

September 15, 2014

Mr. Billy Meyer
State of North Carolina
Department of Environment and Natural Resources
Division of Waste Management, Superfund Section
1646 Mail Service Center
Raleigh, North Carolina 27699-1646

RE: Risk Management Plan
Former Sno-White Cleaners
7629 Pineville-Matthews Road
Charlotte, Mecklenburg County, North Carolina
ATC Project #45.34341.6011
DSCA Site Identification #60-0011

Dear Mr. Meyer:

ATC Associates of North Carolina, P.C. (ATC) is pleased to submit the enclosed Risk Management Plan (RMP) for the above referenced site. The results of a previous Risk Assessment indicated that contaminant concentrations at the site do not pose an unacceptable risk. The primary purpose of this RMP is to ensure that the assumptions made during the risk assessment remain valid in the future. Based on the documentation outlined in this report, ATC recommends issuance of a No Further Action letter for the site.

Note that an RMP was previously finalized for the subject site on October 17, 2012 and public notification activities were subsequently initiated in January 2013. However, the RMP has been revised and reissued at the request of the property owner to modify the proposed restriction areas for the source property, and to document the results of a revised Risk Assessment which was updated to be in accordance with the DSCA Program's latest risk assessment procedures.

If you have questions or require additional information, please do not hesitate to contact us at (919) 871-0999.

Sincerely,
ATC Associates of North Carolina, P.C.



Genna K. Olson, P.G.
Program Manager

**RISK MANAGEMENT PLAN
FORMER SNO-WHITE CLEANERS
7629 PINEVILLE-MATTHEWS ROAD
CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
ATC PROJECT NO. 45.34341.6011
DSCA SITE IDENTIFICATION NO. 60-0011
SEPTEMBER 15, 2014**

Risk Management Plan

Former Sno-White Cleaners

7629 Pineville-Matthews Road

Charlotte, Mecklenburg County, North Carolina

ATC Project #45.34341.6011

DSCA Site Identification #60-0011

Prepared By:

Submitted To:

**North Carolina Department of Environment
and Natural Resources**

Division of Waste Management

Superfund Section – DSCA Program

1646 Mail Service Center

Raleigh, North Carolina 27699-1646



Genna K. Olson, P.G.

Program Manager

N.C. Professional Geologist #1660

Prepared By:

ATC Associates of North Carolina, P.C.

2725 East Millbrook Road, Suite 121

Raleigh, North Carolina 27604

Phone: (919) 871-0999

Fax: (919) 871-0335

September 15, 2014

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1.0 INTRODUCTION

ATC Associates of North Carolina, P.C. (ATC) has prepared this Risk Management Plan (RMP) for the former Sno-White Cleaners site (DSCA Site #60-0011) (herein referred to as the “former Sno-White site”) on behalf of the North Carolina Department of Environment and Natural Resources (NCDENR) Dry-cleaning Solvent Cleanup Act (DSCA) Program. The Sno-White facility is located in the Carmel Commons Shopping Center at 7629 Pineville-Matthews Road in Charlotte, Mecklenburg County, North Carolina. Site assessment activities have confirmed that soil and groundwater contamination associated with the Sno-White site is confined to the source property and eight off-source properties. This RMP is intended to comply with the requirements of the 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.

2.0 OBJECTIVES OF RMP

ATC completed assessment activities at the Sno-White site which indicated that tetrachloroethylene (PCE) and trichloroethylene (TCE) are present in soil above unrestricted land-use standards on the source property and PCE, TCE, and benzene are present in groundwater above Title 15A NCAC 2L .0202 Groundwater Standards (2L Standards) on the source property and eight off-source properties. The off-source properties include the following:

- 7702 Pineville-Matthews Road, Parcel ID #209-243-02, Roman Catholic Diocese of Charlotte NC (owner), Charlotte Catholic High School (occupant);
- 7721 Pineville-Matthews Road, Parcel ID #221-441-02, Robert R. Rhyne, Jr. (owner), McDonalds (occupant);
- 7725 Pineville-Matthews Road, Parcel ID #221-441-11, Regency Centers, Inc. (owner), Jack in the Box (occupant);
- 7801 Pineville-Matthews Road, Parcel ID #221-451-01, Inland American LLC (owner), Suntrust Bank (occupant);
- 7724 Pineville-Matthews Road, Parcel ID #209-243-03, CK of Charlotte LLC (owner), various commercial occupants;

- 7808 and 7810 Pineville-Matthews Road, Parcel ID #209-243-06, T. David McAndrew and Suzanne Neale McAndrew (owner), various commercial occupants;
- 7828 Pineville-Matthews Road, Parcel ID #209-243-05, Walgreen Company (owner and occupant); and
- 10609 Johnston Road, Parcel ID #209-243-04, Joon M. Nam and Leonora Nam (owner), Optimum TaeKwonDo.

ATC submitted a Risk Assessment for the Sno-White site on August 20, 2013. The results of the risk assessment indicated that there are risks that exceed target risk levels. However, the risks will be managed based on site-specific land-use conditions that have been selected as part of the evaluation and which require an RMP. Thus, the objective of the RMP is to ensure that those site-specific land-use conditions remain valid in the future.

3.0 SUMMARY OF APPROVED RISK ASSESSMENT REPORT

Based on soil and groundwater impacts above unrestricted use standards, ATC completed a Risk Assessment for the site dated August 20, 2013. The first step in the risk assessment process consisted of development of an exposure model. Three exposure units were assigned, an “on-site unit” encompassing the source area in the immediate vicinity of the former dry-cleaning tenant space, an “off-site unit #1” encompassing the remaining area of the contaminant plume on the source property, and an “off-site unit #2” encompassing the remaining area of the contaminant plume located beyond the boundaries of the source property.

Complete exposure pathways identified for the on-site exposure unit include indoor inhalation of vapor emissions, outdoor inhalation of vapor emissions, and surficial soil exposure by a current or future non-residential worker, future resident, or construction worker. The indoor inhalation pathway was evaluated using two mechanisms. To evaluate current risk, indoor air data collected from the existing building and the DSCA risk calculator were used. Because vapor intrusion characteristics could be variable for alternate construction, a separate future risk evaluation was conducted using sub-slab soil gas data and the DSCA risk calculator. The remaining pathways were evaluated using soil and groundwater data and the Groundwater Services Inc. (GSI) risk software. The results of the modeling under the current scenario

indicated no exceedences of acceptable risk levels for a non-residential worker or construction worker. However, the results of the modeling under the future scenario indicated exceedences of acceptable risk levels for a future resident. To address this exceedence, ATC recommends a non-residential land-use restriction for the source property.

Complete exposure pathways identified for off-site exposure unit #1 include indoor and outdoor inhalation of vapor emissions from groundwater by a current or future non-residential worker or future resident. A DSCA calculator was developed and used to evaluate the indoor inhalation pathway. The GSI software was used to evaluate the outdoor inhalation pathway. The results of the modeling under the current scenario indicated no exceedences of acceptable risk levels for a non-residential worker or construction worker. However, the results of the modeling under the future scenario indicated exceedences of acceptable risk levels for a future resident. To address this exceedence, ATC recommends a non-residential land-use restriction for the source property.

Complete exposure pathways identified for off-site exposure unit #2 include indoor and outdoor inhalation of vapor emissions from groundwater by a current or future non-residential worker or future resident. A new DSCA calculator was developed to evaluate the indoor inhalation pathway. The GSI software was used to evaluate the outdoor inhalation pathway. The results of the modeling indicated no exceedences of acceptable risk levels for a non-residential worker or resident for either the current or future scenario.

In addition to the above referenced pathways for the on-site and off-site exposure units, ATC also evaluated the protection of groundwater use and surface water pathways. For the protection of groundwater use evaluation, ATC assumed that the nearest potential point-of-exposure (POE) for groundwater use was at the downgradient edge of the eight off-source impacted properties, approximately 1,460 feet from the source area. Note that modeling under this scenario assumes that controls limiting the installation of water supply wells will be implemented for the source property and eight off-source impacted properties. The modeling results for the protection of groundwater use evaluation indicated no exceedences of Site Specific Target Levels (SSTLs) for source groundwater, but PCE concentrations in source soil exceeded SSTLs. Plume stability monitoring has confirmed that the plume is stable and does not appear likely to impact the POE. However, the current plume stability is based on the current land cover and could change due to

higher infiltration if the building and/or asphalt are removed. If the cover remains in place, ATC considers the model results to appear overly conservative and the protection of groundwater pathway is not considered a significant concern based on groundwater sampling data which demonstrates the plume is stable. To address the potential for changes in the plume stability if the land cover is removed, ATC recommends a land-use restriction specifying that the current land cover may not be removed over the soil source area without prior approval of NCDENR.

For the protection of surface water evaluation, ATC assumed that the POE was at the downgradient surface water body approximately 1,800 feet downgradient of the source area. The results of the modeling indicated no exceedences of SSTLs for protection of surface water. This is corroborated by surface water sampling data which indicated no detections of constituents of concern in surface water.

The risk assessment concluded that the risks associated with the contamination could be managed through implementation of land-use controls, as detailed in this RMP. Therefore, the risk assessment recommended risk-based closure for the site. Land-use controls proposed for the site are discussed in Section 6.0.

4.0 RAP COMPONENTS

4.1 Summary of Prior Assessment and Interim Actions

The former Sno-White facility is located in the Carmel Commons Shopping Center. The shopping center property is composed of an approximately 22-acre parcel containing one large strip shopping center building, as well as two smaller buildings (BB&T Bank and Exxon Gas Station) in the northeastern corner. The former dry-cleaning facility operated at 7629C Pineville-Matthews Road, located approximately midway along the main strip shopping center building. Dry-cleaning operations were performed in this unit from 1979 to 2002, first under the name Sno-White Cleaners then after 1997 under the name Elite Cleaners.

A Phase I Environmental Site Assessment (ESA) was conducted by Dames & Moore in 1997 as part of due diligence associated with sale of the property. The Phase I ESA noted the dry-

cleaner as a recognized environmental condition. Subsurface investigations were subsequently conducted from 1997 through 1998 in the vicinity of the former Sno-White facility that confirmed the presence of chlorinated compounds in soil and groundwater. These investigations were documented in multiple reports dated 1997 through 1998 and prepared by Dames & Moore. In October 2002, the Sno-White site was accepted into the DSCA Program.

ATC initiated work at the site under contract to the DSCA Program in October 2006. Soil and groundwater investigations were completed between 2006 and 2009 to delineate the extent of impacted soil and groundwater associated with the site. Based on the results of the assessment, a plume of impacted groundwater associated with the Sno-White site extends approximately 1,800 feet downgradient of the former dry-cleaner to the west-northwest. Indoor air and/or soil gas sampling were also completed as part of the investigations which indicated an unacceptable vapor intrusion risk for the former dry-cleaning tenant space. A preliminary source removal was initiated in 2008 to reduce source area concentrations to mitigate the vapor intrusion risk and stabilize the plume. Initially, ATC performed excavation of the source area soils beneath the former dry-cleaning machine location in 2008. Following the excavation, an air sparge/soil vapor extraction (AS/SVE) system was installed to reduce source area contaminant concentrations in the area below the building. The system operated from May 2009 through May 2010.

Following shutdown of the AS/SVE system, two indoor air sampling events were completed in 2010 which indicated the remediation was successful in mitigating the vapor intrusion risk in the shopping center building. In addition, four groundwater sampling events were completed in 2010 and 2011 which confirmed that the plume was stable. Surface water sampling was also performed in February 2011 which indicated that the plume does not impact surface water. A Risk Assessment was completed for the site in August 2013. The results of the risk assessment indicated that the risk associated with the site contamination is below the risk levels considered acceptable by the DSCA Program. If land-use controls can be implemented to ensure the risk assessment assumptions remain valid in the future, no further action status is recommended for the site.

Note that a Risk Assessment and RMP were previously prepared for the site in December 2011 and October 2012, respectively. Public notification activities were also subsequently initiated in January 2013. However, during the public comment period, the owner of the source property requested modification of the proposed restriction areas for the source property. The Risk Assessment and RMP were subsequently reissued to reflect the revised restrictions areas and to be in accordance with the DSCA Program's latest procedures.

4.2 Remedial Action

According to the DSCA Program's RBCA guidance, no remedial action is necessary if four site conditions are met. Each of these conditions and their applicability to the subject site are addressed below.

Condition 1: The dissolved plume is stable or decreasing.

As discussed in Section 4.1, remedial activities were performed at the site between September 2008 and May 2010 to reduce source area concentrations. Four post-remediation groundwater sampling events were completed in July 2010, October 2010, February 2011, and June 2011 to evaluate whether the dissolved plume was stable. Constituents of concern detected above 2L Standards during these sampling events included PCE, TCE, and benzene. Benzene was detected only in well MW-12D and does not appear to be related to the dry-cleaning solvent release at the Sno-White site. TCE was detected in multiple wells; however, the TCE plume is less widespread and at lower concentrations compared to the PCE plume. Based on the data review, ATC focused on the constituent PCE during the plume stability evaluation.

ATC prepared concentration versus time and concentration versus distance graphs for sampling events conducted at the site for PCE. In the source area (MW-7/MW-14/MW-16 area), the concentration versus time graphs show that the remedial efforts were successful in significantly reducing contaminant concentrations. PCE concentrations prior to remediation were at a high of 11 milligrams per liter (mg/L), then reduced to 0.25 mg/L during the first post-remediation sampling event. Four sampling events were completed for source area monitoring well MW-16 following shutdown of the system to evaluate for rebound. PCE concentrations during all four

sampling events remained stable in the 0.2 to 0.3 mg/L range for PCE. ATC also evaluated concentrations versus time for the monitoring wells located in the downgradient portion of the plume and along the perimeter of the plume and found that PCE concentrations are stable and the plume does not appear to be expanding. Surface water was also sampled and no dry-cleaner solvent chemicals were detected. Documentation of the plume stability evaluation, including PCE concentration versus time graphs, a PCE concentration versus distance graph, and a table showing historical groundwater analytical data, and a figure showing monitoring well locations and the estimated PCE plume extent, 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 representative concentration of that COC.

ATC evaluated the representative concentrations calculated during the Tier 3 and found that this condition has been met for all COCs and exposure pathways.

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.

Land-use controls will be implemented for the source property and eight off-source properties to ensure the assumptions made in the risk assessment remain valid in the future. Refer to Section 6.0 for additional details regarding the proposed land-use controls for the site.

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

ATC 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 and associated attachments are included in **Appendix B**.

The site's compliance with the four above referenced conditions confirms 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 appropriate land-use controls on the properties where soil and/or groundwater contamination is present.

5.0 DATA COLLECTED DURING RMP IMPLEMENTATION

No further sampling or other data collection activities are proposed for the site, as long as the assumptions detailed in the land-use controls remain valid. As such, this section is not applicable.

6.0 LAND-USE CONTROLS

As discussed in detail in Section 3.0, the risk assessment for the former Sno-White site was based on the following assumptions:

- Land-use in the area of the plume on the source property will be limited to non-residential;
- The current land cover overlying the soil source area on the source property may not be removed without prior approval of NCDENR; and
- Groundwater will not be utilized on the source property and eight off-source properties.

Institutional controls will be implemented for the source property to ensure that land-use conditions are maintained and monitored until the land-use controls are no longer required for the site. Notices will be placed on the deeds for the eight off-source impacted properties identifying the presence of groundwater contamination and citing regulations prohibiting the installation of a water supply well in a contaminated aquifer. Notices of Dry-cleaning Solvent Remediation (NDCSRs) were prepared for the source property and eight off-source properties. The source property NDCSR is included in *Appendix C* and the off-source property NDCSRs are included in *Appendix D*. Refer to the NDCSR for the specific language to be incorporated to address each of the risk assessment assumptions detailed above. A plat showing the locations and types of dry-cleaning solvent contamination is included as an exhibit to each NDCSR. The

locations of dry-cleaning solvent contamination are where contaminants have been detected above unrestricted use standards.

7.0 LONG-TERM STEWARDSHIP PLAN

The NDCSR for the source property contains a clause which requires that the owner of the former Sno-White source property submit notarized “Annual Certification of Land-Use Restrictions” to NCDENR on an annual basis certifying that the NDCSR remains recorded with the Register of Deeds and that land-use restrictions are being complied with. An example of such a certification is included in *Appendix E*.

8.0 RMP IMPLEMENTATION SCHEDULE

Since the contamination plume is stable and possible exposure to the contamination is managed through the NDCSRs, no additional site remediation 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 F* 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. As such, upon completion of the public comment period and final approval of the RMP, the NDCSRs will be filed with the Mecklenburg County Register of Deeds and will complete the RMP schedule.

9.0 CRITERIA FOR DEMONSTRATING RMP SUCCESS

The RMP will be successfully implemented once the required NDCSRs have been executed and recorded with the Mecklenburg County Register of Deeds. The NDCSR for each property may, at the request of the owner of the property, be canceled by NCDENR after the 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 has been eliminated as a result of remediation of the property. 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 site conditions have impacted the requirements set forth in the

NDCSR and if changes are required. Enforcement of the RMP will be maintained through receipt of the “Annual Certification of Land-Use Restrictions” from the property owner as part of the NDCSR 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 RMP will remain in effect until the RMP has met its objectives and is considered a success. Pursuant to N.C.G.S. 143-215.104K, if any of the land-use restrictions (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 directed or contracted for alteration of the site in violation of the LURs, shall be held liable for the remediation of all contaminants to unrestricted use standards.

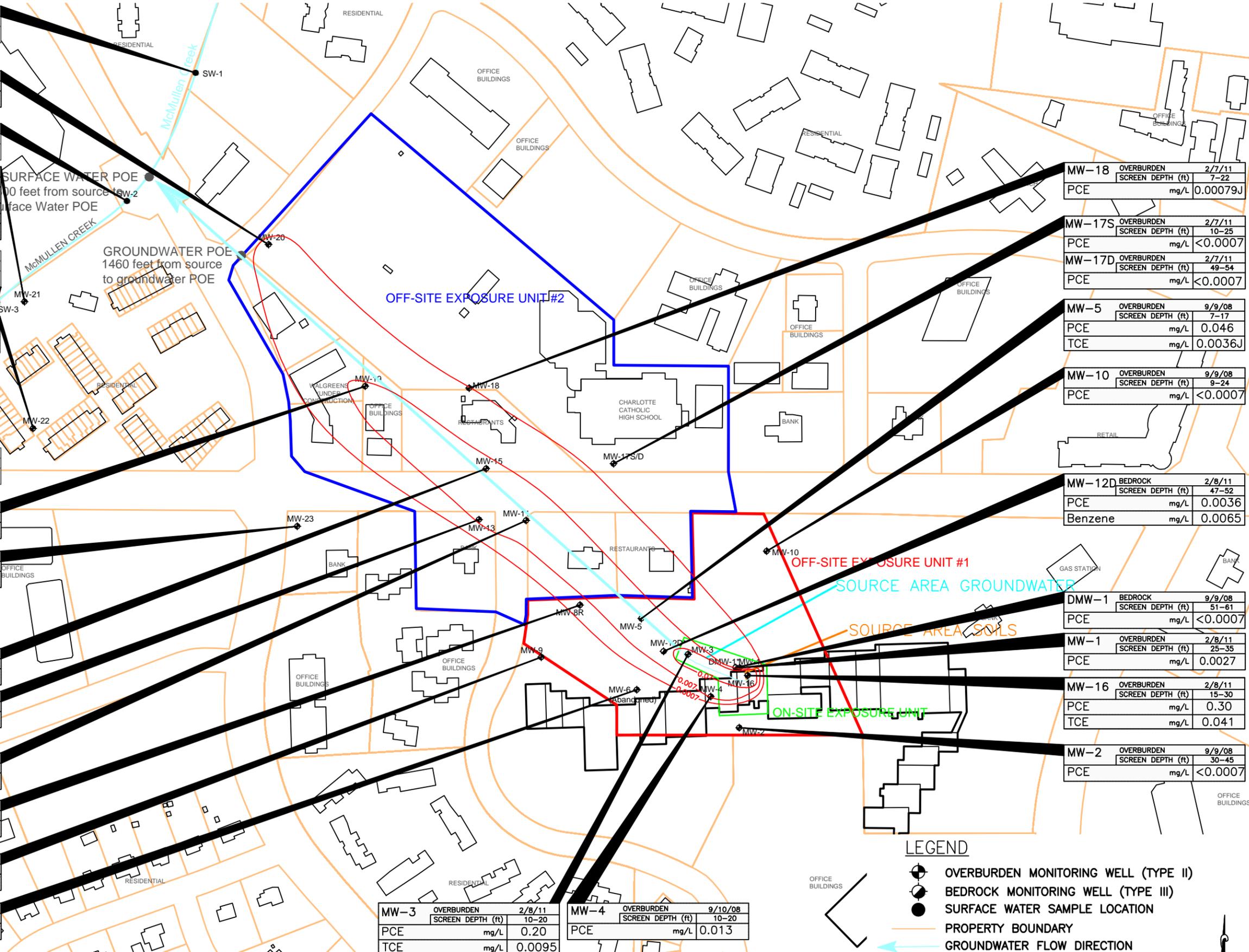
11.0 CONCLUSIONS AND RECOMMENDATIONS

ATC has prepared this RMP for the former Sno-White Cleaner site on behalf of the NCDENR DSCA Program. The results of a risk assessment indicated that contaminant concentrations at the site do not pose an unacceptable risk. The contaminant plume associated with the site appears stable or decreasing. This RMP specifies that the NDCSR requirements provide notification that land-use conditions observed during the risk assessment evaluation remain valid in the future. Based on the documentation contained in this report, ATC recommends issuance of a “No Further Action” letter.

APPENDIX A

DOCUMENTATION OF PLUME STABILITY EVALUATION

SW-1	OVERBURDEN	2/7/11	PCE	mg/L	<0.0007
MW-20	OVERBURDEN	2/7/11	PCE	mg/L	0.002
SW-2	OVERBURDEN	2/7/11	PCE	mg/L	<0.0007
MW-21S	OVERBURDEN	2/7/11	PCE	mg/L	<0.0007
MW-21D	OVERBURDEN	2/7/11	PCE	mg/L	<0.0007
SW-3	OVERBURDEN	2/7/11	PCE	mg/L	<0.0007
MW-22	OVERBURDEN	2/7/11	PCE	mg/L	<0.0007
SW-4	OVERBURDEN	2/7/11	PCE	mg/L	<0.0007
MW-19	OVERBURDEN	2/7/11	PCE	mg/L	0.019
MW-23	BEDROCK	2/8/11	PCE	mg/L	<0.0007
MW-15	OVERBURDEN	2/7/11	PCE	mg/L	0.022
MW-13	OVERBURDEN	9/4/08	PCE	mg/L	0.029
MW-11	OVERBURDEN	9/9/08	PCE	mg/L	0.018
MW-8R	OVERBURDEN	9/9/08	PCE	mg/L	0.00092
MW-9	OVERBURDEN	9/9/08	PCE	mg/L	<0.0007
MW-6	OVERBURDEN	9/9/08	PCE	mg/L	<0.0007

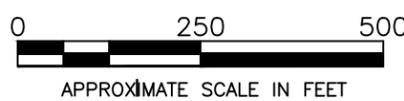


MW-3	OVERBURDEN	2/8/11	PCE	mg/L	0.20
MW-4	OVERBURDEN	9/10/08	PCE	mg/L	0.013

MW-18	OVERBURDEN	2/7/11	PCE	mg/L	0.00079J
MW-17S	OVERBURDEN	2/7/11	PCE	mg/L	<0.0007
MW-17D	OVERBURDEN	2/7/11	PCE	mg/L	<0.0007
MW-5	OVERBURDEN	9/9/08	PCE	mg/L	0.046
MW-10	OVERBURDEN	9/9/08	PCE	mg/L	<0.0007
MW-12D	BEDROCK	2/8/11	PCE	mg/L	0.0036
MW-12D	BEDROCK	2/8/11	Benzene	mg/L	0.0065
DMW-1	BEDROCK	9/9/08	PCE	mg/L	<0.0007
MW-1	OVERBURDEN	2/8/11	PCE	mg/L	0.0027
MW-16	OVERBURDEN	2/8/11	PCE	mg/L	0.30
MW-16	OVERBURDEN	2/8/11	TCE	mg/L	0.041
MW-2	OVERBURDEN	9/9/08	PCE	mg/L	<0.0007

LEGEND

- OVERBURDEN MONITORING WELL (TYPE II)
- BEDROCK MONITORING WELL (TYPE III)
- SURFACE WATER SAMPLE LOCATION
- PROPERTY BOUNDARY
- GROUNDWATER FLOW DIRECTION
- ON-SITE EXPOSURE UNIT
- OFF-SITE EXPOSURE UNIT #1
- OFF-SITE EXPOSURE UNIT #2
- GROUNDWATER FLOW DIRECTION





VATC
ASSOCIATES OF NORTH CAROLINA, P.C.
Charlotte, North Carolina 28217 (704) 529-3200 FAX (704) 529-3272

TITLE
GROUNDWATER ANALYTICAL DATA MAP
FORMER SNO-WHITE CLEANERS
7629 PINEVILLE-MATTHEWS ROAD
CHARLOTTE, NORTH CAROLINA

NOTES:
1. PCE = Point of Exposure.
2. Boxes show PCE plus other constituents detected above 2L Standards.
3. Contours based on maximum concentration at any depth.
4. * = Not used for contouring.

CAD FILE	DCSA ID	PREP. BY	REV. BY	SCALE	DATE	PROJECT NO.
DC600011_RA	60-0011	SMA	GO	AS SHOWN	06/24/13	045.34341.6011

Table 1: Analytical Data for Groundwater

DSCA ID No.: 60-0011

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	Benzene	Chloroform	cis-1,2-Dichloroethylene	Ethylbenzene	Naphthalene	Tetrachloroethylene	Toluene	trans-1,2-Dichloroethylene	Trichloroethylene	Xylenes (total)	Acetone	Bromodichloromethane	Methylene chloride	cis-1,3-Dichloropropene	2-Butanone	4-Methyl-2-pentanone
		[mg/L]															
NC 2L Standard		0.001	0.07	0.07	0.6	0.006	0.0007	0.6	0.1	0.003	0.5	6	0.0006	0.005	0.0004	4	NE
MW-1	3/5/97	NA	<0.001	<0.001	NA	NA	0.006	NA	<0.001	<0.001	NA	<0.01	NA	NA	NA	NA	NA
	3/23/98	NA	<0.001	<0.001	NA	NA	<0.001	NA	<0.001	<0.001	NA	<0.01	NA	NA	NA	NA	NA
	6/25/98	NA	<0.001	<0.001	NA	NA	<0.001	NA	<0.001	<0.001	NA	<0.01	NA	NA	NA	NA	NA
	10/30/06	<0.005	<0.005	<0.005	<0.005	<0.005	0.067	<0.005	<0.005	<0.005	<0.005	<0.01	<0.005	<0.005	<0.005	<0.01	<0.01
	4/10/07	<0.005	<0.005	<0.005	<0.005	<0.005	0.022	<0.005	<0.005	<0.005	<0.005	0.025	<0.005	<0.005	<0.005	<0.01	<0.01
	9/9/08	<0.0005	0.0017J	<0.005	<0.005	<0.005	0.0082	<0.005	<0.005	<0.005	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	7/13/10	<0.0005	0.00071J	<0.005	<0.005	<0.005	0.0045	<0.005	<0.005	<0.005	0.0012J	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
2/8/11	<0.0005	0.00086J	<0.005	<0.005	<0.005	0.0027	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01	
MW-2	3/5/97	NA	<0.001	<0.001	NA	NA	<0.001	NA	<0.001	<0.001	NA	<0.01	NA	NA	NA	NA	NA
	3/23/98	NA	<0.001	<0.001	NA	NA	<0.001	NA	<0.001	<0.001	NA	<0.01	NA	NA	NA	NA	NA
	6/25/98	NA	<0.001	<0.001	NA	NA	<0.001	NA	<0.001	<0.001	NA	<0.01	NA	NA	NA	NA	NA
	10/30/06	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	0.0085	<0.005	<0.005	0.0235	<0.01	<0.005	<0.005	<0.005	<0.01	<0.01
	4/10/07	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.01	<0.005	<0.005	<0.005	<0.01	<0.01
	9/9/08	<0.0005	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.005	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
MW-3	3/23/98	NA	<0.001	<0.001	NA	NA	0.12	NA	<0.001	<0.001	NA	<0.01	NA	NA	NA	NA	NA
	6/25/98	NA	<0.002	0.005	NA	NA	0.048	NA	<0.002	<0.002	NA	<0.01	NA	NA	NA	NA	NA
	10/30/06	<0.005	<0.005	<0.005	<0.005	0.0051	0.21	0.018	<0.005	0.0083	0.046	<0.01	<0.005	<0.005	<0.005	<0.01	<0.01
	4/10/07	<0.005	<0.005	<0.005	<0.005	<0.005	0.13	0.0056	<0.005	<0.005	<0.005	<0.01	<0.005	<0.005	<0.005	<0.01	<0.01
	9/10/08	<0.0005	<0.005	0.0032J	<0.005	<0.005	0.17	<0.005	<0.005	0.0072	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	7/13/10	<0.0005	<0.005	0.0018J	<0.005	<0.005	0.24	<0.005	<0.005	0.012	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	10/15/10	<0.0005	0.00069J	0.002J	<0.005	0.00063J	0.23	<0.005	<0.005	0.013	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
2/8/11	<0.0005	0.00092J	0.0016J	<0.005	<0.005	0.20	<0.005	0.0095	0.0095	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01	
MW-4	3/23/98	NA	<0.001	<0.001	NA	NA	0.059	NA	<0.001	<0.001	NA	<0.01	NA	NA	NA	NA	NA
	6/25/98	NA	<0.008	<0.008	NA	NA	0.13	NA	<0.008	<0.008	NA	<0.008	NA	NA	NA	NA	NA
	10/30/06	<0.005	<0.005	<0.005	<0.005	<0.005	0.0088	0.011	<0.005	<0.005	0.0298	<0.01	<0.005	<0.005	<0.005	<0.01	<0.01
	4/10/07	<0.005	<0.005	<0.005	<0.005	<0.005	0.0074	<0.005	<0.005	<0.005	<0.005	<0.01	<0.005	<0.005	<0.005	<0.01	<0.01
	9/10/08	<0.0005	<0.005	<0.005	<0.005	<0.005	0.013	<0.005	<0.005	<0.005	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01

