

Risk Management Plan
Plaza Cleaners
DSCA ID No. 60-0050
Charlotte, Mecklenburg County
North Carolina Dry-Cleaning
Solvent Cleanup Act Program

H&H Job No. DS0-42J

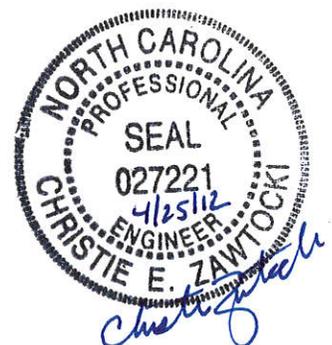
April 25, 2012



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#C-1269 Engineering
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1.0 Introduction

Hart & Hickman, PC (H&H) has prepared this Risk Management Plan (RMP) to address dry-cleaning solvent contamination associated with the Plaza Cleaners site (DSCA Site #60-0050) on behalf of the North Carolina Department of Environment and Natural Resources (NCDENR) Dry-Cleaning Solvent Cleanup Act (DSCA) Program. The Plaza Cleaners was formerly located at 9002 J.M. Keynes Drive in Charlotte, Mecklenburg County, North Carolina. This RMP is intended to comply with the requirements of DSCA (N.C.G.S. 143-215.104A *et seqs*) and promulgated rules and follows the outline provided in the DSCA Program's risk-based corrective action (RBCA) guidance.

Dry-cleaning operations are no longer conducted at the Plaza Cleaners facility. The portion of the site building where Plaza Cleaners was located was recently demolished, and the former location of the Plaza Cleaners facility is currently vacant. A site location map is included as Figure 1, and a site map is included as Figure 2.

2.0 RMP Objectives

H&H performed a Tier 1 and Tier 2 risk assessment to evaluate the cumulative site-wide risk under industrial land use scenarios. The results of the Tier 1 and Tier 2 risk assessments indicate that site-wide risks do not exceed industrial target risk levels. However, the evaluation was based on site-specific land use conditions that require an RMP. As such, the objective of this RMP is to ensure that those site-specific land use conditions remain valid in the future.

3.0 Summary of Approved Risk Assessment Report

H&H submitted a Tier 1 & 2 Risk Assessment Report dated September 29, 2011 to the DSCA Program documenting a risk assessment evaluation of contamination associated with the site. The Tier 1 risk assessment evaluation included the development of an exposure model that included an on-site exposure unit. The model accounted for potential exposure pathways within the on-site exposure unit. Specifically, the exposure model consisted of the following complete exposure pathways:

On-Site Exposure Unit

- On-Site Non-Residential Worker – Current and Future Conditions – Surficial Soil – Combined Pathway: Outdoor Inhalation of Vapor Emissions and Particulates, Accidental Ingestion, an Dermal Contact
- On-Site Non-Residential Worker – Current and Future Conditions – Subsurface Soil – Indoor Inhalation of Vapor Emissions
- On-Site Non-Residential Worker – Current and Future Conditions – Subsurface Soil – Outdoor Inhalation of Vapor Emissions
- On-Site Non-Residential Worker – Current and Future Conditions - Groundwater (First Encountered Zone) - Indoor Inhalation of Vapor Emissions
- On-Site Non-Residential Worker – Current and Future Conditions - Groundwater (First Encountered Zone) - Outdoor Inhalation of Vapor Emissions
- On-Site Construction Worker – Soil up to Depth of Construction - Combined Pathway: Outdoor Inhalation of Vapor Emissions and Particulates, Accidental Ingestion, an Dermal Contact
- On-Site Construction Worker – Groundwater (First Encountered Zone) - Outdoor Inhalation of Vapor Emissions

For each complete pathway, representative concentrations (RCs) of detected contaminants in soil and groundwater were calculated and compared with Tier 1 Risk-Based Screening Levels (RBSLs) established by the DSCA Program. The calculated RC for tetrachloroethylene (PCE)

exceeded the Tier I RBSL for the On-Site Exposure Unit – Non-Residential Worker – Indoor Inhalation of Vapor Emission from Groundwater Pathway under current and future conditions. There were no other exceedances of Tier 1 RBSLs identified.

Due to exceedances of Tier 1 RBSLs for individual pathways evaluated as part of the Tier 1 Risk Assessment, a Tier 2 Risk Assessment was conducted to evaluate the cumulative risk associated with the site. The site-wide cumulative risk was evaluated based on current and future land use scenarios. The results of the Tier 2 Risk Assessment indicate the Tier 2 cumulative site-wide risk values are less than the allowable risk levels for all receptors under both current and future conditions.

For the groundwater protection pathway, the extent and location of the source soil and groundwater source areas were determined and RCs of compounds detected in the source areas were calculated. A hypothetical point of exposure (POE) for the nearest possible future location of a water supply well was identified 638 feet downgradient of the downgradient edge of the groundwater source area and 724 feet downgradient of the soil source area. The representative concentrations were compared to Tier 1 RBSLs that were obtained from Table 7-1(d) of the DSCA Risk-Based Corrective Action guidance document. The representative concentration for PCE exceeded the Tier 1 RBSL. Source soil RCs did not exceed the Tier 1 RBSLs for protection of groundwater use at the site.

To demonstrate that PCE concentrations in groundwater will not exceed the Tier 1 RBSL at the POE, representative concentrations were calculated for a point of demonstration (POD) well at MW-6D, which is located approximately 253 feet downgradient of the downgradient edge of the groundwater source area and upgradient of the POE. A Tier 1 RBSL was calculated for the POD using the Allowable Groundwater Concentration for Groundwater Resource Protection formula defined in Appendix B of the DSCA RBCA guidance document and compared to the representative concentration at the POD. The representative concentration did not exceed the Tier 1 RBSL at the POD. Since the groundwater concentrations are stable and the RC at the POD does not exceed the calculated Tier 1 RBSL, the Tier 1 RBSL at the POE will not be exceeded.

The nearest surface water body is a manmade impoundment located approximately 700 ft west of the site which discharges to Mallard Creek. There are no other surface water bodies located within a one-half mile radius of the site. Groundwater impacts at the site have been detected and delineated at the site and are not likely to reach the ecological receptor. Thus, the protection of surface water pathway is not complete and was not included in the risk assessment evaluation.

Based on the results of the Tier 1 and 2 risk assessment, H&H concluded that the release at the subject site does not pose an unacceptable risk and recommended site closure in accordance with the DSCA Program's risk-based rules.

4.0 RAP Components

4.1 Summary of Prior Assessment

In May 2005, a Phase I Environmental Site Assessment (ESA) was conducted at the site property by Professional Service Industries, Inc. (PSI). Based on results of the Phase I ESA, Phase II ESA activities were conducted at the site in May 2005 to determine if dry-cleaning operations at the former Plaza Cleaners facility had impacted soil and groundwater at the site. The Phase II ESA activities are documented in PSI's *Phase II Environmental Site Assessment Report* dated June 13, 2005. As part of Phase II ESA, two soil borings (TW-1/B-1 and TW-2/B-2) were installed inside the site facility. PCE concentrations were detected in two soil samples collected from soil boring (B-2) and in groundwater samples collected from temporary wells (TW-1 and TW-2).

On October 31, 2008, the site was certified into the DSCA program. In February 2009, H&H conducted Prioritization Assessment (PA) activities at the site including the installation and sampling of six soil borings (B-3 through B-8), nine temporary groundwater monitoring wells (TW-3 through TW-11), and seven permanent Type II monitoring wells (two nested pairs: MW-1S/1D and MW-2S/2D and three Type II wells: MW-3 through MW-5). No target dry-cleaning constituents were detected in soil samples collected at the site. Concentrations of PCE ranging

from (0.00072J mg/L to 0.95 mg/L) were detected above the 15A NCAC 2L (NC 2L) groundwater standard of 0.0007 mg/L in temporary wells TW-1, TW-2, TW-3, TW-7, TW-9, and TW-10. PCE was also detected in groundwater samples collected from permanent monitoring wells MW-1S (0.12 mg/L), MW-1D (0.007 mg/L), and MW-2D (0.0016 mg/L) above the NC 2L standard. H&H submitted a Prioritization Assessment Report to the DSCA Program on April 15, 2009.

In July and August 2009, H&H conducted additional soil and groundwater assessment activities including the installation and sampling of one downgradient nested Type II monitoring well pair (MW-6S/D), one source area Type II monitoring well (MW-7), three temporary wells (TW-12 through TW-14), and four soil borings (B-9 through B-12). Concentrations of PCE were detected in groundwater samples collected from monitoring wells MW-6D (0.00081J mg/L) and MW-7 (0.087 mg/L) and temporary wells TW-12 (0.0161 mg/L) and TW-13 (0.0576 mg/L) above the 2L Standard. No target dry-cleaning constituents were detected above the DSCA lowest RBSLs in soil samples collected at the site.

H&H conducted groundwater monitoring of the site monitoring wells to evaluate stability of the groundwater plume. The monitoring activities included four quarterly groundwater monitoring events for all site monitoring wells between October 2009 and July 2010; two limited sampling events of monitoring wells MW-1S/1D, MW-2S/2D, MW-6S/6D, and MW-7 in November 2010 and January 2011; and one monitoring event for all site monitoring wells in May 2011. PCE was detected above the 2L Standard in MW-1S, MW-1D, MW-6D, and/or MW-7 during the sampling events. No other target dry-cleaning constituents were detected above the 2L Standard in groundwater samples collected at the site. Based on the results of the groundwater sampling activities, PCE concentrations appear to be decreasing or stable in the site monitoring wells. PCE concentrations fluctuated somewhat in monitoring well MW-1S, but the fluctuations appear to be related to changes in the depth to water. Thus, the groundwater plume at the site is stable.

To evaluate the potential for vapor intrusion associated with the dry-cleaning solvent release at the site, H&H initially collected one sub-slab vapor sample (VMP-1) and one ambient air sample (IAS-1A) inside the former dry-cleaning facility in July and August 2009. Subsequently, H&H

collected additional indoor air samples (IAS-1B and IAS-2) in the former dry-cleaning facility in December 2009 with the HVAC system not operating and re-sampled the same locations in October 2010 with the HVAC system fan operating. PCE was detected in the sub-slab vapor sample at a concentration of 26,000 $\mu\text{g}/\text{m}^3$, which exceeds the Division of Waste Management's (DWM's) non-residential soil gas screening level (SGSL) of 2,100 $\mu\text{g}/\text{m}^3$. PCE was also detected in the indoor air samples at concentrations ranging from 4.3 $\mu\text{g}/\text{m}^3$ to 110 $\mu\text{g}/\text{m}^3$. These concentrations exceed the DWM non-residential indoor air screening level (IASL) of 2.1 $\mu\text{g}/\text{m}^3$ (for a target risk level of 1E-06). The cumulative indoor air risk levels associated with the indoor air concentrations detected inside the former Plaza Cleaners facility were between 1×10^{-4} and 1×10^{-5} .

To further evaluate vapor intrusion inside the former dry-cleaning facility, H&H conducted a vapor screening survey in November 2010 using a photoionization detector (PID). The field screening survey identified vapor intrusion pathways (i.e., floor drains, cracks in concrete floor, slab penetrations, etc.) into the former dry-cleaning facility. Subsequent to the vapor intrusion assessment activities, the portion of the site building where the former Plaza Cleaners was located was demolished in July and August 2011. Thus, the vapor intrusion pathways that were identified during the screening survey (e.g., cracks in the concrete slab) were eliminated. Soil and groundwater data were used in the site risk assessment to evaluate the indoor air inhalation pathway for future site conditions.

H&H also evaluated the potential for vapor intrusion in two adjacent tenant spaces at the site, the former University Barber (now demolished) and Old Navy. In April 2010, H&H collected one indoor air sample from each tenant space. PCE was detected in the indoor air sample collected from the former University Barber space at a concentration of 2.3 $\mu\text{g}/\text{m}^3$. The indoor air risk associated with this sample is 1.10×10^{-6} . No constituents were detected in the indoor air sample collected inside the Old Navy store.

Following demolition of the portion of the site building where the former Plaza Cleaners was located, H&H collected five surficial soil samples (SB-13 through SB-17) in August 2011. The purpose of the sampling was to further evaluate whether a potential residual source area existed

under the former building. No dry-cleaning solvent constituents were detected in the soil samples collected at the site.

4.2 Remedial Action

According to the DSCA Program's RBCA guidance, no remedial action is necessary if four site conditions are met: the dissolved plume is stable or decreasing; the maximum concentration within the exposure domain for every complete exposure pathway of any constituent of concern (COC) is less than ten times the RC of that COC; adequate assurance is provided that the land-use assumptions used in the DSCA Program's RBCA process are not violated for current or future conditions; and, there are no ecological concerns at the site. The subject site's compliance with these four conditions confirms that the contaminant concentrations are not likely to pose an unacceptable risk either at present or in the future. Land-use restrictions (LURs) and no remedial action are recommended for the site. Each of these conditions and their applicability to the subject site are summarized below.

Condition 1: The dissolved plume is stable or decreasing.

As described in Section 4.1, quarterly groundwater monitoring of all monitoring wells was conducted at the site between October 2009 and July 2010. Two groundwater monitoring events of select site monitoring wells (MW-1S/1D, MW-2S/2D, MW-6S/6D, and MW-7) were conducted in November 2010 and January 2011, and one additional groundwater monitoring event including all site monitoring wells was conducted in May 2011. Constituents detected in groundwater samples collected during these events included acetone, chloroform, and PCE. PCE was the only dry-cleaning constituent detected above NC 2L standards during these events. Therefore, H&H conducted a stability evaluation of the dissolved PCE plume associated with the site. Acetone and chloroform were the only other analytes detected in groundwater samples collected at the site. The detected acetone and chloroform concentrations did not exceed their respective NC 2L standards. These constituents are not associated with the dry-cleaning release at the site. Therefore, acetone and chloroform were not included in the plume stability analysis.

To evaluate plume stability, H&H prepared PCE concentration versus time graphs for monitoring wells MW-1S, MW1D, MW-7, and MW-6D. H&H also prepared a PCE versus distance graph for select monitoring wells MW-1S, MW-2S, MW-5, and MW-7. As shown in the graphs (Appendix A), PCE concentrations appear to be stable based on the analytical data from the groundwater monitoring events conducted between July 2009 and May 2010. Monitoring well MW-1S exhibited a slight increasing trend between April 2010 and January 2011. To further evaluate stability for MW-1S, H&H graphed PCE concentrations versus time along with depth to water versus time. As shown in the graph (Appendix A), PCE concentration changes in this well appear to be related to changes in the depth to water confirming the plume is stable.

