

March 2, 2021

North Carolina Department of Environmental Quality
Division of Waste Management – DSCA Program
1646 Mail Services Center
Raleigh, NC 27699-1646

Attn: Mr. Jay W. King
DSCA Project Manager

Re: **Risk Management Plan**
Swan Cleaners - DSCA Site ID DC600068
7201 East Independence Blvd.
Charlotte, Mecklenburg County, North Carolina

Dear Mr. King:

AECOM Technical Services of North Carolina, Inc. (includes legacy URS and herein referred to as AECOM) is pleased to provide the attached Risk Management Plan (RMP) for the Swan Cleaners site located at 7201 East Independence Blvd. in Charlotte, North Carolina. A risk assessment conducted for the site indicates that contaminant concentrations at the site do not pose an unacceptable risk with appropriate land-use controls applied to the impacted properties. The primary purpose of this RMP is to ensure that the assumptions made in the risk assessment remain valid in the future. Based on the documentation outlined in this report, AECOM recommends issuance of a No Further Action letter for the site.

If you have any questions or require additional information, please do not hesitate to call either Rob MacWilliams at (704) 499-4839 or Mike Ranck at (919) 461-1100.

Sincerely,

AECOM TECHNICAL SERVICES OF NORTH CAROLINA, INC.



J. Michael Ranck, PG
Project Manager



Robert H. MacWilliams, PG
Program Manager

**Risk Management Plan
Swan Cleaners - DSCA Site ID DC600068
7201 East Independence Boulevard
Mecklenburg County
Charlotte, North Carolina 28227**

Submitted To:
NC Department of Environmental Quality
Division of Waste Management – DSCA Program
1646 Mail Services Center
Raleigh, NC 27699-1646



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1.0 INTRODUCTION

AECOM Technical Services of North Carolina, Inc. (includes legacy URS and herein referred to as AECOM) has prepared this Risk Management Plan (RMP) to address dry-cleaning solvent contamination associated with the Swan Cleaners facility (DSCA Site ID DC600068) on behalf of the North Carolina Department of Environmental Quality (NCDEQ) Dry-Cleaning Solvent Cleanup Act (DSCA) Program. The Swan Cleaners facility is located at 7201 East Independence Blvd., Charlotte, Mecklenburg County, North Carolina, as shown on the attached **Figure 1**. The Swan Cleaners facility began active dry-cleaning operations in 1988 and continued until April 2006. The facility currently operates as a drop-off/pick-up dry-cleaning facility.

The Swan Cleaners site (herein referred to as the “Site”) includes the source property (where the dry-cleaning facility source is located) and one off-source property where contamination from the former facility has migrated in groundwater. The site properties are as follows:

1. Source property – **Suso 2 Independence LP, 7201 East Independence Boulevard, PIN 165-16-119**, which encompasses the Independence Square Shopping Center, including the Swan Cleaners tenant space; and
2. Off-source property – **Mecklenburg County, 2111 Margaret Wallace Road, PIN 165-15-123**, which encompasses the Campbell Creek Greenway and Piedmont Natural Gas easement.

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 RISK MANAGEMENT PLAN

AECOM has completed assessment activities at the site which identified the following:

- The presence of tetrachloroethylene (also referred to herein as tetrachloroethene, or PCE); trichloroethylene (also referred to herein as trichloroethene, or TCE); cis-1,2-dichloroethylene (cis-1,2-DCE); vinyl chloride (VC); benzene, and methyl tert-butyl ether (MTBE) in groundwater beneath the source property at concentrations exceeding the Title 15A NCAC 2L .0202 Groundwater Standards (2L Standards);

- The presence of PCE; TCE; and MTBE in groundwater beneath the off-source property at concentrations exceeding the 2L Standards;
- The presence of PCE in soil beneath the source property at concentrations above the Division of Waste Management (DWM) health based and/or protection of groundwater Preliminary Soil Remediation Goals (PSRGs); and
- The presence of site contaminants in soil gas beneath the source property, as identified in the Risk Assessment dated, February 20, 2019, that exceed applicable residential hazard index for current and future use conditions.

AECOM completed a risk assessment for the site in accordance with the DSCA Program's risk assessment procedures in February 2019. The results of the risk assessment indicated that there are risks that exceed applicable target levels on the source and off-source properties. These risks will be managed using site-specific land-use conditions that have been selected as part of the risk assessment 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 RISK ASSESSMENT REPORT

AECOM performed a risk assessment to address the applicable exposure pathways based on the identified impacts summarized in Section 2.0. Comprehensive results of the risk assessment, which are summarized herein, are documented in the *Risk Assessment Report*, dated February 20, 2019.

The site is currently zoned as non-residential; however, to be protective of unknown future zoning and mixed-use development in the future, both residential and non-residential scenarios were considered as part of the risk assessment.

The risk assessment process consisted of evaluating exposure pathways for the exposure units shown on **Figure 2**. A summary of the groundwater quality data referenced in the risk assessment is included on **Figure 3**. A summary of the soil quality data used in the risk assessment is included on **Figure 4**. A summary of the vapor quality data used in the risk assessment is included on **Figure 5**.

The exposure model evaluation included the following exposure pathways for each Exposure Unit:

Exposure Unit #1

Exposure Unit #1 (EU#1) includes a portion of the source property parcel on which the Swan Cleaners was located. The Swan Cleaners facility began operations in 1988 and continued until April 2006. The facility currently operates as a drop-off/pick-up dry-cleaning facility.

- **Soil Combined Pathways** – For the soil combined pathways evaluation, soil quality data was used to evaluate current and future risk. The maximum soil contaminant concentrations detected within EU#1 were conservatively used as exposure point concentrations (EPC's) for contaminants of concern (COC's). Soil combined risk was evaluated using the NCDEQ Risk Calculator (February 2018) for current conditions (non-residential), future conditions (residential and non-residential), and construction worker. Soil combined pathway risk levels did not exceed calculated acceptable risk for current or future residential and/or non-residential land use, or for construction user land-use conditions.
- **Vapor Intrusion Pathway** – For the vapor intrusion exposure pathway, indoor air data was used to evaluate current risk and soil gas data was used to evaluate future risk. The maximum indoor air and soil gas contaminant concentrations detected within EU#1 were conservatively used as EPC's for COC's to evaluate the vapor intrusion pathway using the NCDEQ Risk Calculator (February 2018) for current conditions (non-residential), and future conditions (residential and non-residential). The results of the risk assessment were within acceptable risk levels for current land use. However, results were not within acceptable levels of risk for the indoor air exposure pathway for residential or non-residential use under future conditions.

Exposure Unit #2

Exposure Unit #2 (EU#2) includes a portion of the source property and is currently a commercial facility including portions of a strip mall.

- **Vapor Intrusion Pathway** – For the vapor intrusion exposure pathway, groundwater data was used to evaluate current and future risk. The maximum groundwater contaminant concentrations detected within EU#2 were conservatively used as EPC's for COC's to evaluate the vapor intrusion pathway using the NCDEQ Risk Calculator

(February 2018) for current conditions (non-residential), and future conditions (residential and non-residential). The results of the risk assessment were not within acceptable levels of risk for the indoor air exposure pathway for residential use under current or future conditions. The results of the risk assessment were within acceptable levels of risk for the indoor air exposure pathway for non-residential use under current and future conditions.

Exposure Unit #3

Exposure Unit #3 (EU#3) includes a portion of the source property and the off-source property.

- **Vapor Intrusion Pathway** – For the vapor intrusion exposure pathway, soil gas data was used to evaluate current and future risk. The maximum soil gas contaminant concentrations detected within EU#3 were conservatively used as EPC's for COC's to evaluate the vapor intrusion pathway using the NCDEQ Risk Calculator (February 2018) for current conditions (non-residential), and future conditions (residential and non-residential). The results of the risk assessment were within acceptable levels of risk for current conditions (residential and non-residential), and future conditions (residential and non-residential).

Point of Exposure Modeling

Typically, the risk assessment process includes site-specific Domenico groundwater modeling to evaluate downgradient contaminant migration from the source to the nearest property boundary on which groundwater impacts have not been observed. At this site, the nearest downgradient property boundary on which groundwater impacts have not been observed is the 2116 Margaret Wallace Road property located approximately 525 feet east from the source area. However, at this site, the site-specific Domenico groundwater modeling results were considered to be not applicable for the 2116 Margaret Wallace Road property as it is unlikely that contaminant migration would travel as far as the 2116 Margaret Wallace Road property as Campbell Creek (located approximately 500 feet from the source area) is a groundwater divide located between groundwater flowing east beneath the site and groundwater presumed to be flowing west beneath the 2116 Margaret Wallace Road property. As such, groundwater beneath the 2116 Margaret Wallace Road property is part of a separate groundwater flow regime from the flow regime beneath the site and wouldn't be affected by groundwater quality from the source property.

Site-specific Domenico groundwater modeling results indicate an exceedance of the site-specific target levels for PCE and TCE in source groundwater and PCE in source soil with respect to impacting surface water quality above Title 15A NCAC 2B Surface Water Quality Standards (2B Standards) at Campbell Creek located 500 feet east from the groundwater and soil source area. It should be noted that actual surface water quality (as sampled in November 2011, June 2012, and February 2013) empirically demonstrates that surface water quality does not exceed 2B Standards. This is likely attributable to the fact that the conservative predictive modeling calculations of the Domenico model do not include site-specific surface water data, such as the average stream flow rate and volume which results in dilution of potentially contaminated groundwater once discharged into surface water. In addition, the rate of infiltration is a significant variable in the leaching of contaminants from contaminated soil to groundwater. Specifically, the concentration of dissolved phase contaminants in the groundwater beneath the site is proportional to the degree of partitioning of contaminants from affected source soils to groundwater. As the rate of infiltration is a significant variable in the leaching of contaminants from contaminated soil to groundwater it is reasonable to assume that groundwater contaminant concentrations and possible plume expansion would occur if infiltration rates increase in the area of source soil contamination. In general, increased contaminant partitioning from soil to groundwater may result in a greater groundwater contaminant mass and ultimately a larger contaminant plume.