Table 1: Analytical Data for Groundwater

DSCA ID No.: 60-0011

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	Benzene	Chloroform	cis-1,2-Dichloroethylene	Ethylbenzene	Naphthalene	Tetrachloroethylene	Toluene	trans-1,2-Dichloroethylene	Trichloroethylene	Xylenes (total)	Acetone	Bromodichloromethane	Methylene chloride	cis-1,3-Dichloropropene	2-Butanone	4-Methyl-2-pentanone
		[mg/L]															
NC 2L Standard		0.001	0.07	0.07	0.6	0.006	0.0007	0.6	0.1	0.003	0.5	6	0.0006	0.005	0.0004	4	NE
DMW-1	3/23/98	NA	<0.001	<0.001	NA	NA	<0.001	NA	<0.001	<0.001	NA	<0.01	NA	NA	NA	NA	NA
	6/25/98	NA	<0.001	<0.001	NA	NA	<0.001	NA	<0.001	<0.001	NA	<0.01	NA	NA	NA	NA	NA
	10/30/06	<0.005	<0.005	<0.005	<0.005	0.0054	<0.005	0.014	<0.005	<0.005	0.036	<0.01	<0.005	<0.005	<0.005	<0.01	<0.01
	4/10/07	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	0.032	<0.005	<0.005	<0.005	<0.01	<0.01
	9/9/08	<0.0005	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.005	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
MW-5	6/26/98	NA	<0.008	<0.008	NA	NA	0.12	NA	<0.008	<0.008	NA	<0.008	NA	NA	NA	NA	NA
	10/30/06	0.013	<0.005	<0.005	0.016	0.017	0.059	0.1	<0.005	<0.005	0.201	<0.01	<0.005	<0.005	<0.005	<0.01	<0.01
	4/10/07	<0.005	<0.005	<0.005	<0.005	<0.005	0.1	<0.005	<0.005	<0.005	<0.005	<0.01	<0.005	<0.005	<0.005	<0.01	<0.01
	9/9/08	<0.0005	<0.005	0.0011J	<0.005	<0.005	0.046	<0.005	<0.005	0.0036J	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
MW-6	6/26/98	NA	<0.001	<0.001	NA	NA	<0.001	NA	<0.001	<0.001	NA	<0.01	NA	NA	NA	NA	NA
	10/30/06	<0.005	<0.005	<0.005	<0.005	<0.005	0.01	0.018	<0.005	<0.005	0.043	<0.01	<0.005	<0.005	<0.005	<0.01	<0.01
	4/10/07	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.01	<0.005	<0.005	<0.005	<0.01	<0.01
	9/9/08	<0.0005	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.005	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
MW-7	6/26/98	NA	<0.25	<0.25	NA	NA	11	NA	<0.25	1.1	NA	<0.25	NA	NA	NA	NA	NA
MW-8	9/15/98	NA	<0.001	<0.001	NA	NA	<0.001	NA	<0.001	<0.001	NA	<0.01	NA	NA	NA	NA	NA
MW-8R	4/10/07	<0.005	<0.005	<0.005	<0.005	<0.005	0.011	<0.005	<0.005	<0.005	<0.005	<0.01	<0.005	<0.005	<0.005	<0.01	<0.01
	9/9/08	<0.0005	<0.005	<0.005	<0.005	<0.005	0.00092	<0.005	<0.005	<0.005	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
MW-9	4/10/07	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.01	<0.005	<0.005	<0.005	<0.01	<0.01
	9/9/08	<0.0005	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.005	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
MW-10	4/10/07	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.01	<0.005	<0.005	<0.005	<0.01	<0.01
	9/9/08	<0.0005	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.005	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
MW-11	11/2/07	<0.005	<0.005	<0.005	<0.005	<0.005	0.023	<0.005	<0.005	0.0018J	<0.005	<0.01	<0.005	<0.005	<0.005	<0.01	<0.01
	9/9/08	<0.0005	<0.005	<0.005	<0.005	<0.005	0.018	<0.005	<0.005	0.0022J	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01

Table 1: Analytical Data for Groundwater

DSCA ID No.: 60-0011

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	Benzene	Chloroform	cis-1,2-Dichloroethylene	Ethylbenzene	Naphthalene	Tetrachloroethylene	Toluene	trans-1,2-Dichloroethylene	Trichloroethylene	Xylenes (total)	Acetone	Bromodichloromethane	Methylene chloride	cis-1,3-Dichloropropene	2-Butanone	4-Methyl-2-pentanone
		[mg/L]															
NC 2L Standard		0.001	0.07	0.07	0.6	0.006	0.0007	0.6	0.1	0.003	0.5	6	0.0006	0.005	0.0004	4	NE
MW-12D	9/4/08	<0.0005	<0.005	0.0029J	<0.005	0.00075J	0.01	<0.005	<0.005	0.0016J	<0.005	0.0093J	<0.005	<0.005	0.0045J	<0.01	<0.01
	7/13/10	0.0035	<0.005	<0.005	<0.005	<0.005	0.0065	<0.005	<0.005	0.00036J	0.001J	0.69	<0.005	<0.005	<0.005	0.0042J	0.0063J
	10/15/10	0.0075	<0.005	<0.005	<0.005	<0.005	0.0058	<0.005	<0.005	0.00046J	<0.005	0.54	<0.005	<0.005	<0.005	0.0025J	0.0071J
	2/8/11	0.0065	<0.005	<0.005	<0.005	<0.005	0.0036	<0.005	<0.005	0.00032J	<0.005	0.60	<0.005	<0.005	<0.005	0.004J	0.0075J
MW-13	9/4/08	<0.0005	<0.005	<0.005	<0.005	<0.005	0.029	<0.005	<0.005	<0.005	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
MW-14	8/19/08	<0.05	0.0046J	0.17	0.0021J	0.018J	1.6	0.006J	<0.05	0.33	0.0097J	<0.5	<0.05	<0.05	<0.05	<0.01	<0.01
MW-15	9/4/08	<0.0005	<0.005	<0.005	<0.005	<0.005	0.02	<0.005	<0.005	0.00077J	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	7/13/10	<0.0005	<0.005	<0.005	<0.005	<0.005	0.033	<0.005	<0.005	0.0019J	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	10/14/10	<0.0005	<0.005	<0.005	<0.005	<0.005	0.035	<0.005	<0.005	0.0029	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	2/7/11	<0.0005	<0.005	<0.005	<0.005	<0.005	0.022	<0.005	<0.005	0.0013J	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
MW-16	12/9/09	<0.0005	<0.005	<0.005	<0.005	<0.005	0.0016	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	5/12/10	<0.0005	0.00075J	0.0058	<0.005	0.002J	0.13	<0.005	<0.005	0.012	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	7/13/10	<0.0005	0.001J	0.014	<0.005	<0.005	0.25	<0.005	<0.005	0.028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	10/15/10	<0.0005	0.0014J	0.03	<0.005	<0.005	0.28	<0.005	0.00071J	0.048	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	2/8/11	<0.0005	0.0013J	0.026	<0.005	<0.005	0.30	<0.005	0.00071J	0.041	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	6/6/11	<0.0005	0.0012J	0.012	<0.005	<0.005	0.21	0.00028J	<0.005	0.022	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
MW-17S	6/1/09	<0.0005	<0.005	<0.005	<0.005	0.00068J	<0.0007	<0.005	<0.005	<0.0028	<0.005	0.0048J	<0.005	0.0014J	<0.005	<0.01	<0.01
	7/13/10	<0.0005	<0.005	<0.005	<0.005	<0.005	0.0012	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	10/14/10	<0.0005	<0.005	<0.005	<0.005	<0.005	0.00097	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	2/7/11	<0.0005	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
MW-17D	6/1/09	<0.0005	<0.005	<0.005	<0.005	0.00073J	<0.0007	0.00037J	<0.005	<0.0028	0.00037J	<0.05	<0.005	0.0014J	<0.005	<0.01	<0.01
	7/13/10	<0.0005	<0.005	<0.005	<0.005	<0.005	0.00062J	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	2/7/11	<0.0005	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.0005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01

Table 1: Analytical Data for Groundwater

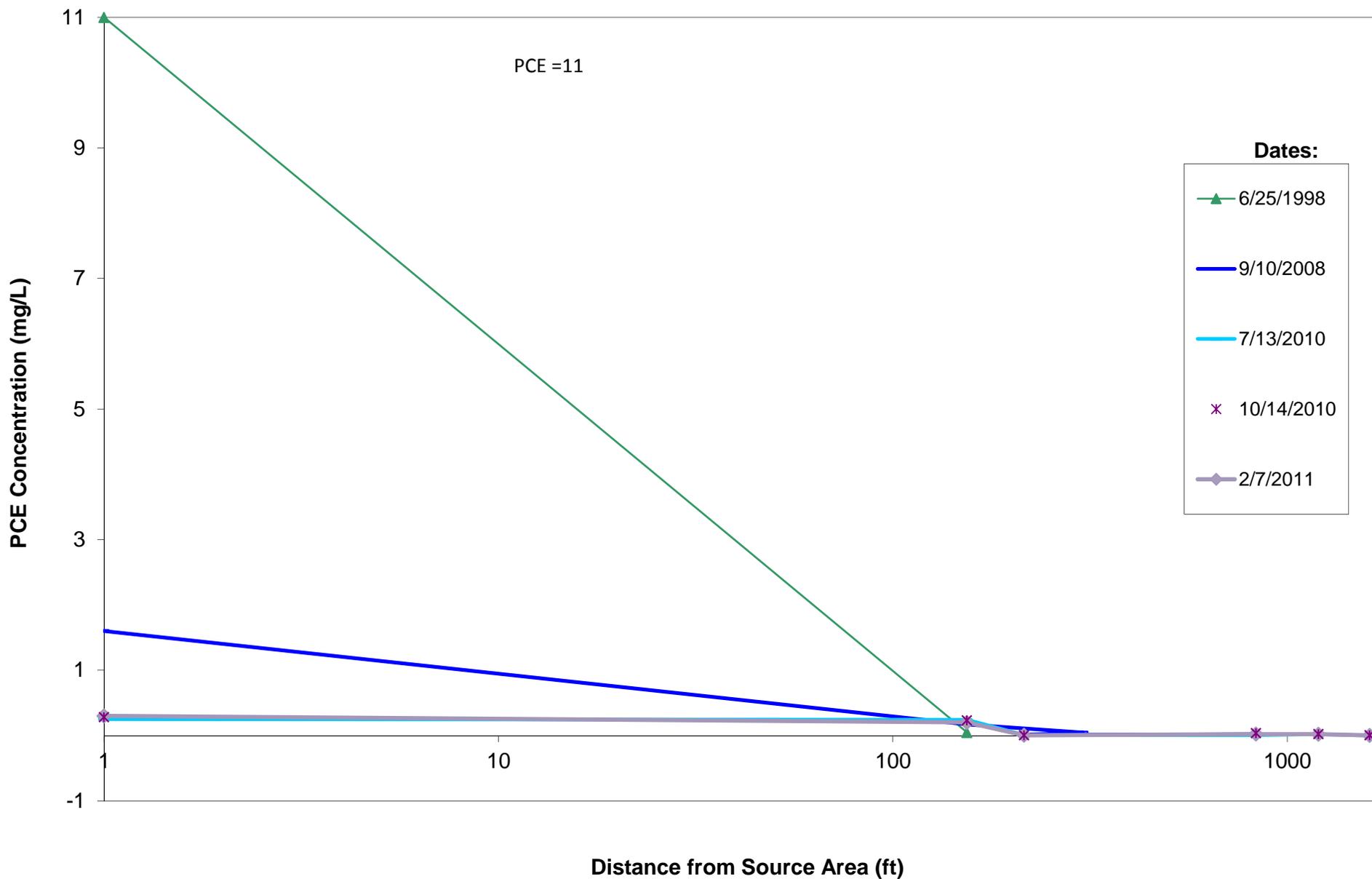
DSCA ID No.: 60-0011

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	Benzene	Chloroform	cis-1,2-Dichloroethylene	Ethylbenzene	Naphthalene	Tetrachloroethylene	Toluene	trans-1,2-Dichloroethylene	Trichloroethylene	Xylenes (total)	Acetone	Bromodichloromethane	Methylene chloride	cis-1,3-Dichloropropene	2-Butanone	4-Methyl-2-pentanone
		[mg/L]															
NC 2L Standard		0.001	0.07	0.07	0.6	0.006	0.0007	0.6	0.1	0.003	0.5	6	0.0006	0.005	0.0004	4	NE
MW-18	6/1/09	<0.0005	0.00041J	<0.005	<0.005	0.00076J	0.00066J	0.00039J	<0.005	<0.0028	0.0003J	0.022J	<0.005	0.0013J	<0.005	<0.01	<0.01
	7/13/10	<0.0005	<0.005	<0.005	<0.005	<0.005	0.00072	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	10/14/10	<0.0005	<0.005	<0.005	<0.005	<0.005	0.00055J	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	2/7/11	<0.0005	<0.005	<0.005	<0.005	<0.005	0.00079	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
MW-19	6/1/09	<0.0005	0.0044J	<0.005	<0.005	0.00075J	0.013	0.00039J	<0.005	0.0011J	<0.005	0.0056J	0.00063J	0.0014J	<0.005	<0.01	<0.01
	7/13/10	<0.0005	<0.005	<0.005	<0.005	<0.005	0.019	<0.005	<0.005	0.0013J	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	10/14/10	<0.0005	0.00095J	<0.005	<0.005	<0.005	0.023	<0.005	<0.005	0.0021J	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	2/7/11	<0.0005	0.0025 J	<0.005	<0.005	<0.005	0.019	<0.005	<0.005	0.0013 J	<0.005	<0.050	0.00054 J	<0.005	<0.005	<0.01	<0.01
MW-20	12/9/09	<0.0005	<0.005	<0.005	<0.005	<0.005	0.001	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	7/13/10	<0.0005	<0.005	<0.005	<0.005	<0.005	0.00079	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	10/14/10	<0.0005	0.00055J	<0.005	<0.005	<0.005	0.0036	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	2/7/11	<0.0005	<0.005	<0.005	<0.005	<0.005	0.002	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
MW-21S	12/9/09	<0.0005	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	7/13/10	<0.0005	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	10/14/10	<0.0005	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	2/7/11	<0.0005	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
MW-21D	12/9/09	<0.0005	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	7/13/10	<0.0005	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	10/14/10	<0.0005	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	2/7/11	<0.0005	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.0028	<0.005	0.0072 J	<0.005	<0.005	<0.005	<0.01	<0.01
MW-22	12/9/09	<0.0005	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	0.0029J	<0.005	<0.01	<0.01
	7/13/10	<0.0005	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	10/14/10	<0.0005	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	2/7/11	<0.0005	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
MW-23	12/9/09	<0.0005	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	7/13/10	<0.0005	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	10/14/10	<0.0005	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.0028	<0.005	<0.050	<0.005	<0.005	<0.005	<0.01	<0.01
	2/8/11	<0.0005	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.0028	<0.005	0.0029 J	<0.005	<0.005	<0.005	<0.01	<0.01

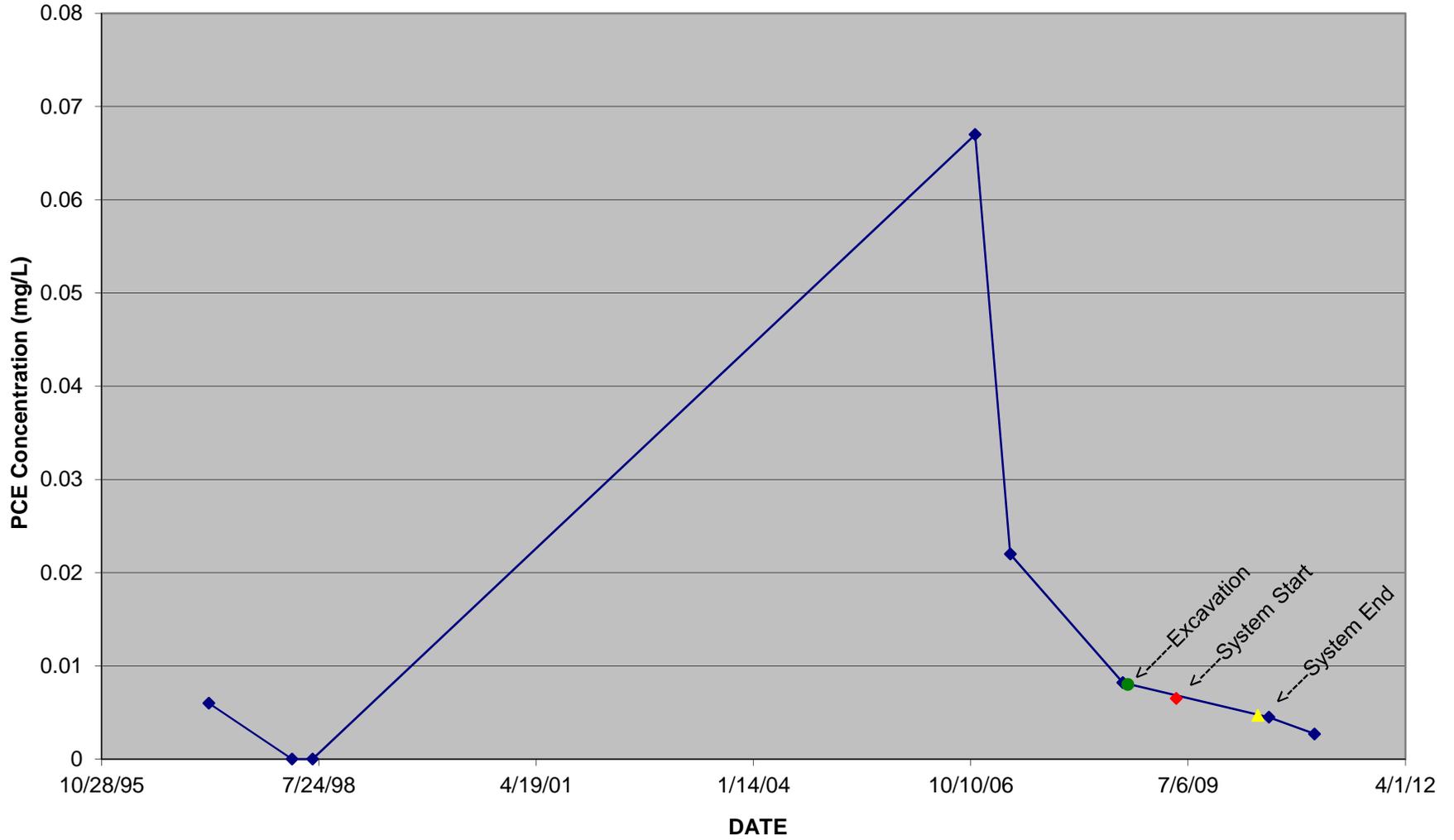
Notes:

Concentrations shown in bold are above NC 2L Standards.