Documentation of the plume stability evaluation, including a figure showing monitoring well locations, a PCE Isoconcentration Map depicting the PCE plume, a table showing historical groundwater analytical data, PCE concentration versus time graphs, a PCE versus distance graph, and a graph of PCE concentrations and depth to water versus time for MW-1S are included in Appendix A.

Condition 2: The maximum concentration within the exposure domain for every complete exposure pathway of any COC is less than ten times the RC of that COC.

H&H calculated RCs of COCs for each complete exposure pathway during the Tier 1 Risk Assessment evaluations. The maximum concentration of each COC was less than ten times the respective RC.

Condition 3: Adequate assurance is provided that the land-use assumptions used in the DSCA Program's RBCA process are not violated for current or future conditions.

The risk assessment conducted by H&H for the site assumed that usage of the site property will remain commercial and that groundwater from the property will not be utilized in the future. As discussed in Section 6.0, LURs will be implemented for the site property to ensure that these assumptions remain valid.

Condition 4: There are no ecological concerns at the site.

H&H completed a Level 1 Ecological Risk Assessment for the site in accordance with the DSCA Program's RBCA guidance. The results of the evaluation indicate that the release does not pose an unacceptable ecological risk. The completed Level 1 Ecological Risk Assessment Checklists A and B are included in Appendix B.

The site's compliance with the four above-referenced conditions indicates that the contaminant concentrations are not likely to pose an unacceptable risk either at present or in the future. The plume is expected to naturally attenuate over time, and the appropriate remedial action is to implement LURs on the site property.

5.0 Data Collected During RMP Implementation

No further sampling or other data collection activities are proposed for the site. As such, this section is not applicable.

6.0 Land-Use Restrictions

The risk assessment for the site was based on the assumptions that usage of the site property will remain commercial and that groundwater from the site property will not be utilized in the future. LURs will be implemented for the site property to ensure that the land-use conditions are maintained and monitored until LURs are no longer required for the site. A Notice of Dry-Cleaning Solvent Remediation (NDCSR) was prepared for the site to comply with the LUR requirement. The NDCSR is included in Appendix C. A plat showing the locations and types of dry-cleaning solvent contamination on the property is included as an exhibit to the NDCSR. The locations of dry-cleaning solvent contamination are where contaminants have been detected above unrestricted use standards. As discussed in Sections 4.1 and 4.2, PCE in groundwater is the only COC remaining above unrestricted use standards.

7.0 Long-Term Stewardship Plan

The NDCSR contains a clause requiring the owner of the site to submit a notarized “Annual DSCA Land-Use Restrictions Certification” to NCDENR on an annual basis certifying that the NDCSR remains recorded with the Register of Deeds and that the land-use conditions have not changed. An example of such a notice is included in Appendix D. Documents relating to this site will be maintained by NCDENR and made available for public access.

8.0 RMP Implementation Schedule

Since potential exposure to impacts at the site will be managed through the NDCSR and LURs no additional site remedial activities are required to implement the RMP. A 30-day public comment period will be held to allow the community an opportunity to comment on the proposed strategy. Appendix E includes example documents used to announce the public comment period in the local newspaper and to inform local officials, nearby property owners, and interested parties. Upon completion of the public comment period and final approval of the RMP, the NDCSR will be filed with the Mecklenburg County Register of Deeds and will complete the RMP schedule.

9.0 Criteria for Demonstration of RMP Success

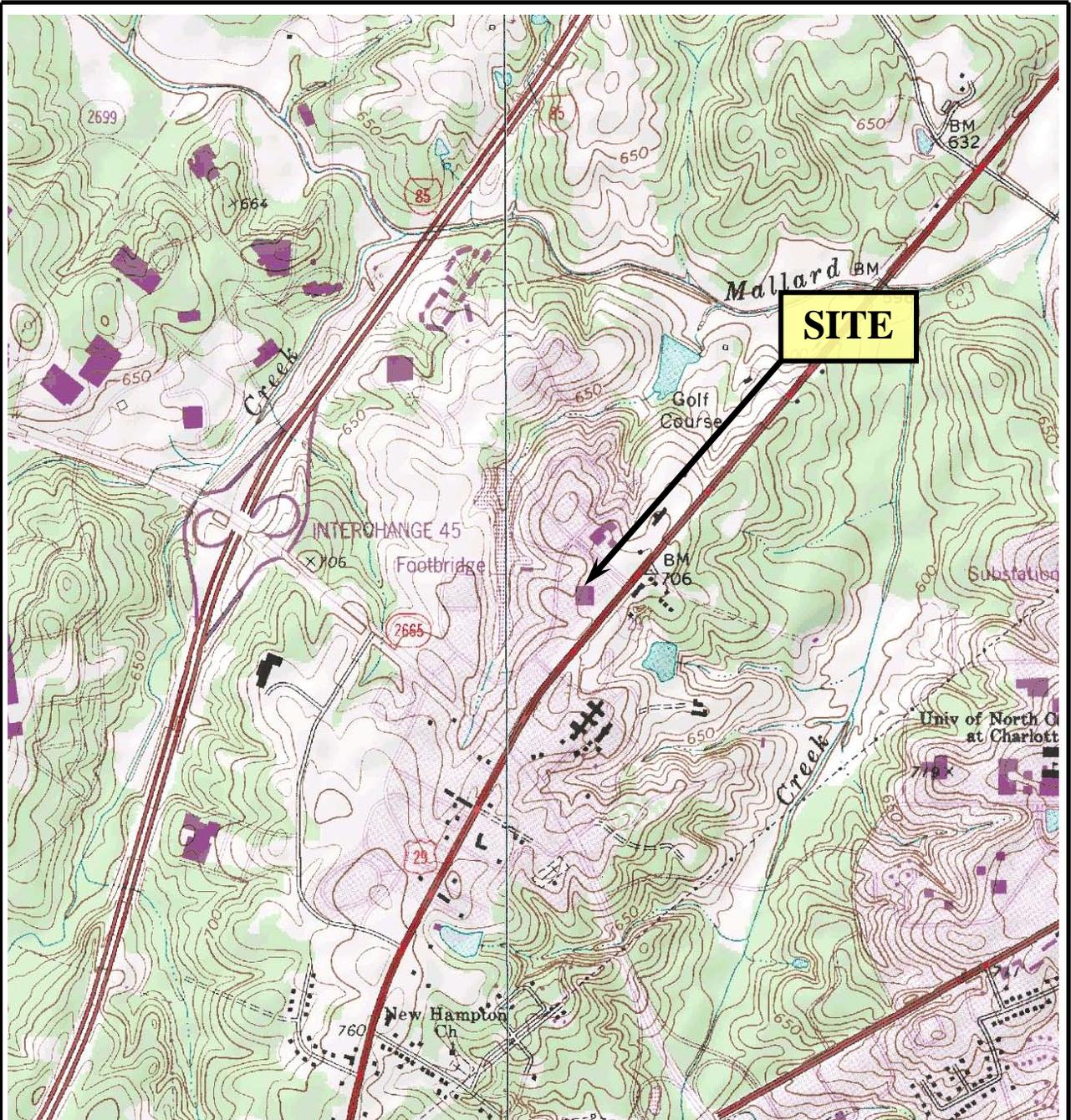
The RMP will be successfully implemented once the required LURs have been executed and recorded with the Mecklenburg County Register of Deeds. The NDCSR may, at the request of the property owner, be canceled by NCDENR after risk to public health and the environment associated with the dry-cleaning solvent contamination and any other contaminants included in the dry-cleaning solvent assessment and remediation agreement have been eliminated. If NCDENR is notified of a change in site conditions, per the notification requirements detailed in the NDCSR, the RMP will be reviewed to determine if the new site conditions have impacted the requirements set forth in the NDCSR and LURs, and if changes are required. Enforcement of the RMP will be maintained through receipt of the “Annual DSCA Land-Use Restrictions Certification” from the property owner as part of the NDCSR and LUR requirements.

10.0 Contingency Plan if RMP Fails

As discussed above, unless the DSCA Program is notified of a change in land use conditions at the site, per the notification requirements detailed in this plan, the LURs specified in the NDCSR will remain in effect. Pursuant to N.C.G.S. 143-215.104K, if any of the LURs set out in the NDCSR are violated, the owner of the site property at the time the LURs are violated, the owner's successors and assigns, and the owner's agents who direct or contract for alteration of the site in violation of the LURs, shall be held liable for the remediation of all contaminants to unrestricted use standards.

11.0 Conclusions and Recommendations

H&H has prepared this RMP for the site on behalf of the DSCA Program. The risk assessment results indicate that contaminant concentrations at the site do not pose an unacceptable risk. Groundwater concentrations detected at the site appear to be stable. This RMP specifies that the NDCSR and LUR requirements provide notification that the land-use conditions observed during the risk assessment evaluation remain valid in the future. Based on the documentation contained in this report, H&H recommends issuance of a "No Further Action" letter.



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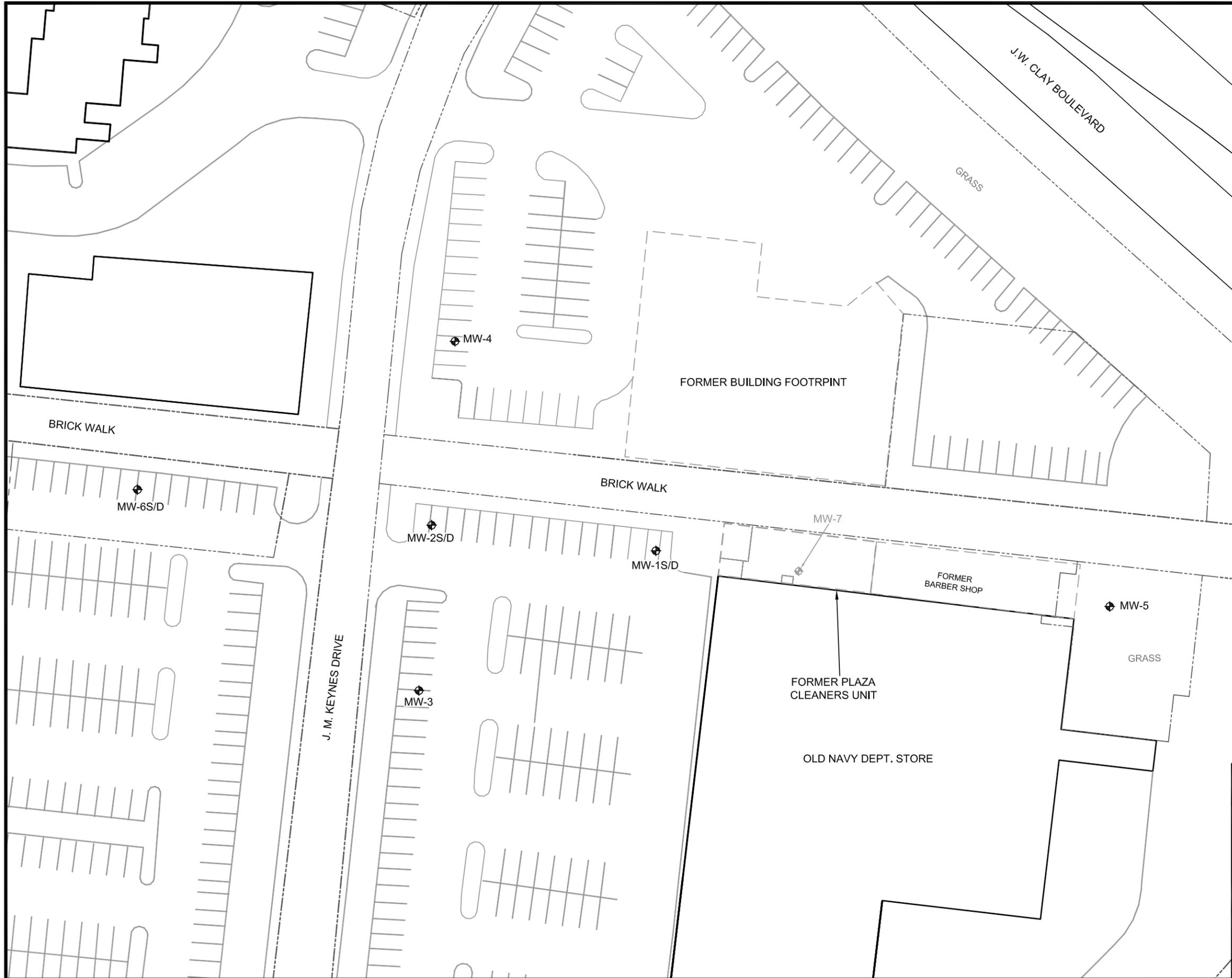


APPROXIMATE SCALE IN FEET

U.S.G.S. QUADRANGLE MAP
CHARLOTTE, NC

QUADRANGLE
 7.5 MINUTE SERIES (TOPOGRAPHIC)

TITLE	SITE LOCATION MAP	
PROJECT	PLAZA CLEANERS DSCA SITE NO. 60-0050 9002 JM KEYNES DRIVE CHARLOTTE, MECKLENBURG COUNTY	
	 2923 South Tryon Street-Suite 100 Charlotte, North Carolina 28203 A PROFESSIONAL CORPORATION 704-586-0007 (p) 704-586-0373 (f)	
DATE: 12-08-11	REVISION NO. 0	
JOB NO. DS0-42	FIGURE NO. 1	

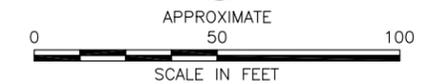


LEGEND

- FORMER DRY CLEANING FACILITY
- BUILDING
- - - PROPERTY BOUNDARY
- ROAD
- ⊕ MONITORING WELL
- ⊕ ABANDONED MONITORING WELL

NOTES:

1. THE SITE WAS PROFESSIONALLY SURVEYED BY THE ISAACS GROUP ON 8/13/09.
2. MONITORING WELL MW-7 WAS ABANDONED ON 5/27/11.



