions.

2.3 Significant Assumptions

While this report provides an overview of potential environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the property may have occurred which could not be identified. The conclusions and recommendations regarding environmental conditions that are presented in this report are based on a scope of work authorized by the Client. Note, however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground.

2.4 Limitations and Exceptions

The report has been prepared in accordance with generally accepted environmental methodologies referred to in ASTM 1527, and contains all of the limitations inherent in these methodologies. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report.

The conclusions of this report are based in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated. Should such an event occur, SEC must be notified in order that we may determine if modifications to our conclusions are necessary.

The services performed and outlined in this report were based, in part, upon visual observations of the site and attendant structures. Our opinion cannot be extended to portions of the site that were unavailable for direct observation, reasonably beyond the control of SEC.

The objective of this report was to assess environmental conditions at the site, within the context of our contract and existing environmental regulations within the applicable jurisdiction. Evaluating compliance of past or future owners with applicable local, provincial and federal government laws and regulations was not included in our contract for services.

Our observations relating to the condition of environmental media at the site are described in this report. It should be noted that compounds or materials other than those described could be present in the site environment.

2.5 Special Terms and Conditions

There were no special terms or contractual conditions for this assessment.

2.6 User Reliance

This report may be distributed and relied upon by clients, its successors and assigns. Reliance on the information and conclusions in this report by any other person or entity is not authorized without the written consent of SEC.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The subject property is located at 4973 Boyce Road, Seaford, Delaware. The property consists of a single-family home with a pole barn, barn and smaller buildings on the property. The property is approximately 17.05 acres.

3.2 Site and Vicinity General Characteristics

The property is bordered on the north by light residential and Boyce road, east by residential and light commercial, south by a creek, farms and trees, and west by Neals School Road and light residential.

3.3 Current Use(s) of the Property

The current property is used as residential.

3.4 Structures, Roads, Other Improvements on the Site

The property sits back from Boyce Road with an asphalt driveway.

3.5 Current Uses of Adjoining Properties

North: light residential, fields, Boyce Road

West: light residential, Neals School Road

East: residential, light commercial

South: farms, trees and a creek

4.0 USER PROVIDED INFORMATION

4.1 Title Records

All recorded land title records and clients' attorney obtains lien records.

4.2 Environmental Liens or Activity and Use Limitations (AUL)

There are currently no records of cleanup liens against the property that are filed or recorded under federal, state or local law.

4.3 Specialized Knowledge

There is currently no knowledge of environmental activity related to the property or nearby properties.

4.4 Commonly Known or Reasonably Ascertainable Information

There are no records of any spills or other chemical releases that have taken place at the property.

There are no records of environmental cleanups that have taken place at or around the property.

4.5 Reason for Performing Phase I ESA

Sussex Environmental Consultants, LLC prepared this Phase I assessment at the request of the Client. This Phase 1 ESA was requested for the following reasons:

- To determine if purchase of property would place unnecessary burden on potential buyer; and
- To assist in the determination whether any immediate actions at the property are necessary to comply with environmental laws and regulations

4.6 Other

No suspect contamination was observed at the property during walk-through.

5.0 RECORDS REVIEW

The purpose of the records review was to obtain and review records that will help identify recognized environmental concerns in connection with the property. (Records attached as separate document)

Some records reviewed pertain not only to the property, but also to properties within an additional approximate minimum search distance in order to help assess the likelihood of problems from migrating hazardous substances or petroleum products. Unless stated otherwise the approximate minimum search distances used below were as specified in the ASTM Standard 1527.

5.1 Standard Environmental Records

A search of available federal and state environmental records was obtained from Environmental Data Resources (EDR). The environmental record provider last updated the records on January 14, 2022.

Due to discrepancies in the location of some facilities in the databases arising from incorrect or incomplete addresses some facilities may be listed as un-mappable. No unmappable facilities were observed to be within the ASTM minimum search distance of the subject property.

A review of the regulatory information from this database search for possible recognized environmental conditions (RECs) within the ASTM approximate minimum search distance is provided in the Federal and State sections below.