4.0 REMEDIAL ACTION PLAN

4.1 Assessment Activities and Interim Actions

The results of a *Phase I Environmental Site Assessment* (ESA), conducted by Professional Service Industries, Inc on April 25, 2006 at the Independence Square Shopping Center identified Swan Cleaners as a recognized environmental concern. Partner Engineering and Science, Inc. conducted a limited Phase II ESA at Swan Cleaners on March 21, 2011. Work included one interior soil boring, one exterior soil boring for the collection of a groundwater sample, and two soil gas samples around the footprint of the site building. Results indicated soil, groundwater and soil vapor impacted by chlorinated solvents. Results can be found in the *Phase II Subsurface Investigation Report*, Dated March 21, 2011.

Based on the March 2011 results Partner Engineering and Science, Inc. conducted a Phase I ESA at the Independence Square Shopping Center on April 15, 2011.

On October 31, 2011, AMEC and subcontractors completed additional assessment field activities. An on-site laboratory was used for two days to determine limits of impact within facility and shopping complex and to determine placement of temporary and permanent well locations. Six one-inch permanent wells were installed immediately around the dry cleaner and along the northern side of the shopping complex. Sub-slab and ambient air samples were also collected from within the former dry-cleaning facility.

AMEC and subcontractors carried out the installation of one Type III well immediately outside the former dry-cleaner, collection of two sub-slab vapor samples, two indoor and one ambient air sample from the retail space adjacent to the dry-cleaning area between February 20th to the 29th of 2012. Results from both the October 2011 and February 2012 events can be found in the *Report Forms for North Carolina Dry-Cleaning Solvent Cleanup Act Program*, dated September 26, 2012. As mentioned in the report, the groundwater plume is delineated horizontally to the east of the site with respect to PCE, TCE cis-1,2-DCE, and VC. Surface water quality results indicated that PCE was detected in a sample but at a concentration below the 2B Standard. The deep well indicated that PCE and TCE were identified as exceeding their respective Tier 1 RBSLs.

As noted in the report titled *Report Forms for North Carolina Dry-Cleaning Solvent Cleanup Act Program*, dated November 13, 2013, four additional groundwater monitoring events (June 2012, November 2012, February 2013, and October 2013) were conducted to demonstrate plume stability. Wells sampled include MW-1, MW-2, MW-3, MW-4, MW-4D, MW-5, and MW-6. For the November 2013 sampling event, AMEC installed passive diffusion bags in October of 2012. Surface water samples were collected as well to confirm that contaminants of concern (COCs) were not exceeding 2B Standards.

On August 4, 2014 AMEC installed a temporary 1-inch PVC well (TMW-20) on the Mecklenburg County property and collected a groundwater sample and in-well soil gas sample from this well. The temporary well was then abandoned. Although groundwater exceeded the vapor intrusion screening level for TCE, the soil gas sample was not analyzed because it was collected less than 3 feet below ground surface (ft bgs), leading to the possibility of short-circuiting and non-representative data. AMEC then collected one soil gas sample (SG-1) on the Mecklenburg County property on October 27, 2014, under deeper water table conditions to evaluate hypothetical future vapor intrusion risk. The results of both the August and October

events are found in the *Report Forms for North Carolina Dry-Cleaning Solvent Cleanup Act Program*, dated November 20, 2014.

As mentioned in the *SLAW005 2017 Groundwater Monitoring Report* Dated October 12, 2017, AECOM completed an additional groundwater monitoring event at Swan Cleaners on July 25, 2017 to further demonstrate groundwater plume stability.

Pertinent groundwater, soil, and air/vapor sample locations and analytical results from all site investigation activities are shown on **Figures 3, 4, and 5**, respectively.

4.2 Remedial Action

According to the DSCA Program's RBCA guidance, no remedial action is necessary if the following four site conditions are met:

- (i) the dissolved plume is stable or decreasing;
- (ii) the maximum concentration within the exposure domain for every complete exposure pathway of any COC is less than ten times the RC of that COC;
- (iii) adequate assurance is provided that the land-use assumptions used in the DSCA Program's RBCA process are not violated for current or future conditions; and,
- (iv) there are no ecological concerns at the site.

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 and remedial action at the site is not required. Each of these conditions and their applicability to the subject site are summarized in the following sections.

4.2.1 Condition 1 – *The dissolved plume is stable or decreasing*

A total of six groundwater sampling events (January 2011, November 2011, June 2012, October 2012, February 2013, and July 2017) have been conducted using existing monitoring wells to document plume stability at the site. Constituents detected in groundwater samples from the site include: PCE, TCE, cis-1,2-DCE, trans-1,2-dichloroethylene, VC, benzene, ethylbenzene, naphthalene, xylenes, MTBE, 1,1-dichloroethylene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, acetone, and n-propylbenzene. AECOM focused on PCE as the primary COC for evaluation of plume stability.

AECOM utilized the GSI Environmental Inc. (GSI) Mann-Kendall Toolkit for Constituent Trend Analysis (Mann-Kendall Analysis) for the sampling events conducted at the site, which are included in **Appendix A**. As shown on the Mann-Kendall Analysis plots, downgradient PCE and TCE concentrations have been generally stable during the sampling events completed from April 2011 to July 2017. Based on this data, AECOM concluded that the size of the plume is stable and concentrations in the source area are likely to remain generally stable.

Documentation of the plume stability evaluation, including a table showing historical groundwater analytical data, and the Mann-Kendall Analysis for PCE are included in **Appendix A**.

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

Representative concentrations were not calculated as part of the risk assessment for this site. Instead, a more conservative approach was utilized by using the maximum concentration for each COC within the exposure unit. Hence, this condition has been met for each COC and exposure pathway for the site.

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

The risk assessment completed for the source property was based on current land use being non-residential. However, using the most conservative approach, future conditions at the site were considered to be residential. As discussed in Section 6.0, land-use controls will be implemented for the site to ensure that these assumptions remain valid.

4.2.4 Condition 4 – There are no ecological concerns at the site.

AECOM completed a *Level 1 Ecological Risk Assessment* for the site in accordance with the DSCA Program’s RBCA guidance. The results of the evaluation indicate that the release does not pose an unacceptable ecological risk. The completed Level 1 Ecological Risk Assessment Checklists A and B are attached as **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 or adjacent properties, assuming the assumptions detailed in the Notice of Dry-Cleaning Solvent Remediation (NDCSR) remains valid. As such, this section is not applicable.

6.0 LAND-USE CONTROLS

As discussed in detail in Section 3.0, the recommendation for closure in the risk assessment for the site was based on the following land-use controls:

- The source property shall not be used for child care centers; or elementary, middle, or high schools; or elderly care facilities. Exceptions to this restriction includes use of the property for technical or adult institutions; technical training centers; or tutorial institutions.
- The source property shall not be used for mining or extraction of coal, oil, gas or any mineral or non-mineral substances without prior written approval from NCDEQ;
- Groundwater will not be used on the source property and off-source property without prior approval of NCDEQ;
- **Area A** as shown on **Figure 6** of the source property should be used exclusively for non-residential land use and related amenities.
- Any activities within **Area B** and **Area C** of the source property as shown on **Figure 6**, that cause or create a vapor intrusion risk should not be completed without prior approval of NCDEQ, as detailed below:
 - Except for routine maintenance, no construction activities or change in property use that cause or create an unacceptable human health risk from vapor intrusion may occur on the Property without prior approval of the NCDEQ. These activities include but are not limited to: construction of new buildings, removal and construction of part of a building, construction of sub-grade structures that encounter contaminated soil or places building users in close proximity to contaminated groundwater, change from non-residential to residential property,

change in tenant space usage, and addition of residential property use on higher floors.

- Structural modifications that may cause or create an increased risk from vapor intrusion require the property owner to demonstrate to the satisfaction of the NCDEQ that the indoor air in the structure does not pose an unacceptable risk to the occupants following modifications. These modifications include but are not limited to: modification or replacement of heating, ventilation or air conditioning (HVAC) systems, removal or replacement of the building slab, installation of multiple conduits or piping through the building slab, modifications to building walls or ceilings that may change air flow.
- Soil in **Area C** as shown on **Figure 6** may not be removed or disturbed unless approved in writing in advance by DEQ or its successor in function, except for routine landscape maintenance and emergency utility repair. In the event of emergency utility repair, DEQ shall be given written notice of any such emergency repair no later than the next business day, and further related assessment and remedial measures may be required; and
- 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 C** of the Property, as shown on **Figure 6**, without prior approval of DEQ; and

Institutional controls will also be implemented to ensure that land-use conditions are maintained and monitored until the land-use controls are no longer required for the site. NDCSRs were prepared for the source property and the off-source property to comply with the land-use control requirement. The NDCSRs are included in **Appendix C**. Refer to the NDCSRs for the specific language to be incorporated to address each of the risk assessment assumptions.

A plat showing the locations and types of dry-cleaning solvent impacts on the site is included as an exhibit to each NDCSR. The locations of dry-cleaning solvent impacts 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 the owner of the site to submit a notarized “Annual Certification of Land-Use Restrictions” to NCDEQ on an annual basis certifying that the NDCSR remains recorded with the Register of Deeds and that land-use

restrictions (LURs) are being complied with. An example of such a certification is included in **Appendix D**.