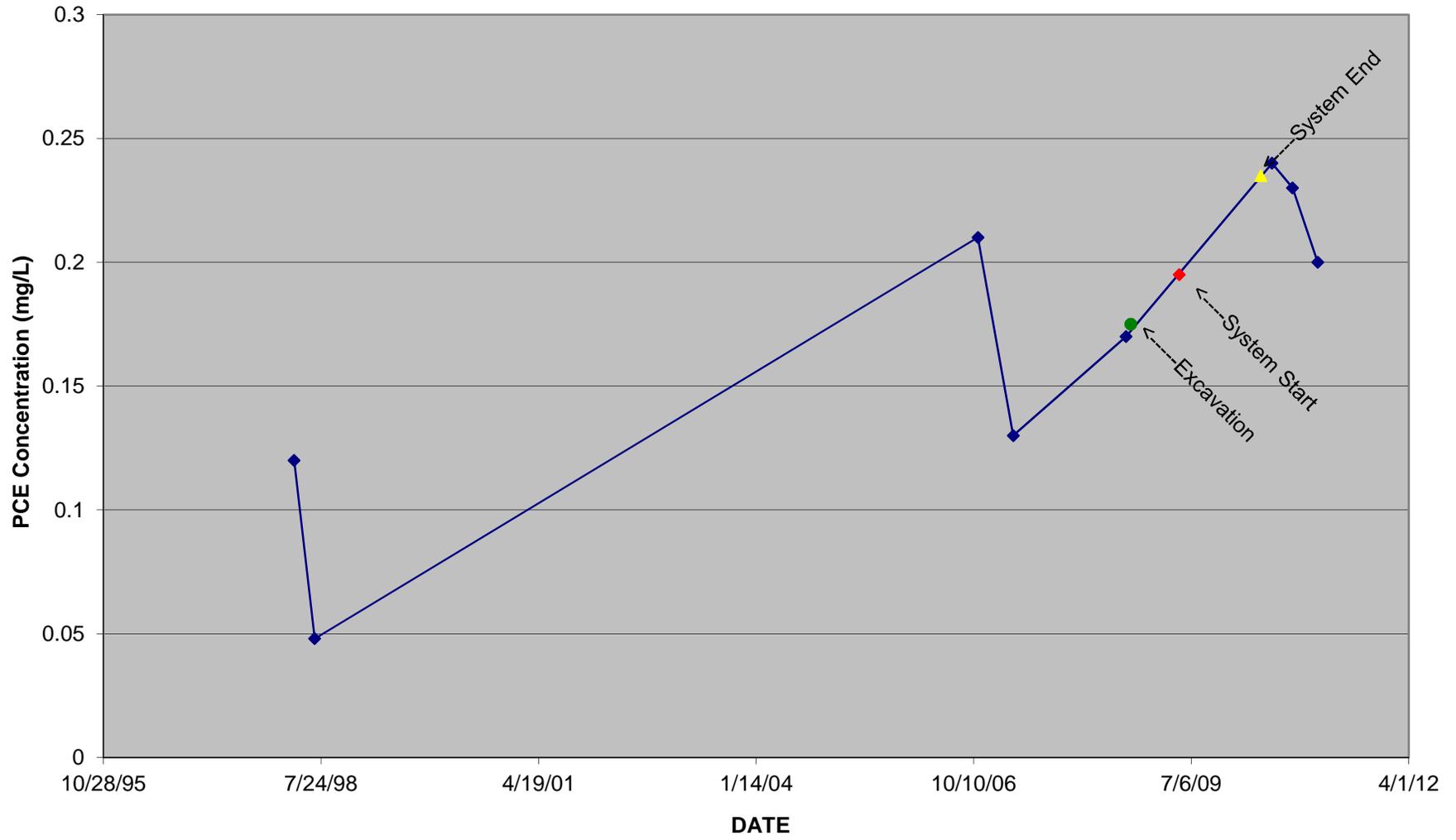
PCE Concentration vs. Distance



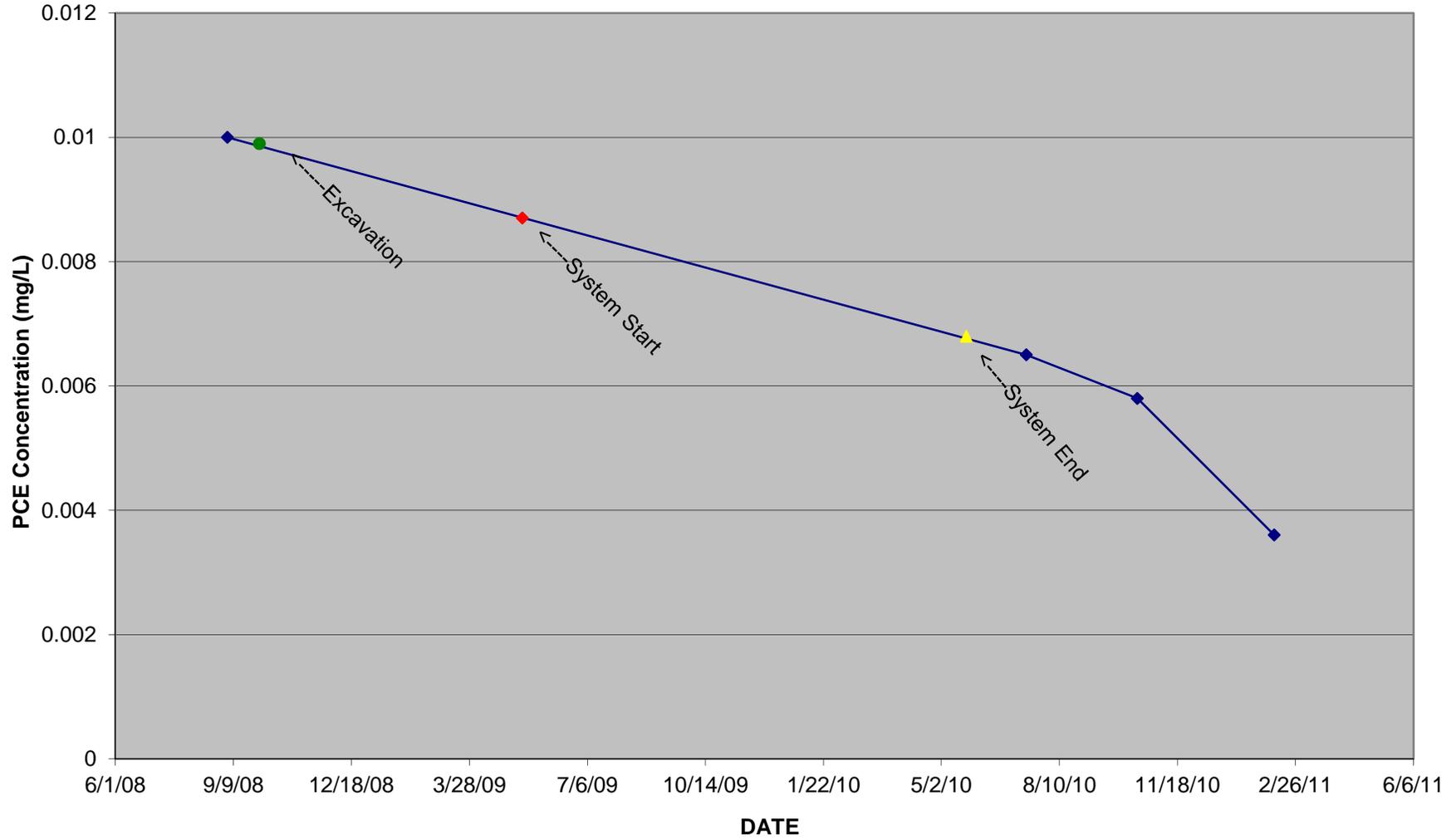
Concentration vs Time MW-1



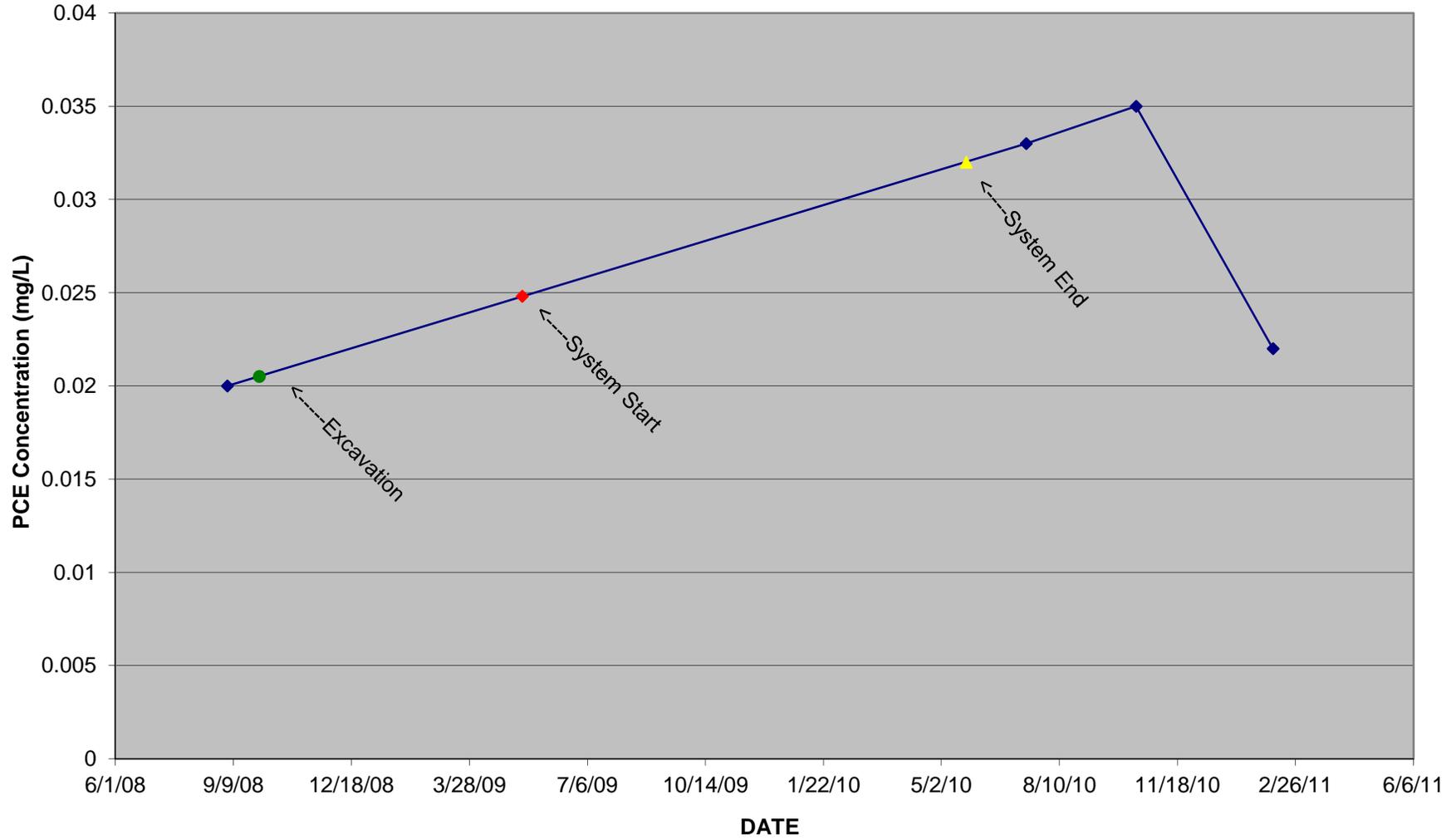
Concentration vs Time MW-3



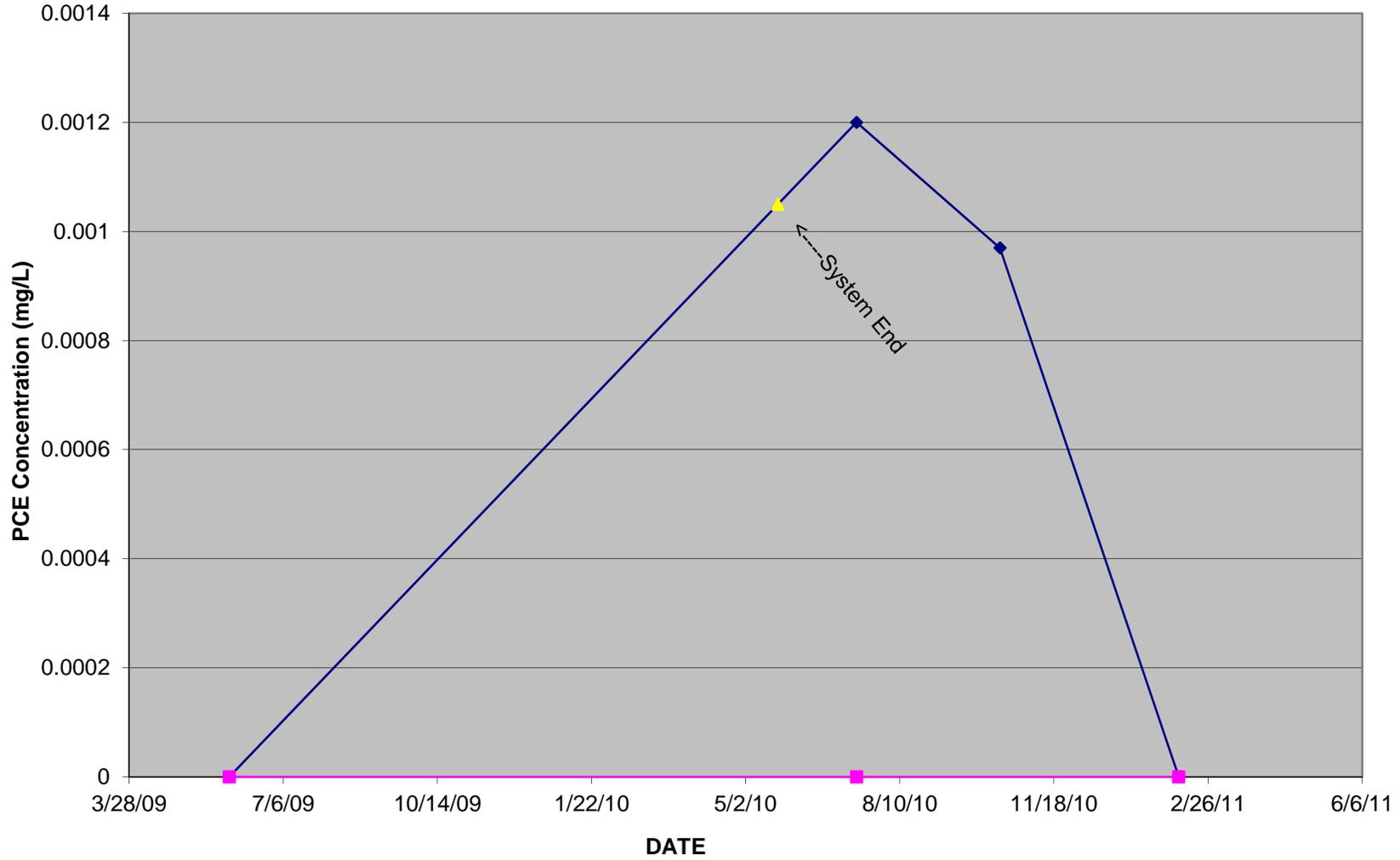
Concentration vs Time MW-12D



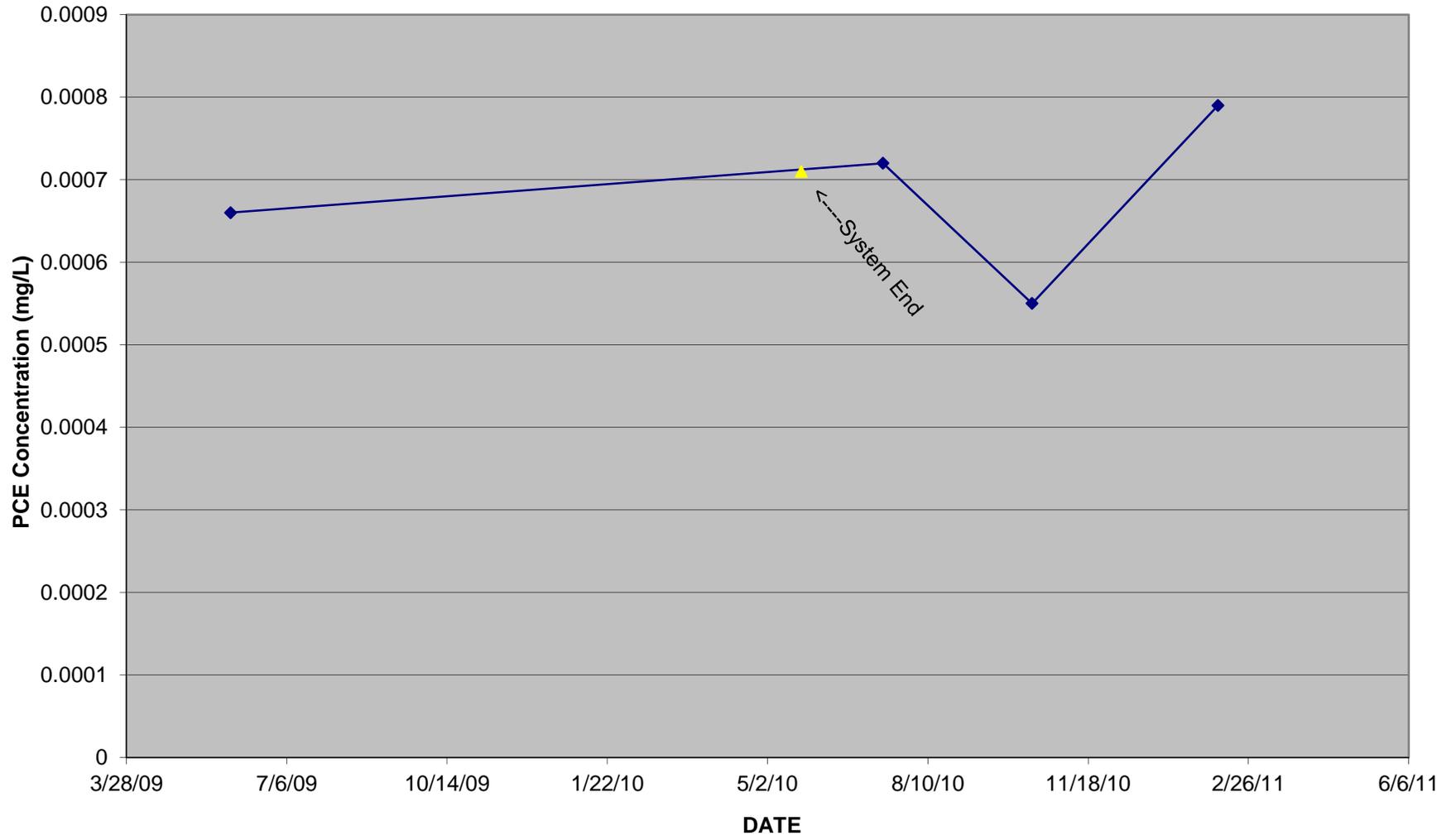
Concentration vs Time MW-15



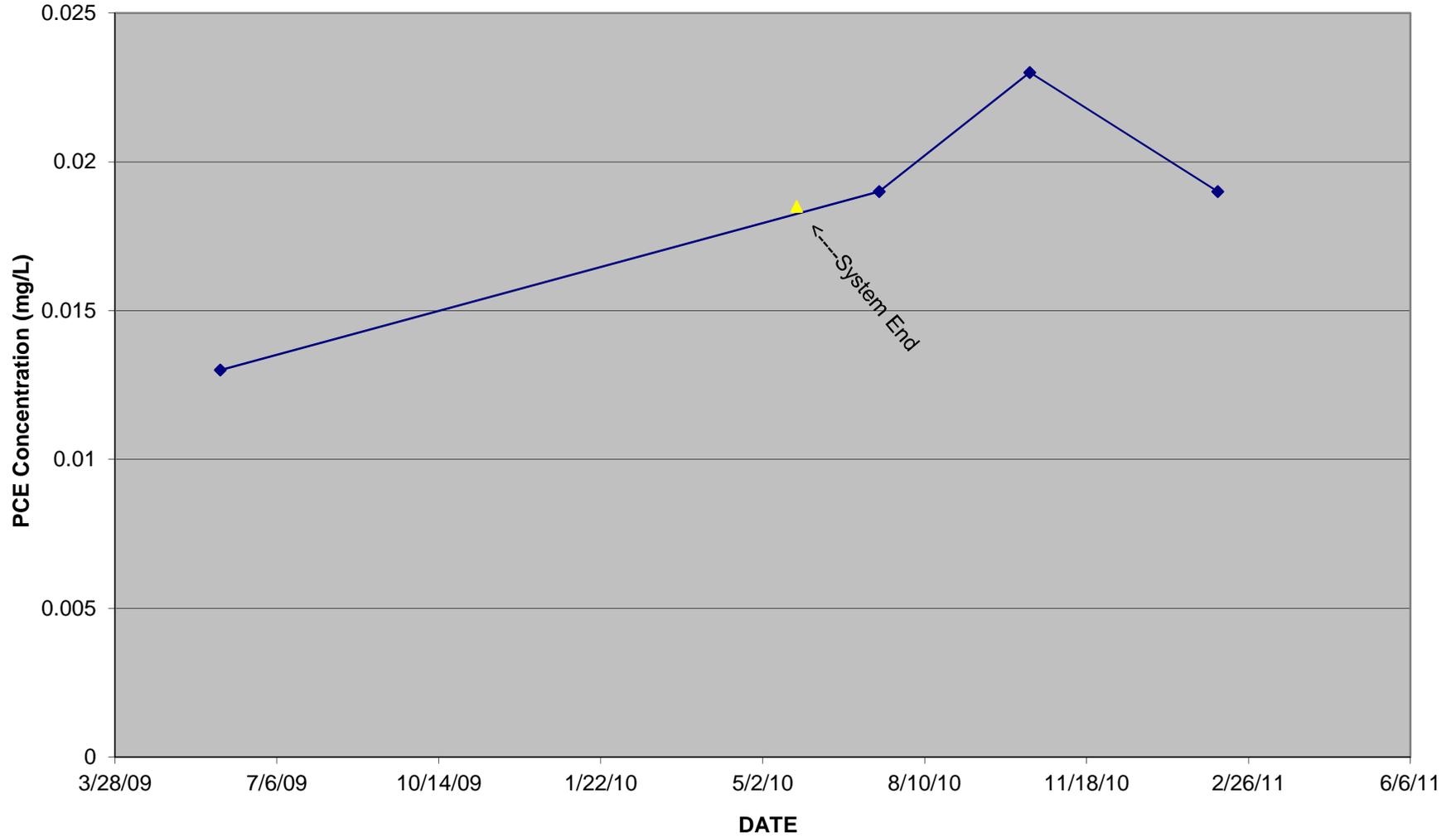
Concentration vs Time MW-17



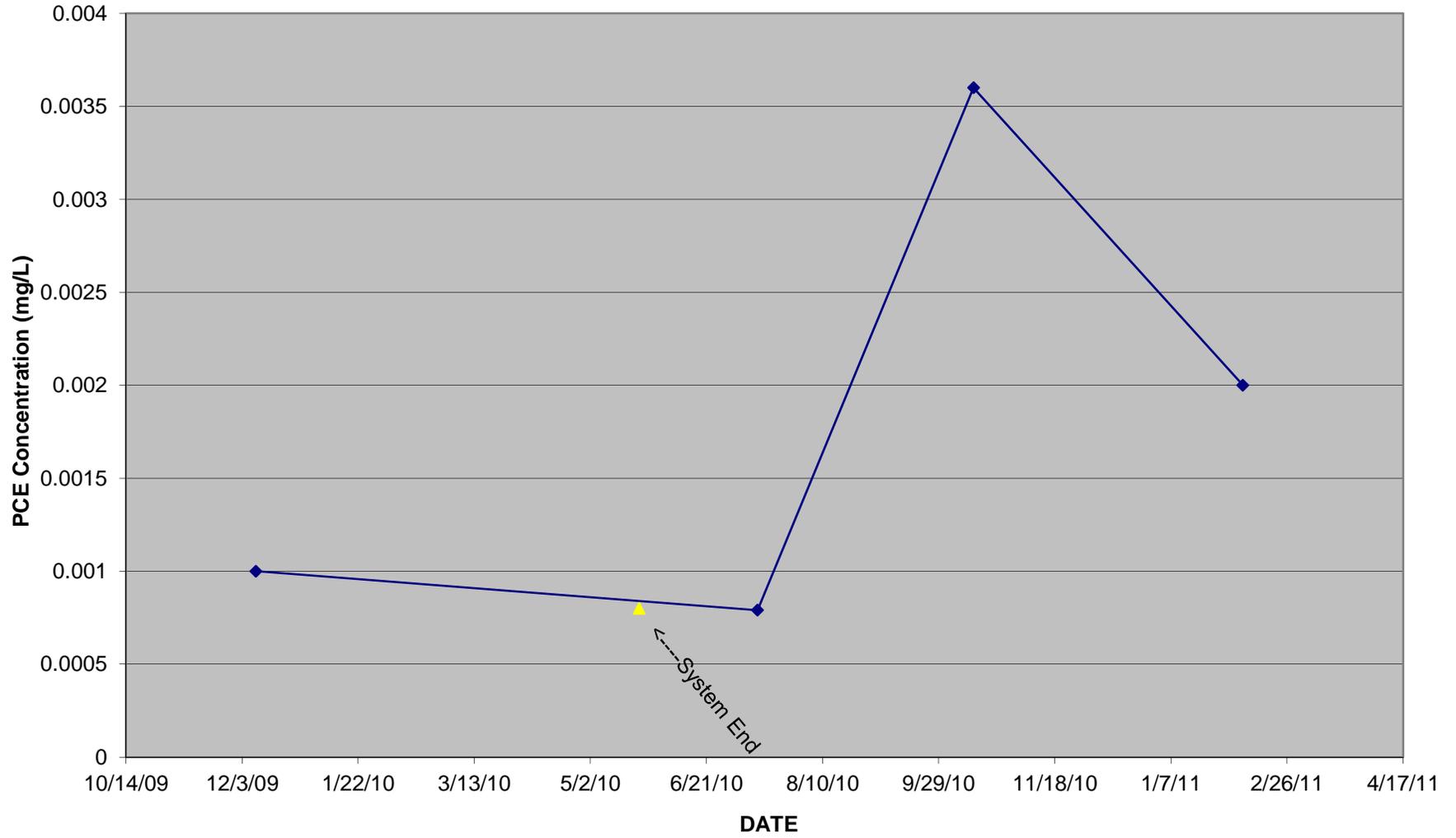
Concentration vs Time MW-18



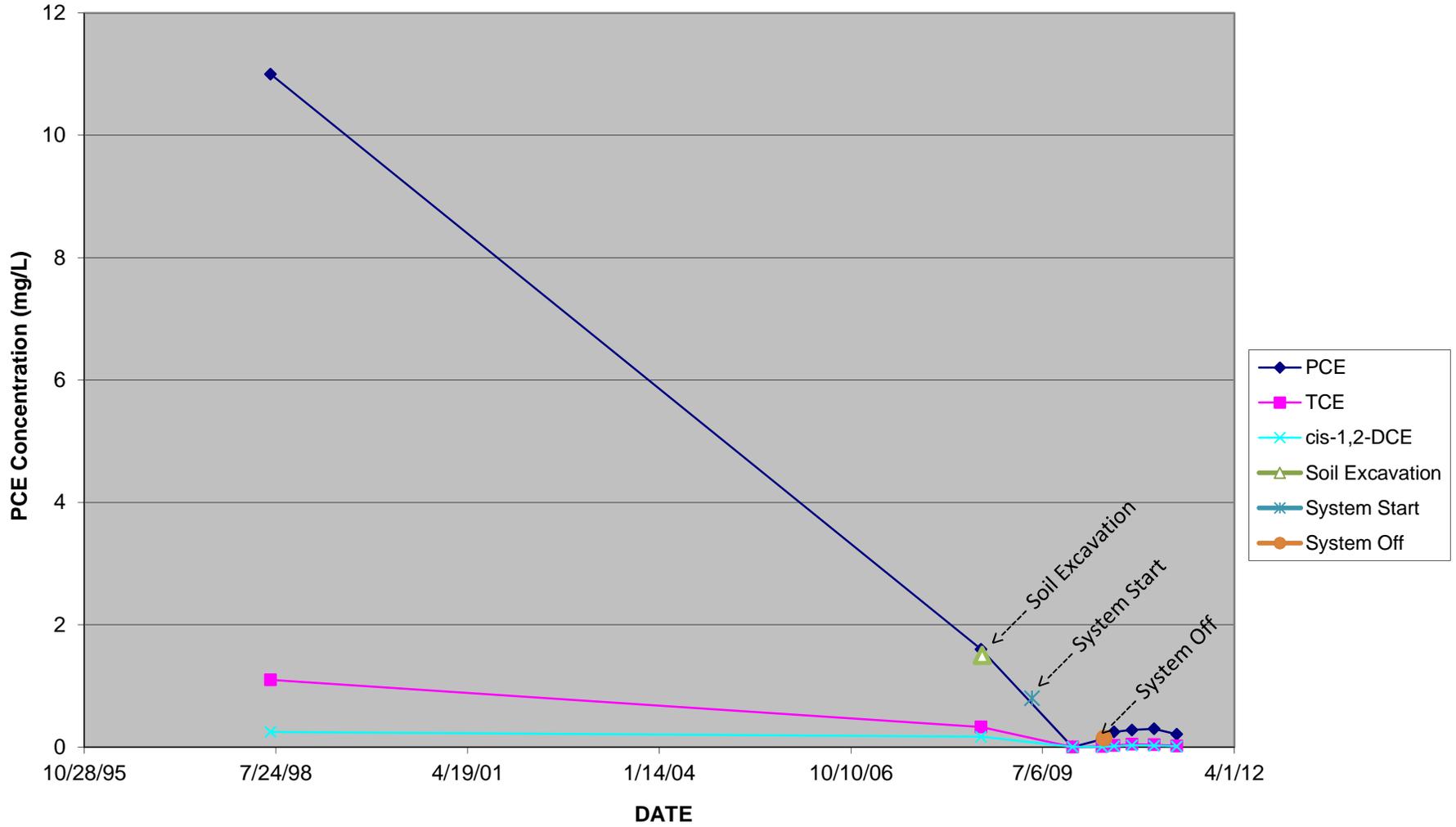
Concentration vs Time MW-19



Concentration vs Time MW-20



MW-7/MW-14/MW-16 Concentrations Versus Time



Note: MW-7 was replaced with MW-14, then MW-14 was replaced with MW-16.

APPENDIX B

LEVEL 1 ECOLOGICAL RISK ASSESSMENT CHECKLISTS

Appendix A
Ecological Risk Assessment – Level 1
Sno White Cleaners
7629C Pineville-Matthews Road
Charlotte, Mecklenburg County, NC
ATC Project No: 45.34341.6011
DSCA Site ID: 60-0011

Checklist A

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

Based on the United States Geological Survey (USGS) Weddington Quadrangle Topographic map and the United States Fish and Wildlife (USFWS) Ecos Map, McMullen Creek is located approximately 1,800 feet west of the site. See the topographic map in **Attachment 1** and the USFWS map in **Attachment 2**.

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

Based on the USGS Weddington Quadrangle Topographic map and the USFWS Ecos Map, McMullen Creek is located approximately 1,800 feet west of the site. A secondary intermittent stream is also located approximately 1,300 feet east of the site, but this stream is located on the other side of a topographic divide and is therefore unlikely to be impacted by the drycleaning solvent release.

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

Based on the USFWS Ecos Map, McMullen Creek is considered a wetland. There are no other marshes or swamps located within one-half mile of the site.

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

Based on a review of the USFWS online database, no critical habitats or significant natural areas are located within one-half mile of the site. However, McMullen Creek is a wetland area and considered a sensitive environment.

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

Based on historical research, no tribal artifacts or lands have been identified on or within one-half mile of the site.

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

Based on USFWS online data, no critical habitats, wildlife refuges or wilderness areas are located within one-half mile of the site.

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

The Migratory Bird Treaty Act was developed to help reduce potential migratory bird strikes with aircraft, wind turbines and towers. Many species of birds are protected that are common to the United States, Canada, and Mexico. Therefore, many species of birds in Mecklenburg County (e.g., Bald Eagle, Canadian Goose, Mourning Dove) are likely to be within one-half mile of the site.

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

Based on site observations and desktop review, McMullen Creek may have ecologically and recreationally important species living in and around the water. Commercially important species are not likely to be located within one-half mile of the site.

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

ATC reviewed the USFWS online species list for federally listed species. The following species were identified within Mecklenburg County:

- *Lasmigona decorate* – Carolina Heelsplitter: Endangered
- *Rhus michauxii* – Michaux's sumac: Endangered
- *Helianthus schweinitzii* – Schweinitz's Sunflower: Endangered
- *Echinacea laevigata* – Smooth Coneflower: Endangered

ATC also reviewed the North Carolina Heritage online quadrangle species list for state listed species. The following species were identified within the Weddington Quadrangle:

- *Villosa vaughaniana* – Carolina Creekshell: Endangered
- *Helianthus schweinitzii* – Schweinitz's Sunflower: Endangered
- *Symphotrichum georgianum* – Georgia Aster: Threatened

Checklist B

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 an ecological receptor habitat?

The primary ecological receptor habitat identified in the site vicinity is McMullen Creek, located approximately 1,800 feet west of the site. Surface water samples have been collected from McMullen Creek during two sampling events which indicated no detectable drycleaning solvent constituents.

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

No. As discussed above, the nearest potential groundwater discharge to an ecological habitat is at the downgradient surface water body, and surface water sampling has been completed which indicated no detectable drycleaning solvent constituents.

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

Yes. Surficial soil has been impacted at the site. PCE was detected at a maximum concentration of 0.12 milligrams per kilogram (mg/kg) in surficial soil. However, an air sparge/soil vapor extraction (AS/SVE) operated after the surficial soil data was collected, and concentrations are likely lower at this time due to the remedial efforts.

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

No. The impacted surficial soil is located below the building. As such, erosion and transport of impacted surficial soil from the site does not appear likely.

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

No. Low concentrations of PCE have been identified in surficial soil, but the soil is located below the building where runoff or erosion appears unlikely.

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

Yes. Impacted surficial soil has been documented at the site.

3B. Are potential ecological receptors on the site.

No. Ecological receptors are unlikely to be present on the site property. The primary ecological receptors identified in the site vicinity are associated with McMullen Creek approximately 1,800 feet from the site. Some bird and plant species were identified that may not be associated with surface water or wetland areas, but the site is an active shopping center so these species appear unlikely to be present on the site property.

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

No. Surficial impacted soil has been identified, but is located beneath the building and ecological receptors are unlikely to be present in the area.

4A. Are chemicals on the site volatile?

Yes. Chlorinated solvents are considered volatile organic compounds.

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

No. Impacted surficial soil is capped by the building.

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

No. As discussed above, erosion of impacted soil or significant volatilization from impacted soil appears unlikely.

5A. Is Non-Aqueous Phase Liquid (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.

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 soil or on the surface of the ground?

Yes. Impacted surficial soil has been documented at the site.

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

No. The area of surficial impacted soil is capped by the building, so no plants are present.

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

No. As discussed above, the area of impacted surficial soil is capped by the building. Furthermore, the site is an active shopping center and significant ecological receptors are unlikely to be present for a significant time period.

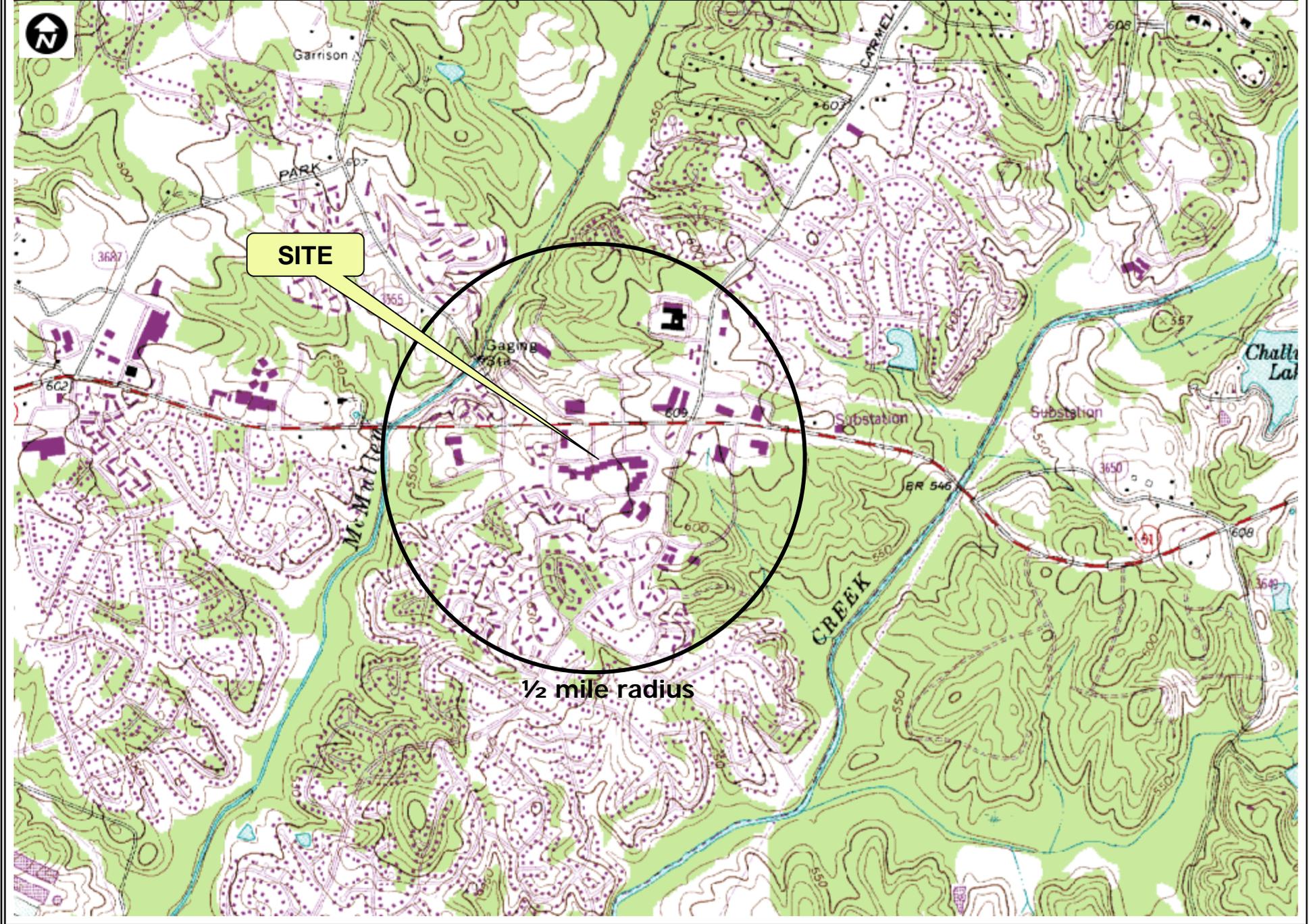
6D. Do chemicals found on the site bioaccumulate?

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

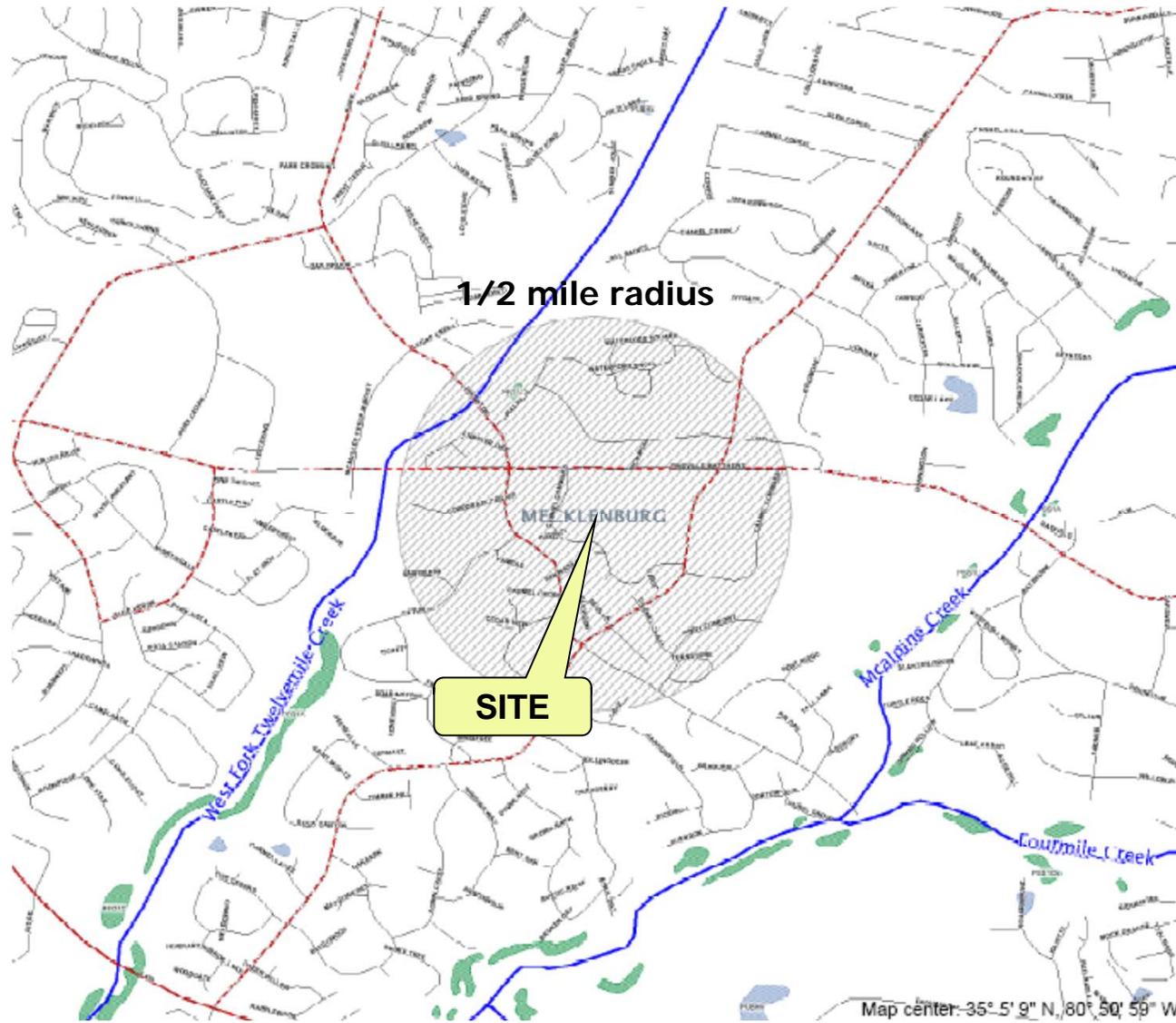
6. Could chemicals associated with the site reach ecological receptors through direct ingestion of soil, plants, animals, or contaminants?

No. Based on the location of the impacted surficial soil below the building, commercial site environment, and absence of bioaccumulation for the chemicals of concern, it is not anticipated that chemicals associated with the site would reach ecological receptors through direct ingestion of soil, plants, animals, or contaminants.

Attachment 1: USGS Weddington Topographic Quadrangle
Former Sno-White Cleaners, DSCA Site 60-0011, Source: Topozone.com



**Attachment 2: USFWS Ecos Map
Former Sno-White Cleaners, DSCA Site 60-0011**



Map Legend

- Critical Habitat
- Barriers
- Railroads
- 8 Digit HUCs
- Streams
- Water Bodies
- Refuges
- NWI Wetlands**
- Estuary
- Estuarine Wetland
- Lake (Deep)
- Lake (Shallow)
- Open Water
- Marine Wetland
- Other Vegetated Wetland
- Inland Aquatic Bed
- Inland Herbaceous Wetland
- Inland Forested Wetland
- Inland Shrub Swamp
- Pond
- Pond (Drawdown)
- Tidal River
- Lower Perennial River
- Upper Perennial River
- Intermittent River
- Other Perennial River

APPENDIX C

SOURCE PROPERTY NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Regency Centers, LP
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 Regency Centers, LP (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 7629 Pineville-Matthews Road, Charlotte, Mecklenburg County, North Carolina, Parcel Identification Number (PIN) 221-441-10.

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 is one of nine 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.

Soil and groundwater at the Property are contaminated with dry-cleaning solvents associated with dry-cleaning operations at the former Sno-White Cleaners (DSCA Site 60-0011) located at 7629 Pineville-Matthews Road, Charlotte, in the Carmel Commons Shopping Center. Dry-cleaning operations were conducted on the Property from approximately 1979 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:

The following restrictions apply to Area “B” as shown on the survey plat attached as Exhibit A:

- 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. 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.**
- 5. 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.

- 6. 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.**

The following restrictions apply only to the portion of the property identified as Area “A” as shown on the survey plat attached as Exhibit A:

- 1. No activities that cause or create an increase in infiltration (for example, removal or demolition of materials such as asphalt, concrete, buildings, or other structures that by their use and nature minimize infiltration of rain or water runoff into potentially contaminated soil) may occur in Area “A” of the Property, as shown on Exhibit A, without prior approval of DENR.**

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 subject to this Notice 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, (1) a statement that the property has been contaminated with dry-cleaning solvent and, if appropriate, cleaned up under the Act and (2) a reference by book and page to the recordation of this Notice.

The Property Owner shall notify DENR within fourteen (14) calendar days of the effective date of any conveyance, grant, gift, or other transfer, whole or in part, of the Property Owner's interest in the Property. This notification shall include the name, business address and phone number of the transferee and the expected date of transfer.

The Property Owner shall notify DENR within thirty (30) days following the petitioning or filing of any document by any person initiating a rezoning of the Property that would change the base zone of the Property.

PROPERTY OWNER SIGNATURE

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

Regency Centers, LP

By:

Name of contact

STATE OF _____
COUNTY OF _____

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 Regency Centers, LP, a North Carolina limited partnership, and its Manager, and that by authority duly given and as the act of the company, the foregoing Notice of Dry-Cleaning Solvent Remediation was signed in its name by him.

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

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

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 _____
Jim Bateson, LG
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.

Signature of Property Owner _____

Dated this ____ day of _____, 20__.

STATE OF _____
COUNTY OF _____

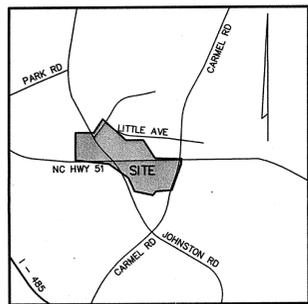
I, _____, a Notary Public, do hereby certify that _____ personally appeared before me this day and signed this “Limited Power of Attorney”.