5.1.1 Federal Environmental Records

Mapped sites that were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases are identified below:

- National Priorities List (NPL) Facilities - None
- Delisted NPL Facilities - None
- CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System) Facilities – None
- CERCLIS NFRAP (No Further Response Actions Planned) Facilities – None
- RCRA CORRACTS TSD Facilities – None
- RCRA Non-CORRACTS TSD Facilities - None
- RCRA-LQG – None
- RCRA Generators – None
- State CERCLIS VA SHWs – one (1) within 1 mile of the subject property
- State Leaking storage tanks – None

5.1.2 State Environmental Records

Adjoining Properties

A review of the CERC-NFRAP list, as provided by EDR, and dated 1/13/2022 has revealed that there are no sites within 1 mile of the target property.

DE SHWS: Hazardous Substance Release Sites.

A review of the DE SHWS list, as provided by EDR, and dated 08/09/2021 has revealed that there is one (1) sites within approximately 1 mile of the target property.

Locke Property- Road 553A- 1/4-1/2 mile

A review of the RCRA-SQG list, as provided by EDR, dated 12/7/2021 has revealed that there is are no sites within 1 mile of the target property.

A review of the DE HIST LUST list, as provided by EDR, and dated 01/11/2022 has revealed that there are no sites within 1 mile of the target property.

UST: State of DE UST List:

A review of the DE UST list, as provided by EDR, and dated 01/11/2022 has revealed that there are no sites within 1 mile of the target property.

DE HIST UST: Historical UST Registered Database.

A review of the DE HIST UST list, as provided by EDR, revealed that there are no sites near the target property.

AST: Facilities with aboveground storage tanks.

A review of the AST list, as provided by EDR, and dated 12/21/2021 has revealed that there are no sites within 1 mile of the target property.

INST CONTROL: All Sites with Deed Restrictions from the Delaware Department of the Environment

A review of the INST CONTROL list, as provided by EDR, has revealed that there are no sites located near the target property.

VCP: Voluntary Cleanup Program Sites.

A review of the DE LRP list, as provided by EDR, and dated 11/09/2021 has revealed that there are no sites within 1 mile of the target property.

State Brownfields sites:

US BROWNFIELDS: The EPA's listing of Brownfields properties from the Cleanups in My Community program, which provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

A review of the US BROWNFIELDS list, as provided by EDR, and dated 11/01/2021 has revealed that there are no US BROWNFIELD sites within approximately 1 mile of the target property.

EDR MGP: The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

A review of the EDR MGP list, as provided by EDR, has revealed that there are no sites within approximately 1 mile of the target property.

EDR US Hist Auto Stat: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns but may not show up in current government records searches.

A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there are no sites within approximately 1 mile of the target property.

WASTE MANIFEST: Hazardous waste manifest information

A review of the NJ MANIFEST list, as provided by EDR, and dated 1/07/2022 has revealed that there are no sites within 1 mile of the target property.

5.2 Additional Environmental Record Sources

RCRA NonGen / NLR: RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, has revealed that there are no sites within the target property.

DE LRP: A listing of Land Restoration Program sites. Site types included in the database are: Voluntary Cleanup Program, National Priority List, Brownfields, Site Assessment, Formerly Used Defense State Master List, Non Master List, Groundwater Investigation and Federal Facility.

A review of the DE LRP list, as provided by EDR has revealed that there are no sites near the target property.

5.3 Physical Setting Source(s)

A current USGS 7.5 Minute Topographic Map was reviewed to determine the physical setting of the property. Property located at Latitude (North): 38.6648240
Longitude (West): 75.6657270

Property is approximately 36 feet above sea level.

Soil Component Name: Sassafras

Soil Texture: Sandy loam

Soil Hydrologic Group is Class B: Moderate infiltration rates. Deep and moderately deep, moderately well drained soils with moderately coarse textures.

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min >60 inches; Depth to Bedrock Max: >60 inches

5.4 Historical Use Information on the Property and Adjoining

The objective of consulting historical sources is to develop a history of the previous uses of the property in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property. Historical use formation describing the subject property was obtained from a variety of sources as discussed below. This information has identified the property as houses or open space.

Source(s) of Information

Aerial photos

Landmark dates:

2017 Light residential, fields, trees

2013 Light residential, fields, trees

2009 Light residential, fields, trees

2006 Light residential, fields, trees

1992 Light residential, fields, trees

1982 Light residential, fields, trees

1977 Light residential, fields, trees

1960 Light residential, fields

1954 Light residential, fields

The subject property consisted of light residential, fields and trees.