TITLE SITE MAP	
PROJECT PLAZA CLEANERS DSCA ID NO. 60-0050 9002 JM KEYNES DRIVE CHARLOTTE, MECKLENBURG COUNTY	
 2923 South Tryon Street-Suite 100 Charlotte, North Carolina 28203 704-586-0007(p) 704-586-0373(f) License # C-1269 / #C-245 Geology	
DATE: 12-13-11	REVISION NO. 0
JOB NO. DS0-42	FIGURE NO: 2

Appendix A

Documentation of Plume Stability Evaluation

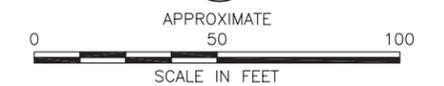


LEGEND

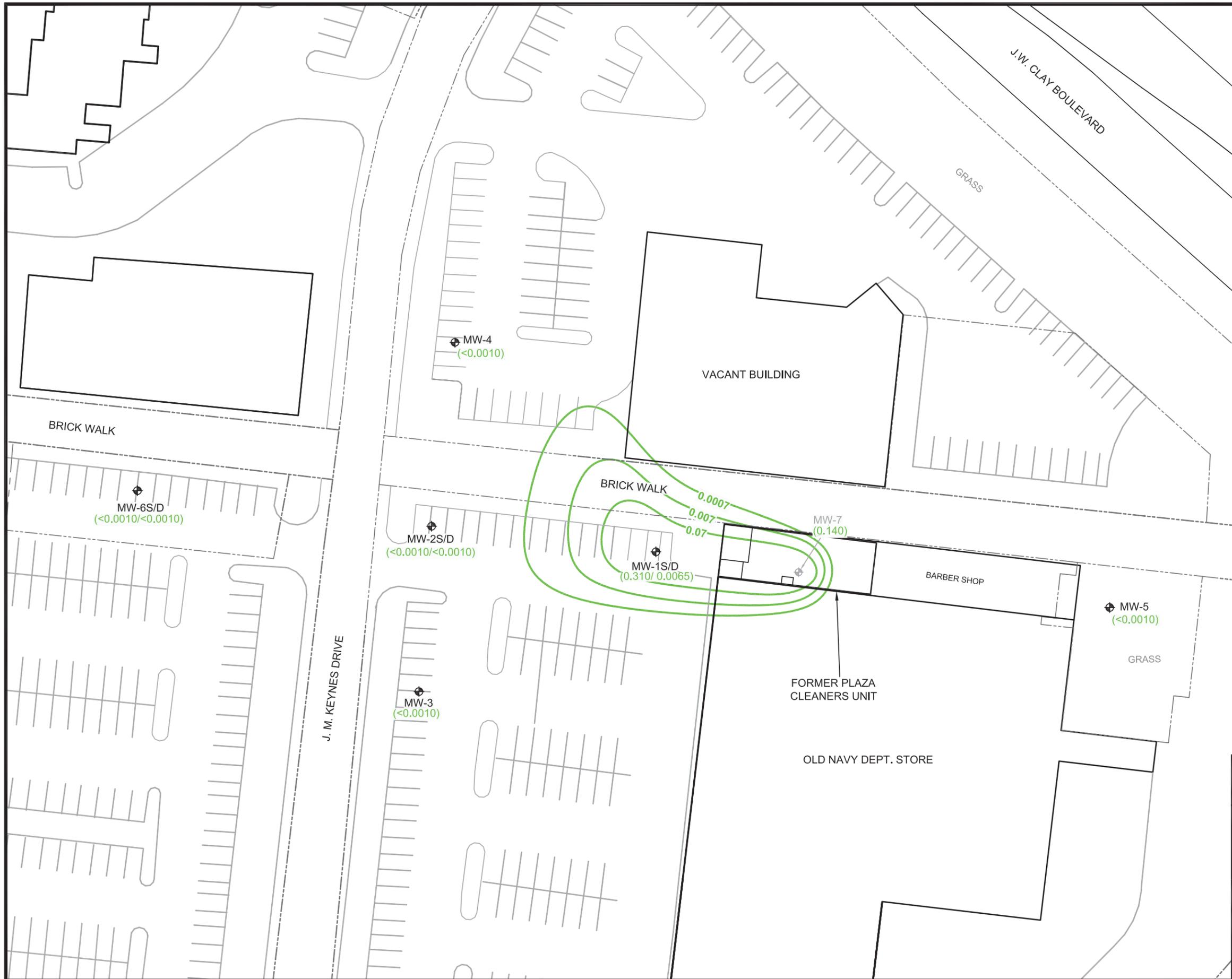
- FORMER DRY CLEANING FACILITY
- BUILDING
- PROPERTY BOUNDARY
- ROAD
- MONITORING WELL
- ABANDONED MONITORING WELL

NOTES:

1. THE SITE WAS PROFESSIONALLY SURVEYED BY THE ISAACS GROUP ON 8/13/09.
2. MONITORING WELL MW-7 WAS ABANDONED ON 5/27/11.



TITLE		SITE MAP	
PROJECT		PLAZA CLEANERS DSCA ID NO. 60-0050 9002 JM KEYNES DRIVE CHARLOTTE, MECKLENBURG COUNTY	
		2923 South Tryon Street-Suite 100 Charlotte, North Carolina 28203 704-586-0007(p) 704-586-0373(f) License # C-1269 / #C-245 Geology	
DATE: 7/21/10	REVISION NO. 0		
JOB NO. DS0-42	ATTACHMENT: 3		

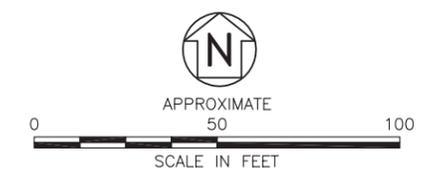


LEGEND

- FORMER DRY CLEANING FACILITY
- BUILDING
- PROPERTY BOUNDARY
- ROAD
- MONITORING WELL
- ABANDONED MONITORING WELL
- (0.140) PCE CONCENTRATION IN mg/L
- 0.07— PCE ISOCONTOUR IN mg/L

NOTES :

1. MONITORING WELLS SAMPLED ON 5/27/11.
2. MONITORING WELL MW-7 ABANDONED ON 5/27/11 AFTER SAMPLING.
3. PCE ISOCONTOUR LINES BASED ON MAY 2011 SHALLOW MONITORING WELL ANALYTICAL DATA AND HISTORICAL TEMPORARY WELL ANALYTICAL DATA (NOT SHOWN).



<small>TITLE</small>	GROUNDWATER PCE ISOCONCENTRATION MAP MAY 2011	
<small>PROJECT</small>	PLAZA CLEANERS DSCA ID NO. 60-0050 9002 JM KEYNES DRIVE CHARLOTTE, MECKLENBURG COUNTY	
	2923 South Tryon Street-Suite 100 Charlotte, North Carolina 28203 704-586-0007(p) 704-586-0373(f) License # C-1269 / #C-245 Geology	
DATE: 6-10-11	REVISION NO. 0	
JOB NO. DS0-42	ATTACHMENT: 5A	

Table 5: Analytical Data for Groundwater

DSCA ID No.: 60-0050

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	1,1,2-Trichloroethane	1,1-Dichloroethane	1,1-Dichloroethylene	1,2-Dichloroethane (EDC)	Benzene	Benzo(a)pyrene	Carbon tetrachloride	Chloroform	cis-1,2-Dichloroethylene	Ethylbenzene	Methyl tert-butyl ether (MTBE)	Naphthalene	Tetrachloroethylene	Toluene	trans-1,2-Dichloroethylene	Trichloroethylene	Vinyl chloride	Xylenes (total)
		[mg/L]																			
MW-1S	02/18/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	NA	<0.0020	0.00095J	<0.0010	<0.0010	<0.0010	<0.0010	0.12	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	07/13/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	0.19	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
	10/01/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050	0.20	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
	01/04/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.13	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	04/09/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.23	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	07/01/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.26	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	11/12/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050	0.334	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
	01/13/11	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050	0.393	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
05/27/11	<0.0020	<0.0020	<0.0020	<0.0020	<0.0020	<0.0020	<0.0020	NA	<0.0020	<0.0020	<0.0020	<0.0020	<0.0020	<0.0020	0.310	<0.0020	<0.0020	<0.0020	<0.0040	<0.020	
MW-1D	02/18/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.007	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	07/13/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	0.0053	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
	10/01/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050	0.00733	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
	01/04/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.0069	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	04/09/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.0082	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	07/01/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.0074	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	11/12/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050	0.00543	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
	01/13/11	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050	0.00433	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
05/27/11	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.0065	<0.0010	<0.0010	<0.0010	<0.0020	<0.010	
MW-2S	02/18/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	07/13/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.001	<0.0010	NA	NA	<0.0007	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
	10/01/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
	01/04/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0020	<0.0030
	04/09/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	07/01/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	11/12/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
	01/13/11	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
05/27/11	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.010	

Table 5: Analytical Data for Groundwater

DSCA ID No.: 60-0050

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	1,1,2-Trichloroethane	1,1-Dichloroethane	1,1-Dichloroethylene	1,2-Dichloroethane (EDC)	Benzene	Benzo(a)pyrene	Carbon tetrachloride	Chloroform	cis-1,2-Dichloroethylene	Ethylbenzene	Methyl tert-butyl ether (MTBE)	Naphthalene	Tetrachloroethylene	Toluene	trans-1,2-Dichloroethylene	Trichloroethylene	Vinyl chloride	Xylenes (total)	
		[mg/L]																				
MW-6S	07/14/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	<0.0007	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030	
	10/01/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030	
	01/04/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0020	<0.0030	
	04/09/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0020	<0.0030	
	07/01/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	0.00095J	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0020	<0.0030	
	11/12/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
	01/13/11	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
05/27/11	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.010	
MW-6D	07/14/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	0.00081J	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030	
	10/01/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050	0.00134	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030	
	01/04/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.0010	<0.0020	<0.0020	<0.0020	<0.0020	<0.0030	
	04/09/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.0011	<0.0020	<0.0020	<0.0020	<0.0020	<0.0030	
	07/01/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.0012	<0.0020	<0.0020	<0.0020	<0.0020	<0.0030	
	11/12/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030	
	01/13/11	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030	
05/27/11	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.010	
MW-7	07/14/09	NA	NA	NA	NA	<0.0020	NA	<0.0020	NA	NA	NA	<0.0020	<0.0020	NA	NA	0.087	<0.0020	<0.0020	<0.0020	<0.0020	<0.0030	
	10/01/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050	0.172	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030	
	01/04/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	0.00059J	<0.0010	<0.0010	<0.0010	<0.0010	0.13	<0.0020	<0.0020	<0.0020	<0.0020	<0.0030	
	04/09/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	0.00057J	<0.0010	<0.0010	<0.0010	<0.0010	0.24	<0.0020	<0.0020	<0.0020	<0.0020	<0.0030	
	07/01/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	0.00068J	<0.0010	<0.0010	<0.0010	<0.0010	0.32	<0.0020	<0.0020	<0.0020	<0.0020	<0.0030	
	11/12/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050	0.123	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030	
	01/13/11	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0050	0.168	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030	
05/27/11	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.140	<0.0010	<0.0010	<0.0010	<0.0020	<0.010		

Table 5: Analytical Data for Groundwater

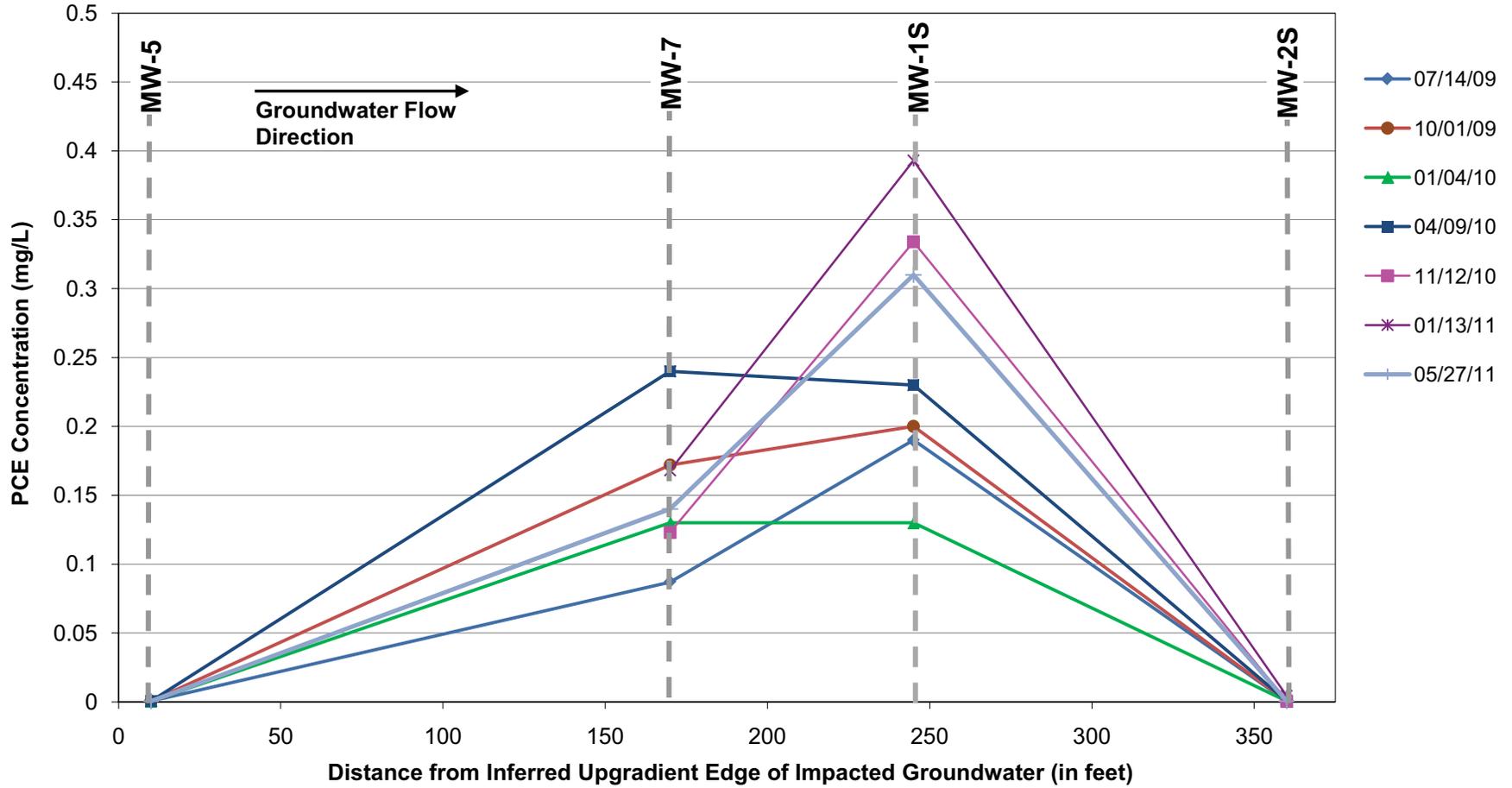
DSCA ID No.: 60-0050

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	1,1,2-Trichloroethane	1,1-Dichloroethane	1,1-Dichloroethylene	1,2-Dichloroethane (EDC)	Benzene	Benzo(a)pyrene	Carbon tetrachloride	Chloroform	cis-1,2-Dichloroethylene	Ethylbenzene	Methyl tert-butyl ether (MTBE)	Naphthalene	Tetrachloroethylene	Toluene	trans-1,2-Dichloroethylene	Trichloroethylene	Vinyl chloride	Xylenes (total)
		[mg/L]																			
Temporary Wells																					
TW-1 18'	05/26/05	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.096	NA	NA	<0.001	NA	NA
TW-2 18'	05/26/05	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.95	NA	NA	0.002	NA	NA
TW-3 20-24'	02/10/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	0.0038	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
TW-3 29-33'	02/10/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	0.0129	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
TW-4 24-28	02/10/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	<0.0007	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
TW-5 20-24'	02/10/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	<0.0007	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
TW-5 30-34'	02/10/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	<0.0007	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
TW-5 40-44'	02/10/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	<0.0007	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
TW-6 19-23'	02/10/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	<0.0007	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
TW-6 28-32'	02/10/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	<0.0007	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
TW-7 32-36'	02/10/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	0.00072J	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
TW-7 49-53'	02/10/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	<0.0007	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
TW-8 29-33'	02/10/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	<0.0007	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
TW-8 39-43'	02/10/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	<0.0007	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
TW-9 20-24'	02/11/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	0.0386	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
TW-10 20-24'	02/11/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	0.0192	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
TW-11 25-29'	02/12/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	<0.0007	<0.0010	<0.0010	<0.0010	<0.0010	<0.0030
TW-12 27-31'	07/13/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	0.0161	0.0021	<0.0010	<0.0010	<0.0010	<0.0030
TW-13 21-25'	07/13/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	0.0576	0.0012	<0.0010	<0.0010	<0.0010	<0.0030
NC 2L Standard		0.2	NE	NE	0.006	0.007	0.0004	0.001	5x10 ⁻⁶	0.0003	0.07	0.07	0.6	0.02	0.006	0.0007	0.6	0.1	0.003	3x10 ⁻⁵	0.5