8.0 RMP IMPLEMENTATION SCHEDULE

Since the groundwater plume is stable and confined to the source property and off-source property, 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 this proposed strategy. Following that 30 day period, the owners of the off-source property where dry-cleaning solvent contamination has been detected in groundwater will be notified that a notice will be placed in their chain of title indicating that state regulations prohibit the installation of a water supply well on their property, pursuant to N.C. Gen. Stat. 143-215.104I(b1) and N.C. Gen. Stat. 215.104M. The property owner will have 60 days to appeal this notice, pursuant to N.C. Gen. Stat. 143-215.104S. **Appendix E** includes example documents used to announce the public comment period in the local newspaper and to inform local officials, nearby property owners, and interested parties. As such, upon completion of the public comment period, 60-day appeal 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

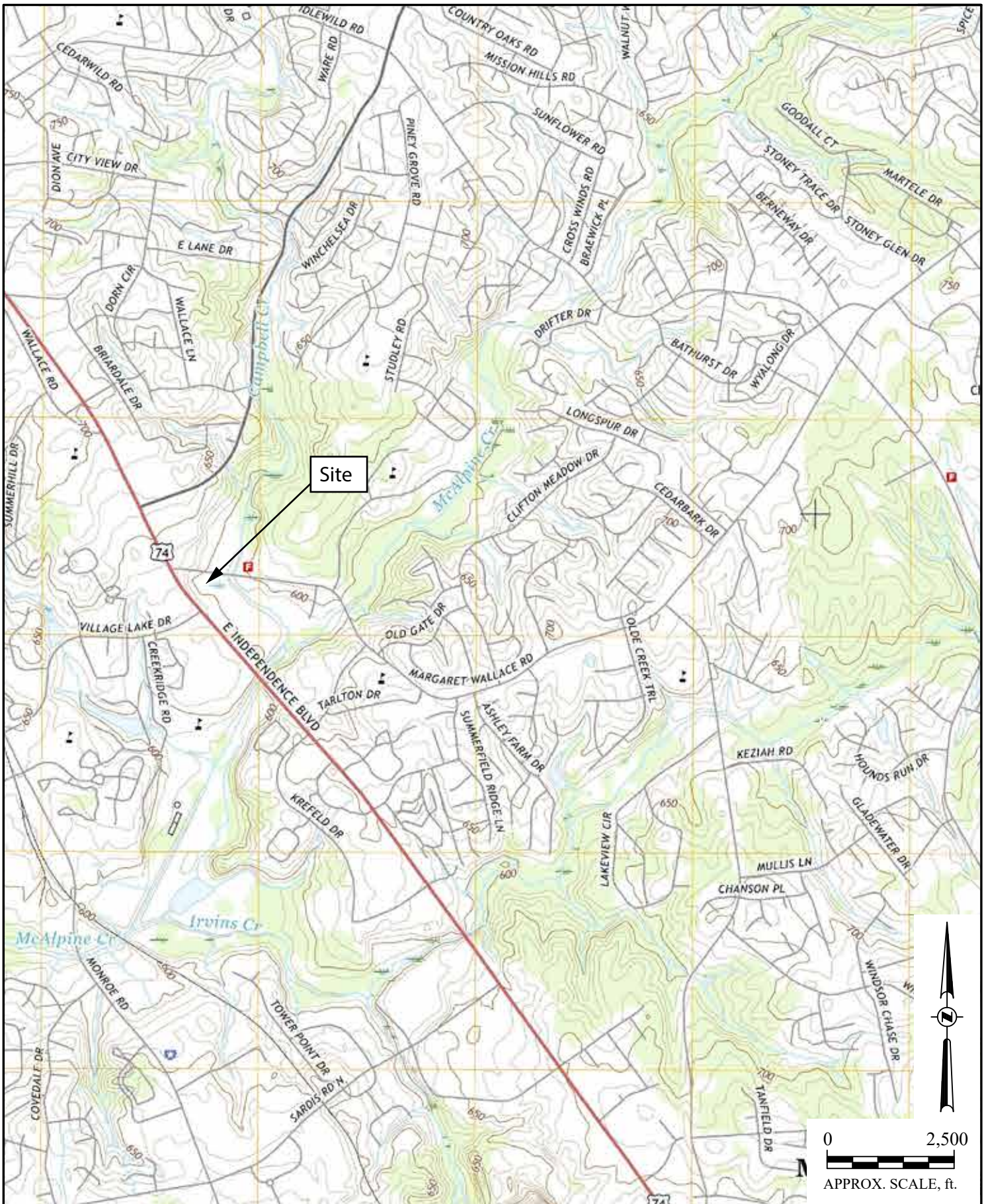
The RMP will be successfully implemented once the required NDCSRs have been executed and recorded with the Mecklenburg County Register of Deeds. The NDCSRs for the properties may, at the request of the property owner, be canceled by the NCDEQ after the risk to public health and the environment associated 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 the remediation of the property. If the NCDEQ is notified of a change in site conditions, per the notification requirements detailed in the NDCSRs, 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 at the subject 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 LURs set out in the NDCSRs are violated, the owners of the properties at the time the LURs are violated, the owner's successors and assigns, and the owner's agents who direct or contract for alteration of the site in violation of the LURs, shall be held liable for the remediation of all contaminants to unrestricted use standards.

11.0 CONCLUSIONS AND RECOMMENDATIONS

AECOM has prepared this RMP for Swan Cleaners site on behalf of the DSCA Program. The results of the risk assessment completed for the site indicate that contaminant concentrations do not pose an unacceptable risk with appropriate land-use controls applied to the impacted properties. The contaminant plume associated with the site appears generally 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, AECOM recommends issuance of a "No Further Action" letter.



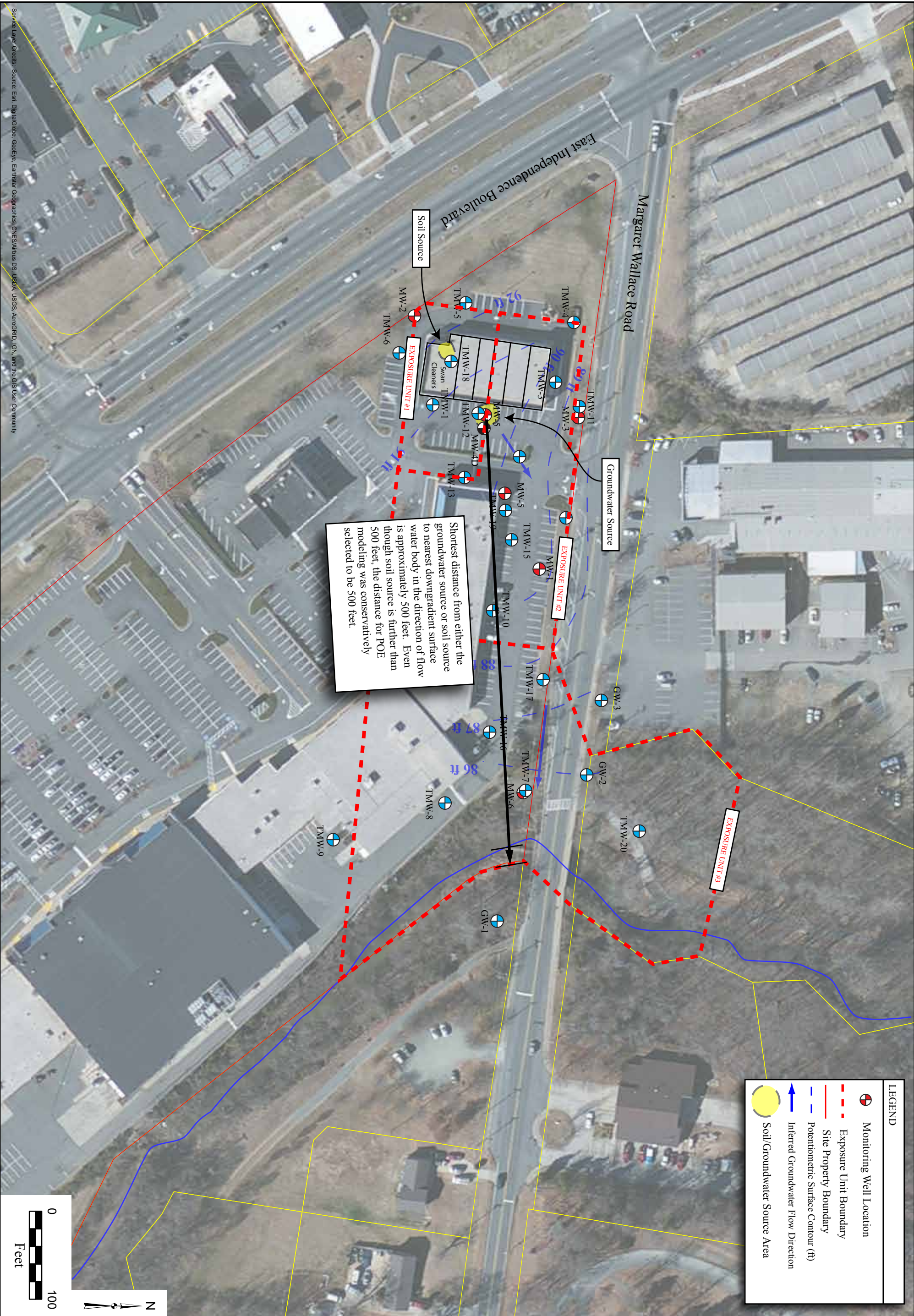
AECOM TECHNICAL SERVICES
 OF NORTH CAROLINA, INC
 5925 CARNEGIE BOULEVARD SUITE 370
 CHARLOTTE, NC 28209
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Site Location Map
 Swan Cleaners
 7201 East Independence Blvd.
 Charlotte, NC
 DSCA Site ID DC600068