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

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

EXHIBIT A
REDUCTION OF SURVEY PLAT



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

JIM BATESON, LC
CHIEF, SUPERFUND SECTION
DIVISION OF WASTE MANAGEMENT

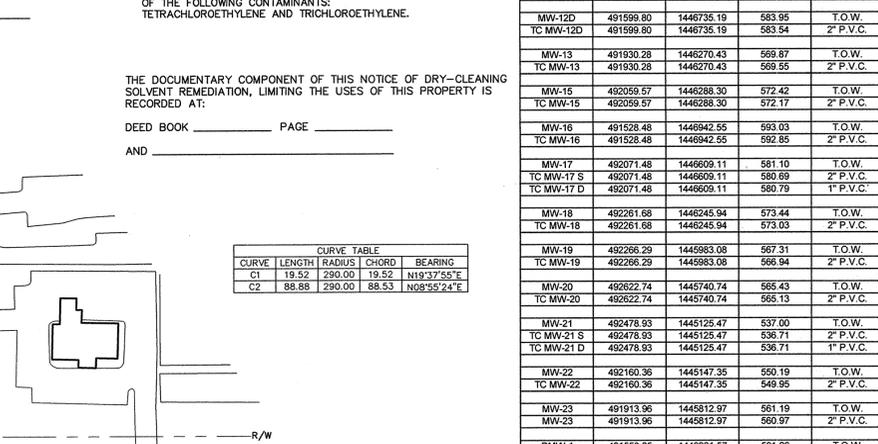
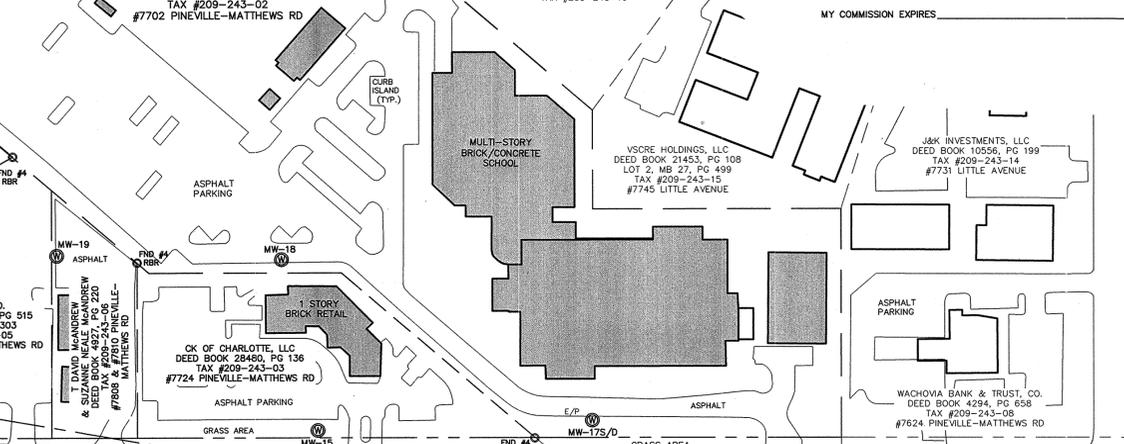
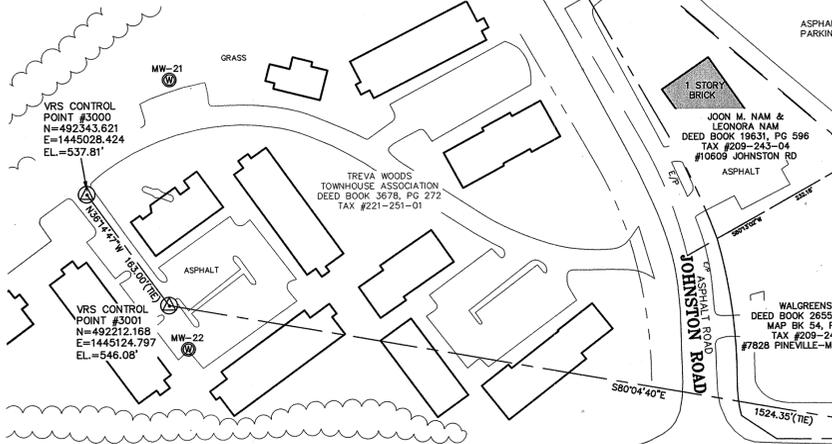
STATE OF NORTH CAROLINA WAKE COUNTY

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

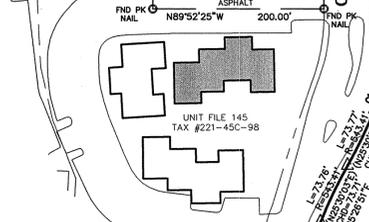
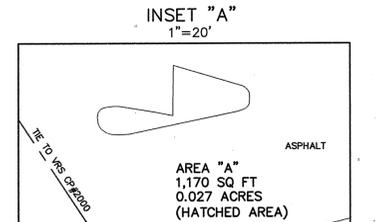
NOTARY PUBLIC (SIGNATURE) _____
MY COMMISSION EXPIRES _____

FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS
PLAN 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 371044-4900-J,
DATED MARCH 2, 2009.



- SURVEY NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTIES 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.
 - 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 ATC ASSOCIATES OF NC, PC.
 - ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (NRS 2007), WITH NAVD88 (8200) ELEVATIONS, PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON DECEMBER 12, 2011. THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINT #2000, 2001, 3000, & 3001 WERE ESTABLISHED UTILIZING A TRIMBLE R8 GLOBAL POSITIONING SYSTEM (GPS) UNIT IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEYS 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).
 - THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE BOUNDARY LINES OF THE SUBJECT PROPERTY WERE PRODUCED FROM A DEED RECORDED AS DEED BOOK _____, THE GEOMETRY OF THE PARCEL HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON A FOUND #4 REBAR ON THE SOUTHERN RIGHT-OF-WAY OF N.C. HIGHWAY #51, AND ROTATED TO A FOUND #4 REBAR AT THE REAR OF THE SUBJECT PROPERTY (#221-441-10)/NORTHERN RIGHT-OF-WAY OF CARMEL COMMONS BOULEVARD.
 - SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, MOST PROPERTY LINES, AND CURB LINES/EDGE 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.
 - PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM MECKLENBURG COUNTY "POLARIS" GIS RECORDS.
 - PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
 - REFERENCE COORDINATE SYSTEM FOR VERTICAL DATUM: NAVD88.
 - THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
 - CLASS "A" SURVEY;
 - POSITIONAL ACCURACY IS WITHIN A 95 PERCENT CONFIDENCE LEVEL;
 - REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
 - SURVEY PERFORMED DECEMBER 12, 2011;
 - VERTICAL DATUM BASED ON NAVD88;
 - TIED TO N.C. STATE PLANE COORDINATES AS SHOWN;
 - OSG 109" MODEL;
 - COMBINED GRID FACTOR: 0.9998538067
 - UNITS ARE IN U.S. FEET
 - SOIL BORING LOCATIONS ON THIS PLAN ARE BASED ON LOCATIONS PROVIDED BY ATC ASSOCIATES.

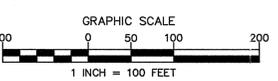
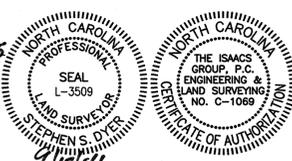


- LEGEND:**
- R/W RIGHT OF WAY
 - N.T.S. NOT TO SCALE
 - CSF COMBINED SCALE FACTOR
 - E/P EDGE OF PAVEMENT
 - N NORTHING
 - E EASTING
 - D DEEP
 - TOW TOP OF WELL MANHOLE
 - △ CALCULATED PROPERTY CORNER
 - ⊕ TEMPORARY MONITORING WELL (TW)
 - ⊙ DATUM CONTROL POINT
 - N/F NOW OR FORMERLY
 - "MONUMENTED" SUBJECT PARCEL LINES
 - SUBJECT PARCEL LINES (PLOTTED FROM DEEDS)
 - ADJOINER PARCEL LINES
 - RIGHT OF WAY LINE
 - SOIL BORING LOCATION
 - RBR REBAR

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 PLAN; 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 PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30(1)(1)(a)-(c) AS AMENDED; WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 15 DAY OF SEPTEMBER, 2014.

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



NO.	BY	DATE	REVISION
1	MWJ	12-30-13	ADD REST. AREAS/ADJ. REFERENCES
2	MWJ	6-26-14	REVISED PER NCDENR COMMENTS
3	MWJ	8-21-14	ADDED TIE TO INSET A
4	MWJ	9-8-14	CORRECTING NCGS 143 CERT

DATE: 12-16-11		PROJECT: FORMER SNO-WHITE CLEANERS		
LOCATION: 7629 PINEVILLE ROAD CHARLOTTE, NC				
MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION
MW-1	491558.37	1446925.75	591.37	T.O.W.
TC MW-1	491558.37	1446925.75	591.03	2" P.V.C.
MW-2	491407.68	1446925.42	590.08	T.O.W.
TC MW-2	491407.68	1446925.42	589.87	2" P.V.C.
MW-3	491593.88	1446803.15	585.55	T.O.W.
TC MW-3	491593.88	1446803.15	585.18	2" P.V.C.
MW-4	491485.58	1446853.63	588.70	T.O.W.
TC MW-4	491485.58	1446853.63	588.38	2" P.V.C.
MW-5	491684.22	1446675.49	581.75	T.O.W.
TC MW-5	491684.22	1446675.49	581.37	2" P.V.C.
MW-6	491502.29	1446667.63	582.79	T.O.W.
TC MW-6	491502.29	1446667.63	582.38	2" P.V.C.
MW-8R	491716.15	1446531.14	578.52	T.O.W.
TC MW-8R	491716.15	1446531.14	578.18	2" P.V.C.
MW-9	491585.70	1446423.72	576.59	T.O.W.
TC MW-9	491585.70	1446423.72	576.17	2" P.V.C.
MW-10	491851.42	1446994.36	588.55	T.O.W.
TC MW-10	491851.42	1446994.36	588.16	2" P.V.C.
MW-11	491928.56	1446389.05	572.07	T.O.W.
TC MW-11	491928.56	1446389.05	571.87	1" P.V.C.
MW-12D	491599.80	1446735.19	583.95	T.O.W.
TC MW-12D	491599.80	1446735.19	583.54	2" P.V.C.
MW-13	491930.28	1446270.43	569.87	T.O.W.
TC MW-13	491930.28	1446270.43	569.55	2" P.V.C.
MW-15	492059.57	1446288.30	572.42	T.O.W.
TC MW-15	492059.57	1446288.30	572.17	2" P.V.C.
MW-16	491528.48	1446942.55	593.03	T.O.W.
TC MW-16	491528.48	1446942.55	592.85	2" P.V.C.
MW-17	492071.48	1446609.11	581.10	T.O.W.
TC MW-17 S	492071.48	1446609.11	580.89	2" P.V.C.
TC MW-17 D	492071.48	1446609.11	580.79	1" P.V.C.
MW-18	492261.68	1446245.94	573.44	T.O.W.
TC MW-18	492261.68	1446245.94	573.03	2" P.V.C.
MW-19	492266.29	1445983.08	567.31	T.O.W.
TC MW-19	492266.29	1445983.08	566.94	2" P.V.C.
MW-20	492622.74	1445740.74	565.43	T.O.W.
TC MW-20	492622.74	1445740.74	565.13	2" P.V.C.
MW-21	492478.83	1445125.47	537.00	T.O.W.
TC MW-21 S	492478.83	1445125.47	536.71	2" P.V.C.
TC MW-21 D	492478.83	1445125.47	536.71	1" P.V.C.
MW-22	492160.36	1445147.35	550.19	T.O.W.
TC MW-22	492160.36	1445147.35	549.95	2" P.V.C.
MW-23	491913.96	1445812.97	561.19	T.O.W.
TC MW-23	491913.96	1445812.97	560.97	2" P.V.C.
DMW-1	491558.35	1446921.57	591.26	T.O.W.
TC DMW-1	491558.35	1446921.57	590.87	2" P.V.C.

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.

GROUNDWATER IN WELLS MW-1, MW-3, MW-4, MW-5, MW-8R, MW-11, MW-12D, MW-13, MW-15, MW-16, MW-17S, MW-18, MW-19, AND MW-20 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAAC 2L.0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, AND BENZENE.

SOIL IN BORINGS INSIDE, HA-1, HA-2, SS-3, SS-5, SS-6, SS-10, P-1, P-2, P-3, P-4, AND P-5 EXCEEDED THE ASSOCIATED RESIDENTIAL RISK BASED SCREENING LEVEL (15A NCAAC 2S) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE AND TRICHLOROETHYLENE.

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

DEED BOOK _____ PAGE _____

AND _____

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	19.52	230.28	19.52	N19°37'55"E
C2	88.88	290.00	88.53	N08°55'24"E

NCOS MON. "COMMONS"
N: 540619
E: 1450322.324
EL.=609.52'

VRS SURVEY TIE:

ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED (GROUND) NAD 83 (2007 ADJUSTMENT) HORIZONTAL INFORMATION (UNLESS NOTED OTHERWISE), BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, WITH NAVD88 ELEVATIONS. THE N.C. STATE PLANE COORDINATES FOR CONTROL POINTS #2000 & 2001, SHOWN HEREON WERE ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS) IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEYS VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). THE VRS SURVEY TIE WAS PERFORMED ON DECEMBER 12, 2011. ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.

SURVEY PLAT - EXHIBIT "A"
TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
CARMEL COMMONS SHOPPING CENTER
REGENCY CENTER, LP - PID #221-441-10
FORMER SNO-WHITE CLEANERS-DSCA SITE #60-0011

#7629 PINEVILLE-MATTHEWS ROAD
PINEVILLE TWP., CITY OF CHARLOTTE, MECKLENBURG CO. N.C.

File #: 11237-DSCA-1 Date: 10-03-2012 Project P.L.S.: SSD

Surveyed By: TIG
Drawn By: MWJ
Scale: 1"=100'

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

SHEET 1 OF 9

EXHIBIT B
PROPERTY LEGAL DESCRIPTION

BEING all of those certain parcels of land lying in Charlotte, Mecklenburg County, North Carolina and more particularly described as follows:

BEING all of TRACT 1 and all of PARCEL B as specifically shown on that certain map entitled "Carmel Commons - Map 1," recorded in Map Book 28, Page 230 in the Mecklenburg County Public Registry.

TOGETHER WITH all right, title and interest of the Grantor in and to:

- (1) Appurtenant easements as set forth in Reciprocal Easement and Maintenance Agreement recorded in Book 4670, Page 693 in said Registry;
- (2) Drainage Easements recorded in Book 4080, Page 780 (as to Easement Land No. 1 described therein and referenced on the survey of R. B. Pharr, Jr., dated January 26, 1990, last revised March 21, 1990) and Book 4321, Page 48, in said Registry;
- (3) Drainage Easement over that portion of the 11.26 acre tract described as Easement Land No. 2 in Drainage Easement Agreement recorded in Book 4080, Page 780 in said Registry; and
- (4) Declaration of Covenants, Restrictions and Easements Agreement dated March 28, 1997 and recorded in said Registry relating to cross easements, restrictive covenants and reciprocal rights pertaining to and between TRACT 1 (as described above) and PARCEL A (title to which was retained by Grantor) as specifically shown on that certain map entitled "Carmel Commons - Map 1," recorded in Map Book 28, Page 230 in said Registry.

APPENDIX D

**OFF-SOURCE PROPERTY NOTICES OF DRY-CLEANING SOLVENT
REMEDATION**

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Robert R. Rhyns, Jr.

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____. 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 7721 Pineville-Matthews Road, Charlotte, Mecklenburg County, North Carolina, Parcel Identification Number (PIN) 22144102.

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 is one of nine 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 § 143-215.104I. A Notice will be recorded separately in each chain of title of the Contamination Site.

Groundwater under the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the former Sno-White Cleaners (DSCA Site 60-0011) located at 7629 Pineville-Matthews Road, Charlotte, in the Carmel Commons Shopping Center. **A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.**

Pursuant to N.C.G.S. § 143-215.104I, 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.

USE OF GROUNDWATER PROHIBITED BY STATE AND LOCAL REGULATIONS

Groundwater on this property contains contaminants that exceed unrestricted use standards. Pursuant to 15A North Carolina Administrative Code 02C .0107(b)(1), “(t)he source of water for any water supply well shall not be from a water bearing zone or aquifer that is contaminated.” Therefore, state law prohibits construction of a water supply well on this property unless it can be demonstrated that the water pumped from the well is not contaminated. Further, pursuant to North Carolina General Statute 87-88(c) and 15A North Carolina Administrative Code 02C .0112(a), no well may be constructed or maintained in a manner whereby it could be a source or channel of contamination of the groundwater supply or any aquifer.

This property lies within an Area of Regulated Groundwater Usage established pursuant to the Mecklenburg County Groundwater Well Regulations. Because a public water supply is available, no new water supply well will be permitted on this property because it is located within 1,000 feet of a contamination site.

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.

CANCELLATION OF THE NOTICE

The Notice may, at the request of the Property Owner, be canceled by DENR after the risk to public health and the environment associated with the dry-cleaning solvent contamination and any other contaminants included in the DSCA Remediation Agreement have been eliminated as a result of remediation of the Property to unrestricted use standards.

APPROVAL AND CERTIFICATION OF NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

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

North Carolina Department of Environment and Natural Resources

By: _____ Date _____
Jim Bateson, LG
Chief, Superfund Section
Division of Waste Management

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, _____, a Notary Public of Wake County and State of North Carolina do hereby certify that _____ did personally appeared before me this the ____ day of _____, 20____.

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

CERTIFICATION OF REGISTER OF DEEDS

The foregoing documentary component of the Notice of Dry-Cleaning Solvent Remediation, and the associated plat, are certified to be duly recorded at the date and time, and in the Books and Pages, shown on the first page hereof.

Register of Deeds for Mecklenburg County

By: _____

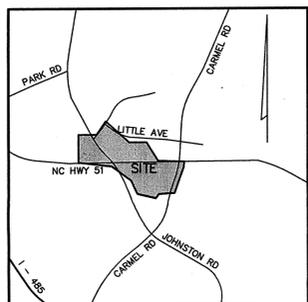
Name typed or printed: _____

Deputy/Assistant Register of Deeds

_____ Date

EXHIBIT A

SURVEY PLAT REDUCTION



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

JIM BATESON, LG
CHIEF, SUPERFUND SECTION
DIVISION OF WASTE MANAGEMENT

STATE OF NORTH CAROLINA WAKE COUNTY

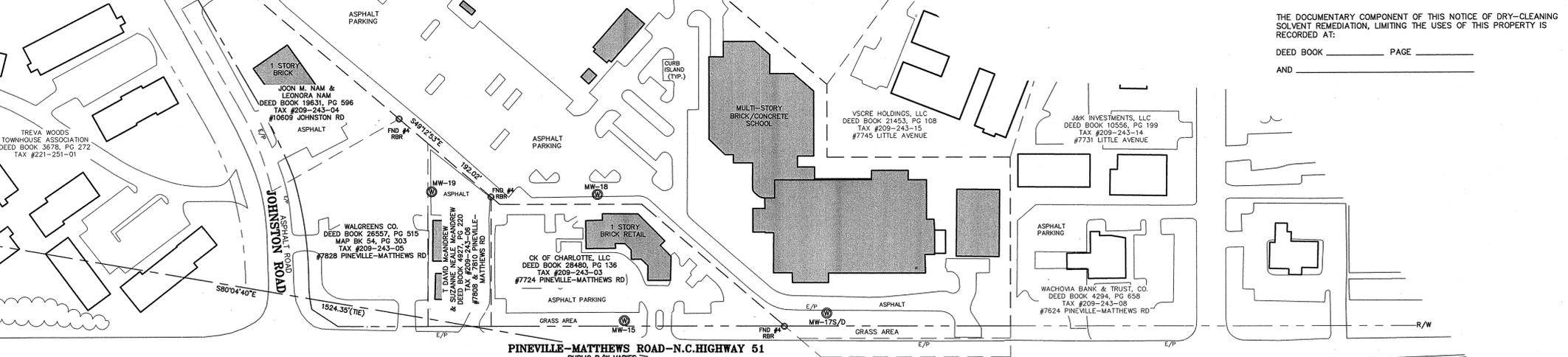
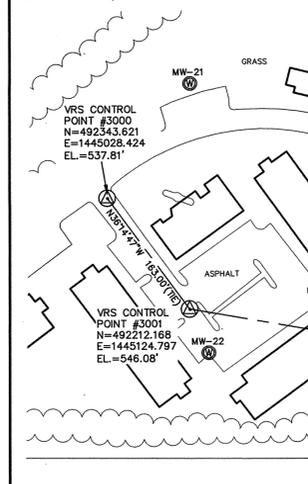
I, _____, A NOTARY PUBLIC OF SAID COUNTY AND STATE DO HEREBY CERTIFY THAT _____ DID PERSONALLY APPEAR & SIGN BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC (SIGNATURE) _____
MY COMMISSION EXPIRES _____

VICINITY MAP
NOT TO SCALE

FLOOD CERTIFICATION:

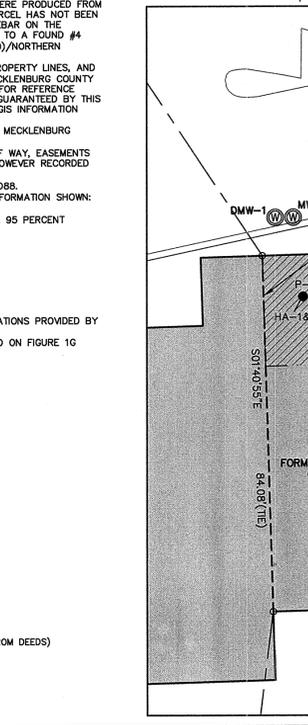
THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 371044-4900-J, DATED MARCH 2, 2009.



SURVEY NOTES:

- THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTIES 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.
- THE AREAS AND TYPES OF CONTAMINATION NOTED HEREON ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING. THIS INFORMATION WAS SUPPLIED TO THE ISAACS GROUP BY ATC ASSOCIATES OF NC, P.C.
- ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (NCS 2007), WITH NAVD83 (GEOID 03) ELEVATIONS, PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON DECEMBER 12, 2011. THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINT #2000, 2001, 3000, & 3001 WERE ESTABLISHED UTILIZING A TRIMBLE R8 GLOBAL POSITIONING SYSTEMS (GPS) UNIT IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEYS 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).
- THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE BOUNDARY LINES OF THE SUBJECT PROPERTY WERE PRODUCED FROM A DEED RECORDED AS DEED BOOK _____, THE GEOMETRY OF THE PARCEL HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON A FOUND #4 REBAR ON THE SOUTHERN RIGHT-OF-WAY OF N.C. HIGHWAY 51, AND ROTATED TO A FOUND #4 REBAR AT THE REAR OF THE SUBJECT PROPERTY (#221-441-10)/NORTHERN RIGHT-OF-WAY OF CARMEL COMMONS BOULEVARD.
- SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, MOST PROPERTY LINES, AND CURB LINES/EDGE 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.
- PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM MECKLENBURG COUNTY "POLARIS" GIS RECORDS.
- PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
- REFERENCE COORDINATE SYSTEM FOR VERTICAL DATUM: NAVD83.
- THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
 - CLASS "A" SURVEY.
 - HORIZONTAL POSITIONAL ACCURACY IS 0.04' WITHIN A 95 PERCENT CONFIDENCE LEVEL.
 - REAL-TIME KINEMATIC GPS FIELD PROCEDURE.
 - SURVEY PERFORMED DECEMBER 12, 2011.
 - VERTICAL DATUM BASED ON NAVD83.
 - TIED TO N.C. STATE PLANE COORDINATES AS SHOWN.
 - GEOID "03" MODEL.
 - COMBINED GRID FACTOR: 0.999853007
 - UNITS ARE IN U.S. FEET.
- SOIL BORING LOCATIONS ON THIS PLAT ARE BASED ON LOCATIONS PROVIDED BY ATC ASSOCIATES.
- WELL RESTRICTION AREAS "A" & "B" ARE DELINEATED BASED ON FIGURE 1G PROVIDED BY ATC ASSOCIATES OF NORTH CAROLINA, P.C.

INSET "A"
1"=20'

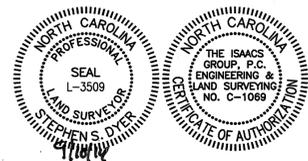


- LEGEND:**
- R/W RIGHT OF WAY
 - N.T.S. NOT TO SCALE
 - CSF COMBINED SCALE FACTOR
 - E/P EDGE OF PAVEMENT
 - N NORTHING
 - E EASTING
 - D DEEP
 - TOW TOP OF WELL MANHOLE
 - △ CALCULATED PROPERTY CORNER
 - ⊙ TEMPORARY MONITORING WELL(TW)
 - DATUM CONTROL POINT
 - N/F NOW OR FORMERLY
 - SUBJECT PARCEL LINES (PLOTTED FROM DEEDS)
 - ADJOINER PARCEL LINES
 - - - RIGHT OF WAY LINE
 - SOIL BORING LOCATION
 - REBAR

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)(c)(1) AS AMENDED; WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 10TH DAY OF SEPTEMBER, 2014.

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



I, _____ REVIEW OFFICER OF THE CITY OF CHARLOTTE, CERTIFY THAT THIS PLAT IS NOT A REGULATED SUBDIVISION OF LAND, THE PURPOSE OF THIS PLAT IS TO SHOW A NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) SITE.

PLANNING COMMISSION STAFF _____ DATE _____

I, _____ REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____



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.

GROUNDWATER IN WELLS MW-1, MW-3, MW-4, MW-5, MW-8R, MW-11, MW-12D, MW-13, MW-15, MW-16, MW-17S, MW-18, MW-19, AND MW-20 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L.0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, AND BENZENE.

SOL IN BORINGS INSIDE, HA-1, HA-2, SS-3, SS-5, SS-6, SS-10, P-1, P-2, P-3, P-4, AND P-5 EXCEEDED THE ASSOCIATED RESIDENTIAL RISK BASED SCREENING LEVEL (15A NCAC 2S) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE AND TRICHLOROETHYLENE.

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

DEED BOOK _____ PAGE _____

AND _____

MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION
MW-1	491558.37	1446925.76	591.37	T.O.W.
TC MW-1	491558.37	1446925.76	591.03	2" P.V.C.
MW-2	491407.68	1446925.42	590.08	T.O.W.
TC MW-2	491407.68	1446925.42	589.87	2" P.V.C.
MW-3	491583.88	1446803.15	585.55	T.O.W.
TC MW-3	491593.88	1446803.15	585.18	2" P.V.C.
MW-4	491485.58	1446853.63	588.70	T.O.W.
TC MW-4	491485.58	1446853.63	588.36	2" P.V.C.
MW-5	491684.22	1446675.49	581.75	T.O.W.
TC MW-5	491684.22	1446675.49	581.37	2" P.V.C.
MW-6	491502.29	1446667.63	582.79	T.O.W.
TC MW-6	491502.29	1446667.63	582.38	2" P.V.C.
MW-8R	491716.15	1446531.14	578.52	T.O.W.
TC MW-8R	491716.15	1446531.14	578.18	2" P.V.C.
MW-9	491585.70	1446423.72	576.59	T.O.W.
TC MW-9	491585.70	1446423.72	576.17	2" P.V.C.
MW-10	491851.42	1446994.36	588.55	T.O.W.
TC MW-10	491851.42	1446994.36	588.16	2" P.V.C.
MW-11	491928.56	1446389.05	572.07	T.O.W.
TC MW-11	491928.56	1446389.05	571.87	1" P.V.C.
MW-12D	491599.80	1446735.19	583.54	T.O.W.
TC MW-12D	491599.80	1446735.19	583.54	2" P.V.C.
MW-13	491930.28	1446270.43	569.87	T.O.W.
TC MW-13	491930.28	1446270.43	569.55	2" P.V.C.
MW-15	492059.57	1446288.30	572.42	T.O.W.
TC MW-15	492059.57	1446288.30	572.17	2" P.V.C.
MW-16	491526.48	1446942.55	593.03	T.O.W.
TC MW-16	491526.48	1446942.55	592.85	2" P.V.C.
MW-17S	492071.48	1446609.11	581.10	T.O.W.
TC MW-17S	492071.48	1446609.11	580.69	2" P.V.C.
MW-18	492261.68	1446245.94	573.44	T.O.W.
TC MW-18	492261.68	1446245.94	573.03	2" P.V.C.
MW-19	492266.29	1445983.08	567.31	T.O.W.
TC MW-19	492266.29	1445983.08	566.94	2" P.V.C.
MW-20	492622.74	1445740.74	565.43	T.O.W.
TC MW-20	492622.74	1445740.74	565.13	2" P.V.C.
MW-21	492478.93	1445125.47	537.00	T.O.W.
TC MW-21S	492478.93	1445125.47	536.71	2" P.V.C.
TC MW-21D	492478.93	1445125.47	536.71	1" P.V.C.
MW-22	492160.36	1445147.35	550.19	T.O.W.
TC MW-22	492160.36	1445147.35	549.95	2" P.V.C.
MW-23	491913.96	1445812.97	561.19	T.O.W.
TC MW-23	491913.96	1445812.97	560.97	2" P.V.C.
DMW-1	491558.35	1446921.57	591.26	T.O.W.
TC DMW-1	491558.35	1446921.57	590.87	2" P.V.C.

NO.	BY	DATE	REVISION
1	MWJ	12-30-13	ADD REST. AREAS/ADJ REFERENCES
2	MWJ	6-26-14	REVISED PER NCDENR COMMENTS
3	MWJ	8-21-14	ADDED TIE TO INSET A
4	MWJ	9-8-14	CORRECTING NCOS 143 CERT

SURVEY PLAT - EXHIBIT "A"
TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
ROBERT R. RHYNE, JR., P.D. #221-441-02
7721 PINEVILLE-MATTHEWS RD, PINEVILLE TWP, MECKLENBURG, NORTH CAROLINA
CONTAMINATION SOURCE:
FORMER SNO-WHITE CLEANERS-DSCA SITE #60-0011
#7600 PINEVILLE-MATTHEWS ROAD
CHARLOTTE, MECKLENBURG COUNTY

File #: 11237-DSCA-2 Date: 10-04-2012 Project P.L.S.: SSD

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

Scale: 1"=100'
Surveyed By: TIG
Drawn By: MWJ
SHEET 2 OF 9

EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

BEING all that certain parcel of land lying in Mecklenburg County, North Carolina and more particularly described as follows:

BEING all of Parcel A as shown on that certain map entitled "Carmel Commons – Map 1," recorded in Map Book 28 at page 230 in the Mecklenburg County Registry (the "Registry");

TOGETHER WITH all of Grantor's right, title and interest in and to:

1. Appurtenant easements as set forth in the Reciprocal Easement and Maintenance Agreement recorded in Book 4670 at Page 693 in the Registry;
2. Drainage Easements recorded in Book 4080 at Page 780 (as to Easement Land No. 1 described therein and referenced on the survey of R.B. Pharr, Jr., dated January 26, 1990, last revised March 21, 1990) and Book 4321, at Page 48 of the Registry;
3. Drainage Easement over that portion of the 11.26-acre tract described as Easement Land No. 2 in Drainage Easement Agreement recorded in Book 4080 at Page 780 in the Registry; and
4. Declaration of Covenants, Restrictions and Easements Agreement dated March 1997 and recorded in Book 8995 at Page 825 in the Registry.

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Regency Centers, Inc.

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____. 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 7725 Pineville-Matthews Road, Charlotte, Mecklenburg County, North Carolina, Parcel Identification Number (PIN) 22144111.

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 is one of nine 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 § 143-215.104I. A Notice will be recorded separately in each chain of title of the Contamination Site.

Groundwater under the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the former Sno-White Cleaners (DSCA Site 60-0011) located at 7629 Pineville-Matthews Road, Charlotte, in the Carmel Commons Shopping Center. **A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.**

Pursuant to N.C.G.S. § 143-215.104I, 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.

USE OF GROUNDWATER PROHIBITED BY STATE AND LOCAL REGULATIONS

Groundwater on this property contains contaminants that exceed unrestricted use standards. Pursuant to 15A North Carolina Administrative Code 02C .0107(b)(1), “(t)he source of water for any water supply well shall not be from a water bearing zone or aquifer that is contaminated.” Therefore, state law prohibits construction of a water supply well on this property unless it can be demonstrated that the water pumped from the well is not contaminated. Further, pursuant to North Carolina General Statute 87-88(c) and 15A North Carolina Administrative Code 02C .0112(a), no well may be constructed or maintained in a manner whereby it could be a source or channel of contamination of the groundwater supply or any aquifer.