Notes:

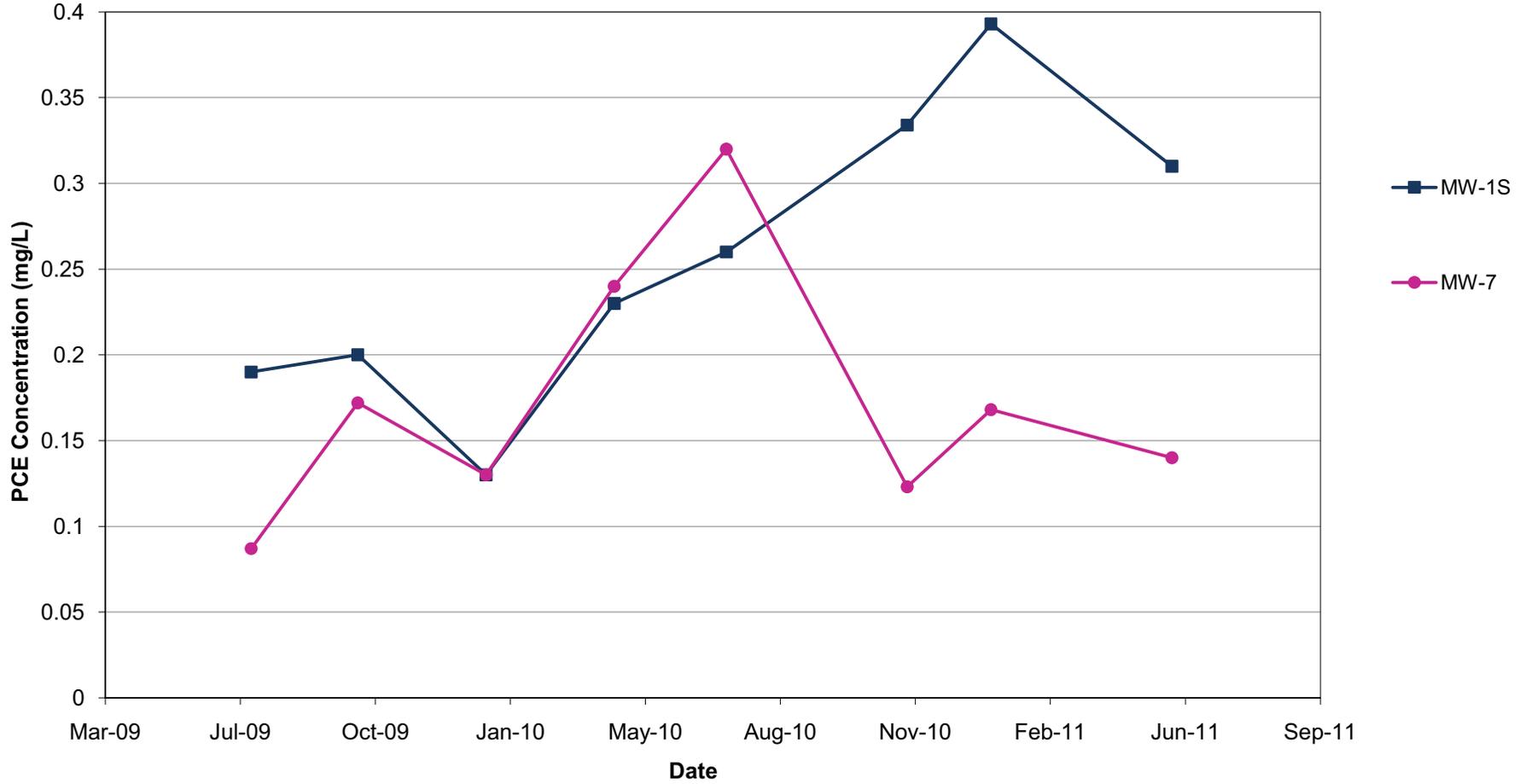
1. Temporary well TW-1 and TW-2 data obtained from June 13, 2005 Professional Services Industries, Inc. (PSI) Phase II ESA Report.
2. Bold concentration exceeds NC 2L Standard.
3. NA denotes Not Analyzed; NE denotes Not Established
4. J flag indicates estimated concentration below laboratory reporting limit and above method detection limit.

PCE Concentration vs. Distance Graph
Plaza Cleaners, Charlotte, NC
DSCA ID: 60-0050

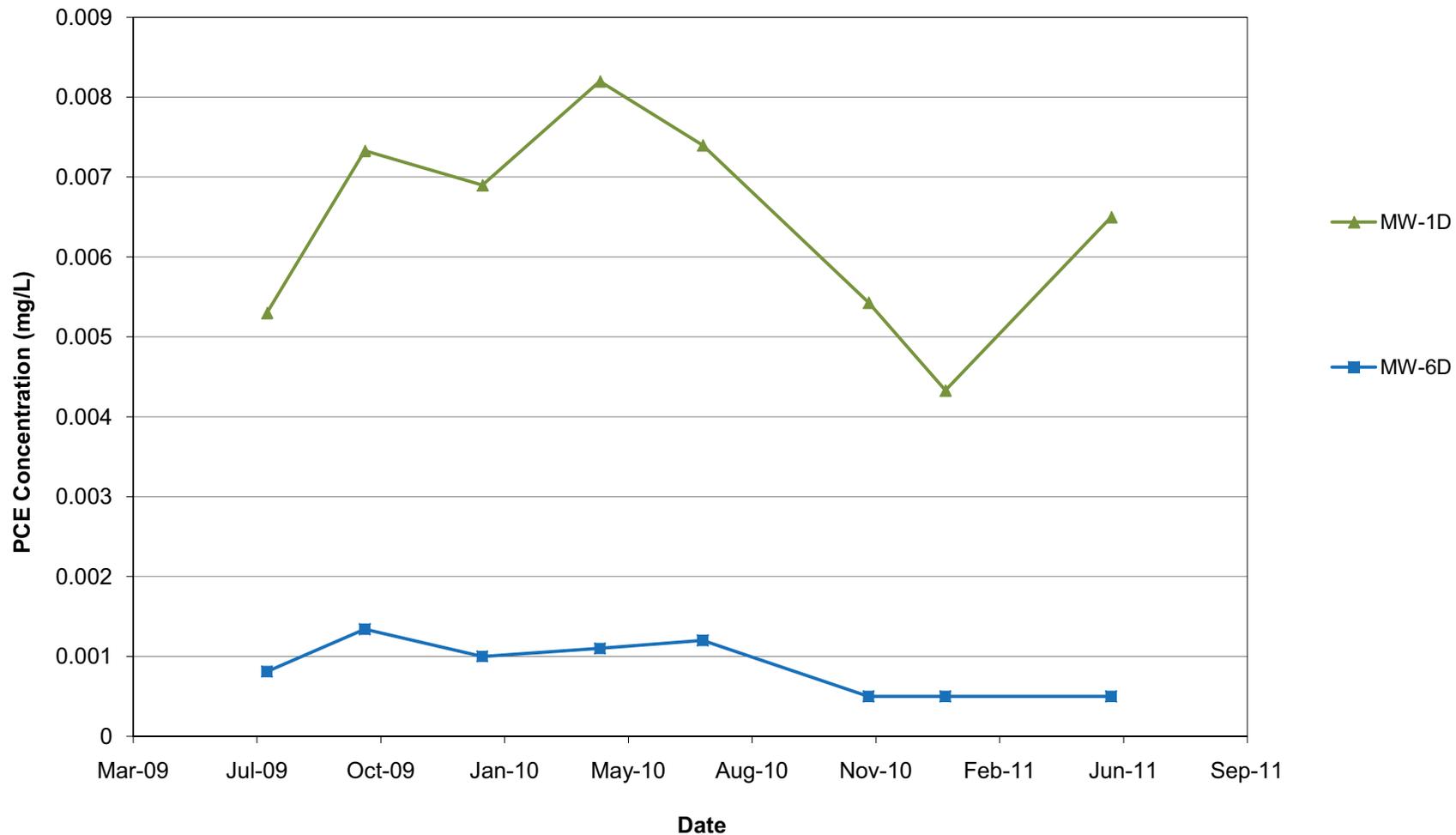


Note: Non-detect values are graphed as half the laboratory method detection limit.

PCE Concentration vs. Time Graph
MW-7 and MW-1S
Plaza Cleaners, Charlotte, NC
DSCA ID: 60-0050

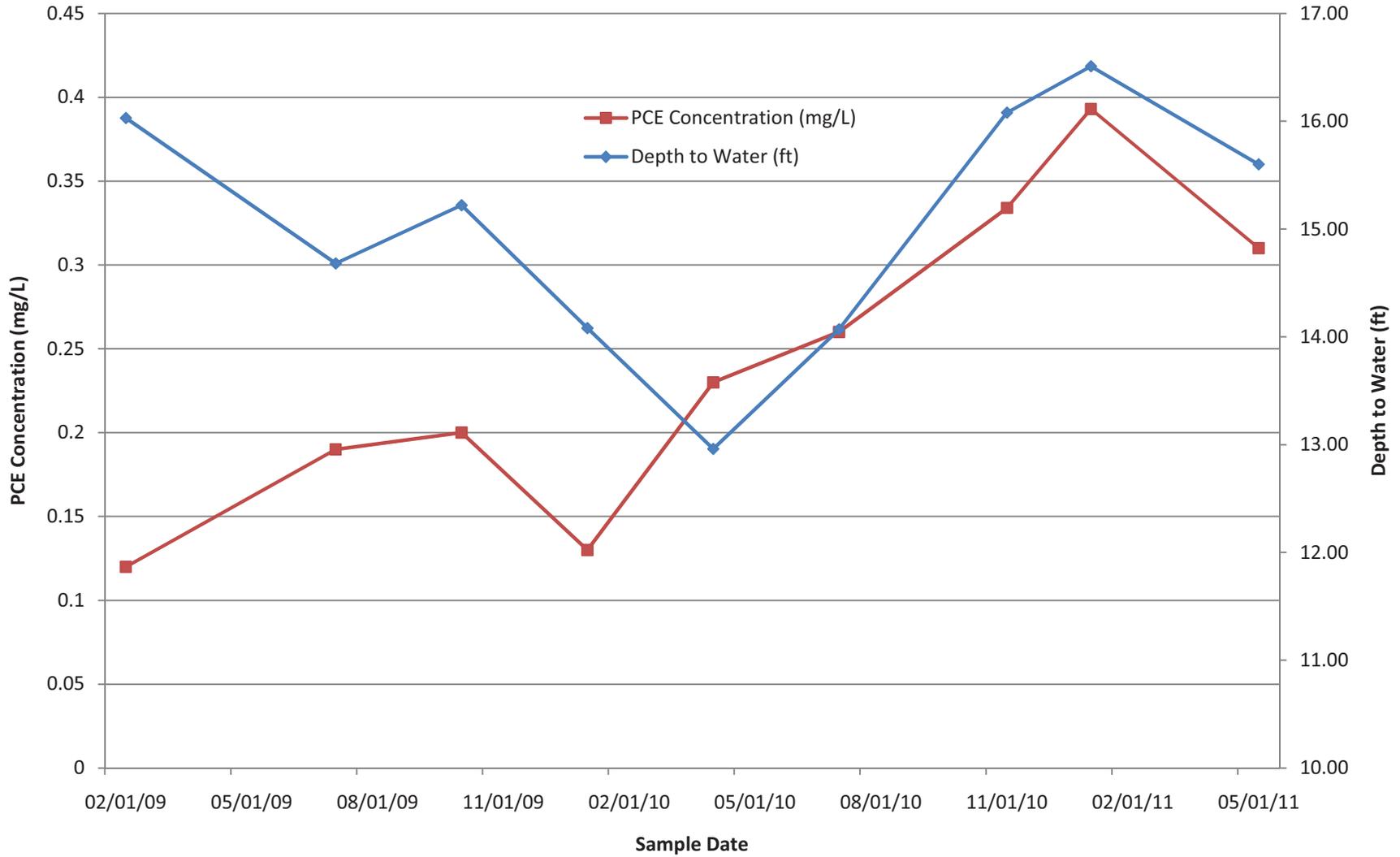


**PCE Concentration vs. Time Graph
MW-1D and MW-6D
Plaza Cleaners, Charlotte, NC
DSCA ID: 60-0050**



Note: Non-detect values are graphed as half the laboratory method detection limit.

**PCE Concentration and Depth to Water in MW-1S
Plaza Cleaners
DSCA ID: 60-0050**



Appendix B

Level 1 Ecological Risk Assessment Checklists

**Ecological Risk Assessment – Level 1
Checklist A – Potential Receptors and Habitat**

Site / Location: Plaza Cleaners – 9002 J M Keynes Drive, Charlotte, NC

H&H Project No.: DS0-42

DSCA Site ID: 60-0050

1. Are there navigable water bodies or tributaries to a navigable water body on or within one-half mile of the site?

Yes, a man-made impoundment is located approximately 700 feet to the west. The impoundment was formerly an unnamed tributary of Mallard Creek, and it still discharges to Mallard Creek. Mallard Creek ultimately flows to the Pee-Dee River by way of Rocky River.