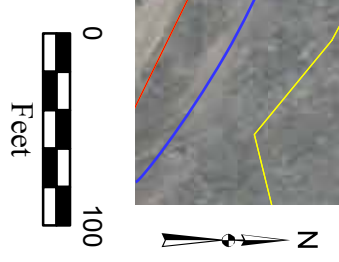
DRAWN BY:	ETR-8-5-19
CHECKED BY:	AJW-8-5-19
PROJECT NO.:	60604169

SHEET
 Figure 1



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

LEGEND	
	Monitoring Well Location
	Exposure Unit Boundary
	Site Property Boundary
	Potentiometric Surface Contour (ft)
	Inferred Groundwater Flow Direction
	Soil/Groundwater Source Area



Drawn By:
AMW - 9/25/2017

Checked By:
BGS - 9/25/2017

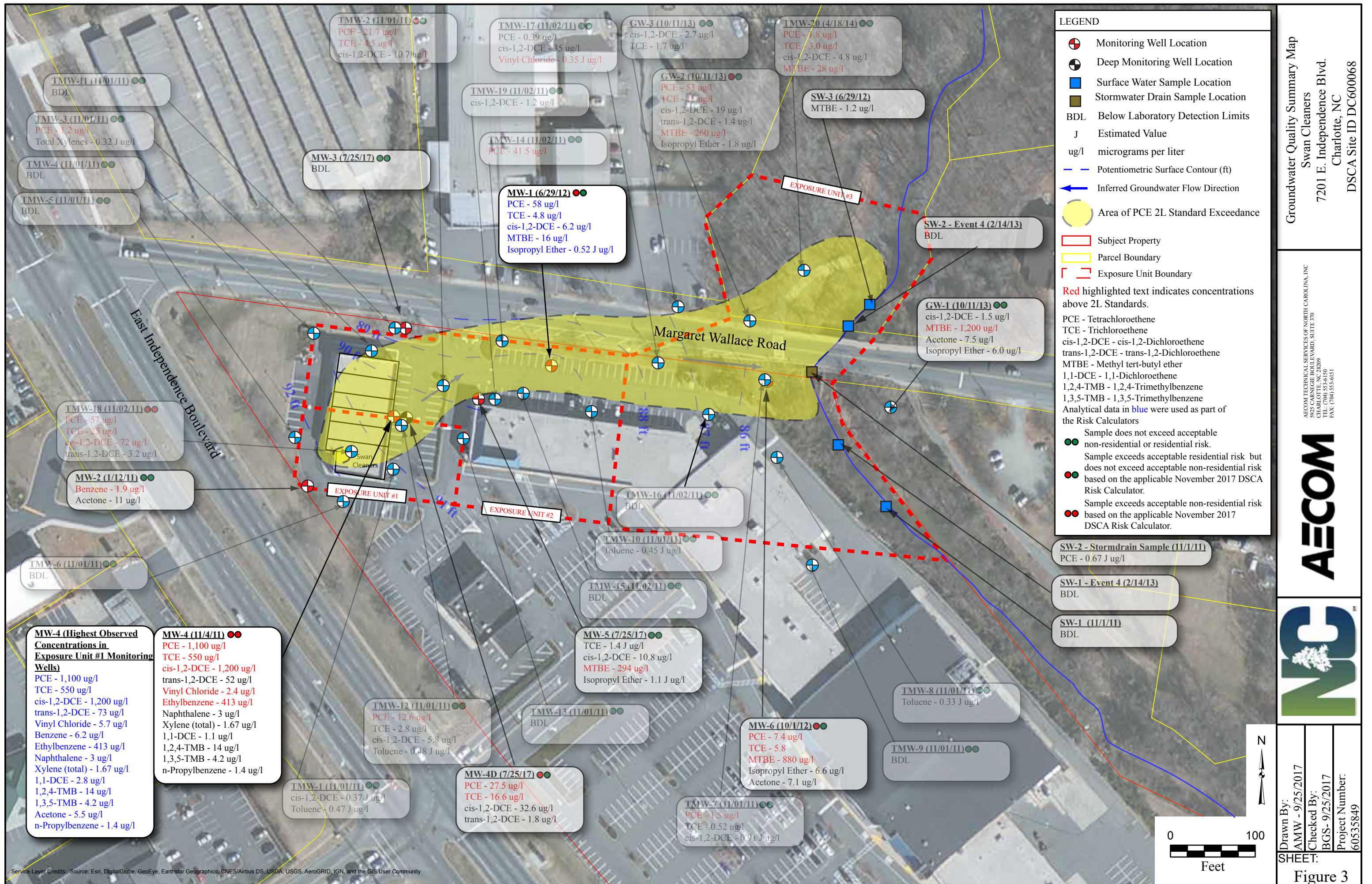
Project Number:
60535849

SHEET:
Figure 2

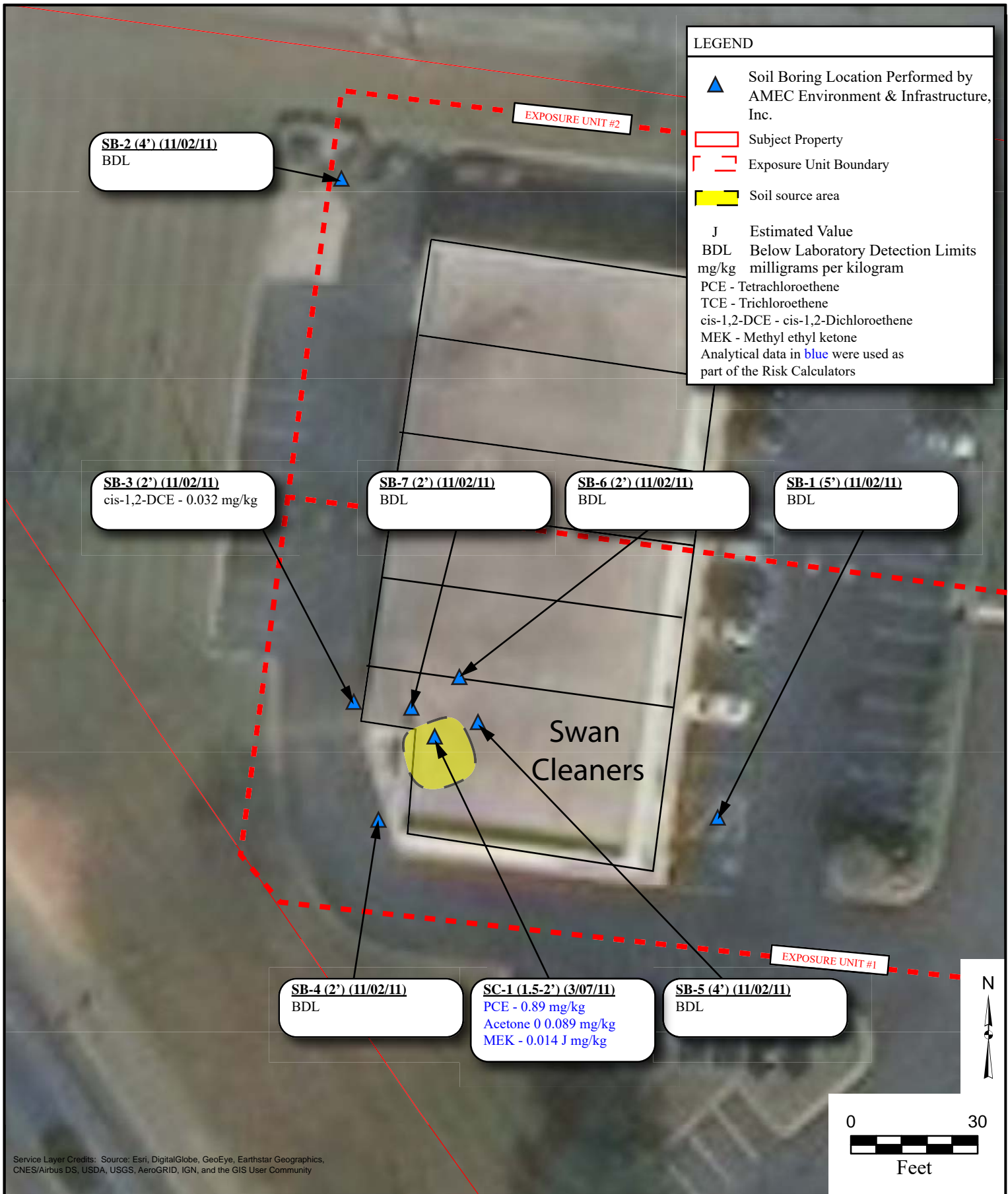


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Exposure Units
Swan Cleaners
7201 E. Independence Blvd.
Charlotte, NC
DSCA Site ID DC600068