This property lies within an Area of Regulated Groundwater Usage established pursuant to the Mecklenburg County Groundwater Well Regulations. Because a public water supply is available, no new water supply well will be permitted on this property because it is located within 1,000 feet of a contamination site.

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.

CANCELLATION OF THE NOTICE

The Notice may, at the request of the Property Owner, be canceled by DENR after the risk to public health and the environment associated with the dry-cleaning solvent contamination and any other contaminants included in the DSCA Remediation Agreement have been eliminated as a result of remediation of the Property to unrestricted use standards.

APPROVAL AND CERTIFICATION OF NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

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

North Carolina Department of Environment and Natural Resources

By: _____ Date _____
Jim Bateson, LG
Chief, Superfund Section
Division of Waste Management

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, _____, a Notary Public of Wake County and State of North Carolina do hereby certify that _____ did personally appeared before me this the ____ day of _____, 20____.

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

CERTIFICATION OF REGISTER OF DEEDS

The foregoing documentary component of the Notice of Dry-Cleaning Solvent Remediation, and the associated plat, are certified to be duly recorded at the date and time, and in the Books and Pages, shown on the first page hereof.

Register of Deeds for Mecklenburg County

By: _____

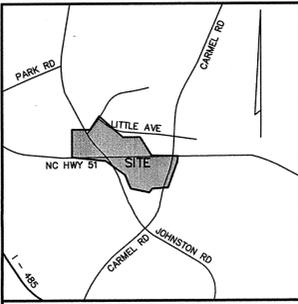
Name typed or printed: _____

Deputy/Assistant Register of Deeds

_____ Date

EXHIBIT A

SURVEY PLAT REDUCTION



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

JIM BATESON, LG
CHIEF, SUPERFUND SECTION
DIVISION OF WASTE MANAGEMENT

STATE OF NORTH CAROLINA WAKE COUNTY

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

NOTARY PUBLIC (SIGNATURE)
MY COMMISSION EXPIRES _____

REVIEW OFFICER OF THE CITY OF CHARLOTTE, CERTIFY THAT THIS PLAT IS NOT A REGULATED SUBDIVISION OF LAND, THE PURPOSE OF THIS PLAT IS TO SHOW A NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) SITE.

PLANNING COMMISSION STAFF _____ DATE _____

REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

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.

GROUNDWATER IN WELLS MW-1, MW-3, MW-4, MW-5, MW-8R, MW-11, MW-12D, MW-13, MW-15, MW-16, MW-17S, MW-18, MW-19, AND MW-20 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L.0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, AND BENZENE.

SOIL IN BORINGS INSIDE, HA-1, HA-2, SS-3, SS-5, SS-6, SS-10, P-1, P-2, P-3, P-4, AND P-5 EXCEEDED THE ASSOCIATED RESIDENTIAL RISK BASED SCREENING LEVEL (15A NCAC 25) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE AND TRICHLOROETHYLENE.

MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION
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TC MW-1	491558.37	1446925.75	591.03	2" P.V.C.
MW-2	491407.68	1446925.42	590.08	T.O.W.
TC MW-2	491407.68	1446925.42	589.67	2" P.V.C.
MW-3	491593.88	1446803.15	585.55	T.O.W.
TC MW-3	491593.88	1446803.15	585.18	2" P.V.C.
MW-4	491485.58	1446853.63	588.70	T.O.W.
TC MW-4	491485.58	1446853.63	588.36	2" P.V.C.
MW-5	491684.22	1446975.49	581.75	T.O.W.
TC MW-5	491684.22	1446975.49	581.37	2" P.V.C.
MW-6	491502.29	1446667.63	582.79	T.O.W.
TC MW-6	491502.29	1446667.63	582.38	2" P.V.C.
MW-8R	491716.15	1446531.14	578.52	T.O.W.
TC MW-8R	491716.15	1446531.14	578.18	2" P.V.C.
MW-9	491585.70	1446423.72	576.59	T.O.W.
TC MW-9	491585.70	1446423.72	576.17	2" P.V.C.
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TC MW-11	491928.56	1446389.05	571.87	1" P.V.C.
MW-12D	491999.80	1446735.19	583.95	T.O.W.
TC MW-12D	491999.80	1446735.19	583.54	2" P.V.C.
MW-15	492059.57	1446288.30	572.42	T.O.W.
TC MW-15	492059.57	1446288.30	572.17	2" P.V.C.
MW-16	491928.48	1446942.55	593.03	T.O.W.
TC MW-16	491928.48	1446942.55	592.85	2" P.V.C.
MW-17	492071.48	1446699.11	581.10	T.O.W.
TC MW-17 S	492071.48	1446699.11	580.69	2" P.V.C.
TC MW-17 D	492071.48	1446699.11	580.79	1" P.V.C.
MW-18	492261.68	1446245.94	573.44	T.O.W.
TC MW-18	492261.68	1446245.94	573.03	2" P.V.C.
MW-19	492266.29	1445983.08	567.31	T.O.W.
TC MW-19	492266.29	1445983.08	566.94	2" P.V.C.
MW-20	492622.74	1445740.74	565.43	T.O.W.
TC MW-20	492622.74	1445740.74	565.13	2" P.V.C.
MW-21	492478.93	1445125.47	537.00	T.O.W.
TC MW-21 S	492478.93	1445125.47	536.71	2" P.V.C.
TC MW-21 D	492478.93	1445125.47	536.71	1" P.V.C.
MW-22	492160.36	1445147.35	550.19	T.O.W.
TC MW-22	492160.36	1445147.35	549.95	2" P.V.C.
MW-23	491913.96	1445812.97	561.19	T.O.W.
TC MW-23	491913.96	1445812.97	560.97	2" P.V.C.
DMW-1	491558.35	1446921.57	591.26	T.O.W.
TC DMW-1	491558.35	1446921.57	590.87	2" P.V.C.

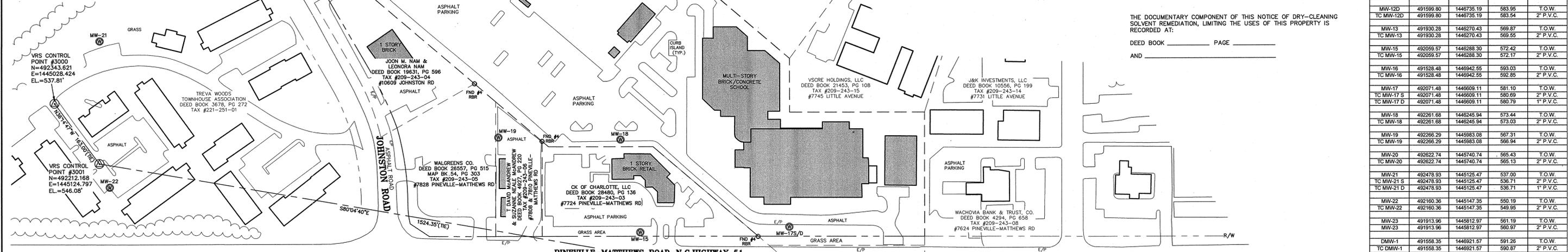
THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, LIMITING THE USES OF THIS PROPERTY IS RECORDED AT: _____ PAGE _____

DEED BOOK _____ PAGE _____

AND _____

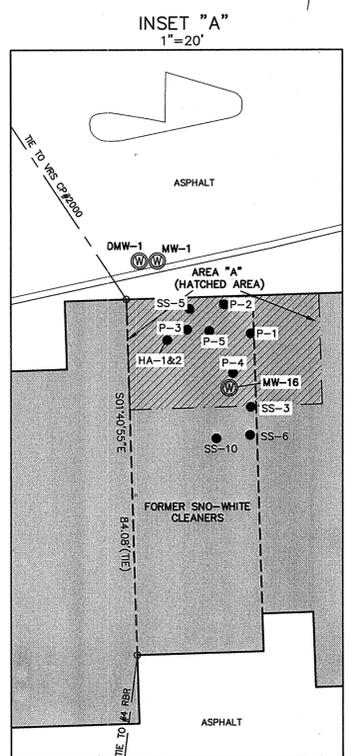
FLOOD CERTIFICATION:

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 371044-4900-J, DATED MARCH 2, 2009.



SURVEY NOTES:

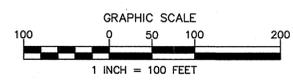
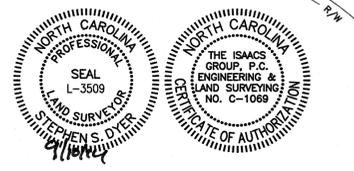
- THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTIES WITH RESPECT TO SURVEYED BENCHMARKS AND (2) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THIS NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM SITE.
- 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 ATC ASSOCIATES OF NC, P.C.
- ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (NRS 2007), WITH NAVD83 (GEOID 09) ELEVATIONS, PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON DECEMBER 12, 2011. THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINT #2000, 2001, 3000, & 3001 WERE ESTABLISHED UTILIZING A TRIMBLE RB GLOBAL POSITIONING SYSTEMS (GPS) UNIT IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEYS 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).
- THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE BOUNDARY LINES OF THE SUBJECT PROPERTY WERE PRODUCED FROM A DEED RECORDED AS DEED BOOK 19621, PG 303. THE BOUNDARY LINES HAVE NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON A FOUND #4 REBAR ON THE SOUTHERN RIGHT-OF-WAY OF N.C. HIGHWAY #51, AND ROTATED TO A FOUND #4 REBAR AT THE REAR OF THE SUBJECT PROPERTY (#221-441-10)/NORTHERN RIGHT-OF-WAY OF CARMEL COMMONS BOULEVARD.
- SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, MOST PROPERTY LINES, AND CURB LINES/EDGE 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.
- PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM MECKLENBURG COUNTY "PLANS" GIS RECORDS.
- PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
- REFERENCE COORDINATE SYSTEM FOR VERTICAL DATUM: NAVD83.
- THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
 - CLASS "A" SURVEY.
 - HORIZONTAL POSITIONAL ACCURACY IS 0.04' WITHIN A 95 PERCENT CONFIDENCE LEVEL.
 - REAL-TIME KINEMATIC GPS FIELD PROCEDURE.
 - SURVEY PERFORMED DECEMBER 12, 2011.
 - VERTICAL DATUM BASED ON NAVD83.
 - TIED TO N.C. STATE PLANE COORDINATES AS SHOWN.
 - GEOID "09" MODEL.
 - COMBINED GRID FACTOR: 0.9988538067
 - UNITS ARE IN U.S. FEET
- SOIL BORING LOCATIONS ON THIS PLAT ARE BASED ON LOCATIONS PROVIDED BY ATC ASSOCIATES.
- WELL RESTRICTION AREAS "A" & "B" ARE DELINEATED BASED ON FIGURE 1G PROVIDED BY ATC ASSOCIATES OF NORTH CAROLINA, P.C.



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(d)(1)(1)(g)(1) AS AMENDED; WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 10th DAY OF SEPTEMBER, 2014.

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



NO.	BY	DATE	REVISION
1	MWJ	12-30-13	ADD REST. AREAS/ADJ REFERENCES
2	MWJ	6-26-14	REVISED PER NCDENR COMMENTS
3	MWJ	8-21-14	ADDED TIE TO INSET A
4	MWJ	9-8-14	CORRECTING NCGS 143 CERT

SURVEY PLAT - EXHIBIT "A"
TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
REGENCY CENTERS, INC. - PID #221-441-11
7725 PINEVILLE-MATTHEWS RD, PINEVILLE TWP, MECKLENBURG, NORTH CAROLINA

CONTAMINATION SOURCE:
FORMER SNO-WHITE CLEANERS-DSCA SITE #60-0011
#7629 PINEVILLE-MATTHEWS ROAD
CHARLOTTE, MECKLENBURG COUNTY

File #: 11237-DSCA-3 | Date: 10-04-2012 | Project P.L.S.: SSD

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

Surveyed By: TIG
Drawn By: MWJ
Scale: 1"=100'

SHEET 3 OF 9

EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

BEING all of those certain parcels of land lying in Charlotte, Mecklenburg County, North Carolina and more particularly described as follows:

BEING all of TRACT 1 and all of PARCEL B as specifically shown on that certain map entitled "Carmel Commons - Map 1," recorded in Map Book 28, Page 230 in the Mecklenburg County Public Registry.

TOGETHER WITH all right, title and interest of the Grantor in and to:

- (1) Appurtenant easements as set forth in Reciprocal Easement and Maintenance Agreement recorded in Book 4670, Page 693 in said Registry;
- (2) Drainage Easements recorded in Book 4080, Page 780 (as to Easement Land No. 1 described therein and referenced on the survey of R. B. Pharr, Jr., dated January 26, 1990, last revised March 21, 1990) and Book 4321, Page 48, in said Registry;
- (3) Drainage Easement over that portion of the 11.26 acre tract described as Easement Land No. 2 in Drainage Easement Agreement recorded in Book 4080, Page 780 in said Registry; and
- (4) Declaration of Covenants, Restrictions and Easements Agreement dated March 28, 1997 and recorded in said Registry relating to cross easements, restrictive covenants and reciprocal rights pertaining to and between TRACT 1 (as described above) and PARCEL A (title to which was retained by Grantor) as specifically shown on that certain map entitled "Carmel Commons - Map 1," recorded in Map Book 28, Page 230 in said Registry.

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Inland American 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____. 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 7801 Pineville-Matthews Road, Charlotte, Mecklenburg County, North Carolina, Parcel Identification Number (PIN) 22145101.

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 is one of nine 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 § 143-215.104I. A Notice will be recorded separately in each chain of title of the Contamination Site.

Groundwater under the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the former Sno-White Cleaners (DSCA Site 60-0011) located at 7629 Pineville-Matthews Road, Charlotte, in the Carmel Commons Shopping Center. **A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.**

Pursuant to N.C.G.S. § 143-215.104I, 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.

USE OF GROUNDWATER PROHIBITED BY STATE AND LOCAL REGULATIONS

Groundwater on this property contains contaminants that exceed unrestricted use standards. Pursuant to 15A North Carolina Administrative Code 02C .0107(b)(1), “(t)he source of water for any water supply well shall not be from a water bearing zone or aquifer that is contaminated.” Therefore, state law prohibits construction of a water supply well on this property unless it can be demonstrated that the water pumped from the well is not contaminated. Further, pursuant to North Carolina General Statute 87-88(c) and 15A North Carolina Administrative Code 02C .0112(a), no well may be constructed or maintained in a manner whereby it could be a source or channel of contamination of the groundwater supply or any aquifer.

This property lies within an Area of Regulated Groundwater Usage established pursuant to the Mecklenburg County Groundwater Well Regulations. Because a public water supply is available, no new water supply well will be permitted on this property because it is located within 1,000 feet of a contamination site.

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.

CANCELLATION OF THE NOTICE

The Notice may, at the request of the Property Owner, be canceled by DENR after the risk to public health and the environment associated with the dry-cleaning solvent contamination and any other contaminants included in the DSCA Remediation Agreement have been eliminated as a result of remediation of the Property to unrestricted use standards.

APPROVAL AND CERTIFICATION OF NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

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

North Carolina Department of Environment and Natural Resources

By: _____ Date _____
Jim Bateson, LG
Chief, Superfund Section
Division of Waste Management

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, _____, a Notary Public of Wake County and State of North Carolina do hereby certify that _____ did personally appeared before me this the ____ day of _____, 20____.

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

CERTIFICATION OF REGISTER OF DEEDS

The foregoing documentary component of the Notice of Dry-Cleaning Solvent Remediation, and the associated plat, are certified to be duly recorded at the date and time, and in the Books and Pages, shown on the first page hereof.

Register of Deeds for Mecklenburg County

By: _____

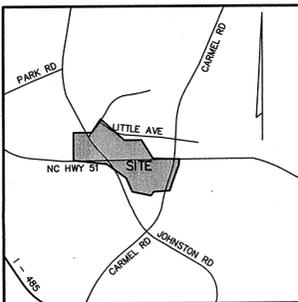
Name typed or printed: _____

Deputy/Assistant Register of Deeds

_____ Date

EXHIBIT A

SURVEY PLAT REDUCTION



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

JM BATESON, LG
CHIEF, SUPERFUND SECTION
DIVISION OF WASTE MANAGEMENT
WAKE COUNTY

STATE OF NORTH CAROLINA WAKE COUNTY
A NOTARY PUBLIC OF SAID
COUNTY AND STATE DO HEREBY CERTIFY THAT

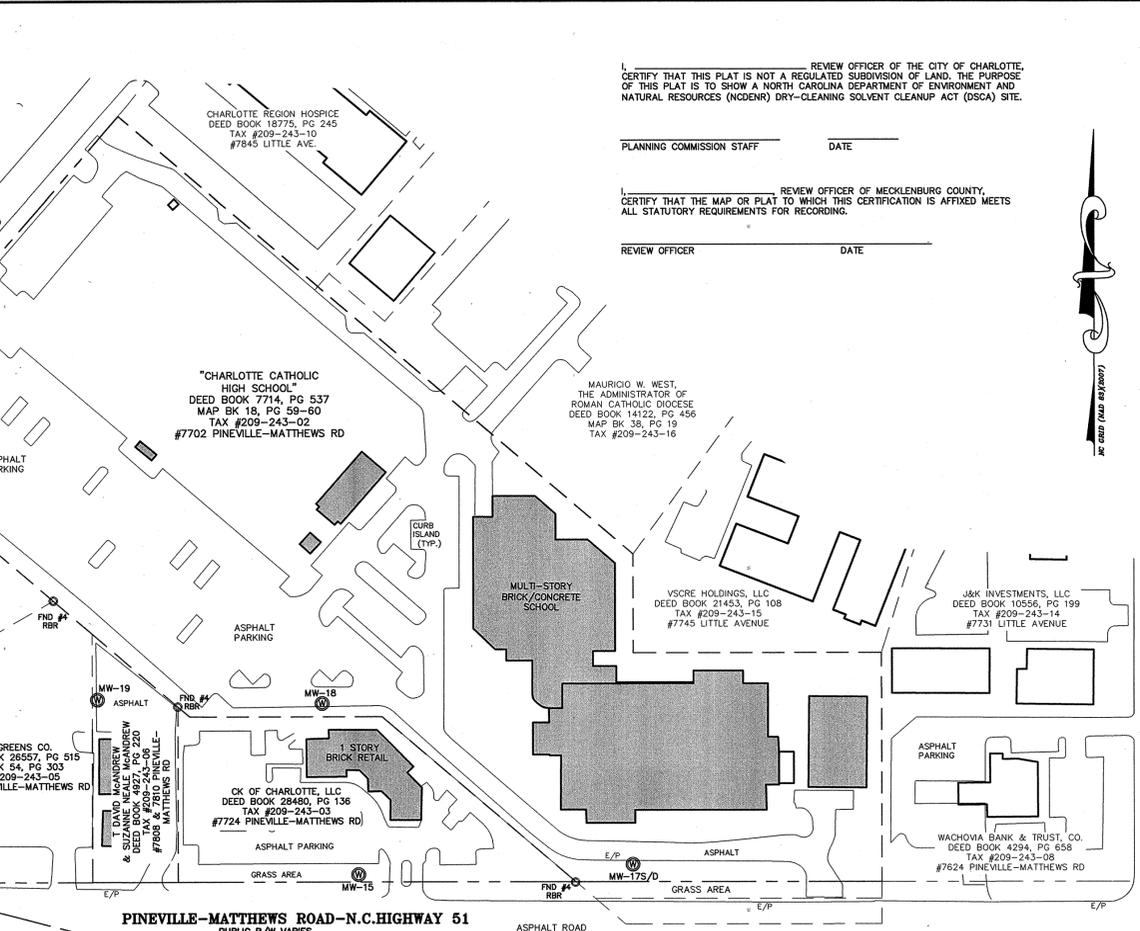
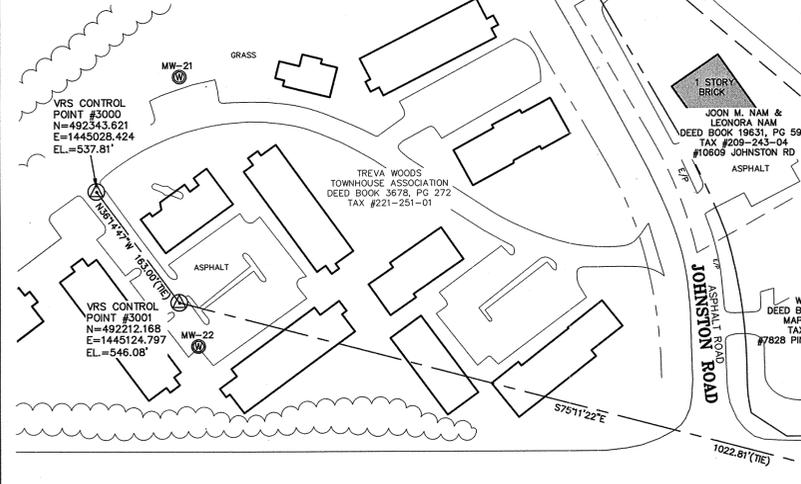
_____ DID PERSONALLY APPEAR &
_____ A NOTARY PUBLIC OF SAID
COUNTY AND STATE DO HEREBY CERTIFY THAT

SIGN BEFORE ME THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC (SIGNATURE)
MY COMMISSION EXPIRES _____

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 371044-4900-J, DATED MARCH 2, 2009.



REVIEW OFFICER OF THE CITY OF CHARLOTTE.
CERTIFY THAT THIS PLAT IS NOT A REGULATED SUBDIVISION OF LAND. THE PURPOSE OF THIS PLAT IS TO SHOW A NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) SITE.

PLANNING COMMISSION STAFF _____ DATE _____

REVIEW OFFICER OF MECKLENBURG COUNTY.
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

MAURICIO W. WEST,
THE ADMINISTRATOR OF
ROMAN CATHOLIC DIOCESE
DEED BOOK 14122, PG 496
MAP BK 38, PG 19
TAX #209-243-16

VSCRE HOLDINGS, LLC
DEED BOOK 21453, PG 108
TAX #209-243-15
#7745 LITTLE AVENUE

J&K INVESTMENTS, LLC
DEED BOOK 10556, PG 199
TAX #209-243-14
#7731 LITTLE AVENUE

WACHOVIA BANK & TRUST, CO.
DEED BOOK 4294, PG 659
TAX #209-243-08
#7824 PINEVILLE-MATTHEWS RD

WALGREENS CO.
DEED BOOK 26557, PG 515
MAP BK 54, PG 303
TAX #209-243-05
#7828 PINEVILLE-MATTHEWS RD

CK OF CHARLOTTE, LLC
DEED BOOK 28480, PG 136
TAX #209-243-03
#7724 PINEVILLE-MATTHEWS RD

DAVID MANDREW
& SIZANIE NEALE MANDREW
DEED BOOK #209-243-06
#7908 A, 7810 PINEVILLE-
MATTHEWS RD

INLAND AMERICAN, LLC
DEED BOOK 28611, PG 802
TAX #221-441-01
#7801 PINEVILLE-MATTHEWS RD

REGENCY CENTERS, INC.
(FAST-FOOD RESTAURANT)
DEED BOOK 8995, PG 836
LOT B, MAP BK 28, PG 230
TAX #221-441-11
#7725 PINEVILLE-MATTHEWS

ROBERT R. RHYNE, JR.
DEED BOOK 11295, PG 920
LOT A, MAP BK 28, PG 230
TAX #221-441-02
#7721 PINEVILLE-MATTHEWS

"MCDONALD'S"
DEED BOOK 11295, PG 920
LOT A, MAP BK 28, PG 230
TAX #221-441-02
#7721 PINEVILLE-MATTHEWS

"CARMEL COMMONS SHOPPING CENTER"
DEED BOOK 8995, PG 836
TRACT 1, MAP BK 28, PG 230
TAX #221-441-10
#7511, 7521, 7601 PINEVILLE-MATTHEWS
RD & #6640 CARMEL BOULEVARD

FORMER SNO-WHITE CLEANERS
DEED BOOK 19842, PG 123
MAP BK 19, PG 304
TAX #221-441-03

WACHOVIA BANK & TRUST, CO.
DEED BOOK 4294, PG 659
TAX #209-243-08
#7824 PINEVILLE-MATTHEWS RD

WALGREENS CO.
DEED BOOK 26557, PG 515
MAP BK 54, PG 303
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DAVID MANDREW
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#7908 A, 7810 PINEVILLE-
MATTHEWS RD

INLAND AMERICAN, LLC
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DEED BOOK 8995, PG 836
TRACT 1, MAP BK 28, PG 230
TAX #221-441-10
#7511, 7521, 7601 PINEVILLE-MATTHEWS
RD & #6640 CARMEL BOULEVARD

FORMER SNO-WHITE CLEANERS
DEED BOOK 19842, PG 123
MAP BK 19, PG 304
TAX #221-441-03

DATE: 12-16-11		PROJECT: FORMER SNO-WHITE CLEANERS			
LOCATION: 7629 PINEVILLE ROAD CHARLOTTE, NC					
MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION	
MW-1	491558.37	1446925.75	591.37	T.O.W.	
TC MW-1	491558.37	1446925.75	591.03	2" P.V.C.	
MW-2	491407.68	1446925.42	590.08	T.O.W.	
TC MW-2	491407.68	1446925.42	589.87	2" P.V.C.	
MW-3	491593.88	1446803.15	585.55	T.O.W.	
TC MW-3	491593.88	1446803.15	585.18	2" P.V.C.	
MW-4	491485.58	1446853.63	588.70	T.O.W.	
TC MW-4	491485.58	1446853.63	588.36	2" P.V.C.	
MW-5	491684.22	1446676.49	591.75	T.O.W.	
TC MW-5	491684.22	1446676.49	591.37	2" P.V.C.	
MW-6	491502.29	1446667.63	582.79	T.O.W.	
TC MW-6	491502.29	1446667.63	582.38	2" P.V.C.	
MW-8R	491716.15	1446531.14	578.52	T.O.W.	
TC MW-8R	491716.15	1446531.14	578.18	2" P.V.C.	
MW-9	491585.70	1446232.72	576.59	T.O.W.	
TC MW-9	491585.70	1446232.72	576.17	2" P.V.C.	
MW-10	491851.42	1446994.36	588.55	T.O.W.	
TC MW-10	491851.42	1446994.36	588.16	2" P.V.C.	
MW-11	491928.56	1446389.05	572.07	T.O.W.	
TC MW-11	491928.56	1446389.05	571.87	1" P.V.C.	
MW-12D	491999.80	1446735.19	583.95	T.O.W.	
TC MW-12D	491999.80	1446735.19	583.54	2" P.V.C.	
MW-13	491930.28	1446270.43	598.87	T.O.W.	
TC MW-13	491930.28	1446270.43	599.55	2" P.V.C.	
MW-15	492059.57	1446288.30	572.42	T.O.W.	
TC MW-15	492059.57	1446288.30	572.17	2" P.V.C.	
MW-16	492628.48	1446942.55	593.03	T.O.W.	
TC MW-16	492628.48	1446942.55	592.85	2" P.V.C.	
MW-17	492071.48	1446609.11	581.10	T.O.W.	
TC MW-17 S	492071.48	1446609.11	580.69	2" P.V.C.	
TC MW-17 D	492071.48	1446609.11	580.79	1" P.V.C.	
MW-18	492261.68	1446245.94	573.44	T.O.W.	
TC MW-18	492261.68	1446245.94	573.03	2" P.V.C.	
MW-19	492266.29	1445983.08	567.31	T.O.W.	
TC MW-19	492266.29	1445983.08	566.94	2" P.V.C.	
MW-20	492622.74	1445740.74	565.43	T.O.W.	
TC MW-20	492622.74	1445740.74	565.13	2" P.V.C.	
MW-21	492478.93	1445125.47	537.00	T.O.W.	
TC MW-21 S	492478.93	1445125.47	536.71	2" P.V.C.	
TC MW-21 D	492478.93	1445125.47	536.71	1" P.V.C.	
MW-22	492160.36	1445147.35	550.19	T.O.W.	
TC MW-22	492160.36	1445147.35	549.95	2" P.V.C.	
MW-23	491913.96	1445912.97	561.19	T.O.W.	
TC MW-23	491913.96	1445912.97	560.97	2" P.V.C.	
DMW-1	491558.35	1446921.57	591.26	T.O.W.	
TC DMW-1	491558.35	1446921.57	590.87	2" P.V.C.	

THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEED'S 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.

GROUNDWATER IN WELLS MW-1, MW-3, MW-4, MW-5, MW-8R, MW-11, MW-12D, MW-13, MW-15, MW-16, MW-17S, MW-18, MW-19, AND MW-20 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L.0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TRICHLOROETHYLENE, TRICHLOROETHYLENE, AND BENZENE.

SOIL IN BORINGS INSIDE, HA-1, HA-2, SS-3, SS-5, SS-6, SS-10, P-1, P-2, P-3, P-4, AND P-5 EXCEEDED THE ASSOCIATED RESIDENTIAL RISK BASED SCREENING LEVEL (15A NCAC 2S) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TRICHLOROETHYLENE AND TRICHLOROETHYLENE.

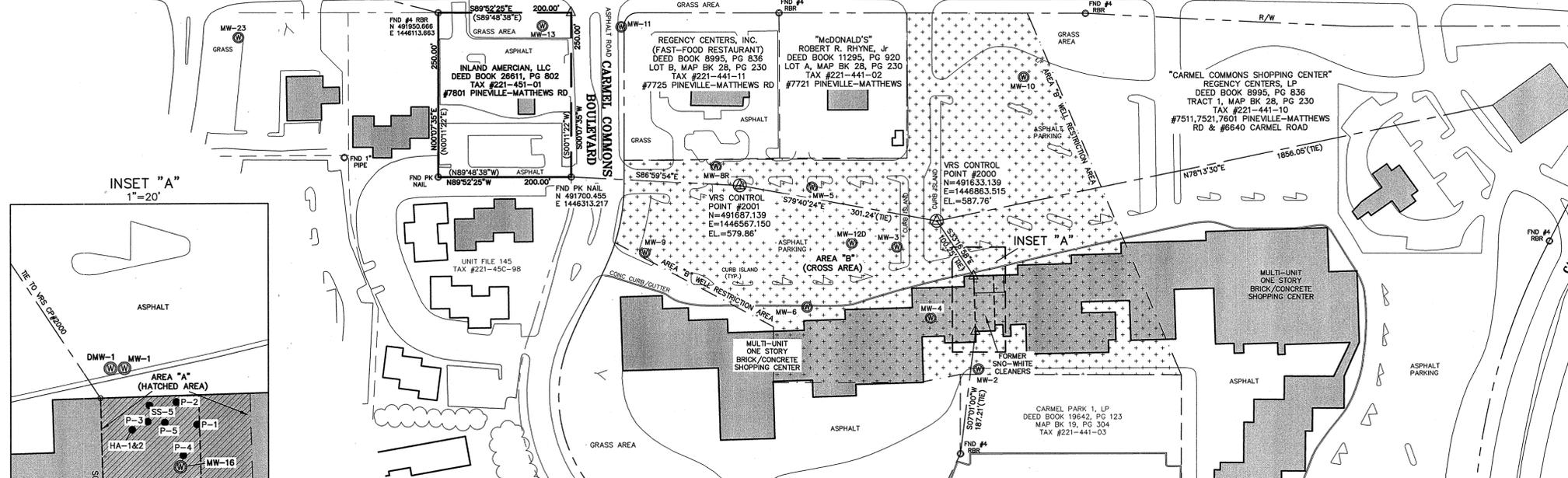
THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, LIMITING THE USES OF THIS PROPERTY IS RECORDED AT:

DEED BOOK _____ PAGE _____

AND _____

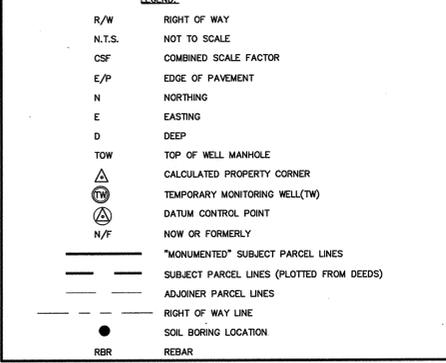
SURVEY NOTES:

- THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTIES 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.
- THE AREAS AND TYPES OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING. THIS INFORMATION WAS SUPPLIED TO THE ISAACS GROUP BY ATC ASSOCIATES OF NC, PC.
- ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (NSRS 2007), WITH NAVD88 (GEOID 09) ELEVATIONS, PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON DECEMBER 12, 2011. THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINT #2000, 2001, 3000, & 3001 WERE ESTABLISHED UTILIZING A TRIMBLE R8 GLOBAL POSITIONING SYSTEMS (GPS) UNIT IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEYS 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).
- THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE BOUNDARY LINES OF THE SUBJECT PROPERTY WERE PRODUCED FROM A DEED RECORDATION ON PAGE 802. THE GEOMETRY OF THE PARCEL HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON A FOUND #4 REBAR AT THE REAR OF THE SUBJECT PROPERTY (#221-441-10)/NORTHERN RIGHT-OF-WAY OF CARMEL COMMONS BOULEVARD.
- SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, MOST PROPERTY LINES, AND CURB LINES/EDGE 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.
- PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM MECKLENBURG COUNTY POLARIS GIS RECORDS.
- PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
- REFERENCE COORDINATE SYSTEM FOR VERTICAL DATUM: NAVD88.
- THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
 - CLASS "A" SURVEY;
 - HORIZONTAL POSITIONAL ACCURACY IS 0.04' WITHIN A 95 PERCENT CONFIDENCE LEVEL;
 - REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
 - SURVEY PERFORMED DECEMBER 12, 2011;
 - VERTICAL DATUM BASED ON NAVD88;
 - TIED TO N.C. STATE PLANE COORDINATES AS SHOWN;
 - SEED "TOP" MODEL;
 - COMBINED GRID FACTOR: 0.999853867
 - UNITS ARE IN U.S. FEET
- SOIL BORING LOCATIONS ON THIS PLAT ARE BASED ON LOCATIONS PROVIDED BY ATC ASSOCIATES.
- WELL RESTRICTION AREAS "A" & "B" ARE DELINEATED BASED ON FIGURE 1G PROVIDED BY ATC ASSOCIATES OF NORTH CAROLINA, P.C.