6.0 SITE RECONNAISSANCE

The purpose of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property.

6.1 Methodology and Limiting Conditions

Lori A Thomas and Susan E White inspected the subject property on January 18, 2022.

The weather during the inspection was windy and cold.

All areas of the subject property were accessible at the time of the inspection.

During the inspection an exterior walk-around was performed.

6.2 General Site Setting

The subject property consists of a two story single-family home with a pole barn, barn and other smaller out buildings.

Adjacent properties are mostly residential.

6.2.1 Current Use of the Property

The current property use is residential.

State of Delaware records show no indications of low levels of contamination on the property that would pose threat to human health and the environment.

There were no Recognized Environmental Concerns (RECs) associated with the current property use.

There is a 300 gallon diesel fuel tank that was purchased around 2007. The tank is currently empty or close to empty. The most recent filling was through Milford Southern States Coop.

6.2.2 Past Use of the Property

The property was constructed in 1993.

There are no RECs associated with the past property use.

6.2.3 Current Use of Adjoining Properties

The current uses of the adjoining properties are:

North: Light residential, fields
West: Light residential
East: Residential, light commercial
South: Fields, trees

There are no RECs associated with the current adjoining property use.

6.2.4 Past Uses of Adjoining Properties

The past uses of the adjoining properties are:

North: Light residential, fields, trees
West: Light residential, fields, trees
East: Light residential, light commercial, fields, trees
South: Light residential, fields, trees

There are no RECs associated with the past property use.

6.2.5 Current or Past Uses in the Surrounding Area

The general area of the property is residential. There is no history of industrial use of this or adjacent properties.

6.2.6 Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

The topography of the property is relatively flat with gradient generally east-southeast.

6.3 Interior and Exterior Observations

6.3.1 Hazardous Substances and Petroleum Products in Connection with Identified Uses

No hazardous structures are currently located on this property.

6.3.2 Storage Tanks

Determining the presence of Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs) is considered essential in assessing potential contamination sources. Visual inspection and the review of tank registration records are used to determine the possible existence of past and present storage tanks in the area of the subject property. It must be noted however, that the absence of certain site conditions

or lack of records may restrict or prevent the determination of the number and contents of storage tanks on the subject property.

There are currently no UST sites near the target property.

There is a 300 gallon diesel fuel tank that was purchased around 2007. The tank is currently empty or close to empty. The most recent filling was through Milford Southern States Coop.

6.3.3 Odors

No strong, pungent or noxious odors were observed

6.3.4 Pools of Liquid

No standing surface water was observed on the property

6.3.5 Drums

There were no visible drums or containers on the property.

6.3.6 Hazardous Substances and Petroleum Products Containers

There are no containers present.

6.3.7 Unidentified Substance Containers

No open or damaged containers containing unidentified substances suspected of being hazardous substances or petroleum products were observed on the property.

6.3.8 PCBs

The past use of PCBs in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common. PCBs in electrical equipment are controlled by United States EPA regulation 40 CFR, Part 761. According to this regulation there are three categories for classifying electrical equipment; less than 50 ppm of PCBs is considered "Non-PCB"; between 50 and 500 ppm is considered "PCB-Contaminated"; and greater than 500 ppm is considered "PCB".

No electrical or hydraulic equipment known or likely to contain PCBs were observed on or in this property.

6.3.9 RADON: State Database: DE Radon Test Results

EPA Region 3 Statistical Summary Readings for Zip Code: 19973

Of 160 sites tested, 156 read at <4 pCi/L

2.5% of radon levels were found in excess of EPA recommended limit of <4 pCi/L

6.4 Interior Observations

The following building materials were observed: carpet, drywall, vinyl, wood, concrete, block

6.4.1 Heating/Cooling

Heating System: propane

6.4.2 Stains or Corrosion

There were no stains or corrosion on ground surfaces

6.4.3 Drains and Sumps

Not applicable.

6.5 Exterior Observations

The exterior consists of sidewalks, a parking lot and grasses along with pole barn and other structures in good condition.