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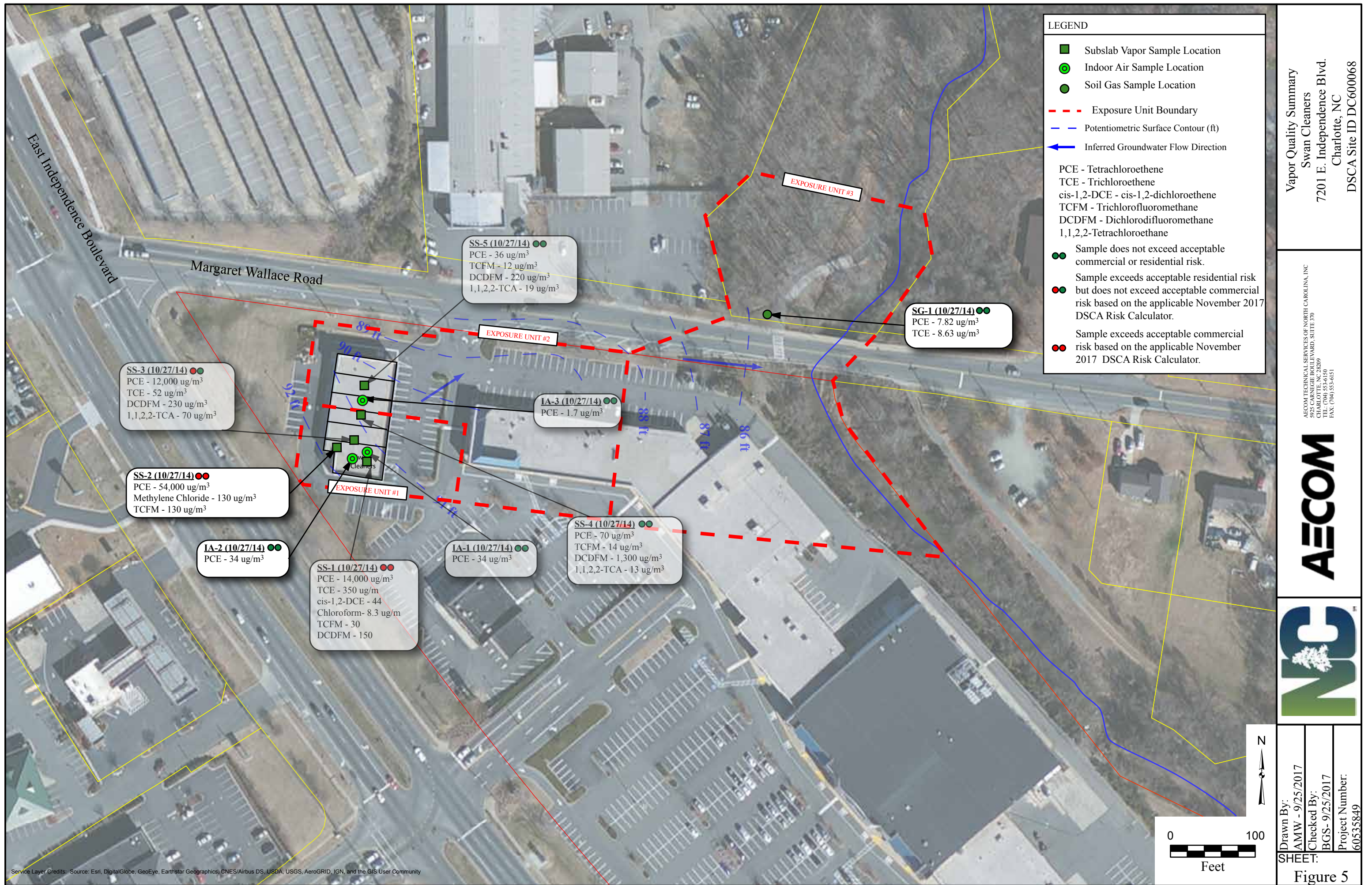
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Soil Quality Summary Map
 Swan Cleaners
 7201 E. Independence Blvd.
 Charlotte, NC
 DSCA Site ID DC600068

Drawn By: AJW-6/14/2018	Checked By: RHM-6/14/2018	Project Number: 60535849
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SHEET:
Figure 4



LEGEND

--- Exposure Unit Boundary

As this area, Area C, contains impacted soils exceeding the calculated SSTLs and the Protection of Groundwater PSRGs, a soil disturbance and infiltration cover land use restriction should be implemented.

Assuming current conditions, the levels of carcinogenic risk and hazard index are acceptable for current use in this area, Area B. However, a vapor intrusion restriction should be implemented as the levels of carcinogenic risk and hazard index are not acceptable for future residential or non-residential use due to exceedences of the soil gas to indoor air exposure pathway.

Assuming current and future conditions, the levels of carcinogenic risk and hazard index are acceptable for non-residential use in this area, Area A. However, a non-residential land use restriction should be implemented as the levels of carcinogenic risk and hazard index are not acceptable for future residential use due to exceedences of the groundwater to indoor air exposure pathway.

As groundwater contaminant concentrations above the NCDEQ 2L Groundwater Standards are present within Exposure Unit #s 1,2 and 3 land use controls should be implemented preventing the installation of water supply wells



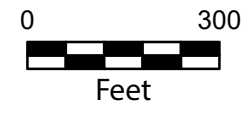
Area B
Area C
Swan Cleaners
Area A

Land-Use Restrictions Map
Swan Cleaners
7201 E. Independence Blvd.
Charlotte, NC
DSCA Site ID DC600068

AECOM TECHNICAL SERVICES OF NORTH CAROLINA, INC
5925 CARRIEGE BOULEVARD, SUITE 370
CHARLOTTE, NC 28209
TEL: (704) 553-6150
FAX: (704) 553-6151

AECOM

NC



Drawn By:
AMW - 5/26/2017
Checked By:
AJW - 1/25/2017
Project Number:
60535849

SHEET:
Figure 6

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

APPENDIX A
PLUME STABILITY DEMONSTRATION

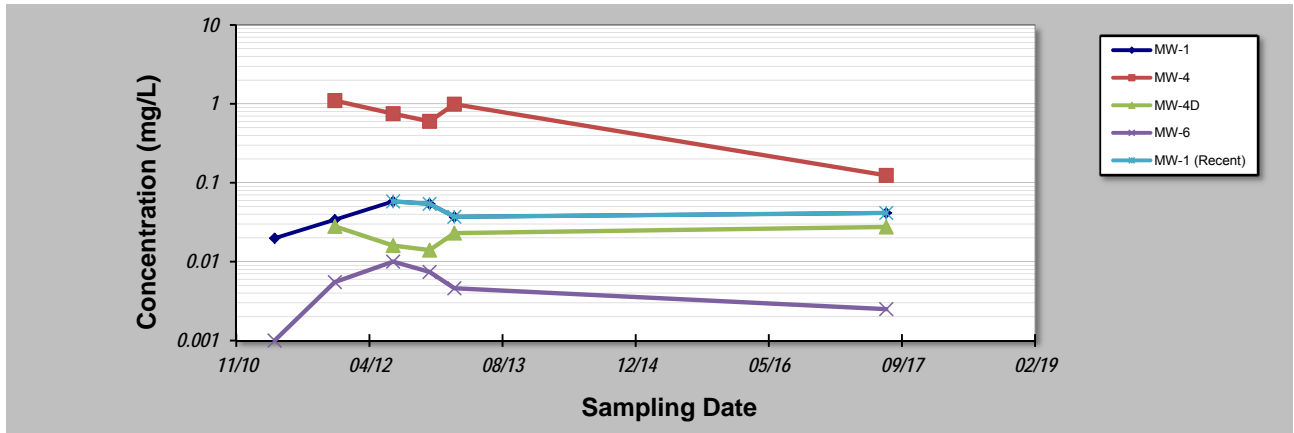
GSI MANN-KENDALL TOOLKIT for Constituent Trend Analysis

Evaluation Date: **2-Oct-17**
 Facility Name: **Swan Cleaners**
 Conducted By: **A. Wreschnig**

Job ID: **DC600068**
 Constituent: **PCE**
 Concentration Units: **mg/L**

Sampling Point ID: **MW-1** **MW-4** **MW-4D** **MW-6** **MW-1 (Recent)**

Sampling Event	Sampling Date	PCE CONCENTRATION (mg/L)				
1	4/11/11	0.0198			0.001	
2	11/23/11	0.034	1.1	0.028	0.0055	
3	6/29/12	0.058	0.75	0.016	0.01	0.058
4	11/13/12	0.054	0.6	0.014	0.0074	0.054
5	2/14/13	0.037	0.99	0.023	0.0046	0.037
6	7/25/17	0.0414	0.124	0.0275	0.0025	0.0414
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Coefficient of Variation:		0.34	0.54	0.30	0.63	0.21
Mann-Kendall Statistic (S):		5	-6	0	-1	-4
Confidence Factor:		76.5%	88.3%	40.8%	50.0%	83.3%
Concentration Trend:		No Trend	Stable	Stable	Stable	Stable



Notes:

- At least four independent sampling events per well are required for calculating the trend. *Methodology is valid for 4 to 40 samples.*
- Confidence in Trend = Confidence (in percent) that constituent concentration is increasing (S>0) or decreasing (S<0): >95% = Increasing or Decreasing; ≥ 90% = Probably Increasing or Probably Decreasing; < 90% and S>0 = No Trend; < 90%, S≤0, and COV ≥ 1 = No Trend; < 90% and COV < 1 = Stable.
- Methodology based on "MAROS: A Decision Support System for Optimizing Monitoring Plans", J.J. Aziz, M. Ling, H.S. Rifai, C.J. Newell, and J.R. Gonzales, *Ground Water*, 41(3):355-367, 2003.

DISCLAIMER: The GSI Mann-Kendall Toolkit is available "as is". Considerable care has been exercised in preparing this software product; however, no party, including without limitation GSI Environmental Inc., makes any representation or warranty regarding the accuracy, correctness, or completeness of the information contained herein, and no such party shall be liable for any direct, indirect, consequential, incidental or other damages resulting from the use of this product or the information contained herein. Information in this publication is subject to change without notice. GSI Environmental Inc., disclaims any responsibility or obligation to update the information contained herein.