2. Are there any water bodies anywhere on or within one-half mile of the site?

Yes, a man-made impoundment is located approximately 700 feet to the west.

3. Are there any wetland¹ areas such as marshes or swamps on or within one-half mile of the site?

No, according to the National Wetland Inventories Map there is a forested wetland located 1,800 feet to the northeast. However, this area has been developed and the wetland is no longer present.

4. Are there any sensitive environmental areas² on or within one-half mile of the site?

Yes, UNC-Charlotte has a network of trails in a wooded area located southeast of the site across North Tryon Street. However, this area is not marked on any maps as a park or natural area. Additionally, the NCDENR Conservation Planning Tool identifies nearby tributaries in the Ecosystem Enhancement Program. These areas are small buffers along waterways used to protect water quality.

5. Are there any areas on or within one-half mile of the site owned or used by local tribes?

No, the Native American Consultation Database did not identify any tribal areas on or within a one-half mile radius of the site.

6. Are there any habitat, foraging area, or refuge by rare, threatened, endangered, candidate and/or proposed species (plants and animals), or any otherwise protected species on or within one-half mile of the site?

No, the area is heavily developed with high-density commercial and residential properties. Additionally, the North Carolina Natural Heritage Program has no records of protected species being observed within two miles of the site.

¹ Wetlands are defined in 40 CFR 232.2 as “areas inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” The sources to make the determination whether or not wetland areas are present may include, but not limited to, national wetland inventory available at <http://nwi.fws.gov>, federal or state agency, and USGS topographic maps.

² Areas that provide unique and often protected habitat for wildlife species. These areas typically used during critical life stages such as breeding, hatching, rearing or young and overwintering. Refer to Attachment 1 for examples of sensitive environments.

7. Are there any breeding, roosting, or feeding areas used by migratory species on or within one-half mile of the site?

Yes, migratory species such as Mallards and Canadian Geese were observed feeding at the man-made impoundment to the west. Additionally, Wood Duck boxes were erected on the impoundment.

8. Are there any ecologically³, recreationally, or commercially important species on or within one-half mile of the site?

Yes, wooded land around the UNC-Charlotte campus is large enough to support populations of recreationally important species such as White-tailed deer.

9. Are there any threatened and/or endangered species (plant or animal) on or within one-half mile of the site?

No, the area is heavily developed with high-density commercial and residential properties. Additionally, the North Carolina Natural Heritage Program has no records of protected species being observed within two-miles of the site

If the answer is “Yes” to any of the above questions, then complete Level 1 Ecological Risk Assessment, Checklist B for Potential Exposure Pathways.

³ Ecologically important species include populations of species which provide a critical food resource for higher organisms. Ecologically important species include pest and opportunistic species that populate an area if they serve as a food source for other species, but do not include domesticated animals or plants/animals whose existence is maintained by continuous human interventions.

Level 1 Ecological Risk Assessment
Checklist B for Potential Exposure Pathways

- 1A. Can chemicals associated with the site leach, dissolve, or otherwise migrate to groundwater?

Yes. The primary constituent of concern is tetrachloroethylene (PCE). Based on published references (EPA, 2006), PCE is leachable to groundwater and is slightly soluble in groundwater. Furthermore, impacted groundwater has been confirmed at the site.

- 1B. Are chemicals associated with the site mobile in groundwater?

Yes. Chemical mobility is primarily influenced by the chemical solubility and soil-water partition coefficient. Based on these values, PCE is classified as moderately mobile (Fetter, 1988).

- 1C. Does groundwater from the site discharge to ecological receptor habitat?

Yes. A man-made impoundment is located approximately 700 feet downgradient of the site. However, groundwater impacts are delineated and are not expected to reach the ecological receptor.

Question 1. Could chemicals associated with the site reach ecological receptors through groundwater?

Unlikely. Groundwater at the site flows toward the man-made impoundment. However, site impacts are delineated and are not expected to reach the impoundment.

- 2A. Are chemicals present in surface soils on the site?

Yes. PCE has been detected in surface soils collected at the site. However, PCE concentrations are below DSCA lowest RBSLs and the impacted area is covered with a brick sidewalk.

- 2B. Can chemicals be leached from or be transported by erosion of surface soils on the site?

Unlikely. The former dry-cleaning facility has been demolished and the area is now covered with a brick sidewalk.

Question 2. Could chemicals associated with the site reach ecological receptors through runoff or erosion?

No. The impacted area is covered by a brick sidewalk or asphalt parking lot.

3A. Are chemicals present in surface soil or on the surface of the ground?

Yes. PCE has been detected in surface soils collected at the site. However, PCE concentrations are below DSCA lowest RBSLs and the impacted area is covered with a brick sidewalk.

3B. Are potential ecological receptors on the site?

No.

Question 3. Could chemicals associated with the site reach ecological receptors through direct contact?

Unlikely. Impacted soils and groundwater are covered by a brick sidewalk or an asphalt parking lot. Furthermore, groundwater impacts have been delineated and are not expected to reach the man-made impoundment.

4A. Are chemicals on the site volatile?

Yes. PCE is a volatile compound.

4B. Could chemicals on the site be transported in air as dust or particulate matter?

No. The impacted area is covered by a brick sidewalk or an asphalt parking lot.

Question 4. Could chemicals associated with the site reach ecological receptors through inhalation of volatilized chemicals or adhere chemicals to dust in ambient air or in subsurface burrows?

No. The impacted area is covered by a brick sidewalk or an asphalt parking lot.

5A. Is Non-Aqueous Phase Liquids (NAPL) present at the site?

No. NAPL has not been encountered at the site.

5B. Is NAPL migrating?

No. NAPL has not been encountered at the site.

5C. Could NAPL discharge occur where ecological receptors are found?

No. NAPL has not been encountered at the site.

Question 5. Could chemicals associated with the site reach ecological receptors through migration of NAPL?

No. NAPL has not been encountered at the site.

6A. Are chemicals present in surface and shallow subsurface soils or on the surface of the ground?

Yes. PCE has been detected in surface and subsurface soils collected at the site. However, PCE concentrations are below DSCA lowest RBSLs and the impacted area is covered with a brick sidewalk.

6B. Are chemicals found in soil on the site taken up by plants growing on the site?

No. The impacted area is covered by a brick sidewalk or an asphalt parking lot.

6C. Do potential ecological receptors on or near the site feed on plants (e.g., grasses, shrubs, forbs, trees, etc.) found on the site?

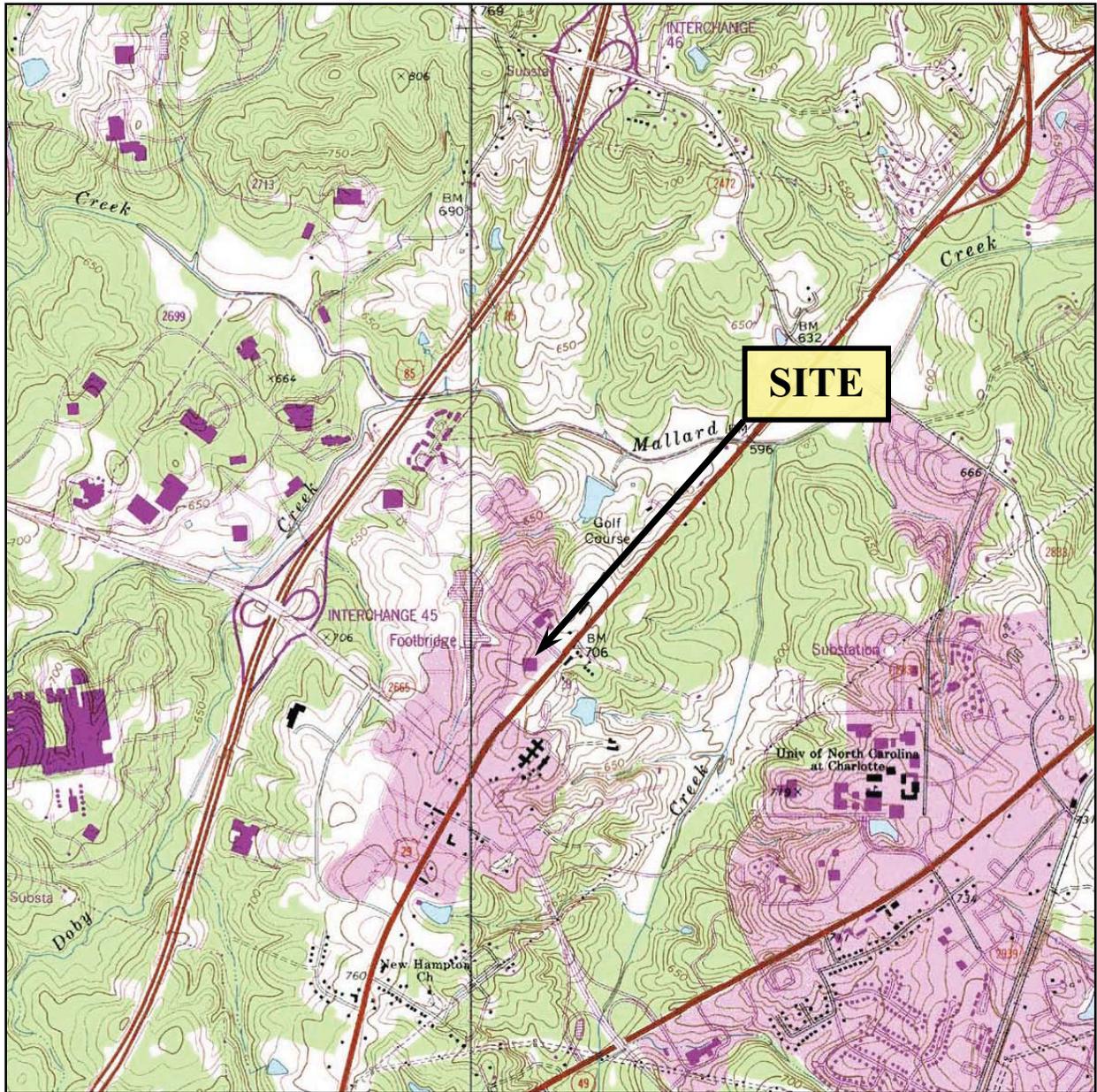
Yes. It is possible that wildlife feed on the site's vegetation. However, the majority of the site is covered by an asphalt parking lot.

6D. Do chemicals found on the site bioaccumulate?

No. Based on published references (U.S. Agency for Toxic Substances and Disease Registry, 1997), PCE does not significantly bioaccumulate.

Question 6. Could chemicals associated with the site reach ecological receptors through direct ingestion of soil, plants, animals, or contaminants?

Unlikely. Impacted soils and groundwater are covered by a brick sidewalk or an asphalt parking lot. Furthermore, groundwater impacts have been delineated and are not expected to reach the man-made impoundment.



TITLE	SITE LOCATION MAP	
PROJECT	PLAZA CLEANERS DSCA SITE NO. 60-0050 9002 JM KEYNES DRIVE CHARLOTTE, MECKLENBURG COUNTY	
 2923 South Tryon Street-Suite 100 Charlotte, North Carolina 28203 A PROFESSIONAL CORPORATION 704-586-0007 (p) 704-586-0373 (f)		
DATE: 04-06-09	REVISION NO. 0	
JOB NO. DS0-42	ATTACHMENT NO. 1	



U.S. Fish and Wildlife Service National Wetlands Inventory

Plaza Cleaners

Sep 22, 2011



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

U.S. Fish & Wildlife Service

Endangered Species, Threatened Species, Federal Species of Concern, and Candidate Species,

Mecklenburg County, North Carolina



Updated: 09-22-2010

Common Name	Scientific name	Federal Status	Record Status
Vertebrate:			
American eel	<i>Anguilla rostrata</i>	FSC	Current
Bald eagle	<i>Haliaeetus leucocephalus</i>	BGPA	Current
Carolina darter	<i>Etheostoma collis collis</i>	FSC	Current
Invertebrate:			
Carolina creekshell	<i>Villosa vaughaniana</i>	FSC	Current
Carolina heelsplitter	<i>Lasmigona decorata</i>	E	Current
Vascular Plant:			
Dwarf aster	<i>Eurybia mirabilis</i>	FSC	Current
Georgia aster	<i>Symphotrichum georgianum</i>	C	Current
Michaux's sumac	<i>Rhus michauxii</i>	E	Current
Prairie birdsfoot-trefoil	<i>Lotus unifoliolatus</i> var. <i>helleri</i>	FSC	Current
Schweinitz's sunflower	<i>Helianthus schweinitzii</i>	E	Current
Shoals spiderlily	<i>Hymenocallis coronaria</i>	FSC	Probable/potential
Smooth coneflower	<i>Echinacea laevigata</i>	E	Current
Tall larkspur	<i>Delphinium exaltatum</i>	FSC	Historic
Nonvascular Plant:			
Lichen:			

Definitions of Federal Status Codes:

E = endangered. A taxon "in danger of extinction throughout all or a significant portion of its range."

T = threatened. A taxon "likely to become endangered within the foreseeable future throughout all or a significant portion of its range."

C = candidate. A taxon under consideration for official listing for which there is sufficient information

to support listing. (Formerly "C1" candidate species.)

BGPA = Bald and Golden Eagle Protection Act. See below.

FSC = federal species of concern. A species under consideration for listing, for which there is insufficient information to support listing at this time. These species may or may not be listed in the future, and many of these species were formerly recognized as "C2" candidate species.

T(S/A) = threatened due to similarity of appearance. A taxon that is threatened due to similarity of appearance with another listed species and is listed for its protection. Taxa listed as T(S/A) are not biologically endangered or threatened and are not subject to Section 7 consultation. See below.

EXP = experimental population. A taxon listed as experimental (either essential or nonessential).

Experimental, nonessential populations of endangered species (e.g., red wolf) are treated as threatened species on public land, for consultation purposes, and as species proposed for listing on private land.

P = proposed. Taxa proposed for official listing as endangered or threatened will be noted as "PE" or "PT", respectively.