6.5.1 Pits, Ponds, or Lagoons

No pits or lagoons were observed on the property

No pits or lagoons were observed on adjoining properties

6.5.2 Stained Soil or Pavement

No areas of stained soil were observed on the property

6.5.3 Stressed Vegetation

No areas of stressed vegetation were observed on the property

6.5.4 Solid Waste

No areas, mounds, or depressions that may be filled or graded by non-natural causes or filled with fill of unknown origin suggesting trash or other solid waste disposal were observed on the property

6.5.5 Waste Water

The property is on septic located in the rear of the house.

6.5.6 Wells

The property is served by well with system located in the front of the house.

6.5.7 Septic Systems

The property is on septic system located in the rear of the house.

7.0 INTERVIEWS

The purpose of interview is to obtain information indicating recognized environmental conditions in connection with the property.

7.1 Interviews with Property Representatives

Interview with current owner identified no records or history of hazardous materials on this property.

7.2 Interviews with State and/or Local Government Officials

Interview with State of Delaware Department of the Environment personnel identified no records or history of hazardous materials on or near this property.

8.0 Investigation for Non-Scope Considerations

8.1 Asbestos Containing Materials

The facility was constructed after 1980 when use of asbestos containing building materials were longer found. Therefore, there are no concerns for asbestos within the subject property.

8.2 Lead-Based Paint

The facility was constructed after 1978, after the ban on lead-based paint (LBP). Therefore, no lead paint is present or used on this property.

9.0 Findings

This ESA was prepared in accordance with ASTM Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process Designation: E 1527-13, 40 CFR Part 312 Standards and Practices for All Appropriate Inquires: Final Rule, 2018 Delaware State Housing Authority (DSHA) environmental protocols, and accepted Phase 1 ESA industry standards. This assessment has revealed the following findings based on the subject property inspection, interviews and review of available records:

Observed Conditions	On-Site	Adjacent
Unregulated underground storage tank(s) (UST)	No	No
Past industrial/detrimental operations	No	No
Vapor encroachment condition	No	No
Stored hazardous materials	No	N/A
Polychlorinated biphenyls (PCBs)	No	N/A
Aboveground storage tank(s) (AST)	No	NA
Dumping, landfills	No	NA
Hazardous run-off	No	NA
Asbestos-containing materials	No	NA
Lead-based paint	No	NA
Radon gas	No	NA
Flood zone	No	NA
Other: pipelines	No	NA

10.0 Opinion

Based on the findings of this ESA, the following observed conditions are not considered a REC or an environmental concern to the subject property:

Adjacent LUST/UST/VEC

A review of the LUST/LAST list, as provided by EDR, and dated 01/11/2022 has revealed that there are no sites within 1 mile of the subject property.

Stored Hazardous Materials

No bulk storage of hazardous materials or petroleum products was identified at the subject property.

Dumped Debris

No dumped debris was found on the target property.

11.0 Conclusions

Sussex Environmental Consultants, LLC (SEC) performed a Phase 1 Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E 1527-13 of the property at Frazier Apartments, Smyrna, Delaware (subject property). This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the subject property.

12.0 REFERENCES

The following documents, maps, or other publications may have been used in the preparation of this report.

American Society for Testing and Materials Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527).

American Society for Testing and Materials Guide for Environmental Site Assessments: Transaction Screen Process (ASTM E1528).

Comprehensive Environmental Response, Compensation, and Liability Act of 1980 ("CERCLA" or "Superfund"), as amended by Superfund Amendments & Reauthorization Act of 1986 ("SARA") and Small Business Liability Relief and Brownfields Revitalization Act of 2002 ("Brownfield Amendments"), 42 U.S.C. §§9601, et. seq.

Resource Conservation & Recovery Act, as amended, 42 U.S.C. §6901, et.seq.

Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Maps

United States Department of Agriculture, Soil Conservation Service, Soil Surveys

United States Geological Survey, Topographic Maps.