Table 5: Analytical Data for Groundwater

DSCA ID No.: DC600068

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	Benzene	cis-1,2- Dichloroethylene	Ethylbenzene	Methyl tert-butyl ether (MTBE)	Naphthalene	Tetrachloroethylene	Toluene	trans-1,2- Dichloroethylene	Trichloroethylene	Vinyl chloride	Xylenes (total)	1,1- Dichloroethylene	1,2,4- Trimethylbenzene	1,3,5- Trimethylbenzene	Acetone	Isopropyl Ether	n-Propylbenzene			
		[mg/L]																			
MW-1	1/11/11	<0.001	0.00082 J	<0.001	NA	NA	0.0198	<0.001	<0.001	0.0016	<0.001	<0.003	<0.001	NA	NA	NA	NA	NA			
	11/23/11	<0.001	0.002	<0.001	0.0025	<0.001	0.034	<0.001	<0.002	0.0024	<0.002	<0.003	<0.001	<0.001	<0.001	<0.1	<0.001	<0.001			
	6/29/12	<0.0010	0.0062	<0.0010	0.054	<0.0010	0.058	<0.0010	<0.0020	0.0048	<0.0020	<0.003	<0.0010	<0.001	<0.001	<0.1	0.00052 J	<0.001			
	10/1/12	<0.00050	0.0026	<0.00050	0.016	<0.0010	0.054	<0.00050	<0.00050	0.0030	<0.00050	<0.0015	<0.00050	<0.00050	<0.00050	0.0065	<0.00050	<0.00050			
	2/14/13	<0.00050	0.0024	<0.00050	0.0021	<0.0010	0.037	<0.00050	<0.00050	0.0039	<0.00050	<0.0015	<0.00050	<0.00050	<0.00050	0.0074	<0.00050	<0.00050			
	7/25/17	<0.001	<0.001	<0.001	0.0988	<0.001	0.0414	<0.001	<0.001	0.0041	<0.001	<0.001	<0.001	<0.001	<0.001	<0.025	0.00091 J	<0.001			
MW-2	11/4/11	<0.001	<0.001	<0.001	<0.001	<0.001	<0.0005	<0.001	<0.002	<0.002	<0.002	<0.003	<0.001	<0.001	<0.001	<0.1	<0.001	<0.001			
	6/29/12	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.00050	<0.0010	<0.0020	<0.0020	<0.0020	<0.003	<0.0010	<0.001	<0.001	<0.1	<0.0010	<0.001			
	1/12/11	0.0019	<0.00050	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.00050	<0.00050	<0.00050	0.011	<0.00050	<0.00050			
	2/14/13	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.00050	<0.00050	<0.00050	<0.0050	<0.00050	<0.00050			
	7/25/17	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.025	<0.001	<0.001			
MW-3	11/3/11	<0.001	<0.001	<0.001	<0.001	<0.001	<0.0005	<0.001	<0.002	<0.002	<0.002	<0.003	<0.001	<0.001	<0.001	<0.1	<0.001	<0.001			
	6/29/12	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.00050	<0.0010	<0.0020	<0.0020	<0.0020	<0.003	<0.0010	<0.001	<0.001	<0.1	<0.0010	<0.001			
	10/1/12	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.00050	<0.00050	<0.00050	0.0056	<0.00050	<0.00050			
	2/14/13	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.00050	<0.00050	<0.00050	<0.0050	<0.00050	<0.00050			
	7/25/17	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.025	<0.001	<0.001			
MW-4	11/4/11	<0.001	1.2	<0.001	<0.001	0.003	1.1	<0.001	0.052	0.550	0.0024	0.00167	0.00110	0.014	0.0042	<0.1	<0.001	0.0014			
	6/29/12	<0.0010	0.99	<0.0010	<0.0010	<0.0010	0.75	<0.0010	0.073	0.43	0.0057	<0.003	0.0028	<0.001	<0.001	<0.1	<0.0010	<0.001			
	10/1/12	0.0062	0.70	<0.00050	<0.00050	<0.0010	0.60	<0.00050	0.049	0.35	0.0017	<0.0015	0.0013	<0.00050	<0.00050	0.0055	<0.00050	<0.00050			
	2/14/13	0.0013	0.89	<0.00050	<0.00050	<0.0010	0.99	<0.00050	0.071	0.41	0.0024	<0.0015	0.0023	<0.00050	<0.00050	<0.0050	<0.00050	<0.00050			
	7/25/17	<0.0025	<0.0025	0.413	<0.0025	<0.0025	0.124	<0.0025	0.0185	0.0892	<0.0025	<0.0025	<0.0025	<0.0025	<0.0025	<0.0625	<0.0025	<0.0025			
MW-4D	2/29/12	<0.0010	0.017	<0.0010	<0.0010	<0.0010	0.028	<0.0010	0.0014 J	0.0077	<0.0020	<0.003	<0.0010	<0.001	<0.001	<0.1	<0.001	<0.001			
	6/29/12	<0.0010	0.017	<0.0010	<0.0010	<0.0010	0.016	<0.0010	0.0012 J	0.0059	<0.0020	<0.003	<0.0010	<0.001	<0.001	<0.1	<0.0010	<0.001			
	10/1/12	<0.00050	0.012	<0.00050	<0.00050	<0.0010	0.014	<0.00050	0.00088	0.0062	<0.00050	<0.0015	<0.00050	<0.00050	<0.00050	0.010	<0.00050	<0.00050			
	2/14/13	<0.00050	0.0088	<0.00050	<0.00050	<0.0010	0.023	<0.00050	0.00074	0.006	<0.00050	<0.0015	<0.00050	<0.00050	<0.00050	<0.0050	<0.00050	<0.00050			
	7/25/17	<0.001	0.0326	<0.001	<0.001	<0.001	0.0275	<0.001	0.0018	0.0166	<0.001	<0.001	<0.001	<0.001	<0.001	<0.025	<0.001	<0.001			
MW-5	11/4/11	<0.001	0.0027	<0.001	0.110	<0.001	<0.0005	<0.001	<0.002	<0.002	<0.002	<0.003	<0.001	<0.001	<0.001	<0.1	<0.001	<0.001			
	6/29/12	<0.0010	0.0032	<0.0010	0.14	<0.0010	0.0015	<0.0010	<0.0020	<0.0020	<0.0020	<0.003	<0.0010	<0.001	<0.001	0.0071 J	0.00053 J	<0.001			
	10/1/12	<0.00050	0.0029	<0.00050	0.14	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.00050	<0.00050	<0.00050	<0.0050	0.00063	<0.00050			