Bald and Golden Eagle Protection Act (BGPA):

In the July 9, 2007 Federal Register(72:37346-37372), the bald eagle was declared recovered, and removed (de-listed) from the Federal List of Threatened and Endangered wildlife. This delisting took effect August 8, 2007. After delisting, the Bald and Golden Eagle Protection Act (Eagle Act) (16 U.S.C. 668-668d) becomes the primary law protecting bald eagles. The Eagle Act prohibits take of bald and golden eagles and provides a statutory definition of "take" that includes "disturb". The USFWS has developed National Bald Eagle Management Guidelines to provide guidance to land managers, landowners, and others as to how to avoid disturbing bald eagles. For mor information, visit <http://www.fws.gov/migratorybirds/baldeagle.htm>

Threatened due to similarity of appearance(T(S/A)):

In the November 4, 1997 Federal Register (55822-55825), the northern population of the bog turtle (from New York south to Maryland) was listed as T (threatened), and the southern population (from Virginia south to Georgia) was listed as T(S/A) (threatened due to similarity of appearance). The T(S/A) designation bans the collection and interstate and international commercial trade of bog turtles from the southern population. The T(S/A) designation has no effect on land management activities by private landowners in North Carolina, part of the southern population of the species. In addition to its official status as T(S/A), the U.S. Fish and Wildlife Service considers the southern population of the bog turtle as a Federal species of concern due to habitat loss.

Definitions of Record Status:

Current - the species has been observed in the county within the last 50 years.

Historic - the species was last observed in the county more than 50 years ago.

Obscure - the date and/or location of observation is uncertain.

Incidental/migrant - the species was observed outside of its normal range or habitat.

Probable/potential - the species is considered likely to occur in this county based on the proximity of known records (in adjacent counties), the presence of potentially suitable habitat, or both.

Appendix C

Notice of Dry-Cleaning Solvent Remediation

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: CS Shoppes at University Place, LLC

Recorded in Book _____, Page _____

Associated plat recorded in Plat Book _____, Page _____

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter “Notice”) is hereby recorded on this ____ day of _____, 20____ by CS Shoppes at University Place, LLC (hereinafter “Property Owner”). The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter “Property”) which is the subject of this Notice is located at 9002 J.M. Keynes Drive, Charlotte, Mecklenburg County, North Carolina, Parcel Identification Numbers (PIN) 04727206, 04727205, 04727203, 04727208, 04727405, 04727408, 04727407, and 04727406 contained within the property described in the Legal Description in “Exhibit B”.

The Property is contaminated with dry-cleaning solvent, as defined at North Carolina General Statutes (hereinafter “N.C.G.S.”), Section (hereinafter “§”) 143-215.104B(b)(9) and other contaminants, and consists of eight parcels that make up the dry-cleaning solvent contamination site (hereinafter “Contamination Site”). This Notice has been approved by the North Carolina Department of Environment and Natural Resources, or its successor in function (hereinafter “DENR”) under the authority of the Dry-Cleaning Solvent Cleanup Act of 1997, as amended, N.C.G.S. § 143-215.104A *et seq.* (hereinafter “DSCA”), and is required to be filed in the Register of Deeds' Office in the county or counties in which the land is located, pursuant to NCGS § 143-215.104M. A Notice will be recorded separately in each chain of title of the Contamination Site.

Groundwater at the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the former Plaza Cleaners site (DSCA Site 60-0050) located at 9002 J.M. Keynes Drive, Charlotte in The Shoppes at University Place Shopping Center. Dry-cleaning operations were conducted on the Property from approximately 1999 to 2002

Pursuant to N.C.G.S. § 143-215.104M, this Notice is being filed in order to reduce or eliminate the danger to public health or the environment posed by the Property. Attached hereto as **Exhibit A** is a reduction, to 8 1/2" x 11", of the survey plat component of the Notice required by N.C.G.S. § 143-215.104M. The survey plat has been prepared and certified by a professional land surveyor and meets the requirements of G.S. 47-30, and contains the following information required by N.C.G.S. § 143-215.104M:

- (1) A description of the location and dimensions of the areas of potential environmental concern with respect to permanently surveyed benchmarks; and
- (2) The type, location and quantity of regulated dry-cleaning solvent contamination and other contaminants known to exist on the Property.

Attached hereto as **Exhibit B**, is a legal description of the Property that would be sufficient as a description in an instrument of conveyance.

Pursuant to NCGS § 143-215.104M, a certified copy of this Notice must be filed within 15 days of receipt of DENR's approval of the Notice or the effective date of the dry-cleaning solvent remediation agreement, whichever is later. Pursuant to NCGS § 143-215.104M, the copy of the Notice certified by DENR must be recorded in the grantor index under the names of the owners of the land.

LAND-USE RESTRICTIONS

NCGS § 143-215.104M requires that the Notice identify any restrictions on the current and future use of the Property that are necessary or useful to maintain the level of protection appropriate for the designated current or future use of the Property and that are designated in the dry-cleaning remediation agreement. The restrictions shall remain in force in perpetuity unless canceled by the Secretary of DENR, or his/her designee, after the hazards have been eliminated, pursuant to NCGS §143-215.104M. Those restrictions are hereby imposed on the Property, and are as follows:

- 1. The Property shall be used exclusively for retail, commercial or industrial purposes and related amenities (parking, landscape areas and walkways), and all other uses of the Property are prohibited except as approved in writing by DENR.**
- 2. Without prior written approval from DENR, the Property shall not be used for:**
 - a. child care centers or schools; or**
 - b. mining or extraction of coal, oil, gas or any mineral or non-mineral substances.**
- 3. No activities that encounter, expose, remove or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes or swimming pools that use groundwater, or construction or excavation activities that encounter or expose groundwater) may occur on the Property without prior approval of DENR.**

4. **No activities that cause or create a vapor intrusion risk (for example, construction of sub-grade structures that encounter contaminated soil or construction that places building users in close proximity to contaminated groundwater) may occur on the Property without prior approval of DENR.**
5. **In January of each year, on or before January 31st, the owner of any portion of the Property shall submit a notarized Annual DSCA Land-Use Restrictions Certification to DENR certifying that this Notice remains recorded at the Register of Deeds' office, and that the Land-Use Restrictions are being complied with.**
6. **No person conducting environmental assessment or remediation at the Property or involved in determining compliance with applicable land-use restrictions, at the direction of, or pursuant to a permit or order issued by DENR may be denied access to the Property for the purpose of conducting such activities.**
7. **The owner of any portion of the Property shall cause the instrument of any sale, lease, grant, or other transfer of any interest in the property to include a provision expressly requiring the lessee, grantee, or transferee to comply with this Notice. The failure to include such a provision shall not affect the validity or applicability of any land-use restriction in this Notice.**

EASEMENT (RIGHT OF ENTRY)

The property owner grants and conveys to DENR, its agents, contractors, and employees, and any person performing pollution remediation activities under the direction of DENR, access at reasonable times and under reasonable security requirements to the Property to determine and monitor compliance with the land-use restrictions set forth in this Notice. Such investigations and actions are necessary by DENR to ensure that use, occupancy, and activities of and at the Property are consistent with the land-use restrictions and to ensure that the structural integrity and continued effectiveness of any engineering controls (if appropriate) described in the Notice are maintained. Whenever possible, at least 48 hours advance notice will be given to the Property Owner prior to entry. Advance notice may not always be possible due to conditions such as response time to complaints and emergency situations.

REPRESENTATIONS AND WARRANTIES

The Property Owner hereby represents and warrants to the other signatories hereto:

- i) that the Property Owner is the sole owner of the Property; **or** that the Property Owner has provided to DENR the names of all other persons that own an interest in or hold an encumbrance on the Property and have notified such persons of the Property Owner's intention to enter into this Notice;
- ii) that the Property Owner has the power and authority to enter into this Notice, to grant the rights and interests herein provided and to carry out all obligations hereunder; and

- iii) that this Notice will not materially violate or contravene or constitute a material default under any other agreement, document or instrument to which the Property Owner is a party or by which the Property Owner may be bound or affected.

ENFORCEMENT

The above land-use restrictions shall be enforceable without regard to lack of privity of estate or contract, lack of benefit to particular land, or lack of any property interest in particular land. The land-use restrictions shall be enforced by any owner of the Property. The land-use restrictions may also be enforced by DENR through the remedies provided in NCGS § 143-215.104P or by means of a civil action; by any unit of local government having jurisdiction over any part of the Property; and by any person eligible for liability protection under the DSCA who will lose liability protection if the restrictions are violated. Any attempt to cancel any or all of this Declaration without the approval of the Secretary of DENR (or its successor in function), or his/her delegate, shall be subject to enforcement by DENR to the full extent of the law. Failure by any party required-or authorized to enforce any of the above restrictions 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.

If a land-use restriction set out in this Notice required under NCGS § 143-215.104.M is violated, the owner of the Property at the time the land-use restriction is violated, the owner's successors and assigns, and the owner's agents who direct or contract for alteration of the contamination site in violation of a land-use restriction shall be liable for remediation of all contaminants to unrestricted use standards.

FUTURE SALES, LEASES, CONVEYANCES AND TRANSFERS

When any portion of the Property is sold, leased, conveyed or transferred, pursuant to NCGS § 143-215.104M the deed or other instrument of transfer shall contain in the description section, in no smaller type than that used in the body of the deed or instrument, a statement that the Property has been contaminated with dry-cleaning solvent and, if appropriate, cleaned up under the DSCA.

The Property Owner shall notify DENR at least fourteen (14) calendar days before the effective date of any conveyance, grant, gift, or other transfer, whole or in part, of the Owner's interest in the property, but such notification requirement does not apply with regard to the Property Owner's execution of a lease of any portion of the Property. This Notice shall include the name, business address and phone number of the transferee and the expected date of transfer.

PROPERTY OWNER SIGNATURE

IN WITNESS WHEREOF, Property Owner has caused this instrument to be duly executed this ____ day of _____, 20__.

CS SHOPPES AT UNIVERSITY PLACE, LLC, an Ohio limited liability company

By: Southland Four Seasons Company, an Ohio general partnership, its Sole Member and Manager

By: _____

Don M. Casto III
Member of the Management Committee

By: _____

Stephen A. Skilken,
Member of the Management Committee

STATE OF OHIO)
COUNTY OF FRANKLIN) ss:

The foregoing was acknowledged before me, a Notary Public, in and for said County, by Don M. Casto III, who is personally known to me and who is a Member of the Management Committee of Southland Four Seasons Company, Sole Member and Manager of CS SHOPPES AT UNIVERSITY PLACE, LLC, an Ohio limited liability company on behalf of such limited liability company, this _____ day of _____, 2012.

Notary Public

STATE OF OHIO)
COUNTY OF FRANKLIN) ss:

The foregoing was acknowledged before me, a Notary Public, in and for said County, by Stephen A. Skilken, who is personally known to me and who is a Member of the Management Committee of Southland Four Seasons Company, Sole Member and Manager of CS SHOPPES AT UNIVERSITY PLACE, LLC, an Ohio limited liability company on behalf of such limited liability company, this _____ day of _____, 2012.

Notary Public

APPROVAL AND CERTIFICATION

The foregoing Notice of Dry-Cleaning Solvent Remediation is hereby approved and certified.

North Carolina Department of Environment and Natural Resources

By: _____ Date _____
Jack Butler, Chief
Superfund Section
Division of Waste Management

LIMITED POWER OF ATTORNEY

I _____ “Property Owner”, do hereby grant a limited power of attorney to DENR and to DENR’s independent contractors, as follows:

DENR and DENR’s independent contractors shall have the limited power of attorney to record this Notice, including its documentary and survey plat components, in accordance with N.C.G.S. § 143-215.104M on my “Property Owner” behalf. This limited power of attorney shall terminate upon completion of the recordation of the Notice.

Dated this ____ day of _____ 20__.

CS SHOPPES AT UNIVERSITY PLACE, LLC, an Ohio limited liability company

By: Southland Four Seasons Company, an Ohio general partnership, its Sole Member and Manager

By: _____

Don M. Casto III
Member of the Management Committee

By: _____

Stephen A. Skilken,
Member of the Management Committee

STATE OF OHIO)
COUNTY OF FRANKLIN) ss:

The foregoing was acknowledged before me, a Notary Public, in and for said County, by Don M. Casto III, who is personally known to me and who is a Member of the Management Committee of Southland Four Seasons Company, Sole Member and Manager of CS SHOPPES AT UNIVERSITY PLACE, LLC, an Ohio limited liability company on behalf of such limited liability company, this _____ day of _____, 2012.

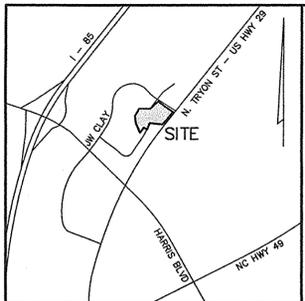
Notary Public

STATE OF OHIO)
COUNTY OF FRANKLIN) ss:

The foregoing was acknowledged before me, a Notary Public, in and for said County, by Stephen A. Skilken, who is personally known to me and who is a Member of the Management Committee of Southland Four Seasons Company, Sole Member and Manager of CS SHOPPES AT UNIVERSITY PLACE, LLC, an Ohio limited liability company on behalf of such limited liability company, this _____ day of _____, 2012.

Notary Public

EXHIBIT A
REDUCTION OF SURVEY PLAT



APPROVED FOR THE PURPOSES OF N.C.G.S. 143-215.104M

JACK BUTLER, P.E.
CHIEF, SUPERFUND SECTION
DIVISION OF WASTE MANAGEMENT

STATE OF NORTH CAROLINA COUNTY OF _____

_____, A NOTARY PUBLIC OF SAID COUNTY AND STATE DO HEREBY CERTIFY THAT _____ DID PERSONALLY APPEAR & SIGN BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC (SIGNATURE) _____
MY COMMISSION EXPIRES _____

OWNERS CERTIFICATE:

WE ACKNOWLEDGE THAT WE HAVE FULL AUTHORITY TO LEGALLY EXECUTE A DEED FOR THIS PROPERTY:

CS SHOPPES AT UNIVERSITY PLACE, LLC, AN OHIO LIMITED LIABILITY COMPANY

BY: SOUTHLAND FOUR SEASONS COMPANY, AN OHIO GENERAL PARTNERSHIP, ITS SOLE MEMBER AND MANAGER

BY: DON M. CASTO III, MEMBER OF THE MANAGEMENT COMMITTEE

STEPHEN A. SKILKEN, MEMBER OF THE MANAGEMENT COMMITTEE

STATE OF OHIO COUNTY OF FRANKLIN) ss:

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, BY DON M. CASTO III, WHO IS PERSONALLY KNOWN TO ME AND WHO IS A MEMBER OF THE MANAGEMENT COMMITTEE OF SOUTHLAND FOUR SEASONS COMPANY, SOLE MEMBER AND MANAGER OF CS SHOPPES AT UNIVERSITY PLACE, LLC, AN OHIO LIMITED LIABILITY COMPANY ON BEHALF OF SUCH LIMITED LIABILITY COMPANY, THIS _____ DAY OF _____, 2012.