VRS SURVEY TIE:

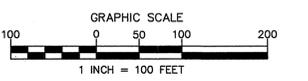
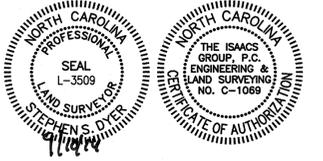
ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED (GROUND) HAD 83 (2007 ADJUSTMENT) HORIZONTAL INFORMATION (UNLESS NOTED OTHERWISE), BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, WITH NAVD88 ELEVATIONS. THE N.C. STATE PLANE COORDINATES FOR CONTROL POINTS #2000 & 2001, SHOWN HEREON WERE ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS) IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEYS VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). THE VRS SURVEY TIE WAS PERFORMED ON DECEMBER 12, 2011. ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.



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 THE 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. 47-44 (1)(1)(a)(1) AS AMENDED; WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 10 DAY OF SEPTEMBER, 2014.

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



NO.	BY	DATE	REVISION
1	MWJ	12-30-13	ADD REST. AREAS/ADJ REFERENCES
2	MWJ	8-28-14	REVISED PER NCDENR COMMENTS
3	MWJ	8-21-14	ADDED TIE TO INSET A
4	MWJ	9-8-14	CORRECTING NCOS 143 CERT

SURVEY PLAT - EXHIBIT "A"

TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

INLAND AMERICAN, LLC - PID #221-451-01

7801 PINEVILLE-MATTHEWS RD, PINEVILLE TWP, MECKLENBURG, NORTH CAROLINA

CONTAMINATION SOURCE:

FORMER SNO-WHITE CLEANERS-DSCA SITE #60-0011

#7629 PINEVILLE-MATTHEWS ROAD

CHARLOTTE, MECKLENBURG COUNTY

File #: 11237-DSCA-4 | Date: 10-04-2012 | Project P.L.S.: SSD

ISAACS GROUP

CIVIL ENGINEERING DESIGN AND LAND SURVEYING

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

Surveyed By: TIW
Drawn By: MWJ
Scale: 1"=100'

SHEET 4 OF 9

EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

Parcel 1:

Beginning at a point located in the southerly margin of the right-of-way of North Carolina Highway #51 at its point of intersection with the westerly margin of the right-of-way of Carmel Commons Boulevard, said margin intersection point being located S 38-50-57 W 64.03 feet from the intersection of the centerline of Carmel Commons Boulevard and the centerline of Highway #51; and running thence from said Beginning Point and with the westerly margin of the right-of-way of Carmel Commons Boulevard S 00-11-22 W 250 feet to a PK nail; thence N 89-48-38 W 200 feet to a PK nail; thence N 00-11-22 E 250 feet to a new iron pin in the southerly margin of the right-of-way of North Carolina Highway #51; thence with said right-of-way S 89-48-38 E 200 feet to the point or place of beginning, all as shown on a survey by David L. Gray, R.L.S., dated May 30, 1989 and revised May 31, 1989, entitled Property of Republic Bank & Trust Company.

Parcel 2:

Rights in and to common driveway along the Southeast line of Parcel 1 and the property adjoining on Southeast as shown on Survey by David L. Gray, PLS, dated May 30, 1989, and recorded in Book 443, Page 824, Mecklenburg County Registry

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: CK of Charlotte 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____. 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 7724 Pineville-Matthews Road, Charlotte, Mecklenburg County, North Carolina, Parcel Identification Number (PIN) 20924303.

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 is one of nine 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 § 143-215.104I. A Notice will be recorded separately in each chain of title of the Contamination Site.

Groundwater under the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the former Sno-White Cleaners (DSCA Site 60-0011) located at 7629 Pineville-Matthews Road, Charlotte, in the Carmel Commons Shopping Center. **A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.**

Pursuant to N.C.G.S. § 143-215.104I, 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.

USE OF GROUNDWATER PROHIBITED BY STATE AND LOCAL REGULATIONS

Groundwater on this property contains contaminants that exceed unrestricted use standards. Pursuant to 15A North Carolina Administrative Code 02C .0107(b)(1), “(t)he source of water for any water supply well shall not be from a water bearing zone or aquifer that is contaminated.” Therefore, state law prohibits construction of a water supply well on this property unless it can be demonstrated that the water pumped from the well is not contaminated. Further, pursuant to North Carolina General Statute 87-88(c) and 15A North Carolina Administrative Code 02C .0112(a), no well may be constructed or maintained in a manner whereby it could be a source or channel of contamination of the groundwater supply or any aquifer.

This property lies within an Area of Regulated Groundwater Usage established pursuant to the Mecklenburg County Groundwater Well Regulations. Because a public water supply is available, no new water supply well will be permitted on this property because it is located within 1,000 feet of a contamination site.

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.

CANCELLATION OF THE NOTICE

The Notice may, at the request of the Property Owner, be canceled by DENR after the risk to public health and the environment associated with the dry-cleaning solvent contamination and any other contaminants included in the DSCA Remediation Agreement have been eliminated as a result of remediation of the Property to unrestricted use standards.

APPROVAL AND CERTIFICATION OF NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

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

North Carolina Department of Environment and Natural Resources

By: _____ Date _____
Jim Bateson, LG
Chief, Superfund Section
Division of Waste Management

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, _____, a Notary Public of Wake County and State of North Carolina do hereby certify that _____ did personally appeared before me this the ___ day of _____, 20__.

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

CERTIFICATION OF REGISTER OF DEEDS

The foregoing documentary component of the Notice of Dry-Cleaning Solvent Remediation, and the associated plat, are certified to be duly recorded at the date and time, and in the Books and Pages, shown on the first page hereof.

Register of Deeds for Mecklenburg County

By: _____

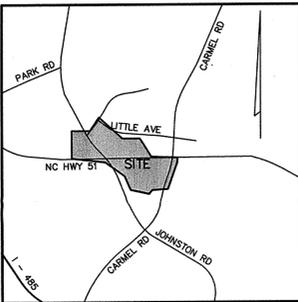
Name typed or printed: _____

Deputy/Assistant Register of Deeds

_____ Date

EXHIBIT A

SURVEY PLAT REDUCTION



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

JIM BATESON, LG
CHIEF, SUPERFUND SECTION
DIVISION OF WASTE MANAGEMENT
WAKE COUNTY

STATE OF NORTH CAROLINA

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

NOTARY PUBLIC (SIGNATURE)
MY COMMISSION EXPIRES _____

REVIEW OFFICER OF THE CITY OF CHARLOTTE,
CERTIFY THAT THIS PLAN IS NOT A REGULATED SUBDIVISION OF LAND. THE PURPOSE OF THIS PLAN IS TO SHOW A NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) SITE.

PLANNING COMMISSION STAFF _____ DATE _____

REVIEW OFFICER OF MECKLENBURG COUNTY,
CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

N.C.G.S. 143-215.104M(4) 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(4):

THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEED'S 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.

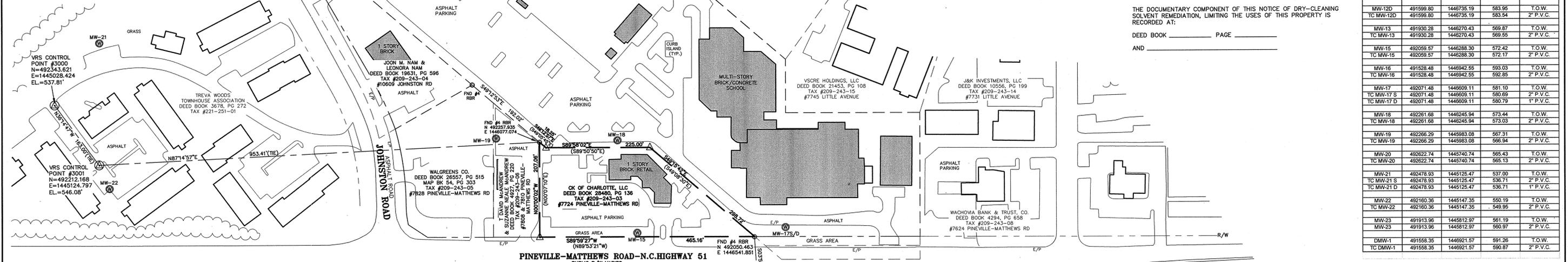
DATE: 12-16-11		PROJECT : FORMER SNO-WHITE CLEANERS			
LOCATION: 7629 PINEVILLE ROAD CHARLOTTE, NC					
MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION	
MW-1	491558.37	1446925.75	591.37	T.O.W.	
TC MW-1	491558.37	1446925.75	591.03	2" P.V.C.	
MW-2	491407.88	1446925.42	590.08	T.O.W.	
TC MW-2	491407.88	1446925.42	589.67	2" P.V.C.	
MW-3	491593.88	1446803.15	585.55	T.O.W.	
TC MW-3	491593.88	1446803.15	585.18	2" P.V.C.	
MW-4	491485.58	1446853.63	586.70	T.O.W.	
TC MW-4	491485.58	1446853.63	586.36	2" P.V.C.	
MW-5	491684.22	1446775.49	581.78	T.O.W.	
TC MW-5	491684.22	1446775.49	581.37	2" P.V.C.	
MW-6	491502.29	1446667.63	582.79	T.O.W.	
TC MW-6	491502.29	1446667.63	582.38	2" P.V.C.	
MW-8R	491716.15	1446531.14	578.52	T.O.W.	
TC MW-8R	491716.15	1446531.14	578.18	2" P.V.C.	
MW-9	491585.70	1446423.72	576.59	T.O.W.	
TC MW-9	491585.70	1446423.72	576.17	2" P.V.C.	
MW-10	491851.42	1446994.36	588.55	T.O.W.	
TC MW-10	491851.42	1446994.36	588.16	2" P.V.C.	
MW-11	491928.56	1446389.05	572.07	T.O.W.	
TC MW-11	491928.56	1446389.05	571.87	1" P.V.C.	
MW-12D	491599.80	1446735.19	583.85	T.O.W.	
TC MW-12D	491599.80	1446735.19	583.54	2" P.V.C.	
MW-13	491930.28	1446270.43	569.87	T.O.W.	
TC MW-13	491930.28	1446270.43	569.56	2" P.V.C.	
MW-15	492059.57	1446288.30	572.42	T.O.W.	
TC MW-15	492059.57	1446288.30	572.17	2" P.V.C.	
MW-16	491928.48	1446942.55	593.03	T.O.W.	
TC MW-16	491928.48	1446942.55	592.85	2" P.V.C.	
MW-17	492071.48	1446609.11	581.10	T.O.W.	
TC MW-17 S	492071.48	1446609.11	580.69	2" P.V.C.	
TC MW-17 D	492071.48	1446609.11	580.79	1" P.V.C.	
MW-18	492281.88	1446245.94	573.44	T.O.W.	
TC MW-18	492281.88	1446245.94	573.03	2" P.V.C.	
MW-19	492266.29	1445983.08	567.31	T.O.W.	
TC MW-19	492266.29	1445983.08	566.94	2" P.V.C.	
MW-20	492622.74	1445740.74	565.43	T.O.W.	
TC MW-20	492622.74	1445740.74	565.13	2" P.V.C.	
MW-21	492478.93	1445125.47	537.00	T.O.W.	
TC MW-21 S	492478.93	1445125.47	536.71	2" P.V.C.	
TC MW-21 D	492478.93	1445125.47	536.71	1" P.V.C.	
MW-22	492160.36	1445147.35	550.19	T.O.W.	
TC MW-22	492160.36	1445147.35	549.95	2" P.V.C.	
MW-23	491913.96	1445812.97	561.19	T.O.W.	
TC MW-23	491913.96	1445812.97	560.97	2" P.V.C.	
DMW-1	491558.35	1446921.57	591.26	T.O.W.	
TC DMW-1	491558.35	1446921.57	590.87	2" P.V.C.	

GROUNDWATER IN WELLS MW-1, MW-3, MW-4, MW-5, MW-8R, MW-11, MW-12D, MW-13, MW-15, MW-16, MW-17S, MW-18, MW-19, AND MW-20 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, AND BENZENE.

SOIL IN BORINGS INSIDE, HA-1, HA-2, SS-3, SS-5, SS-6, SS-10, P-1, P-2, P-3, P-4, AND P-5 EXCEEDED THE ASSOCIATED RESIDENTIAL RISK BASED SCREENING LEVEL (15A NCAC 2S) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE AND TRICHLOROETHYLENE.

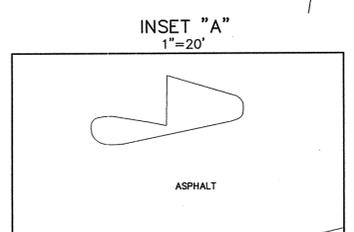
THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, LIMITING THE USES OF THIS PROPERTY IS RECORDED AT:
DEED BOOK _____ PAGE _____
AND _____

FLOOD CERTIFICATION:
THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAN 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 371044-4900-J, DATED MARCH 2, 2009.



SURVEY NOTES:

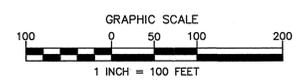
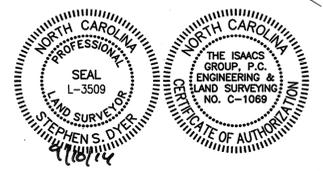
- THE PURPOSE OF THIS PLAN IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTIES WITH RESPECT TO SURVEYED BENCHMARKS AND (2) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THIS NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM SITE.
- 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 ATC ASSOCIATES OF NC, P.C.
- 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 DECEMBER 12, 2011, THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINT #2000, 2001, 3001 AND 3002 WERE ESTABLISHED UTILIZING A TRIMBLE R8 GLOBAL POSITIONING SYSTEM (GPS) UNIT IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEYS 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).
- THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE BOUNDARY LINES OF THE SUBJECT PROPERTY WERE PRODUCED FROM A DEED RECORDED AS DEED BOOK 24667, PAGE 649. THE GEOMETRY OF THE PARCEL HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON A FOUND #4 REBAR ON THE SOUTHERN RIGHT-OF-WAY OF N.C. HIGHWAY #51, AND ROTATED TO A FOUND #4 REBAR AT THE REAR OF THE SUBJECT PROPERTY (#221-441-10)/NORTHERN RIGHT-OF-WAY OF CARMEL COMMONS BOULEVARD.
- SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, MOST PROPERTY LINES, AND CURB LINES/EDGE OF PAVEMENTS, HAVE BEEN TAKEN FROM MECKLENBURG COUNTY GIS DATABASE INFORMATION. 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.
- PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM MECKLENBURG COUNTY "POLARIS" GIS RECORDS.
- PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
- REFERENCE COORDINATE SYSTEM FOR VERTICAL DATUM: NAVD83.
- REFERENCE COORDINATE SYSTEM FOR HORIZONTAL DATUM: NAD83.
- THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
 - CLASS "A" SURVEY;
 - HORIZONTAL POSITIONAL ACCURACY IS 0.04' WITHIN A 95 PERCENT CONFIDENCE LEVEL;
 - REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
 - SURVEY PERFORMED DECEMBER 12, 2011;
 - VERTICAL DATUM BASED ON NAVD83;
 - TIED TO N.C. STATE PLANE COORDINATES AS SHOWN;
 - GEOID "09" MODEL;
 - COMBINED GRID FACTOR: 0.9998536067
 - UNITS ARE IN U.S. FEET
- SOIL BORING LOCATIONS ON THIS PLAN ARE BASED ON LOCATIONS PROVIDED BY ATC ASSOCIATES.
- WELL RESTRICTION AREAS "A" AND "B" ARE DELINEATED BASED ON FIGURE 10 PROVIDED BY ATC ASSOCIATES OF NORTH CAROLINA, P.C.



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 PLAN; 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 PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30(f)(1)(c)(i) AS AMENDED; WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 10th DAY OF SEPTEMBER, 2014.

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



NO.	BY	DATE	REVISION
1	MWJ	12-30-13	ADD REST. AREAS/ADJ REFERENCES
2	MWJ	6-26-14	REVISED PER NCDENR COMMENTS
3	MWJ	9-8-14	CORRECTING NCGS 143 CERT

SURVEY PLAT - EXHIBIT "A"
TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
CK OF CHARLOTTE, LLC - PID #209-243-03
7724 PINEVILLE-MATTHEWS RD, PINEVILLE TWP, MECKLENBURG, NORTH CAROLINA

CONTAMINATION SOURCE:
FORMER SNO-WHITE CLEANERS-DSCA SITE #60-0011
#7629 PINEVILLE-MATTHEWS ROAD
CHARLOTTE, MECKLENBURG COUNTY

File #: 11237-DSCA-5 | Date: 10-04-2012 | Project P.L.S.: SSD

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

Surveyed By: TIG
Drawn By: MWJ
Scale: 1"=100'

SHEET 5 OF 9

EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

PROPERTY DESCRIPTION of 7724 Pineville-Matthews Road

Being located in the City of Charlotte, Mecklenburg County, N.C. and being that property described in Deed Book 24667, Page 649 as recorded in the Mecklenburg County Public Registry. Being more particularly described as follows:

Beginning at an Iron Pin found at the southwesterly corner of The Roman Catholic Diocese of Charlotte NC property as described in Deed Book 7714, Page 537 in the Mecklenburg County Public Registry, said point also being located on the northerly margin of Pineville-Matthews Road also known as N.C. Highway 51 (being a variable Public R/W); thence from said Point of Beginning with the northerly margin of said Pineville-Matthews Road **N 89-50-59 W** a distance of **465.17 feet** to an Iron Pin found at the southeasterly corner of the T.D. McAndrew & S. Neale property as described in Deed Book 4297, Page 220 as recorded in said Registry, said point also being located on the northerly margin of said Pineville-Matthews Road; thence along the easterly boundary of said T.D. McAndrew & S. Neale property **N 0-09-04 E** a distance of **206.98 feet** to an Iron Pin found on a southerly boundary of said The Roman Catholic Diocese of Charlotte NC property; thence with the southerly boundaries of said The Roman Catholic Diocese of Charlotte NC property the following three (3) calls: (1) **S 48-41-15 E** a distance of **18.36 feet** to an Iron Pin found; (2) **S 89-50-50 E** a distance of **225.04 feet** to an Iron Pin found; (3) **S 49-06-54 E** a distance of **298.65 feet** to the Point and Place of Beginning, containing 1.577 acres more or less. All as shown on a survey dated May 22, 2013 by J. Martin Zoutewelle, PLS.

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: T. David and Suzanne Neale McAndrew
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____. 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 7808 & 7810 Pineville-Matthews Road, Charlotte, Mecklenburg County, North Carolina, Parcel Identification Number (PIN) 20924306.

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 is one of nine 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 § 143-215.104I. A Notice will be recorded separately in each chain of title of the Contamination Site.

Groundwater under the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the former Sno-White Cleaners (DSCA Site 60-0011) located at 7629 Pineville-Matthews Road, Charlotte, in the Carmel Commons Shopping Center. **A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.**

Pursuant to N.C.G.S. § 143-215.104I, 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.

USE OF GROUNDWATER PROHIBITED BY STATE AND LOCAL REGULATIONS

Groundwater on this property contains contaminants that exceed unrestricted use standards. Pursuant to 15A North Carolina Administrative Code 02C .0107(b)(1), “(t)he source of water for any water supply well shall not be from a water bearing zone or aquifer that is contaminated.” Therefore, state law prohibits construction of a water supply well on this property unless it can be demonstrated that the water pumped from the well is not contaminated. Further, pursuant to North Carolina General Statute 87-88(c) and 15A North Carolina Administrative Code 02C .0112(a), no well may be constructed or maintained in a manner whereby it could be a source or channel of contamination of the groundwater supply or any aquifer.

This property lies within an Area of Regulated Groundwater Usage established pursuant to the Mecklenburg County Groundwater Well Regulations. Because a public water supply is available, no new water supply well will be permitted on this property because it is located within 1,000 feet of a contamination site.

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.

CANCELLATION OF THE NOTICE

The Notice may, at the request of the Property Owner, be canceled by DENR after the risk to public health and the environment associated with the dry-cleaning solvent contamination and any other contaminants included in the DSCA Remediation Agreement have been eliminated as a result of remediation of the Property to unrestricted use standards.

APPROVAL AND CERTIFICATION OF NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

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

North Carolina Department of Environment and Natural Resources

By: _____ Date _____
Jim Bateson, LG
Chief, Superfund Section
Division of Waste Management

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, _____, a Notary Public of Wake County and State of North Carolina do hereby certify that _____ did personally appeared before me this the ____ day of _____, 20____.

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

CERTIFICATION OF REGISTER OF DEEDS

The foregoing documentary component of the Notice of Dry-Cleaning Solvent Remediation, and the associated plat, are certified to be duly recorded at the date and time, and in the Books and Pages, shown on the first page hereof.

Register of Deeds for Mecklenburg County

By: _____

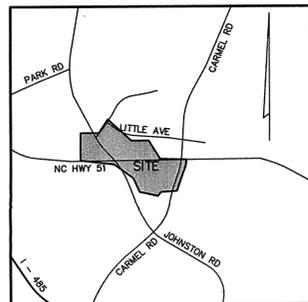
Name typed or printed: _____

Deputy/Assistant Register of Deeds

_____ Date

EXHIBIT A

SURVEY PLAT REDUCTION



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

JIM BATESON, LG
CHIEF, SUPERFUND SECTION
DIVISION OF WASTE MANAGEMENT

STATE OF NORTH CAROLINA WAKE COUNTY

I, _____, A NOTARY PUBLIC OF SAID COUNTY AND STATE DO HEREBY CERTIFY THAT

_____ DID PERSONALLY APPEAR & SIGN BEFORE ME THIS THE _____ DAY OF _____, 20____.

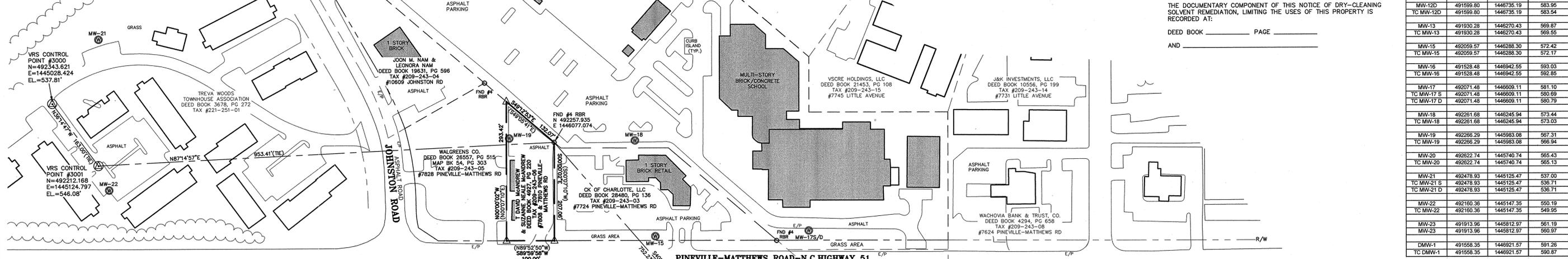
NOTARY PUBLIC (SIGNATURE)

MY COMMISSION EXPIRES _____

VICINITY MAP
NOT TO SCALE

FLOOD CERTIFICATION:

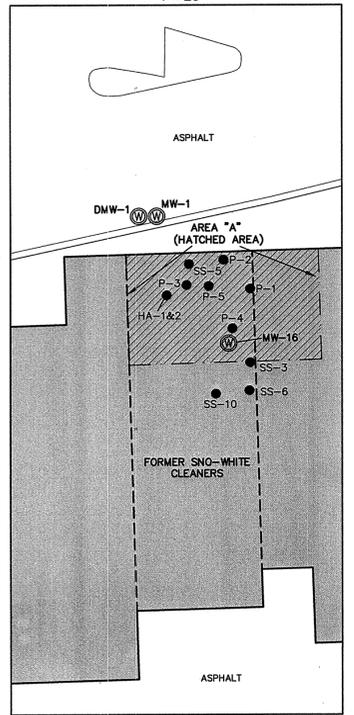
THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 371044-4900-J, DATED MARCH 2, 2009.



SURVEY NOTES:

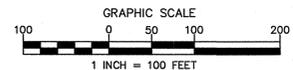
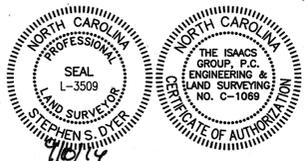
- 1) THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTIES WITH RESPECT TO SURVEYED BENCHMARKS AND (2) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THIS NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND 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 ATC ASSOCIATES OF NC, P.C.
- 3) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (NRS 2007), WITH NAVD83 (GEOID) ELEVATIONS, PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON DECEMBER 12, 2011. THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINT #2000, 2001, 3000, & 3001 WERE ESTABLISHED UTILIZING A TRIMBLE R8 GLOBAL POSITIONING SYSTEMS (GPS) UNIT IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEYS 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 A DEED RECORDED AS DEED BOOK 4927, PAGE 220. THE GEOMETRY OF THE PARCEL HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON A FOUND #4 REBAR ON THE SOUTHERN RIGHT-OF-WAY OF N.C. HIGHWAY #51, AND ROTATED TO A FOUND #4 REBAR AT THE REAR OF THE SUBJECT PROPERTY (#221-441-10)/NORTHERN RIGHT-OF-WAY OF CARMEL COMMONS BOULEVARD.
- 5) SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, MOST PROPERTY LINES, AND CURB LINES/EDGE 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 "POLARIS" GIS RECORDS.
- 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) HORIZONTAL POSITIONAL ACCURACY IS 0.04" WITHIN A 95 PERCENT CONFIDENCE LEVEL;
 - (3) REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
 - (4) SURVEY PERFORMED DECEMBER 12, 2011;
 - (5) VERTICAL DATUM BASED ON NAVD83;
 - (6) TIED TO N.C. STATE PLANE COORDINATES AS SHOWN;
 - (7) GEOD "09" MODEL;
 - (8) COMBINED GRID FACTOR: 0.9998538067
 - (9) UNITS ARE IN U.S. FEET
- 10) SOIL BORING LOCATIONS ON THIS PLAT ARE BASED ON LOCATIONS PROVIDED BY ATC ASSOCIATES.
- 11) WELL RESTRICTION AREAS "A" & "B" ARE DELINEATED BASED ON FIGURE 10 PROVIDED BY ATC ASSOCIATES OF NORTH CAROLINA, P.C.

INSET "A"
1"=20'



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)(c)(1) AS AMENDED; WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 10 DAY OF SEPTEMBER, 2015.

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



NO.	BY	DATE	REVISION
1	MWJ	12-30-13	ADD REST. AREAS/ADJ REFERENCES
2	MWJ	6-26-14	REVISED PER NCDENR COMMENTS
3	MWJ	9-8-14	CORRECTING NCGS 143 CERT

DATE: 12-16-11 PROJECT: FORMER SNO-WHITE CLEANERS

MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION
MW-1	491558.37	1446925.75	591.37	T.O.W.
TC MW-1	491558.37	1446925.75	591.03	2" P.V.C.
MW-2	491407.68	1446925.42	590.08	T.O.W.
TC MW-2	491407.68	1446925.42	589.87	2" P.V.C.
MW-3	491593.88	1446903.15	585.55	T.O.W.
TC MW-3	491593.88	1446903.15	585.18	2" P.V.C.
MW-4	491485.58	1446953.63	588.70	T.O.W.
TC MW-4	491485.58	1446953.63	588.36	2" P.V.C.
MW-5	491684.22	1446675.49	581.75	T.O.W.
TC MW-5	491684.22	1446675.49	581.37	2" P.V.C.
MW-6	491502.29	1446667.63	582.79	T.O.W.
TC MW-6	491502.29	1446667.63	582.38	2" P.V.C.
MW-8R	491716.15	1446531.14	578.52	T.O.W.
TC MW-8R	491716.15	1446531.14	578.18	2" P.V.C.
MW-9	491585.70	1446423.72	576.59	T.O.W.
TC MW-9	491585.70	1446423.72	576.17	2" P.V.C.
MW-10	491851.42	1446994.36	588.55	T.O.W.
TC MW-10	491851.42	1446994.36	588.16	2" P.V.C.
MW-11	491928.56	1446389.05	572.07	T.O.W.
TC MW-11	491928.56	1446389.05	571.87	1" P.V.C.
MW-12D	491599.80	1446735.19	583.56	T.O.W.
TC MW-12D	491599.80	1446735.19	583.54	2" P.V.C.
MW-13	491930.28	1446270.43	569.87	T.O.W.
TC MW-13	491930.28	1446270.43	569.55	2" P.V.C.
MW-15	492059.57	1446288.30	572.42	T.O.W.
TC MW-15	492059.57	1446288.30	572.17	2" P.V.C.
MW-16	491528.48	1446942.55	593.03	T.O.W.
TC MW-16	491528.48	1446942.55	592.85	2" P.V.C.
MW-17	492071.48	1446609.11	581.10	T.O.W.
TC MW-17 S	492071.48	1446609.11	580.69	2" P.V.C.
TC MW-17 D	492071.48	1446609.11	580.79	1" P.V.C.
MW-18	492261.68	1446245.94	573.44	T.O.W.
TC MW-18	492261.68	1446245.94	573.03	2" P.V.C.
MW-19	492266.29	1445983.08	567.31	T.O.W.
TC MW-19	492266.29	1445983.08	566.94	2" P.V.C.
MW-20	492622.74	1445740.74	565.43	T.O.W.
TC MW-20	492622.74	1445740.74	565.13	2" P.V.C.
MW-21	492478.93	1445125.47	537.00	T.O.W.
TC MW-21 S	492478.93	1445125.47	536.71	2" P.V.C.
TC MW-21 D	492478.93	1445125.47	536.71	1" P.V.C.
MW-22	492160.36	1445147.35	550.19	T.O.W.
TC MW-22	492160.36	1445147.35	549.95	2" P.V.C.
MW-23	491913.96	1445812.97	561.19	T.O.W.
MW-23	491913.96	1445812.97	560.97	2" P.V.C.
DMW-1	491568.35	1446921.57	591.26	T.O.W.
TC DMW-1	491568.35	1446921.57	590.87	2" P.V.C.

GROUNDWATER IN WELLS MW-1, MW-3, MW-4, MW-5, MW-8R, MW-11, MW-12D, MW-13, MW-15, MW-16, MW-17S, MW-18, MW-19, AND MW-20 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L.0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, AND BENZENE.