Table 5: Analytical Data for Groundwater

DSCA ID No.: DC600068

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	Benzene	cis-1,2- Dichloroethylene	Ethylbenzene	Methyl tert-butyl ether (MTBE)	Naphthalene	Tetrachloroethylene	Toluene	trans-1,2- Dichloroethylene	Trichloroethylene	Vinyl chloride	Xylenes (total)	1,1- Dichloroethylene	1,2,4- Trimethylbenzene	1,3,5- Trimethylbenzene	Acetone	Isopropyl Ether	n-Propylbenzene			
		[mg/L]																			
MW-5	2/14/13	<0.00050	0.0033	<0.00050	0.14	<0.0010	0.00066	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.00050	<0.00050	<0.00050	<0.0050	<0.00050	<0.00050			
	7/25/17	<0.002	0.0108	<0.002	0.294	<0.002	<0.002	<0.002	<0.002	0.0014 J	<0.002	<0.002	<0.002	<0.002	<0.002	<0.050	0.0011 J	<0.002			
MW-6	11/4/11	<0.001	0.0026	<0.001	1.0	<0.001	0.0055	<0.001	<0.002	0.0013 J	<0.002	0.00056 J	<0.001	<0.001	<0.001	0.0072 J	0.0056	<0.001			
	6/29/12	<0.001	0.0038	<0.0010	1.0	<0.0010	0.010	<0.0010	<0.0020	0.0027	<0.0020	<0.003	<0.0010	<0.001	<0.001	<0.01	0.0078	<0.001			
	10/1/12	<0.005	0.0034	<0.00050	0.88	<0.0010	0.0074	<0.00050	<0.00050	0.0058	<0.00050	<0.0015	<0.00050	<0.00050	<0.00050	0.0071	0.0066	<0.00050			
	2/14/13	<0.005	0.0034	<0.00050	1.0	<0.0010	0.0046	<0.00050	<0.00050	0.0028	<0.00050	<0.0015	<0.00050	<0.00050	<0.00050	0.027	0.0064	<0.00050			
	7/25/17	<0.005	<0.005	<0.005	0.871	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.125	0.0058	<0.005			
TMW-20	4/8/14	<0.00050	0.0048	<0.00050	0.028	<0.0010	0.0018	<0.00050	<0.00050	0.003	<0.00050	<0.0015	<0.00050	<0.00050	<0.00050	<0.0050	<0.00050	<0.00050			
SC-2-W	3/7/11	<0.001	0.017	<0.005	<0.005	<0.005	0.0078	<0.005	<0.005	0.0029 J	<0.005	<0.010	<0.005	<0.005	<0.005	<0.025	<0.005	<0.005			
TMW-1	11/1/11	<0.001	0.00037 J	<0.001	NA	NA	<0.0007	0.00047 J	<0.001	<0.001	<0.001	<0.003	NA	NA	NA	NA	NA	NA			
TMW-2	11/1/11	<0.001	0.0107	<0.001	NA	NA	0.0217	<0.001	<0.001	0.0045	<0.001	<0.003	NA	NA	NA	NA	NA	NA			
TMW-3	11/1/11	<0.001	<0.001	<0.001	NA	NA	0.0012	<0.001	<0.001	<0.001	<0.001	0.00032 J	NA	NA	NA	NA	NA	NA			
TMW-4	11/1/11	<0.001	<0.001	<0.001	NA	NA	<0.0007	<0.001	<0.001	<0.001	<0.001	<0.003	NA	NA	NA	NA	NA	NA			
TMW-5	11/1/11	<0.001	<0.001	<0.001	NA	NA	<0.0007	<0.001	<0.001	<0.001	<0.001	<0.003	NA	NA	NA	NA	NA	NA			
TMW-6	11/1/11	<0.001	<0.001	<0.001	NA	NA	<0.0007	<0.001	<0.001	<0.001	<0.001	<0.003	NA	NA	NA	NA	NA	NA			
TMW-7	11/1/11	<0.001	0.00091 J	<0.001	NA	NA	0.0015	<0.001	<0.001	0.00052 J	<0.001	<0.003	NA	NA	NA	NA	NA	NA			
TMW-8	11/1/11	<0.001	<0.001	<0.001	NA	NA	<0.0007	0.00033 J	<0.001	<0.001	<0.001	<0.003	NA	NA	NA	NA	NA	NA			
TMW-9	11/1/11	<0.001	<0.001	<0.001	NA	NA	<0.0007	<0.001	<0.001	<0.001	<0.001	<0.003	NA	NA	NA	NA	NA	NA			
TMW-10	11/1/11	<0.001	<0.001	<0.001	NA	NA	<0.0007	0.00045 J	<0.001	<0.001	<0.001	<0.003	NA	NA	NA	NA	NA	NA			
TMW-11	11/1/11	<0.001	<0.001	<0.001	NA	NA	<0.0007	<0.001	<0.001	<0.001	<0.001	<0.003	NA	NA	NA	NA	NA	NA			
TMW-12	11/1/11	<0.001	0.0058	<0.001	NA	NA	0.0126	0.00048 J	<0.001	0.0028	<0.001	<0.003	NA	NA	NA	NA	NA	NA			
TMW-13	11/1/11	<0.001	<0.001	<0.001	NA	NA	<0.0007	<0.001	<0.001	<0.001	<0.001	<0.003	NA	NA	NA	NA	NA	NA			
TMW-14	11/2/11	<0.001	<0.001	<0.001	NA	NA	0.0415	<0.001	<0.001	<0.001	<0.001	<0.003	NA	NA	NA	NA	NA	NA			
TMW-15	11/2/11	<0.001	<0.001	<0.001	NA	NA	<0.0007	<0.001	<0.001	<0.001	<0.001	<0.003	NA	NA	NA	NA	NA	NA			
TMW-16	11/2/11	<0.001	<0.001	<0.001	NA	NA	<0.0007	<0.001	<0.001	<0.001	<0.001	<0.003	NA	NA	NA	NA	NA	NA			
TMW-17	11/2/11	<0.001	0.035	<0.001	NA	NA	0.00039 J	<0.001	0.001	<0.001	0.00035 J	<0.003	NA	NA	NA	NA	NA	NA			
TMW-18	11/2/11	<0.002	0.072	<0.002	NA	NA	0.057	<0.002	0.0032	0.025	<0.002	<0.006	NA	NA	NA	NA	NA	NA			
TMW-19	11/2/11	<0.001	0.0012	<0.001	NA	NA	<0.0007	<0.001	<0.002	<0.001	<0.001	<0.003	NA	NA	NA	NA	NA	NA			
GW-1	10/11/13	<0.00050	0.0015	<0.00050	1.2	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0030	<0.00050	<0.00050	<0.00050	0.0075	0.006	<0.00050			
GW-2	10/11/13	<0.00050	0.019	<0.00050	0.26	<0.0010	0.053	<0.00050	0.0014	0.015	<0.00050	<0.0030	<0.00050	<0.00050	<0.00050	<0.0050	0.0018	<0.00050			
GW-3	10/11/13	<0.00050	0.0027	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	0.0017	<0.00050	<0.0030	<0.00050	<0.00050	<0.00050	<0.0050	<0.00050	<0.00050			

APPENDIX B

LEVEL I ECOLOGICAL RISK ASSESSMENT CHECKLISTS

**Level 1 Ecological Risk Assessment
Checklist A for Potential Receptors and Habitats
Swan Cleaners, DSCA Site ID DC600068**

- 1. Are there any navigable water bodies or tributaries to a navigable water body on or within the one-half mile of this site?** Yes. Based on review of the United States Geological Survey (USGS) Topographic Map of Charlotte and Mint Hill, North Carolina dated 2016 (**Figure 1**), and the Physical Setting Source Summary provided in the Environmental Data Resources (EDR) Radius Map™ report with GeoCheck® (**Appendix A**), three surface water features, Campbell Creek, McAlpine Creek, and an unnamed tributary of McAlpine Creek, were identified within a one-half mile radius of the Swan Cleaners dry cleaning facility located at 7201 East Independence Blvd (site). A site location map including the locations of major surface water features within one-half mile of the site are attached to this report as **Figure 1**. In addition, the Physical Setting Source Summary provided in the EDR Radius Map™ report with GeoCheck® (**Appendix A**) indicates that the site is not located within any 100-year and 500-year floodplains.

- 2. Are there any water bodies anywhere on or within the one-half mile of the site?** Yes. The above referenced water bodies are located within a one-half mile radius of the site.

- 3. Are there any wetland areas such as marshes or swamps on or within one-half mile of the site?** Yes. According to the EDR NEPACheck® report (**Appendix A**), the NWI identified eight wetland features within a one-half mile radius of the site. The off-site wetland features included:

 - PEM1C - [P] Palustrine [EM] Emergent [1] Persistent [C] Seasonally Flooded located 179 feet east;
 - PFO1A - [P] Palustrine [FO] Forested [1] Broad-Leaved Deciduous [A] Temporarily Flooded located 735 feet east-northeast;
 - PUBFx - [P] Palustrine [UB] Unconsolidated Bottom [F] Semipermanently Flooded [x] Excavated located 836 feet northeast;
 - PFO1A - [P] Palustrine [FO] Forested [1] Broad-Leaved Deciduous [A] Temporarily Flooded located 1,184 feet northeast;
 - PFO1C - [P] Palustrine [FO] Forested [1] Broad-Leaved Deciduous [C] Seasonally Flooded located 1,281 feet northeast;
 - PUBHh - [P] Palustrine [UB] Unconsolidated Bottom [H] Permanently Flooded [h] Diked/Impounded located 2,077 feet west-southwest;
 - PEM1Ch - [P] Palustrine [EM] Emergent [1] Persistent [C] Seasonally Flooded [h] Diked/Impounded located 2,168 feet west-southwest;
 - PFO1A - [P] Palustrine [FO] Forested [1] Broad-Leaved Deciduous [A] Temporarily Flooded located 2,367 feet east;

4. **Are there any sensitive environmental areas on or within one-half mile of the site?** Yes. In addition to the three surface water bodies and eight wetland features referenced above, the site, and one other occurrence identified within one-half mile of the site, were identified as state natural areas, and four other locations were identified as state managed areas. The site was identified as a Natural Heritage Element Occurrence (NHEO) due to a historic survey that identified a listed plant species; however, recent surveys failed to determine the plant's status (extant or destroyed). The other NHEO was identified 1408 feet south-southeast of the site and has a similar status as the site. The NC Managed Areas (i.e. Mecklenburg County Open Space) were identified approximately 464 feet to the east-northeast, 565 feet to the east, 1743 feet to the south-southeast, and 2525 feet east of the site. These areas are managed for multiple uses and are subject to extractive (i.e. mining or logging) or off-highway vehicle (OHV) use.
5. **Are there any areas on or within one-half mile of the site owned or used by local tribes?** No. None were identified on the Indian Reservation Database in the EDR NEPACheck® report (**Appendix A**).
6. **Are there any habitats, foraging areas or refuges by rare, threatened, endangered, candidate and/or proposed species (plants or animals), or any otherwise protected species on or within one-half mile of the site?** Potentially. The EDR NEPASearch™ Map Report (**Appendix A**) identified four endangered species and two federal species of concern (FSCs) within Mecklenburg County: 1) the Carolina heelsplitter (invertebrate clam); 2) Michaux's sumac (flowering plant); 3) Tall larkspur (flowering plant); 4) the Schweinitz's sunflower (flowering plant); 5) Smooth Coneflower (flowering plant); and 6) Little brown bat (mammal). Furthermore, the US Fish and Wildlife Service (FWS) also identified one additional endangered species, three additional FSCs, one candidate, one threatened species, one at-risk species (ARS) and one Bald and Golden Eagle Protection Act (BGPA) in Mecklenburg County (www.fws.gov/raleigh/species/cntylist/mecklenburg.html; **Appendix B**). The Rusty-patched bumble bee (invertebrate) was listed as endangered; the Northern long-eared bat (vertebrate) is listed as threatened; the Carolina darter (vertebrate), Carolina creekshell (invertebrate) and Piedmont aster (vascular plant) were identified as FSCs; the Georgia aster (vascular plant) is listed as a candidate; the Carolina Hemlock (vascular plant) was identified as ARS; and the Bald eagle (vertebrate) was listed as a BGPA.