NOTARY PUBLIC _____

NOT SUBJECT TO:

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

PLANNING COMMISSION STAFF _____ DATE _____

VRS SURVEY TIE:

ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED (GROUND) MAD 83 (2007 ADJUSTMENT) HORIZONTAL INFORMATION (UNLESS NOTED OTHERWISE), BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, WITH NAVD83 ELEVATIONS. THE N.C. STATE PLANE COORDINATES FOR CONTROL POINTS #102 & 103, SHOWN HEREON WERE ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS) IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEY'S VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). THE VRS SURVEY TIE WAS PERFORMED ON JULY 30, 2009. ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.

DATE: 7-30-09	PROJECT NAME: PLAZA CLEANERS			
MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION
MW 1	572425.17	147664.75	700.79	T.O.W.
TCMW 1S	572425.17	147664.75	700.50	1" PVC
TCMW 1D	572425.17	147664.75	700.44	1" PVC
MW 2	572438.31	1478559.19	695.13	T.O.W.
TCMW 2S	572438.31	1478559.19	694.07	1" PVC
TCMW 2D	572438.31	1478559.19	694.84	1" PVC
MW 3	572353.28	1478562.68	697.78	T.O.W.
TCMW 3	572353.28	1478562.68	697.45	2" PVC
MW 4	572532.82	1478581.21	696.08	T.O.W.
TCMW 4	572532.82	1478581.21	695.92	2" PVC
MW 5	572396.50	1478918.55	703.49	T.O.W.
TCMW 5	572396.50	1478918.55	703.15	2" PVC
MW 6	572456.58	1478417.72	691.28	T.O.W.
TCMW 6S	572456.58	1478417.72	690.98	1" PVC
TCMW 6D	572456.58	1478417.72	690.92	1" PVC
MW 7	572408.32	1478768.38	701.52	T.O.W.
TCMW 7	572408.32	1478768.38	701.50	2" PVC
TW-7	572492.32	1478471.53	698.43	TEMP-WELL

LINE	LENGTH	BEARING	DEED BEARING
L1	6.35	S06°16'52"W	S06°12'24"W
L2	8.19	N83°43'08"W	N83°47'36"W
L3	23.00	S06°16'52"W	S06°12'24"W
L4	7.00	N83°43'08"W	N83°47'36"W
L5	4.00	S06°16'52"W	S06°12'24"W
L6	17.00	S83°43'08"E	S83°47'36"E
L7	8.00	S83°43'08"E	S83°47'36"E

GROUNDWATER IN TEMPORARY WELL TW-7, AND MONITORING WELLS MW-15/D, MW-20, MW-6D, AND MW-7, EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L.0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE.

THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, LIMITING THE USES OF THIS PROPERTY IS RECORDED AT:

DEED BOOK _____ PAGE _____

AND _____

SURVEY NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO SURVEYED BENCHMARKS AND (2) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THIS NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM SITE.
- 2) THE AREAS AND TYPES OF CONTAMINATION DEPICTED HEREON ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING. THIS INFORMATION WAS SUPPLIED TO THE ISAACS GROUP BY HART & NICKMAN, P.C.
- 3) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (NSRS 2007), WITH NAVD83 (GEOID 09) ELEVATIONS, PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON JULY 30, 2009. THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINTS #102 & 103 WERE ESTABLISHED UTILIZING A TRIMBLE R8 GLOBAL POSITIONING SYSTEMS (GPS) UNIT IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEY'S VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET (UNLESS NOTED OTHERWISE).
- 4) THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE BOUNDARY LINES OF THE SUBJECT PROPERTY WERE PRODUCED FROM THE LEGAL DESCRIPTION FOUND WITHIN THE SUBJECT PROPERTY'S DEED, (DEED BOOK 18968, PAGE 304). NON-MONUMENTED SUBJECT PARCEL LINES ARE BASED ON THE METES AND BOUNDS FROM THAT DEED. THE GEOMETRY OF THE PARCEL HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON A NORTHWESTERN CORNER OF THE PROPERTY. A FOUND REBAR, AND ROTATED TO A FOUND PK NAIL AT A SOUTHERN CORNER OF THE PROPERTY A POINT ON J.M. KEYNES DRIVE.
- 5) SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, MOST PROPERTY LINES, AND CURB LINES/EDGES OF PAVEMENTS, HAVE BEEN TAKEN FROM MECKLENBURG COUNTY GIS DATABASE INFORMATION, AND THIS INFORMATION IS SHOWN FOR REFERENCE PURPOSES ONLY. NO ACCURACY OR POSITIONAL TOLERANCE IS GUARANTEED BY THIS SURVEY AS TO HOW THE SURVEYED FEATURES RELATE TO THE GIS INFORMATION SHOWN.
- 6) PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM MECKLENBURG COUNTY REGISTER OF DEEDS RECORDS, AND AN UNRECORDED MAP PROVIDED BY THE CITY OF CHARLOTTE.
- 7) PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
- 8) REFERENCE COORDINATE SYSTEM FOR VERTICAL DATUM: NAVD83.
- 9) THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
 - (1) CLASS "A" SURVEY;
 - (2) POSITIONAL ACCURACY IS WITHIN A 95 PERCENT CONFIDENCE LEVEL;
 - (3) REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
 - (4) SURVEY PERFORMED JULY 30, 2009;
 - (5) VERTICAL DATUM BASED ON NAVD83;
 - (6) TIED TO N.C. STATE PLANE COORDINATES AS SHOWN;
 - (7) GEOID "09" MODEL;
 - (8) COMBINED GRID FACTOR: 1.0001554353;
 - (9) UNITS ARE IN U.S. FEET
- 10) FORMER DRY-CLEANING FACILITY AND BARBER SHOP WERE DEMOLISHED IN MAY 2011.
- 11) MW-7 WAS ABANDONED IN MAY 2011, PRIOR TO BUILDING DEMOLITION ACTIVITIES.

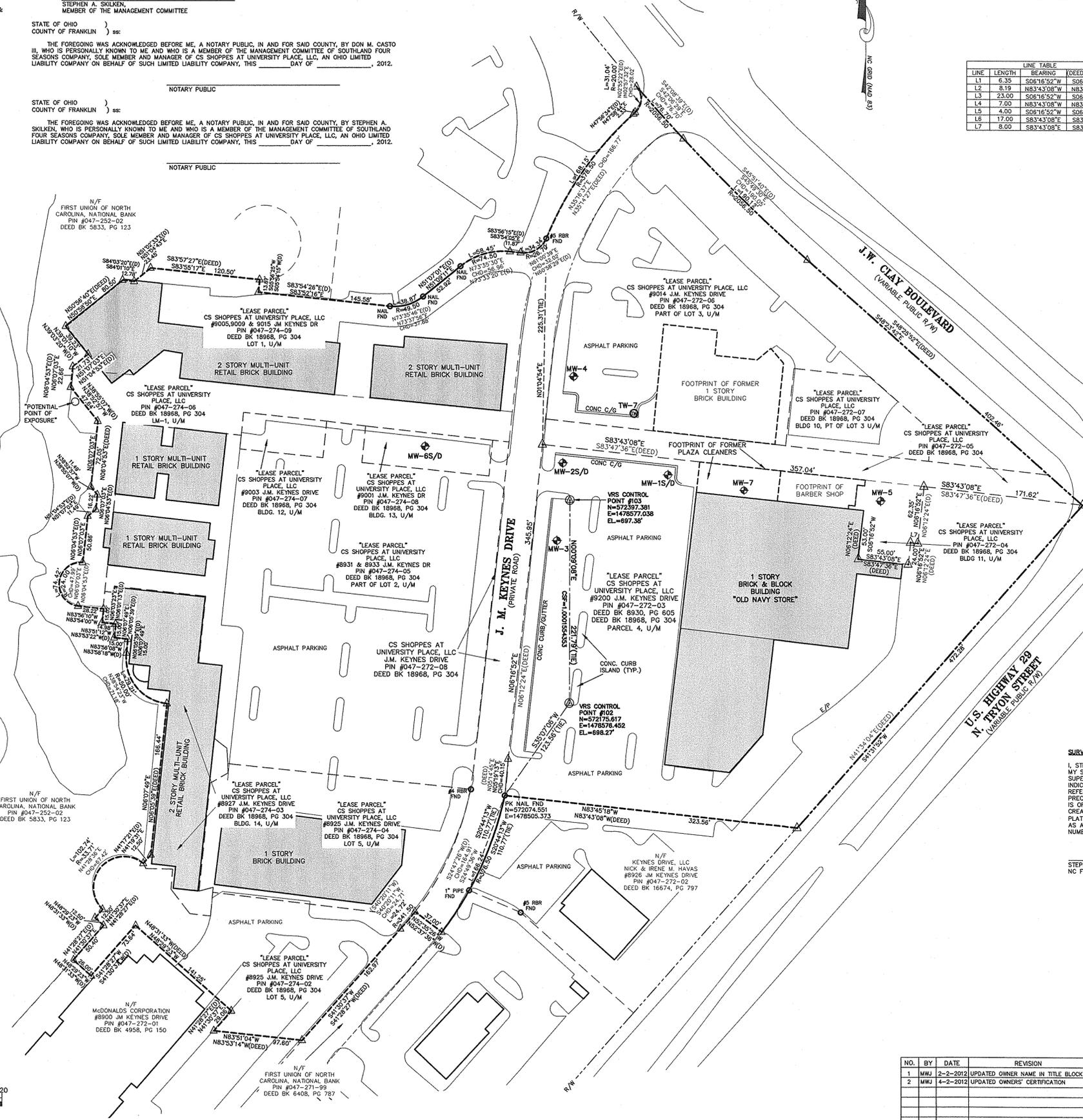
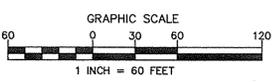
N.C.G.S. 143-215.104M(d) REQUIRES THAT WHEN PROPERTY FOR WHICH A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION HAS BEEN FILED IS SOLD, LEASED, CONVEYED OR TRANSFERRED, THE DEED OR OTHER INSTRUMENT OF TRANSFER SHALL CONTAIN IN THE DESCRIPTION SECTION, IN NO SMALLER TYPE THAN THAT USED IN THE BODY OF THE DEED OR INSTRUMENT, A STATEMENT THAT THE PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT AND, IF APPROPRIATE, CLEANED UP UNDER THIS PART. USE THE FOLLOWING STATEMENT TO SATISFY N.C.G.S. 143-215.104M(d):

THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT, A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS OFFICE AT: BOOK _____, PAGE _____

QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT, SUPERFUND SECTION, DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM, OR ITS SUCCESSOR IN FUNCTION, 1646 MAIL SERVICE CENTER, RALEIGH, NC 27699-1646.

LEGEND:

- R/W RIGHT OF WAY
- N.T.S. NOT TO SCALE
- CSF COMBINED SCALE FACTOR
- E/P EDGE OF PAVEMENT
- MW MONITORING WELL(MW)
- N NORTHING
- E EASTING
- TOC TOP OF CASING
- TOW TOP OF WELL MANHOLE
- ▲ CALCULATED PROPERTY CORNER
- ⊕ TEMPORARY MONITORING WELL(TW)
- ⊙ DATUM CONTROL POINT
- BORE LOCATION
- N/F NOW OR FORMERLY
- U/M UNRECORDED MAP
- "MONUMENTED" SUBJECT PARCEL LINES
- - - "NON-MONUMENTED" SUBJECT PARCEL LINES
- - - ADJOINER PARCEL LINES
- - - RIGHT OF WAY LINE
- C/G CURB AND GUTTER
- SB & B SOL BORING
- (D) FROM DEED OF RECORD



FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 371045-7700-J, DATED MARCH 2, 2009.

SURVEYORS CERTIFICATE [G.S. 47-30]

I, STEPHEN S. DYER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, DRAWN FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30(1)(1)-(1)(1) AS AMENDED; WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 2ND DAY OF APRIL 2012.

STEPHEN S. DYER, PLS L-3509
NC FIRM LICENSE C-1069

4-2-12

SURVEY PLAT - EXHIBIT "A"

TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
OWNER: CS SHOPPES AT UNIVERSITY PLACE, LLC:
THE FORMER PLAZA CLEANERS-
DSCA SITE #80-0050

9002 J.M. KEYNES DRIVE, CITY OF CHARLOTTE,
MECKLENBURG COUNTY, NORTH CAROLINA 28262

File #: 09140-DSCA-REV Date: 02-01-2012 Project P.L.S.: SSD

NO. BY DATE REVISION

1	MWJ	2-2-2012	UPDATED OWNER NAME IN TITLE BLOCK
2	MWJ	4-2-2012	UPDATED OWNERS' CERTIFICATION

Surveyed By: DC/JH
Drawn By: MWJ
Scale: 1"=60'