SOIL IN BORINGS INSIDE, HA-1, HA-2, SS-3, SS-5, SS-6, SS-10, P-1, P-2, P-3, P-4, AND P-5 EXCEEDED THE ASSOCIATED RESIDENTIAL RISK BASED SCREENING LEVEL (15A NCAC 2S) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE AND TRICHLOROETHYLENE.

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

DEED BOOK _____ PAGE _____

AND _____

NCGS MON. "COMMONS" N: 540819 E: 1450322.324 EL.=609.52'

VRS SURVEY TIE:
ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED (GROUND) NAD 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 #2000 & 2001, SHOWN HEREON WERE ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS) IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEYS VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). THE VRS SURVEY TIE WAS PERFORMED ON DECEMBER 12, 2011. ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.

SURVEY PLAT - EXHIBIT "A"
TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
T. DAVID McANDREW & SUZANNE NEALE McANDREW
7808/7810 PINEVILLE-MATTHEWS RD PINEVILLE TWP, MECKLENBURG, NC
CONTAMINATION SOURCE:
FORMER SNO-WHITE CLEANERS-DSCA SITE #60-0011
#7808 PINEVILLE-MATTHEWS ROAD
CHARLOTTE, MECKLENBURG COUNTY

File #: 11237-DSCA-6 Date: 10-04-2012 Project P.L.S.: SSD

ISAACS
CIVIL ENGINEERING DESIGN AND LAND SURVEYING

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

Surveyed By: TIG
Drawn By: MWJ
Scale: 1"=100'

SHEET 6 OF 9

EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

BEGINNING at a point in the northerly margin of the Matthews - Pineville Road, N.C. Highway #51, said point being the southwest corner of the property conveyed by Grantors to Townsend Realty Company and Harry C. Grimmer and wife, (said deed being recorded in Mecklenburg County Public Registry Book 4275 at Page 576) and running thence with the margin of the Matthews - Pineville Road, N. 89-52-50 W. 100 feet to a point in the said margin of said road; thence N. 0-07-10 E. 293.33 feet to another point in the westerly margin of the Amway Construction Co. property, now or formerly, as described in Deed Book 3834, Page 14; thence with the said margin of the Amway Construction Co. property, S. 49-05-41 E. 132.07 feet to a point; thence with the westerly border of the Townsend - Grimmer property S. 0-07-10 W. 207.06 feet to the point and place of BEGINNING, containing .574 acres as shown on a boundary survey prepared by Bobby J. Raye, N.C. Registered Surveyor, dated January 30, 1980.

There is also conveyed herewith a right, privilege and easement across a strip of land 5 feet wide (2.5 feet on either side of the center line of the sewer line, extending from a point in the westerly margin of the above-described property in a westerly direction, across the remaining property of the parties of the first part to a point in the easterly margin of Johnston Road. This right of easement hereby grants to Grantees herein the right to keep a sewer pipe in place and the further right to maintain and repair it so that any sewer services needed on the above-described property granted herein may be provided. Grantees shall have the right of access to said sewer line on Grantor's remaining property as necessary to keep it in good repair but do not assume responsibility for so doing. Said sewer line runs N. 80-11 W. 207.26 feet across the remaining property of Grantors to the easterly margin of Johnston Road and is more particularly described in Mecklenburg County Public Registry in Deed Book 4275, Page 577.

N.C. Bar Assoc. Form No. 2 © 1974, Revised 1977.

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Walgreen Co

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____. 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 7828 Pineville-Matthews Road, Charlotte, Mecklenburg County, North Carolina, Parcel Identification Number (PIN) 20924305.

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 is one of nine 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 § 143-215.104I. A Notice will be recorded separately in each chain of title of the Contamination Site.

Groundwater under the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the former Sno-White Cleaners (DSCA Site 60-0011) located at 7629 Pineville-Matthews Road, Charlotte, in the Carmel Commons Shopping Center. **A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.**

Pursuant to N.C.G.S. § 143-215.104I, 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.

USE OF GROUNDWATER PROHIBITED BY STATE AND LOCAL REGULATIONS

Groundwater on this property contains contaminants that exceed unrestricted use standards. Pursuant to 15A North Carolina Administrative Code 02C .0107(b)(1), “(t)he source of water for any water supply well shall not be from a water bearing zone or aquifer that is contaminated.” Therefore, state law prohibits construction of a water supply well on this property unless it can be demonstrated that the water pumped from the well is not contaminated. Further, pursuant to North Carolina General Statute 87-88(c) and 15A North Carolina Administrative Code 02C .0112(a), no well may be constructed or maintained in a manner whereby it could be a source or channel of contamination of the groundwater supply or any aquifer.

This property lies within an Area of Regulated Groundwater Usage established pursuant to the Mecklenburg County Groundwater Well Regulations. Because a public water supply is available, no new water supply well will be permitted on this property because it is located within 1,000 feet of a contamination site.

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.

CANCELLATION OF THE NOTICE

The Notice may, at the request of the Property Owner, be canceled by DENR after the risk to public health and the environment associated with the dry-cleaning solvent contamination and any other contaminants included in the DSCA Remediation Agreement have been eliminated as a result of remediation of the Property to unrestricted use standards.

APPROVAL AND CERTIFICATION OF NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

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

North Carolina Department of Environment and Natural Resources

By: _____ Date _____
Jim Bateson, LG
Chief, Superfund Section
Division of Waste Management

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, _____, a Notary Public of Wake County and State of North Carolina do hereby certify that _____ did personally appeared before me this the ____ day of _____, 20____.

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

CERTIFICATION OF REGISTER OF DEEDS

The foregoing documentary component of the Notice of Dry-Cleaning Solvent Remediation, and the associated plat, are certified to be duly recorded at the date and time, and in the Books and Pages, shown on the first page hereof.

Register of Deeds for Mecklenburg County

By: _____

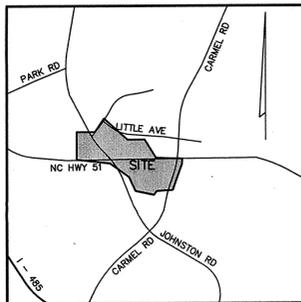
Name typed or printed: _____

Deputy/Assistant Register of Deeds

Date

EXHIBIT A

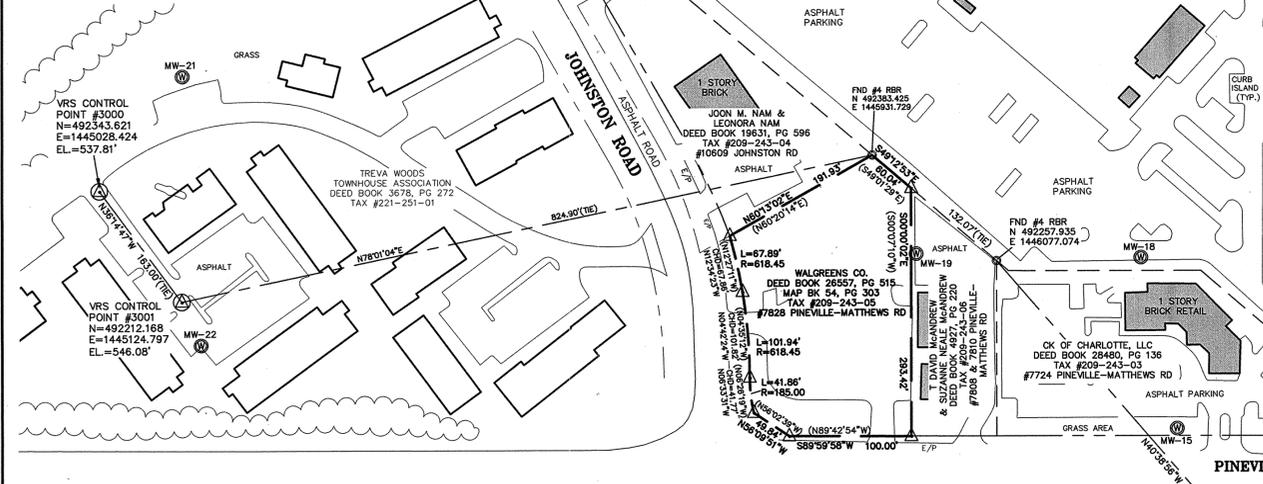
SURVEY PLAT REDUCTION



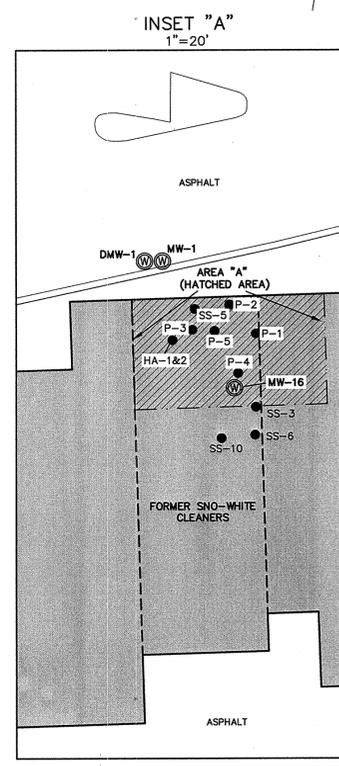
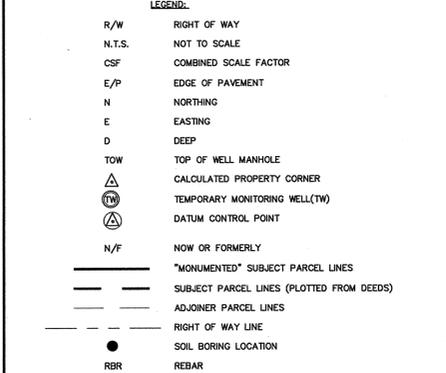
APPROVED FOR THE PURPOSES OF N.C.G.S. 143-215.104M

WM BATESON, LG
CHIEF, SUPERFUND SECTION
DIVISION OF WASTE MANAGEMENT
STATE OF NORTH CAROLINA WAKE COUNTY
A NOTARY PUBLIC OF SAID COUNTY AND STATE DO HEREBY CERTIFY THAT
SIGN BEFORE ME THIS THE ____ DAY OF _____, 20____
DID PERSONALLY APPEAR &
NOTARY PUBLIC (SIGNATURE)
MY COMMISSION EXPIRES _____

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 371044-4900-J, DATED MARCH 2, 2009.



- SURVEY NOTES:**
- 1) THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTIES 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 ATC ASSOCIATES OF NC, 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 NAVD88 (GEOID 09) ELEVATIONS. PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP ON DECEMBER 12, 2011, THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINT #2000, 2001, 3000, & 3001 WERE ESTABLISHED UTILIZING A TRIMBLE R6 GLOBAL POSITIONING SYSTEMS (GPS) UNIT IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEYS 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 A DEED RECORDED IN DEED BOOK 2657, PAGE 515. THE GEOMETRY OF THE PARCEL HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON A FOUND #4 REBAR ON THE SOUTHERN RIGHT-OF-WAY OF N.C. HIGHWAY #51, AND ROTATED TO A FOUND #4 REBAR AT THE REAR OF THE SUBJECT PROPERTY (#221-441-10) NORTHERN RIGHT-OF-WAY OF CARMEL COMMONS BOULEVARD.
 - 5) SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, MOST PROPERTY LINES, AND CURB LINES/EDGE 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 "POLARIS" GIS RECORDS.
 - 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: NAVD88.
 - 9) THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
 - (1) CLASS "A" SURVEY;
 - (2) HORIZONTAL POSITIONAL ACCURACY IS 0.04' WITHIN A 95 PERCENT CONFIDENCE LEVEL;
 - (3) REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
 - (4) SURVEY PERFORMED DECEMBER 12, 2011;
 - (5) VERTICAL DATUM BASED ON NAVD88;
 - (6) TIED TO N.C. STATE PLANE COORDINATES AS SHOWN;
 - (7) GEOD "09" MODE/ADJUSTMENT;
 - (8) COMBINED GRID FACTOR: 0.9998538067
 - (9) UNITS ARE IN U.S. FEET
 - 10) SOIL BORING LOCATIONS ON THIS PLAT ARE BASED ON LOCATIONS PROVIDED BY ATC ASSOCIATES.
 - 11) WELL RESTRICTION AREAS "A" & "B" ARE DELINEATED BASED ON FIGURE 10 PROVIDED BY ATC ASSOCIATES OF NORTH CAROLINA, P.C.



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(11)(a)(1) AS AMENDED; WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 10th DAY OF SEPTEMBER, 2014.
STEPHEN S. DYER, PLS L-3509
NC FIRM LICENSE C-1089



I, _____ REVIEW OFFICER OF THE CITY OF CHARLOTTE, CERTIFY THAT THIS PLAT IS NOT A REGULATED SUBDIVISION OF LAND, THE PURPOSE OF THIS PLAT IS TO SHOW A NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) SITE.
PLANNING COMMISSION STAFF _____ DATE _____
I, _____ REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
REVIEW OFFICER _____ DATE _____



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 DEED'S 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.

GROUNDWATER IN WELLS MW-1, MW-3, MW-4, MW-5, MW-8R, MW-11, MW-12D, MW-13, MW-15, MW-16, MW-17S, MW-18, MW-19, AND MW-20 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, AND BENZENE.
SOIL IN BORINGS INSIDE, HA-1, HA-2, SS-3, SS-5, SS-6, SS-10, P-1, P-2, P-3, P-4, AND P-5 EXCEEDED THE ASSOCIATED RESIDENTIAL RISK BASED SCREENING LEVEL (15A NCAC 2S) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE AND TRICHLOROETHYLENE.

THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, LIMITING THE USES OF THIS PROPERTY IS RECORDED AT:
DEED BOOK _____ PAGE _____
AND _____

DATE: 12-16-11		PROJECT: FORMER SNO-WHITE CLEANERS			
LOCATION: 7629 PINEVILLE ROAD CHARLOTTE, NC					
MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION	
MW-1	491558.37	1446925.75	591.37	T.O.W.	
TC MW-1	491558.37	1446925.75	591.03	2' P.V.C.	
MW-2	491407.68	1446925.42	590.08	T.O.W.	
TC MW-2	491407.68	1446925.42	589.87	2' P.V.C.	
MW-3	491593.88	1446803.15	585.55	T.O.W.	
TC MW-3	491593.88	1446803.15	585.18	2' P.V.C.	
MW-4	491485.58	1446853.63	588.70	T.O.W.	
TC MW-4	491485.58	1446853.63	588.36	2' P.V.C.	
MW-5	491684.22	1446875.49	581.75	T.O.W.	
TC MW-5	491684.22	1446875.49	581.37	2' P.V.C.	
MW-6	491502.29	1446667.63	582.79	T.O.W.	
TC MW-6	491502.29	1446667.63	582.38	2' P.V.C.	
MW-8R	491716.15	1446531.14	578.52	T.O.W.	
TC MW-8R	491716.15	1446531.14	578.18	2' P.V.C.	
MW-9	491585.70	1446423.72	576.59	T.O.W.	
TC MW-9	491585.70	1446423.72	576.17	2' P.V.C.	
MW-10	491851.42	1446994.36	588.55	T.O.W.	
TC MW-10	491851.42	1446994.36	588.16	2' P.V.C.	
MW-11	491928.56	1446389.05	572.07	T.O.W.	
TC MW-11	491928.56	1446389.05	571.87	1' P.V.C.	
MW-12D	491599.80	1446735.19	583.95	T.O.W.	
TC MW-12D	491599.80	1446735.19	583.54	2' P.V.C.	
MW-13	491930.28	1446270.43	569.67	T.O.W.	
TC MW-13	491930.28	1446270.43	569.55	2' P.V.C.	
MW-15	492059.57	1446288.30	572.42	T.O.W.	
TC MW-15	492059.57	1446288.30	572.17	2' P.V.C.	
MW-16	491528.48	1446942.55	593.03	T.O.W.	
TC MW-16	491528.48	1446942.55	592.85	2' P.V.C.	
MW-17	492071.48	1446809.11	581.10	T.O.W.	
TC MW-17 S	492071.48	1446809.11	580.69	2' P.V.C.	
TC MW-17 D	492071.48	1446809.11	580.79	1' P.V.C.	
MW-18	492261.68	1446245.94	573.44	T.O.W.	
TC MW-18	492261.68	1446245.94	573.03	2' P.V.C.	
MW-19	492266.29	1445983.08	567.31	T.O.W.	
TC MW-19	492266.29	1445983.08	566.94	2' P.V.C.	
MW-20	492622.74	1445740.74	565.43	T.O.W.	
TC MW-20	492622.74	1445740.74	565.13	2' P.V.C.	
MW-21	492478.93	1445125.47	537.00	T.O.W.	
TC MW-21 S	492478.93	1445125.47	536.71	2' P.V.C.	
TC MW-21 D	492478.93	1445125.47	536.71	1' P.V.C.	
MW-22	492160.36	1445147.35	550.19	T.O.W.	
TC MW-22	492160.36	1445147.35	549.95	2' P.V.C.	
MW-23	491913.96	1445812.97	561.19	T.O.W.	
TC MW-23	491913.96	1445812.97	560.97	2' P.V.C.	
DMW-1	491558.35	1446921.57	591.26	T.O.W.	
TC DMW-1	491558.35	1446921.57	590.87	2' P.V.C.	

VRS SURVEY TIE:
ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE LOCATED (GROUND) HAD 83 (2007 ADJUSTMENT) HORIZONTAL INFORMATION (UNLESS NOTED OTHERWISE), BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, WITH NAVD88 ELEVATIONS. THE N.C. STATE PLANE COORDINATES FOR CONTROL POINTS #2000 & 2001, SHOWN HEREON WERE ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS) IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEYS VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). THE VRS SURVEY TIE WAS PERFORMED ON DECEMBER 12, 2011. ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.

SURVEY PLAT - EXHIBIT "A"
TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
WALGREEN CO. - PID #209-243-05
7629 PINEVILLE-MATTHEWS RD, PINEVILLE TWP, MECKLENBURG, NORTH CAROLINA
CONTAMINATION SOURCE:
FORMER SNO-WHITE CLEANERS-DSCA SITE #60-0011
#7629 PINEVILLE-MATTHEWS ROAD
CHARLOTTE, MECKLENBURG COUNTY

File #: 11237-DSCA-7 | Date: 10-04-2012 | Project P.L.S.: SSD
Surveyed By: TIG
Drawn By: MWJ
Scale: 1" = 100'

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

SHEET 7 OF 9

NO.	BY	DATE	REVISION
1	MWJ	12-30-13	ADD REST. AREAS/ADJ REFERENCES
2	MWJ	6-26-14	REVISED PER NCDENR COMMENTS
3	MWJ	9-8-14	CORRECTING NCGS 143 CERT

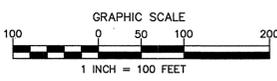


EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

EXHIBIT A

BEGINNING AT AN EXISTING IRON PIN FOUND MARKING (A) THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO T. DAVID McANDREW AND WIFE SUZANNE NEALE McANDREW BY DEED RECORDED IN BOOK 4297 PAGE 220 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MECKLENBURG COUNTY, NORTH CAROLINA AND (B) A COMMON CORNER OF THE AFORESAID McANDREW (NOW OR FORMERLY) PROPERTY AND THE PROPERTY CONVEYED TO JOHN J. McSWEENEY ADMINISTRATOR OF THE ROMAN CATHOLIC DIOCESE OF CHARLOTTE NC BY DEED RECORDED IN BOOK 7714 PAGE 537 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MECKLENBURG COUNTY, NORTH CAROLINA (THE "POINT OF BEGINNING"); AND RUNNING THENCE FROM THE POINT OF BEGINNING WITH THE WESTERN PROPERTY LINE OF THE AFORESAID McANDREW (NOW OR FORMERLY) PROPERTY, S00-07-10W 112.85' TO AN EXISTING IRON PIN FOUND MARKING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO H. ALLEN TATE TRUSTEE OF THE H. ALLEN TATE REVOCABLE TRUST DATED MAY 10, 2001 BY DEED RECORDED IN BOOK 13395 PAGE 19 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MECKLENBURG COUNTY, NORTH CAROLINA, SAID EXISTING IRON PIN FOUND ALSO MARKING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO H. ALLEN TATE JR. BY DEED RECORDED IN BOOK 6530 PAGE 138 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MECKLENBURG COUNTY, NORTH CAROLINA; THENCE CONTINUING WITH THE WESTERN PROPERTY LINE OF THE AFORESAID McANDREW (NOW OR FORMERLY) PROPERTY S00-07-10W 180.57' TO AN EXISTING IRON PIN FOUND IN THE NORTHERN MARGIN OF THE RIGHT-OF-WAY OF PINEVILLE-MATTHEWS ROAD (NC HWY 51) AS REFLECTED IN BOOK 6872 PAGE 291 AND BOOK 5750 PAGE 41 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MECKLENBURG COUNTY, NORTH CAROLINA; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES WITH THE NORTHERN MARGIN OF THE RIGHT-OF-WAY OF PINEVILLE-MATTHEWS ROAD (NC HWY 51): 1) N89-42-43W 142.70' TO A NAIL IN SIDEWALK; AND 2) N56-02-39W 49.84' TO A NAIL IN SIDEWALK IN THE EASTERN MARGIN OF THE RIGHT-OF-WAY OF JOHNSTON ROAD (SR 3655); THENCE WITH THE EASTERN MARGIN OF THE RIGHT-OF-WAY OF JOHNSTON ROAD (SR 3655) THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 185.00' AN ARC LENGTH OF 41.86' (SUBTENDED BY CHORD N06-26-19W 41.77') TO AN EXISTING IRON PIN FOUND; 2) WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 618.45' AN ARC LENGTH OF 101.93' (SUBTENDED BY CHORD N04-35-12W 101.82') TO AN EXISTING IRON PIN FOUND MARKING (A) THE NORTHWEST CORNER OF THE AFORESAID TATE JR. (NOW OR FORMERLY) PROPERTY AND (B) THE SOUTHWEST CORNER OF THE AFORESAID TATE REVOCABLE TRUST (NOW OR FORMERLY) PROPERTY; AND 3) WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 618.45' AN ARC LENGTH OF 67.89' (SUBTENDED BY CHORD N12-27-11W 67.86') TO AN EXISTING IRON PIN FOUND MARKING (A) THE NORTHWEST CORNER OF THE AFORESAID TATE REVOCABLE TRUST (NOW OR FORMERLY) PROPERTY AND (B) THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO JOON M NAM AND LEONORA NAM BY DEED RECORDED IN BOOK 19631 PAGE 596 IN THE OFFICE OF THE REGISTER OF DEEDS FOR MECKLENBURG COUNTY, NORTH CAROLINA; THENCE LEAVING THE EASTERN MARGIN OF THE RIGHT-OF-WAY OF JOHNSTON ROAD (SR 3655) WITH THE SOUTHERN PROPERTY LINE OF THE AFORESAID NAM (NOW OR FORMERLY) PROPERTY N60-20-18E 191.93' TO AN EXISTING IRON PIN FOUND MARKING (A) THE SOUTHEAST CORNER OF THE AFORESAID NAM (NOW OR FORMERLY) PROPERTY AND (B) A CORNER OF THE AFORESAID ROMAN CATHOLIC DIOCESE OF CHARLOTTE NC (NOW OR FORMERLY) PROPERTY; THENCE WITH A WESTERN PROPERTY LINE OF THE ROMAN CATHOLIC DIOCESE OF CHARLOTTE NC (NOW OR FORMERLY) PROPERTY S49-01-29E 60.04' TO THE POINT OF BEGINNING, CONTAINING 1.300 ACRES AS SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY BY YARBROUGH-WILLIAMS & HOULE INC (JOSEPH E. WHALEY, JR., NCPLS) DATED 10-22-10 AND REVISED 03-11-11 AND 05-10-11, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

EXHIBIT B

- 1) Ad valorem real property taxes for 2011 and thereafter, said taxes having been prorated between Grantor and Grantee on a calendar year basis as of the date of the instrument to which this EXHIBIT B is attached and being hereby assumed by Grantee and agreed to be paid by Grantee prior to delinquency;
- 2) Matters shown on plat of survey by Yarbrough-Williams & Houle Inc. (Joseph E. Whaley, Jr., NCPLS) dated 10-22-10 and revised 03-11-11 and 05-10-11.
- 3) Easement(s) and / or Right(s) of Way in favor of the City of Charlotte recorded 6872, Page 291 in the Mecklenburg County Public Registry.
- 4) Easement(s) and / or Right(s) of Way in favor of the City of Charlotte recorded in Book 5750, Page 41 in the Mecklenburg County Public Registry.
- 5) Easement(s) and / or Right(s) of Way in favor of Duke Power Company recorded in Book 2210, Page 350 in the Mecklenburg County Public Registry.
- 6) Easement(s) and / or Right(s) of Way in favor of the City of Charlotte recorded in Book 6726, Page 475 in the Mecklenburg County Public Registry.

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Joon M. Nam and Leonora Nam
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____. 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 10609 Johnston Road, Charlotte, Mecklenburg County, North Carolina, Parcel Identification Number (PIN) 20924304.

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 is one of nine 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 § 143-215.104I. A Notice will be recorded separately in each chain of title of the Contamination Site.

Groundwater under the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the former Sno-White Cleaners (DSCA Site 60-0011) located at 7629 Pineville-Matthews Road, Charlotte, in the Carmel Commons Shopping Center. **A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.**

Pursuant to N.C.G.S. § 143-215.104I, 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.

USE OF GROUNDWATER PROHIBITED BY STATE AND LOCAL REGULATIONS

Groundwater on this property contains contaminants that exceed unrestricted use standards. Pursuant to 15A North Carolina Administrative Code 02C .0107(b)(1), “(t)he source of water for any water supply well shall not be from a water bearing zone or aquifer that is contaminated.” Therefore, state law prohibits construction of a water supply well on this property unless it can be demonstrated that the water pumped from the well is not contaminated. Further, pursuant to North Carolina General Statute 87-88(c) and 15A North Carolina Administrative Code 02C .0112(a), no well may be constructed or maintained in a manner whereby it could be a source or channel of contamination of the groundwater supply or any aquifer.

This property lies within an Area of Regulated Groundwater Usage established pursuant to the Mecklenburg County Groundwater Well Regulations. Because a public water supply is available, no new water supply well will be permitted on this property because it is located within 1,000 feet of a contamination site.

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.

CANCELLATION OF THE NOTICE

The Notice may, at the request of the Property Owner, be canceled by DENR after the risk to public health and the environment associated with the dry-cleaning solvent contamination and any other contaminants included in the DSCA Remediation Agreement have been eliminated as a result of remediation of the Property to unrestricted use standards.

APPROVAL AND CERTIFICATION OF NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

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

North Carolina Department of Environment and Natural Resources

By: _____ Date _____
Jim Bateson, LG
Chief, Superfund Section
Division of Waste Management

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, _____, a Notary Public of Wake County and State of North Carolina do hereby certify that _____ did personally appeared before me this the ____ day of _____, 20____.

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

CERTIFICATION OF REGISTER OF DEEDS

The foregoing documentary component of the Notice of Dry-Cleaning Solvent Remediation, and the associated plat, are certified to be duly recorded at the date and time, and in the Books and Pages, shown on the first page hereof.

Register of Deeds for Mecklenburg County

By: _____

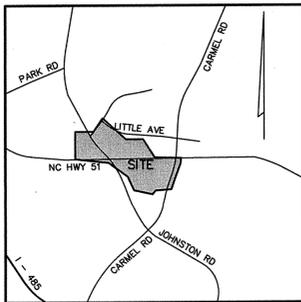
Name typed or printed: _____

Deputy/Assistant Register of Deeds

_____ Date

EXHIBIT A

SURVEY PLAT REDUCTION



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

JM BATESON, LG
CHIEF, SUPERFUND SECTION
DIVISION OF WASTE MANAGEMENT

STATE OF NORTH CAROLINA WAKE COUNTY
COUNTY AND STATE DO HEREBY CERTIFY THAT

DID PERSONALLY APPEAR &
SIGN BEFORE ME THIS _____ DAY OF _____ 20____

NOTARY PUBLIC (SIGNATURE)
MY COMMISSION EXPIRES _____

CERTIFY THAT THIS PLAT IS NOT A REGULATED SUBDIVISION OF LAND, THE PURPOSE OF THIS PLAT IS TO SHOW A NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) SITE.

PLANNING COMMISSION STAFF _____ DATE _____

CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

N.C.G.S. 143-215.104M(4) 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(4):

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 27689-1646.

GROUNDWATER IN WELLS MW-1, MW-3, MW-4, MW-5, MW-8R, MW-11, MW-12D, MW-13, MW-15, MW-16, MW-17S, MW-18, MW-19, AND MW-20 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, AND BENZENE.

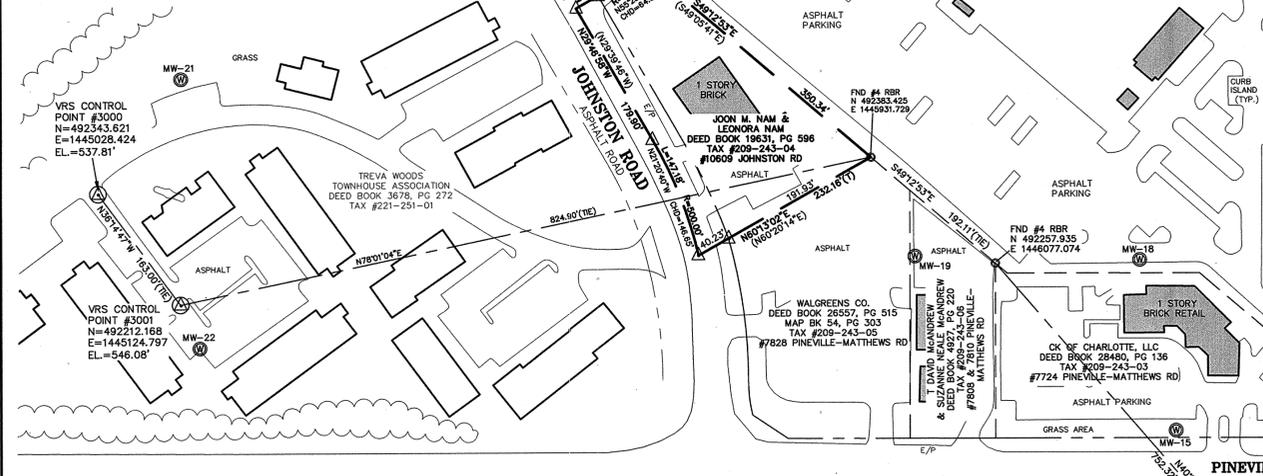
SOIL IN BORINGS INSIDE, HA-1, HA-2, SS-3, SS-5, SS-6, SS-10, P-1, P-2, P-3, P-4, AND P-5 EXCEEDED THE ASSOCIATED RESIDENTIAL RISK BASED SCREENING LEVEL (15A NCAC 23) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE AND TRICHLOROETHYLENE.

THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, LIMITING THE USES OF THIS PROPERTY IS RECORDED AT:
DEED BOOK _____ PAGE _____
AND _____

DATE: 12-16-11		PROJECT: FORMER SNO-WHITE CLEANERS			
LOCATION: 7629 PINEVILLE ROAD CHARLOTTE, NC					
MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION	
MW-1	491558.37	1446925.75	591.37	T.O.W.	
TC MW-1	491558.37	1446925.75	591.03	2" P.V.C.	
MW-2	491407.68	1446925.42	580.08	T.O.W.	
TC MW-2	491407.68	1446925.42	589.87	2" P.V.C.	
MW-3	491593.88	1446803.15	585.55	T.O.W.	
TC MW-3	491593.88	1446803.15	585.18	2" P.V.C.	
MW-4	491485.58	1446853.63	588.70	T.O.W.	
TC MW-4	491485.58	1446853.63	588.36	2" P.V.C.	
MW-5	491684.22	1446976.49	581.75	T.O.W.	
TC MW-5	491684.22	1446976.49	581.37	2" P.V.C.	
MW-6	491502.29	1446667.63	582.79	T.O.W.	
TC MW-6	491502.29	1446667.63	582.38	2" P.V.C.	
MW-8R	491716.15	1446531.14	578.52	T.O.W.	
TC MW-8R	491716.15	1446531.14	578.18	2" P.V.C.	
MW-9	491585.70	1446232.72	576.59	T.O.W.	
TC MW-9	491585.70	1446232.72	576.17	2" P.V.C.	
MW-10	491851.42	1446994.36	588.55	T.O.W.	
TC MW-10	491851.42	1446994.36	588.16	2" P.V.C.	
MW-11	491928.56	1446388.05	572.07	T.O.W.	
TC MW-11	491928.56	1446388.05	571.87	1" P.V.C.	
MW-12D	491599.80	1446735.19	583.95	T.O.W.	
TC MW-12D	491599.80	1446735.19	583.54	2" P.V.C.	
MW-13	491930.28	1446270.43	589.87	T.O.W.	
TC MW-13	491930.28	1446270.43	589.55	2" P.V.C.	
MW-15	492059.57	1446288.30	572.42	T.O.W.	
TC MW-15	492059.57	1446288.30	572.17	2" P.V.C.	
MW-16	491528.48	1446942.55	593.03	T.O.W.	
TC MW-16	491528.48	1446942.55	592.85	2" P.V.C.	
MW-17	492071.48	1446609.11	581.10	T.O.W.	
TC MW-17 S	492071.48	1446609.11	580.69	2" P.V.C.	
TC MW-17 D	492071.48	1446609.11	580.79	1" P.V.C.	
MW-18	492261.68	1446245.94	573.44	T.O.W.	
TC MW-18	492261.68	1446245.94	573.03	2" P.V.C.	
MW-19	492266.29	1446983.08	567.31	T.O.W.	
TC MW-19	492266.29	1446983.08	566.94	2" P.V.C.	
MW-20	492822.74	1445740.74	565.43	T.O.W.	
TC MW-20	492822.74	1445740.74	565.13	2" P.V.C.	
MW-21	492478.93	1445125.47	537.00	T.O.W.	
TC MW-21 S	492478.93	1445125.47	536.71	2" P.V.C.	
TC MW-21 D	492478.93	1445125.47	536.71	1" P.V.C.	
MW-22	492160.36	1445147.35	550.19	T.O.W.	
TC MW-22	492160.36	1445147.35	549.95	2" P.V.C.	
MW-23	491913.96	1445812.97	561.19	T.O.W.	
TC MW-23	491913.96	1445812.97	560.97	2" P.V.C.	
DMW-1	491558.35	1446921.57	591.26	T.O.W.	
TC DMW-1	491558.35	1446921.57	590.87	2" P.V.C.	

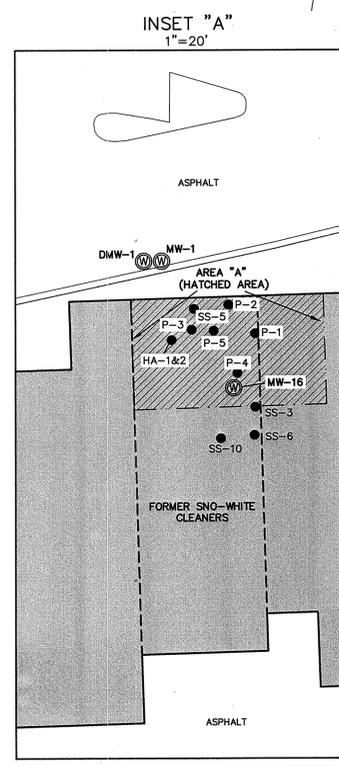
FLOOD CERTIFICATION:

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 371044-4900-J, DATED MARCH 2, 2008.



SURVEY NOTES:

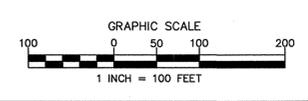
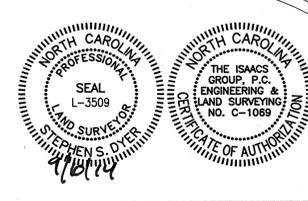
- THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTIES WITH RESPECT TO SURVEYED BENCHMARKS AND (2) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THIS NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM SITE.
- 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 ATC ASSOCIATES OF NC, P.C.
- 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 DECEMBER 12, 2011, THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINT #2000, 2001, 3000, & 3001 WERE ESTABLISHED UTILIZING A TRIMBLE R8 GLOBAL POSITIONING SYSTEMS (GPS) UNIT IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEYS 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).
- THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE BOUNDARY LINES OF THE SUBJECT PROPERTY WERE PRODUCED FROM A DEED RECORDED IN DEED BOOK 1547, PG 686. THE GEOMETRY OF THE PARCEL HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON A FOUND #4 REBAR AT THE REAR OF THE SUBJECT PROPERTY (#221-441-10) (NORTHERN RIGHT-OF-WAY OF CARMEL COMMONS BOULEVARD).
- 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.
- PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM MECKLENBURG COUNTY "POLARIS" GIS RECORDS.
- PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
- REFERENCE COORDINATE SYSTEM FOR VERTICAL DATUM: NAVD83.
- THIS SURVEY WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
 - CLASS "A" SURVEY;
 - HORIZONTAL POSITIONAL ACCURACY IS 0.04' WITHIN A 95 PERCENT CONFIDENCE LEVEL;
 - REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
 - SURVEY PERFORMED DECEMBER 12, 2011;
 - VERTICAL DATUM BASED ON NAVD83;
 - TIED TO N.C. STATE PLANE COORDINATES AS SHOWN;
 - GEOD "OS" MODEL;
 - COMBINED GRID FACTOR: 0.9998538067
 - UNITS ARE IN U.S. FEET
- SOIL BORING LOCATIONS ON THIS PLAT ARE BASED ON LOCATIONS PROVIDED BY ATC ASSOCIATES.
- WELL RESTRICTION AREAS "A" & "B" ARE DELINEATED BASED ON FIGURE 1G PROVIDED BY ATC ASSOCIATES OF NORTH CAROLINA, P.C.



- LEGEND:**
- R/W RIGHT OF WAY
 - N.T.S. NOT TO SCALE
 - CSF COMBINED SCALE FACTOR
 - E/P EDGE OF PAVEMENT
 - N NORTHING
 - E EASTING
 - D DEEP
 - TOW TOP OF WELL MANHOLE
 - CALCULATED PROPERTY CORNER
 - TEMPORARY MONITORING WELL (TW)
 - DATUM CONTROL POINT
 - N/F NOW OR FORMERLY
 - "MONUMENTED" SUBJECT PARCEL LINES
 - SUBJECT PARCEL LINES (PLOTTED FROM DEEDS)
 - ADJOINER PARCEL LINES
 - RIGHT OF WAY LINE
 - SOIL BORING LOCATION
 - REBAR

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)(c)(1) AS AMENDED; WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS DAY OF SEPTEMBER, 2015.

STEPHEN S. DYER, PLS L-3509
NC FIRM LICENSE C-1089



NO.	BY	DATE	REVISION
1	MW	12-30-13	ADD REST. AREAS/ADJ REFERENCES
2	MW	6-28-14	REVISED PER NCDENR COMMENTS
3	MW	9-8-14	CORRECTING NCGS 143 CERT

SURVEY PLAT - EXHIBIT "A"
TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
JOON M. NAM AND LEONORA NAM-PID #209-243-04
10609 JOHNSTON ROAD, PINEVILLE TWP, MECKLENBURG, NORTH CAROLINA

CONTAMINATION SOURCE:
FORMER SNO-WHITE CLEANERS-DSCA SITE #60-0011
#7629 PINEVILLE-MATTHEWS ROAD
CHARLOTTE, MECKLENBURG COUNTY

File #: 11237-DSCA-8 | Date: 10-04-2012 | Project P.L.S.: SSD

ISAACS CIVIL ENGINEERING DESIGN AND LAND SURVEYING

8720 RED OAK BLVD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8355

Drawn By: TIG
Surveyed By: MWJ
Scale: 1"=100'

SHEET 8 OF 9

EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

Beginning at the point in the centerline of Johnston Road (State Road 3655) located at the centerline of Walsh Boulevard, if extended, and proceeding from said point and place of beginning in the centerline of Walsh Boulevard two courses as follow: (1) N 60-20-14 E 29.77 feet, and (2) following the arc of a circular curve to the left having a radius of 384.26 feet and an arc distance of 64.62 feet. Thence S 49-05-41 E 350.34 feet; thence S 60-20-14 W 232.16 feet to the centerline of Johnston Road; thence with the centerline of Johnston Road following the arc of a circular curve to the left having a radius of 500.0 feet and an arc distance of 147.19 feet to a point; thence with the centerline of Johnston Road N 29-39-46 W 179.9 feet to the point and place of beginning. The boundaries are outlined in red on the attached copy of a portion of the survey prepared by Bobby J. Raye, Registered Surveyor, dated April 6, 1979.

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: The Roman Catholic Diocese of Charlotte NC

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____. 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 7702 Pineville-Matthews Road, Charlotte, Mecklenburg County, North Carolina, Parcel Identification Number (PIN) 20924302.

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 is one of nine 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 § 143-215.104I. A Notice will be recorded separately in each chain of title of the Contamination Site.

Groundwater under the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the former Sno-White Cleaners (DSCA Site 60-0011) located at 7629 Pineville-Matthews Road, Charlotte, in the Carmel Commons Shopping Center. **A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.**

Pursuant to N.C.G.S. § 143-215.104I, 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.

USE OF GROUNDWATER PROHIBITED BY STATE AND LOCAL REGULATIONS

Groundwater on this property contains contaminants that exceed unrestricted use standards. Pursuant to 15A North Carolina Administrative Code 02C .0107(b)(1), “(t)he source of water for any water supply well shall not be from a water bearing zone or aquifer that is contaminated.” Therefore, state law prohibits construction of a water supply well on this property unless it can be demonstrated that the water pumped from the well is not contaminated. Further, pursuant to North Carolina General Statute 87-88(c) and 15A North Carolina Administrative Code 02C .0112(a), no well may be constructed or maintained in a manner whereby it could be a source or channel of contamination of the groundwater supply or any aquifer.

This property lies within an Area of Regulated Groundwater Usage established pursuant to the Mecklenburg County Groundwater Well Regulations. Because a public water supply is available, no new water supply well will be permitted on this property because it is located within 1,000 feet of a contamination site.

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.

CANCELLATION OF THE NOTICE

The Notice may, at the request of the Property Owner, be canceled by DENR after the risk to public health and the environment associated with the dry-cleaning solvent contamination and any other contaminants included in the DSCA Remediation Agreement have been eliminated as a result of remediation of the Property to unrestricted use standards.

APPROVAL AND CERTIFICATION OF NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

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

North Carolina Department of Environment and Natural Resources

By: _____ Date _____
Jim Bateson, LG
Chief, Superfund Section
Division of Waste Management

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, _____, a Notary Public of Wake County and State of North Carolina do hereby certify that _____ did personally appeared before me this the ___ day of _____, 20__.

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

CERTIFICATION OF REGISTER OF DEEDS

The foregoing documentary component of the Notice of Dry-Cleaning Solvent Remediation, and the associated plat, are certified to be duly recorded at the date and time, and in the Books and Pages, shown on the first page hereof.

Register of Deeds for Mecklenburg County

By: _____

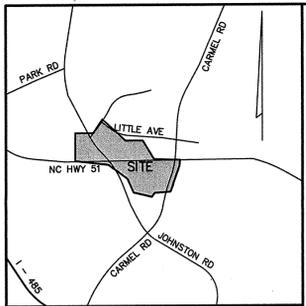
Name typed or printed: _____

Deputy/Assistant Register of Deeds

_____ Date

EXHIBIT A

SURVEY PLAT REDUCTION



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

JIM BATESON, LG
CHIEF SUPERVISOR SECTION
DIVISION OF WASTE MANAGEMENT

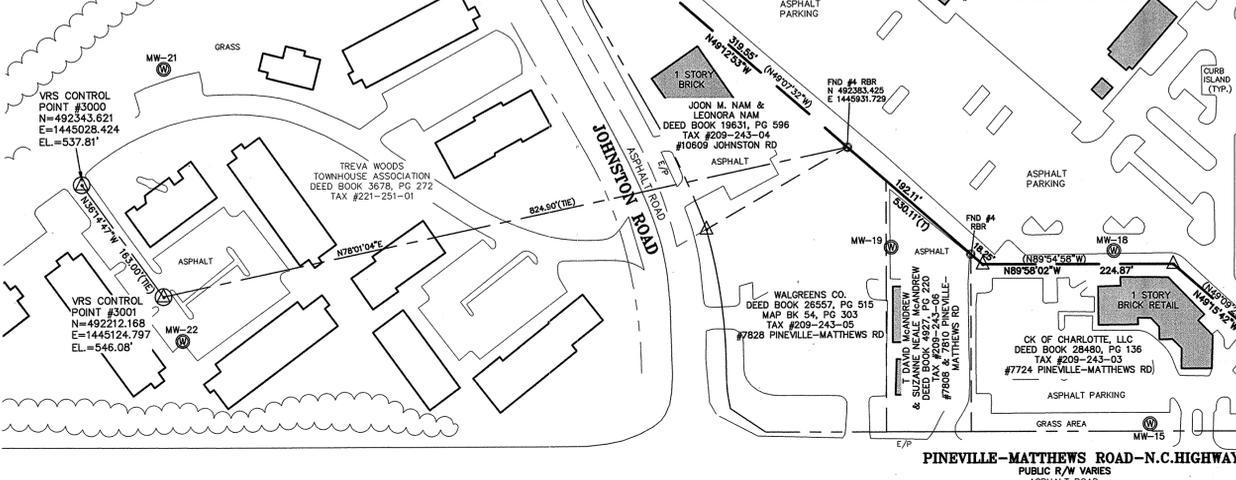
STATE OF NORTH CAROLINA WAKE COUNTY

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

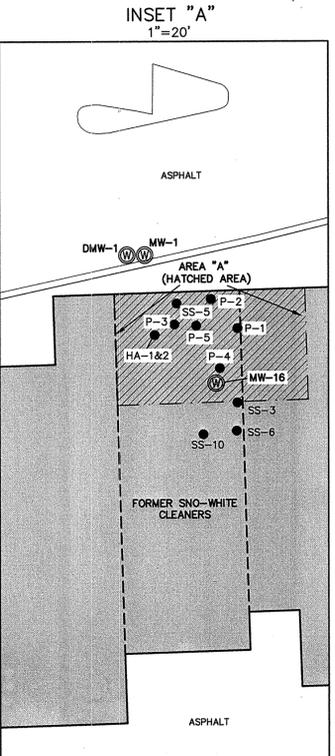
NOTARY PUBLIC (SIGNATURE) _____
MY COMMISSION EXPIRES _____

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 371044-4900-4, DATED MARCH 2, 2009.



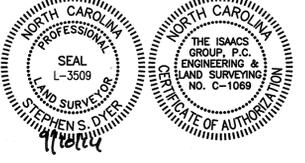
- SURVEY NOTES:**
- THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTIES WITH RESPECT TO SURVEYED BENCHMARKS AND (2) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THIS NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM SITE.
 - 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 ATC ASSOCIATES OF NC, P.C.
 - ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (NRSR 2007), WITH NAVD88 (GEOID 08) ELEVATIONS, PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON DECEMBER 12, 2011. THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINT #2000, 2001, 3000, & 3001 WERE ESTABLISHED UTILIZING A TRIMBLE R6 GLOBAL POSITIONING SYSTEM (GPS) UNIT IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEYS 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).
 - THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE BOUNDARY LINES OF THE SUBJECT PROPERTY WERE PRODUCED FROM A DEED RECORDED AS DEED BOOK 7714, PAGE 537. THE GEOMETRY OF THE PARCEL HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON A FOUND #4 REBAR ON THE SOUTHERN RIGHT-OF-WAY OF N.C. HIGHWAY 51, AND ROTATED TO A FOUND #4 REBAR AT THE REAR OF THE SUBJECT PROPERTY (#221-441-10)/NORTHERN RIGHT-OF-WAY OF CARMEL COMMONS BOULEVARD.
 - SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, MOST PROPERTY LINES, AND CURB LINES/EDGE 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.
 - PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM MECKLENBURG COUNTY "POLARIS" GIS RECORDS.
 - PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
 - REFERENCE COORDINATE SYSTEM FOR VERTICAL DATUM: NAVD88.
 - THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
 - CLASS "A" SURVEY.
 - HORIZONTAL POSITIONAL ACCURACY IS 0.04' WITHIN A 95 PERCENT CONFIDENCE LEVEL.
 - REAL-TIME KINEMATIC GPS FIELD PROCEDURE.
 - SURVEY PERFORMED DECEMBER 12, 2011.
 - VERTICAL DATUM BASED ON NAVD88.
 - TIED TO N.C. STATE PLANE COORDINATES AS SHOWN;
 - GEOID "08" MODEL.
 - COMBINED GRID FACTOR: 0.999838067
 - UNITS ARE IN U.S. FEET
 - SOIL BORING LOCATIONS ON THIS PLAT ARE BASED ON LOCATIONS PROVIDED BY ATC ASSOCIATES.
 - WELL RESTRICTION AREAS "A" & "B" ARE DELINEATED BASED ON FIGURE 10 PROVIDED BY ATC ASSOCIATES OF NORTH CAROLINA, P.C.



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(d)(1)(a) AS AMENDED; WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 10 DAY OF SEPTEMBER, 2015.

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



I, _____ REVIEW OFFICER OF THE CITY OF CHARLOTTE, CERTIFY THAT THIS PLAT IS NOT A REGULATED SUBDIVISION OF LAND. THE PURPOSE OF THIS PLAT IS TO SHOW A NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) SITE.

PLANNING COMMISSION STAFF _____ DATE _____

I, _____ REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

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 DEED'S OFFICE AT: BOOK _____, PAGE _____.

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

GROUNDWATER IN WELLS MW-1, MW-3, MW-4, MW-5, MW-8R, MW-11, MW-12D, MW-13, MW-15, MW-16, MW-17S, MW-18, MW-19, AND MW-20 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, AND BENZENE.

SOIL IN BORINGS INSIDE, HA-1, HA-2, SS-3, SS-5, SS-6, SS-10, P-1, P-2, P-3, P-4, AND P-5 EXCEEDED THE ASSOCIATED RESIDENTIAL RISK BASED SCREENING LEVEL (15A NCAC 2S) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE AND TRICHLOROETHYLENE.

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

DEED BOOK _____ PAGE _____

AND _____

MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION
MW-1	491558.37	144625.75	591.37	T.O.W.
TC MW-1	491558.37	144625.75	591.03	2' P.V.C.
MW-2	491407.68	144625.42	590.08	T.O.W.
TC MW-2	491407.68	144625.42	589.87	2' P.V.C.
MW-3	491993.88	1446803.15	585.55	T.O.W.
TC MW-3	491993.88	1446803.15	585.18	2' P.V.C.
MW-4	491485.58	1446853.83	586.70	T.O.W.
TC MW-4	491485.58	1446853.83	586.36	2' P.V.C.
MW-5	491684.22	1446675.49	581.75	T.O.W.
TC MW-5	491684.22	1446675.49	581.37	2' P.V.C.
MW-6	491502.29	1446667.63	582.79	T.O.W.
TC MW-6	491502.29	1446667.63	582.38	2' P.V.C.
MW-8R	491716.15	1446531.14	578.52	T.O.W.
TC MW-8R	491716.15	1446531.14	578.18	2' P.V.C.
MW-9	491585.70	1446423.72	576.59	T.O.W.
TC MW-9	491585.70	1446423.72	576.17	2' P.V.C.
MW-10	491851.42	1446994.36	588.55	T.O.W.
TC MW-10	491851.42	1446994.36	588.16	2' P.V.C.
MW-11	491929.56	1446389.05	572.07	T.O.W.
TC MW-11	491929.56	1446389.05	571.87	1' P.V.C.
MW-12D	491599.80	1446735.19	583.95	T.O.W.
TC MW-12D	491599.80	1446735.19	583.54	2' P.V.C.
MW-13	491930.28	1446270.43	569.87	T.O.W.
TC MW-13	491930.28	1446270.43	569.55	2' P.V.C.
MW-15	492059.57	1446388.30	572.42	T.O.W.
TC MW-15	492059.57	1446388.30	572.17	2' P.V.C.
MW-16	491528.48	1446942.55	593.03	T.O.W.
TC MW-16	491528.48	1446942.55	592.85	2' P.V.C.
MW-17	492071.48	1446609.11	581.10	T.O.W.
TC MW-17 S	492071.48	1446609.11	580.69	2' P.V.C.
TC MW-17 D	492071.48	1446609.11	580.79	1' P.V.C.
MW-18	492261.68	1446245.94	573.44	T.O.W.
TC MW-18	492261.68	1446245.94	573.03	2' P.V.C.
MW-19	492266.29	1445983.08	567.31	T.O.W.
TC MW-19	492266.29	1445983.08	566.94	2' P.V.C.
MW-20	492822.74	1445740.74	565.43	T.O.W.
TC MW-20	492822.74	1445740.74	565.13	2' P.V.C.
MW-21	492478.93	1445125.47	537.00	T.O.W.
TC MW-21 S	492478.93	1445125.47	536.71	2' P.V.C.
TC MW-21 D	492478.93	1445125.47	536.71	1' P.V.C.
MW-22	492160.36	1445147.35	550.19	T.O.W.
TC MW-22	492160.36	1445147.35	549.95	2' P.V.C.
MW-23	491913.56	1445812.97	561.19	T.O.W.
TC MW-23	491913.56	1445812.97	560.97	2' P.V.C.
DMW-1	491558.35	1446921.57	591.26	T.O.W.
TC DMW-1	491558.35	1446921.57	590.87	2' P.V.C.

NGCS MON. "COMMONS"
N: 540619
E: 1450322.324
EL: 609.52'

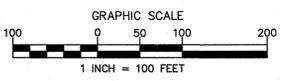
VRS SURVEY TIE:

ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED (GROUND) NAD 83 (2007 ADJUSTMENT) HORIZONTAL INFORMATION (UNLESS NOTED OTHERWISE), BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, WITH NAVD88 ELEVATIONS. THE N.C. STATE PLANE COORDINATES FOR CONTROL POINTS #2000 & 2001, 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 DECEMBER 12, 2011. ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.

SURVEY PLAT - EXHIBIT "A"
TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
THE ROMAN CATHOLIC DIOCESE OF CHARLOTTE, NC
PID #209-249-02
7702 PINEVILLE-MATTHEWS RD., PINEVILLE TOWNSHIP, MECKLENBURG, NC
CONTAMINATION SOURCE:
FORMER SNO-WHITE CLEANERS-DSCA SITE #60-0011
#7629 PINEVILLE-MATTHEWS ROAD
CHARLOTTE, MECKLENBURG COUNTY

File #: 11237-DSCA-9 Date: 10-04-2012 Project P.L.S.: SSD
Surveyed By: TIG
Drawn By: MWJ
Scale: 1"=100'

8720 RED OAK BLVD. SUITE 420
CHARLOTTE, N.C. 28217 SHEET 9 OF 9
PHONE (704) 527-3440 FAX (704) 527-8335



NO.	BY	DATE	REVISION
1	MWJ	12-30-13	ADD REST. AREAS/ADJ. REFERENCES
2	MWJ	6-26-14	REVISED PER NCDENR COMMENTS
3	MWJ	9-8-14	CORRECTING NGS 143 CERT

EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

TRACT A: BEGINNING at a point in the Northerly edge of the Right of Way of North Carolina Highway No. 51, said point of Beginning being N. 89-48-13 W. 269.90 feet from an EIP marking the Westerly edge of a new Right of Way, said point also being Southwest corner of the Wachovia Bank and Trust Company property (Deed Book 4294, Page 658 of the Mecklenburg Public Registry); thence along the Northerly edge of the Right of Way of North Carolina Highway No. 51 N. 89-50-45 W. 357.73 feet to a point; thence N. 49-9-20 W. 299.04 feet to a point; thence N. 89-54-58 W. 224.87 feet to a point; thence N. 49-7-32 W. 530.11 feet to a point on the Southerly edge of the Right of Way of Walsh Boulevard; thence along the Southerly edge of the Right of Way of Walsh Boulevard following the arc of a circular curve to the left , said arc having a radius of 414.26 feet, an arc distance of 64.96 feet to a point; thence continuing with the Southerly edge of the Right of Way of Walsh Boulevard N. 40-50-41 E. 418.60 feet to a point; thence with the J. H. Sukes line (either now or formerly) as shown in Deed Book 5102 at Page 353 of the Mecklenburg Public Registry and with the R. E. Hollowell line (now or formerly) as shown in Deed Book 6211 at Page 934 of the Mecklenburg Public Registry S. 49-9-19 E. 792.92 feet to a point; thence S. 0-7-33 W. 116.64 feet to a point; thence S. 89-54-38 E. 290.35 feet to a point; thence S. 0-5-34 W. 270.13 feet to the point or place of BEGINNING containing 11.061 acres as shown on Survey of R. B. Pharr & Associates, P.A. dated March 17, 1994.

TRACT B: BEGINNING at a point in the Northerly edge of the Right of Way of Walsh Boulevard, said point or place of Beginning being a distance of 291.39 feet from the Easterly edge of the Right of Way of Johnston Road, said point also being the Southeast corner of the Quadriga Associates property (Deed Book 4496, Page 237 of the Mecklenburg Public Registry); thence from said point or place of Beginning N. 49-8-37 W. 335.72 feet to a point in McMullen Creek; thence with McMullen Creek N. 20-8-40 E. 275.76 feet to a point; thence S. 49-9-24 E. 433.37 feet to a point in the Northerly edge of the Right of Way of Walsh Boulevard; thence with the Northerly edge of the Right of Way of Walsh Boulevard S. 40-53-2 W. 258.03 feet to the point or place of BEGINNING containing 2.278 acres as shown on Survey of R. B. Pharr & Associates, P.A. dated March 17, 1994.

This conveyance includes the prior conveyance of easements, rights and privileges contained in the Deed of Right of Way recorded in Book 3739, Page 353 as granted to Amway Construction Company (now Army Construction Company) in the Deed dated March 30, 1976 recorded in Book 3834, Page 14, in the Mecklenburg County Registry.

APPENDIX E

EXAMPLE OF ANNUAL CERTIFICATION OF LAND-USE RESTRICTIONS

Annual Certification of Land-Use Restrictions

Site Name: Former Sno-White Cleaners
Site Address: 7629 Pineville-Matthews Road, Charlotte, Mecklenburg County, NC
DSCA ID No: 60-0011

ANNUAL CERTIFICATION of LAND-USE RESTRICTIONS

Pursuant to Condition #4 in the Notice of Dry-Cleaning Solvent Remediation (Notice) signed by Regency Centers, LP and recorded in Deed Book <blank>, Page <blank> on <date> at the Mecklenburg County Register of Deeds Office, Regency Centers, LP 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__.

Regency Centers, LP
By: _____
Name typed or printed:

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public of the county and state aforesaid, certify that _____ personally came before me this day and the foregoing certification was signed 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 F

EXAMPLE DOCUMENTS ANNOUNCING THE PUBLIC COMMENT PERIOD



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

Pat McCrory
Governor

John E. Skvarla, III
Secretary

<Date>

<name>, <City Manager/County Health Director>

<address>

Charlotte, NC <zip>

Subj: Remediation of Dry-Cleaning Solvent Contamination
DSCA Site # 60-0011
Former Sno-White Cleaners, 7629 Pineville-Matthews Road, 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. 143-215.104L, 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:

Remediation of Dry-Cleaning Solvent Contamination
DSCA Site # 60-0011
Former Sno-White Cleaners, 7629 Pineville-Matthews Road, Charlotte
Page 2

<date>

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

A Summary of the NOI is being published in the Charlotte Observer, 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)707-8366.

Sincerely,

Billy Meyer, Project Manager
DSCA Remediation Unit
Billy.Meyer@ncdenr.gov

Attachments: Risk Management Plan

Cc: DSCA Site # 60-0011 File



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

Pat McCrory
Governor

John E. Skvarla, III
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 former Sno-White Cleaners at 7629 Pineville-Matthews Road in Charlotte. The former drycleaner tenant space is currently vacant. A remedial strategy to address the site contamination has been prepared. You are receiving this letter in accordance with the DSCA Program's statutes, which provide the community an opportunity to review and comment on the proposed strategy. Attached is a ***Summary of the Notice of Intent to Remediate a Dry-Cleaning Solvent Facility or Abandoned Site*** which provides a brief description of the proposed remedy, a web link with more details, and the dates and procedures for commenting on the proposed remedy. We ask that you review these documents. If you do not have access to the internet, we ask that you contact us to request a hard copy.

You are also receiving this letter because your property lies within an area where dry-cleaning solvents have been detected in groundwater. An evaluation of the risks concluded that the contamination poses no unacceptable risks for the current use of your property. However, because groundwater under your property is contaminated, state regulations and local regulations prohibit the installation of a water supply well on this property. If the proposed remedy is approved, a notice will be recorded in the chain of title indicating that groundwater is contaminated with dry-cleaning solvents and that regulations prohibit installation of a water supply well into a contaminated aquifer.

If you would like to see an example of this notice, please access the website: <http://portal.ncdenr.org/web/wm/DSCA/PublicNotices>, open the Risk Management Plan for the former Sno-White Cleaners site, and see Attachment D. If the proposed remedy is approved, you will be sent a letter describing your rights to appeal the decision to file such a notice in the chain of title, and providing you the option of filing the notice yourself.

Dry-Cleaning Solvent Contamination
<property address, city>, NC
DSCA Site # 60-0011
Page 2

<date>

If you have questions, please contact me at (919) 707-8366, or Delonda Alexander at (919) 707-8365.

Sincerely,

Billy Meyer, Project Manager
DSCA Remediation Unit
Billy.Meyer@ncdenr.gov

Attachments: Summary of the NOI

Cc: DSCA Site # 60-0011 File



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

Pat McCrory
Governor

John E. Skvarla, III
Secretary

<Date>

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

Subj: Dry-Cleaning Solvent Contamination at 7629 Pineville-Matthews Road,
Charlotte, NC

Dear <property owner>:

You are receiving this letter because your property at <adjacent property address> is adjacent to an area contaminated with dry-cleaning solvents. The Dry-Cleaning Solvent Clean-up Act (DSCA) Program has completed an assessment of the dry-cleaning solvent contamination associated with the former Sno-White Cleaners at 7629 Pineville-Matthews Road in Charlotte. The former drycleaner tenant space is currently vacant. A remedial strategy to address the site contamination has been prepared, and in accordance with our program's statutes, the community has an opportunity to review and comment on the proposed strategy.

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) 707-8366, or Delonda Alexander at (919) 707-8365.

Sincerely,

Billy Meyer, Project Manager
DSCA Remediation Unit
Billy.Meyer@ncdenr.gov

Attachments: Summary of the NOI

Cc: DSCA Site # 60-0011 File

Public Notice

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

Former Sno-White Cleaners
DSCA Site # 60-0011

Pursuant to N.C.G.S. §143-215.104L, on behalf of Regency Centers, LP, 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.

Sno-White Cleaners formerly conducted dry-cleaning operations at the Carmel Commons Shopping Center at 7629 Pineville-Matthews Road, in Charlotte, North Carolina. The former drycleaning tenant space is currently vacant. Dry-cleaning solvent contamination in soil and/or ground water has been identified at the following parcel(s):

7629 Pineville-Matthews Road, in Charlotte; Parcel No. 221-441-10
7702 Pineville-Matthews Road, in Charlotte; Parcel No. 209-243-02
7721 Pineville-Matthews Road, in Charlotte; Parcel No. 221-441-02
7725 Pineville-Matthews Road, in Charlotte; Parcel No. 221-441-11
7801 Pineville-Matthews Road, in Charlotte; Parcel No. 221-451-01
7724 Pineville-Matthews Road, in Charlotte; Parcel No. 209-243-03
7808 & 7810 Pineville-Matthews Road, in Charlotte; Parcel No. 209-243-06
7828 Pineville-Matthews Road, in Charlotte; Parcel No. 209-243-05
10609 Johnston Road, in Charlotte; Parcel No. 209-243-04

An investigation of the extent of contamination has been completed. A risk assessment of the contaminated properties concluded that the contamination poses no unacceptable risks. A Risk Management Plan has been prepared which proposes using land-use controls to prevent current and future risks at the affected properties.

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 Billy Meyer at (919)707-8366. All comments and requests should be sent to:

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