Photos



Front of property, driveway and adjacent pole barn





Above ground fuel tank



Front yard well cap



Barns located adjacent to property



Lighted lot adjacent to pole barn





INQUIRY #: 6821007.8

YEAR: 2013

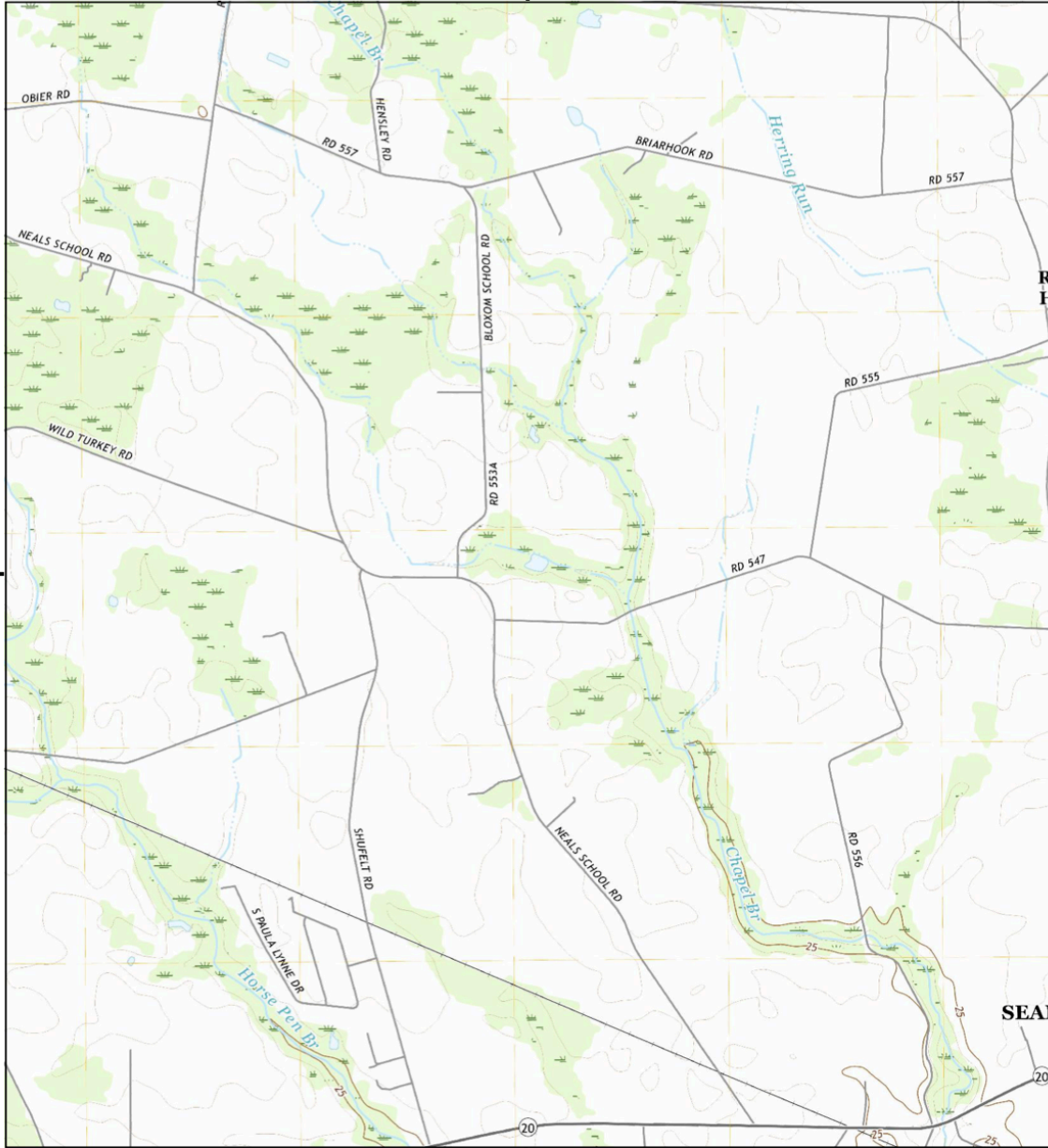
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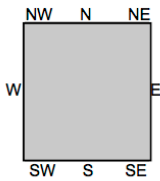
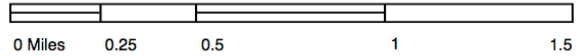


Historical Topo Map

2019



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



TP, Seaford West, 2019, 7.5-minute

SITE NAME: 4973 Boyce Road
 ADDRESS: 4973 Boyce Road
 Seaford, DE 19973
 CLIENT: Sussex Environmental Health Consultant