ISAACS GROUP
CIVIL ENGINEERING DESIGN AND LAND SURVEYING

8720 RED OAK BLVD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

EXHIBIT B
PROPERTY LEGAL DESCRIPTION

EXHIBIT B

Legal Description

All that certain tract or parcel of land lying in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at N.C.G.S. monument "Prison 2" having a N.A.D. 27 grid coordinates of North 572,472,372 and East 1,479,372,999 and run thence South 64° 58' 03" West 340.54 feet to a new iron pin of the southwesterly R/W of J.W. Clay Boulevard (113' public R/W) and the northwesterly R/W of U.S. Highway 29 (420' public R/W) at the TRUE POINT OF BEGINNING; thence by the said R/W of U.S. Highway 29, South 41° 31' 52" West 472.28 feet to a new iron pin at the northeast corner of land now or formerly of United Carolina Bank described in DB 4954, PG 996 of the Mecklenburg County Register of Deeds; thence with land of said United Carolina Bank, North 83° 45' 18" West, 323.56 feet to an existing iron pin at the northwest corner of said United Carolina Bank and the easterly R/W of J.M. Keynes Drive (37' private R/W); thence with easterly R/W of said J.M. Keynes Drive, said United Carolina Bank and land now or formerly of McDonald's Corporation described in DB 4958, PG 150 of the Mecklenburg County Register of Deeds, in part by each, by a curve to the right, having a radius of 378.50 feet, a chord bearing and distance of South 24° 47' 26" West 164.91 feet and an arc length of 166.24 feet to a new iron pin on the line of said McDonald's Corporation and the corner of land now or formerly of First Union National Bank of North Carolina described in DB 6408, PG 787 of the Mecklenburg County Register of Deeds; thence by the land of said First Union Bank of North Carolina, crossing said J.M. Keynes Drive, North 52° 37' 36" West 37.00 feet to an existing iron pin on the westerly R/W of said J.M. Keynes Drive and a corner of land of said First Union Bank of North Carolina; thence by said First Union Bank of North Carolina and westerly R/W of said J.M. Keynes Drive by a curve to the right, having a radius of 341.50 feet, a chord bearing and distance of South 40° 20' 11" West 24.71 feet and an arc length of 24.72 feet to an existing iron pin; thence by said First Union Bank of North Carolina and westerly R/W of said J.M. Keynes Drive South 41° 28' 27" West, 162.97 feet to a new iron pin at the northeast corner of land now or formerly of Financial Enterprises III described in DB 7364, PG 559 of the Mecklenburg County Register of Deeds; thence with said Financial Enterprises III, the following five (5) courses: (1) North 83° 53' 14" West, 97.60 feet to a new iron pin; (2) North 41° 28' 27" East, 29.06 feet to a new iron pin; (3) North 48° 31' 33" West 141.25 feet to a new iron pin; (4) South 41° 28' 27" West 73.64 feet to a new iron pin; (5) North 48° 31' 33" West, 26.00 feet to a point on the edge of a lake owned now or formerly by University Place Owner's Association, a North Carolina non-profit corporation described in DB 5833, PG 123 of the Mecklenburg County Register of Deeds; thence by said lake the following twenty-seven (27) courses: (1) North 41° 28' 27" East, 50.40 feet; (2) North 48° 31' 33" West, 12.50 feet; (3) North 41° 28' 27" East, 12.50 feet; (4) by a curve to the right, having a radius of 33.71 feet, a chord bearing and distance of North 41° 28' 36" East, 67.42 feet and an arc length of 105.90 feet to an existing iron pin; (5) North 41° 17' 21" East, 12.50 feet to an existing iron pin; (6) North 06° 05' 39" East, 166.44 feet to an existing iron pin; (7) by a curve to the right, having a radius of 50.00 feet, a chord bearing and distance of North 38° 56' 33" West; 71.18 feet and an arc length of 79.20 feet; (8) North 06° 05' 39" East, 15.00 feet to an existing iron pin; (9) North 83° 58' 18" West, 15.00 feet to an existing iron pin; (10) North 06° 05' 39" East, 15.00 feet to an existing iron pin; (11) North 83° 53' 22" West, 14.98 feet to an existing iron pin; (12) North 06° 01' 13" East, 15.02 feet to an existing iron pin; (13) North 83° 56' 10" West, 28.22 feet; (14) by a curve to the right having a radius of 24.00 feet, a chord bearing and distance of North 06° 04' 53" East, 47.99 feet and an arc length of 74.25 feet; (15) North 06° 04' 53" East, 50.86 feet; (16) North 51° 04' 53" East, 11.49 feet; (17) North 06° 04' 53" East, 16.22 feet; (18) North 38° 55' 07" West, 11.49 feet; (19) North 06° 04' 53" East, 72.05 feet; (20) North 38° 55' 07" West, 47.64 feet; (21) North 06° 04' 53" East, 22.66 feet; (22) North 51° 04' 53" East, 21.73 feet; (23) North 39° 03' 20" West, 39.23 feet; (24) North 50° 56' 40" East, 80.50 feet; (25) South 84° 03' 20" East,

12.78 feet; (26) North 51° 02' 33" East, 23.45 feet; (27) South 83° 57' 27" East, 120.50 feet to the corner of land now or formerly of Lake Shore Village Condominium described in DB 5602, PG 61 of the Mecklenburg County Register of Deeds; thence by said Lake Shore Village Condominium, South 05° 54' 15" West, 13.87 feet to an existing iron pin; thence by said Lake Shore Village Condominium and land now or formerly of James W. Clay described in DB 5931, PG 109 of the Mecklenburg County Register of Deeds, in part by each, South 83° 54' 26" East, 145.58 feet to an existing iron pin; thence with said James W. Clay, the following five (5) courses: (1) by a curve to the left, having a radius of 49.50 feet, a chord bearing and distance of North 73° 35' 46" East, 37.88 feet and an arc length of 38.87 feet to an existing iron pin; (2) North 51° 07' 01 second East, 52.92 feet to an existing iron pin; (3) by a curve to the right, having a radius of 74.50 feet; a chord bearing and distance of North 73° 33' 20" East, 56.96 feet and an arc length of 58.45 feet to an existing iron pin; (4) South 83° 56' 15" East, 11.87 feet to an existing iron pin; (5) by a curve to the left, having a radius of 26.70 feet, a chord bearing and distance of North 60° 58' 29" East, 32.02 feet and an arc length of 34.34 feet to a new iron pin on the westerly R/W of J.M. Keynes Drive (37 foot private R/W); thence by the said westerly R/W of J.M. Keynes Drive and said Lake Shore Village Condominium, the following three (3) courses: (1) by a curve to the right, having a radius of 378.50 feet, a chord bearing and distance of North 35° 14' 27" East, 166.77 feet and an arc length of 168.15 feet to a new iron pin; (2) North 47° 56' 34" East, 2.33 feet to a new iron pin; (3) by a curve to the left, having a radius of 20.00 feet, a chord bearing and distance of North 02° 55' 22" East, 28.02 feet and an arc length of 31.04 feet to a new iron pin on the southwesterly R/W of J.W. Clay Boulevard (113 foot public R/W); thence by the said southwesterly R/W of J.W. Clay Boulevard the following three (3) courses: (1) by a curve to the left, having a radius of 2056.50 feet, a chord bearing and distance of South 42° 08' 39" East 76.70 feet and an arc length of 76.70 feet to a new iron pin; (2) by a curve to the left, having a radius of 2,056.50 feet, a chord bearing and distance of South 45° 51' 40" East, 190.05 feet and an arc length of 190.11 feet to a new iron pin; (3) South 48° 25' 52" East, 402.46 feet to the POINT OF BEGINNING.

Said property contains 14.79 acres and is shown on and described according to that certain ALTA/ACSM Land Title Survey of The Shoppes at University Place, prepared by GPA Land Surveyors, David R. Garrott, N.C.R.L.S. No. L-3668, dated October 4, 1996, last revised January 31, 1997, which survey is hereby made a part hereof and incorporated into this description by reference.

TOGETHER WITH the easements and rights appurtenant to the above described property, including, without limitation, pursuant to the terms of the following: (i) Declaration of Restrictions recorded in Book 5357, Page 387, Mecklenburg County, North Carolina records, (ii) Deeds recorded in Book 5019, Page 13 and Book 4958, Page 150, aforesaid records (iii) Agreement recorded in Book 4959, Page 144, aforesaid records, (iv) Deed of Cross Easements recorded in Book 5175, Page 541, aforesaid records, (v) Deeds recorded in Book 5388, Page 330; Book 5388, Page 333; Book 5388, Page 339; Book 5506, Page 560; and Book 5175, Page 531, aforesaid records; (vi) Deed of Easements recorded in Book 5389, Page 303, aforesaid records; (vii) Deed of Easements recorded in Book 5175, Page 535, aforesaid records; (viii) Access Easements recorded in Book 5172, Page 976 and Book 5403, Page 767, aforesaid records; (ix) Declaration recorded in Book 5678, Page 277, aforesaid records.

Appendix D

Example Annual DSCA Land-Use Restrictions Certification

Site Name: Plaza Cleaners
Site Address: 9002 J.M. Keynes Drive, Charlotte, Mecklenburg County, NC
DSCA ID No: 60-0050

ANNUAL CERTIFICIATION of LAND-USE RESTRICTIONS

Pursuant to Condition <condition #> in the Notice of Dry-Cleaning Solvent Remediation (Notice) signed by CS Shoppes at University Place, LLC and recorded in Deed Book ____, Page ____ on <date> at the Mecklenburg County Register of Deeds Office, CS Shoppes at University Place, LLC hereby certifies, as an owner of at least part of the property that is the subject of the Notice, that the Notice remains recorded at the Mecklenburg County Register of Deeds office and the land-use restrictions therein are being complied with.

Duly executed this ____ day of _____, 20__.

CS Shoppes at University Place, LLC

By: _____
Name typed or printed:

NORTH CAROLINA
_____ COUNTY

I, _____, a Notary Public of the county and state aforesaid, certify that _____ personally came before me this day and acknowledged that he/she is a member of CS Shoppes at University Place, LLC, a North Carolina limited liability corporation and its manager, and that by authority duly given and as the act of the corporation, the foregoing certification was signed in its name by him/her.

WITNESS my hand and official stamp or seal, this ____ day of _____, 20__.

Name typed or printed:
Notary Public

My Commission expires: _____
[Stamp/Seal]

Appendix E

Example Documents Announcing the Public Comment Period

- **Notice of Intent to Remediate a Dry-Cleaning Solvent Facility or Abandoned Site**
 - **Summary of the Notice of Intent**
 - **Letters to Owners of Property Contiguous to the Contamination Site**

Notice of Intent to Remediate a Dry-Cleaning Solvent Facility or Abandoned Site



North Carolina Department of Environment and Natural Resources
Division of Waste Management

Beverly Eaves Perdue
Governor

Dexter R. Matthews
Director

Dee Freeman
Secretary

<Date>

<name>, <City Manager/County Health Director>
<address>
<city>, NC <zip>

Subj: Remediation of Dry-Cleaning Solvent Contamination
DSCA Site # 60-0050
Plaza Cleaners, 9002 J.M. Keynes Drive, Charlotte

Dear <name>:

The Dry-Cleaning Solvent Cleanup Act of 1997 (DSCA), North Carolina General Statutes (N.C.G.S.) Sections 143-215.104A through 143-215.104U, provides for the assessment and remediation of properties that may have been or were contaminated by chlorinated solvents. To satisfy the requirements of N.C.G.S. 143-215.104P, this letter serves as the **Notice of Intent to Remediate a Dry-Cleaning Solvent Facility or Abandoned Site** (NOI) approved by the North Carolina Department of Environment and Natural Resources (DENR).

The NOI must provide, to the extent known, a legal description of the location of the DSCA Site, a map showing the location of the DSCA Site, a description of the contaminants involved and their concentrations in the media of the DSCA Site, a description of the intended future use of the DSCA Site, any proposed investigation and remediation, and a proposed Notice of Dry-Cleaning Solvent Remediation (NDCSR) prepared in accordance with N.C.G.S. Section 143-215.104M. The required components of the NOI are included in the attached Risk Management Plan, and are available on our website at www.ncdsca.org, under "Public Notices" during the public comment period.

The DSCA Program is providing a copy of the NOI to all local governments having jurisdiction over the DSCA Site. A 30-day public comment period is being held from <date>, until <date>. Written comments may be submitted to DENR no later than <date>. Written requests for a public meeting may be submitted to DENR no later than <date>. All such comments and requests should be sent to:

Mike Cunningham, DSCA Remediation Unit
Division of Waste Management, NC DENR
1646 Mail Service Center
Raleigh, North Carolina 27699-1646

Remediation of Dry-Cleaning Solvent Contamination
DSCA Site # 60-0050
Plaza Cleaners, Charlotte
Page 2

<date>

A Summary of the NOI is being published in the <newspaper of general circulation>, copies are being sent to owners of property within and contiguous with the area of contamination, and a copy of the Summary will be conspicuously posted at the Site during the public comment period.

If you have any questions, please feel free to contact me at (919) 707-8361.

Sincerely,

Mike Cunningham, Project Manager
DSCA Remediation Unit
Mike.Cunningham@ncdenr.gov

Attachments: Risk Management Plan

Cc: DSCA Site # 60-0050 File

Summary of Notice of Intent

Public Notice

**SUMMARY OF NOTICE OF INTENT TO REMEDIATE A DRY-CLEANING
SOLVENT FACILITY OR ABANDONED SITE**

Plaza Cleaners
DSCA Site No. 60-0050

Pursuant to N.C.G.S. §143-215.104L, on behalf of CS Shoppes at University Place, LLC, the North Carolina Department of Environment and Natural Resources' (DENR's) private contractor has prepared a Notice of Intent to Remediate a Dry-Cleaning Solvent Facility or Abandoned Site (NOI). The purpose of this Summary of the NOI is to notify the community of the proposed remedy for the contamination site and invite comment on the proposed remedy.

The Plaza Cleaners formerly conducted dry-cleaning operations at 9002 J. M. Keynes Drive, in Charlotte, North Carolina in The Shoppes at University Place Shopping Center. Dry-cleaning solvent contamination in soil and/or groundwater has been identified at the following parcel(s):

9002 J. M. Keynes Drive, in Charlotte; Parcel Nos. 04727206, 04727205, 04727203, 04727208, 04727405, 04727408, 04727407, and 04727406

An investigation of the extent of contamination has been completed. A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risks at the property. A Risk Management Plan has been prepared which proposes instituting land use restrictions to control current and future site risks at the affected property.

The elements of the complete NOI are included in the Risk Management Plan (RMP) which is available online at <http://portal.ncdenr.org/web/wm/DSCA/PublicNotices>.

The public comment period begins _____, 20__, and ends _____, 20__.

Comments must be in writing and submitted to DENR no later than _____, 20__. Written requests for a public meeting may be submitted to DENR no later than _____, 20__. Requests for additional information should be directed to Mike Cunningham at (919) 707-8361.

All comments and requests should be sent to:

Mike Cunningham, DSCA Remediation Unit
Division of Waste Management, NC DENR
1646 Mail Service Center
Raleigh, North Carolina 27699-1646

Letters to Owners of Property Contiguous to the Contamination Site



North Carolina Department of Environment and Natural Resources
Division of Waste Management

Beverly Eaves Perdue
Governor

Dexter R. Matthews
Director

Dee Freeman
Secretary

<Date>

<property owner>
<address>
<city, state, zip>

Subj: Dry-Cleaning Solvent Contamination
<property address, city>, NC

Dear <property owner>:

The Dry-Cleaning Solvent Clean-up Act (DSCA) Program has completed an assessment of the dry-cleaning solvent contamination associated with the Plaza Cleaners at 9002 J.M. Keynes Drive in Charlotte. (The property is currently unoccupied). The DSCA Program has prepared a remedial strategy to address the site contamination, and in accordance with our program's statutes, the community has an opportunity to review and comment on the proposed strategy. You are receiving this letter because your property is adjacent to the area contaminated with dry-cleaning solvents.

The attached Summary of the Notice of Intent to Remediate a Dry-Cleaning Solvent Facility or Abandoned Site (NOI) provides a brief description of the proposed remedy, a web link to the complete NOI, and the dates and procedures for commenting on the proposed remedy. If you do not have access to the internet, we ask that you contact us to request a hard copy of the complete NOI.

If you have questions, please contact me at (919) 707-8361.

Sincerely,

Mike Cunningham, Project Manager
DSCA Remediation Unit
Mike.Cunningham@ncdenr.gov

Attachments: Summary of the NOI

Cc: DSCA Site # 60-0050 File