Further, the site was also identified as a NHEO due to a historic survey that identified a listed plant species, but recent surveys failed to determine the plant's status (extant or destroyed). Although numerous listed species have been reported, none of these species have specifically been determined to live, forage or refuge at or 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 mile of the site?** Potentially. Although the North Carolina Audubon Society (<http://netapp.audubon.org/iba/state/US-NC>) does not identify any Important Bird Areas (IBAs) within one-half mile of the site. One BGPA was identified in Mecklenburg County by the US FWS; however, no BGPA's have specifically been identified 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?** Yes. Rare and endangered species have been identified south-southeast of the site on the Physical Setting Source Map located in the EDR Summary Radius Map Report. The EDR NEPASearch™ Map Report (**Appendix A**) identified four endangered species and two FSCs within Mecklenburg County: 1) the Carolina heelsplitter (invertebrate clam); 2) Michaux's sumac (flowering plant); 3) Tall larkspur (flowering plant); 4) the Schweinitz's sunflower (flowering plant); 5) Smooth Coneflower (flowering plant); and 6) Little brown bat (mammal). Furthermore, the US FWS also identified one additional endangered species, three additional FSCs, one candidate, one threatened species, one ARS and one BGPA in Mecklenburg County (www.fws.gov/raleigh/species/cntylist/mecklenburg.html; **Appendix B**). The Rusty-patched bumble bee (invertebrate) was listed as endangered; the Northern long-eared bat (vertebrate) is listed as threatened; the Carolina darter (vertebrate), Carolina creekshell (invertebrate) and Piedmont aster (vascular plant) were identified as FSCs; the Georgia aster (vascular plant) is listed as a candidate; the Carolina Hemlock (vascular plant) was identified as ARS; and the Bald eagle (vertebrate) was listed as a BGPA.
9. **Are there any threatened and/or endangered species (plant or animal) on or within one-half mile of the site?** Yes. Rare and endangered species have been identified south-southeast of the site on the Physical Setting Source Map located in the EDR Summary Radius Map Report. The EDR NEPASearch™ Map Report (**Appendix A**) identified four endangered species and two FSCs within Mecklenburg County: 1) the Carolina heelsplitter (invertebrate clam); 2) Michaux's sumac (flowering plant); 3) Tall larkspur (flowering plant); 4) the Schweinitz's sunflower (flowering plant); 5) Smooth Coneflower (flowering plant); and 6) Little brown bat (mammal). Furthermore, the US FWS also identified one additional endangered species, three additional FSCs, one candidate, one threatened species, one ARS and one BGPA in Mecklenburg County (www.fws.gov/raleigh/species/cntylist/mecklenburg.html; **Appendix B**). The Rusty-patched bumble bee (invertebrate) was listed as endangered; the Northern long-eared bat (vertebrate) is listed as threatened; the Carolina darter (vertebrate), Carolina creekshell (invertebrate) and Piedmont aster (vascular plant) were identified as FSCs; the Georgia aster (vascular plant) is listed as a candidate; the Carolina Hemlock (vascular plant) was identified as ARS; and the Bald eagle (vertebrate) was listed as a BGPA.

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

Wetlands are defined in 40 CFR §232.2 as “areas inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” The sources to make the determination whether or not wetland areas are present may include, but not limited to, national wetland inventory available at <http://nwi.fw.gov>, federal or state agency, and USGS topographic maps. Areas that provide unique and often protected habitat for wildlife species. These areas typically used during critical life stages such as breeding, rearing or young and overwintering. Refer to Attachment 1 for examples of sensitive environments. Ecologically important species include populations of species which provide a critical food resource for higher organisms. Ecologically important species include pest an opportunistic species that populate an area if they serve as a food source for other species, but do not include domesticated animals or plants/animals whose existence is maintained by continuous human interventions.

March 2007

DSCA Program

Level 1 Ecological Risk Assessment
Checklist B for Potential Receptors and Habitat
Swan Cleaners, DSCA Site ID DC600068

- 1A. Can chemicals associated with the site leach, dissolve, or otherwise migrate to groundwater?** Yes. The primary contaminant of concern (COC) is tetrachloroethene (PCE) and its daughter products: trichloroethene (TCE), cis-1,2-dichloroethene (cis-1,2-DCE), trans-1,2-dichloroethene (trans-1,2-DCE) and vinyl chloride (VC).
- 1B. Are chemicals associated with the site mobile in groundwater?** Yes.
- 1C. Does groundwater from the site discharge to ecological receptor habitat?** Potentially. Groundwater flow beneath the site appears to be variable with the primary flow direction interpreted to be to the east-southeast. As such, groundwater likely discharges to Campbell Creek approximately 500 feet east of the site.

Question 1. Could chemicals associated with the site reach ecological receptors through groundwater? Potentially. The variable groundwater flow direction beneath the site is interpreted to be primarily to the east-southeast towards Campbell Creek approximately 500 feet east.

Preliminary groundwater assessment activities identified offsite groundwater impacts to the east of the site. However, given the distance to this receptor, surface water impacts from groundwater discharge are not a concern.

- 2A. Are chemicals present in surface soils on the site?** Yes. COCs have been identified at 1.5-2 feet below ground surface (bgs) at the site.
- 2B. Can chemicals be leached from or be transported by erosion of surface soils on the site?** Not likely. Although low levels of the COCs have been identified in surface soils beneath the site, the presumed soil source area(s) were identified under the footprint of the strip mall building. Further, the identified soil impacts are below the Inactive Hazardous Sites Branch (IHSB) Protection of Groundwater Preliminary Soil Remediation Goals (PSRGs) that would require the imposition of a soil disturbance land use restriction (LUR) in the event that the site was to be considered for closure. Therefore, leaching and erosion are not likely concerns.

Question 2. Could chemicals associated with the site reach ecological receptors through runoff or erosion? Not likely. Although low levels of the COCs have been identified in surface soils beneath the site, the presumed soil source area(s) were identified under the footprint of the strip mall building. Further, the identified soil impacts are below the IHSB Protection of Groundwater PSRGs that would require the imposition of a soil disturbance LUR in the event that the site was to be considered for closure. Therefore, erosion and runoff are not likely concerns.

- 3A. Are chemicals present in surface soil or on the surface of the ground?** Yes.
- 3B. Are potential ecological receptors on the site?** Potentially. The EDR NEPASearch™ Map Report indicates that a listed plant was historically identified at the site. However,

recent surveys failed to determine the plant's status (extant or destroyed). Therefore, the accuracy of this listing is not reported and the likelihood of this species thriving at the site is low given the current use of the property.

Question 3. Could chemicals associated with the site reach ecological receptors through direct contact? Not likely. Low levels of the COCs have been identified in surface soils beneath the footprint of the strip mall building and the likelihood of the listed plant species thriving at the site's vegetated areas is low given the current use of the property.

4A. Are chemicals on the site volatile? Yes.

4B. Could chemicals on the site be transported in air as dust or particulate matter? Not likely. Although low levels of the COCs have been identified in surface soils beneath the site, the presumed soil source area(s) were identified under the footprint of the strip mall building. Therefore, windblown dust and particulate matter are not likely concerns.

Question 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? Yes. The identified site COCs are volatile; however, no burrowing animals have been observed or would be expected beneath the footprint of the former strip mall building at the site. Therefore, inhalation of COCs is not a likely concern for ecological receptors.

5A. Is Non-Aqueous Phase Liquid (NAPL) present at the site? No.

5B. Is NAPL migrating? Not applicable.

5C. Could NAPL discharge occur where ecological receptors are found? Not applicable.

Question 5. Could chemicals associated with site reach ecological receptors through migration of NAPL? Not applicable.

6A. Are chemicals present in surface and shallow subsurface soils or on the surface of the ground? Yes. Site COCs have been identified at 1.5-2 feet bgs.

6B. Are chemicals found in soil on the site taken up by plants growing on the site? Not likely since the soil identified as containing COCs is located beneath the building footprint.

6C. Do potential ecological receptors on or near the site feed on plants (e.g., grasses, shrubs, forbs, trees, etc.) found on the site? None have been specifically identified.

6D. Do chemicals found on the site bioaccumulate? No. The primary COC is PCE, which has a low bioaccumulation potential and is not likely to accumulate in the tissue of organisms through respiration, ingestion, or direct contact.

Question 6. Could chemicals associated with the site reach ecological receptors through direct ingestion of soil, plants animals or contaminants? Not likely. Surface and/or shallow subsurface soil impacts are beneath the footprint of the strip mall building, and surficial groundwater impacts within the site vicinity were identified at depths greater

than 10 feet below bgs. In addition, no “active” water supply wells (for drinking water purposes) have been identified within 1,500 feet of the site.

If the answer to one or more of the above six questions is “Yes”, the DEQ may require further assessment to determine whether the site poses an unacceptable risk to ecological receptors.

March 2007

DSCA Program

APPENDIX C

NOTICES OF DRY-CLEANING SOLVENT REMEDIATION (NDCSRs)

APPENDIX C-1
SOURCE PROPERTY
(SUSO 2 INDEPENDENCE LP, PIN 165-16-119)

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: SUSO 2 Independence 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 _____, 2021____ by SUSO 2 Independence 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 7201 East Independence Boulevard, Charlotte, Mecklenburg County, North Carolina, Parcel Identification Number (PIN) 165-16-119.

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 two parcels that make up the dry-cleaning solvent contamination site (hereinafter "Contamination Site"). This Notice has been approved by the North Carolina Department of Environmental Quality, or its successor in function (hereinafter "DEQ") 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 Swan Cleaners (DSCA Site ID DC600068) located at 7201 East Independence Boulevard, Charlotte.

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 DEQ'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 DEQ 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 DEQ, or his/her designee, after the hazards have been eliminated, pursuant to NCGS §143-215.104M. Those restrictions are hereby imposed on the Property, and are as follows:

1. Without prior written approval from DEQ, 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.
2. 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 DEQ.
3. In January of each year, on or before January 31st, the owner of any portion of the Property shall submit a notarized Annual Certification of Land-Use Restrictions to DEQ certifying that this Notice remains recorded at the Register of Deeds' office, and that the land-use restrictions are being complied with.
4. 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 DEQ may be denied access to the Property for the purpose of conducting such activities.
5. 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.

In addition to restrictions 1 through 5 above, restriction 6 also applies to that portion of the Property identified as **Area A** on Exhibit A (attached), and is as follows:

6. The Property shall be used exclusively for non-residential land use pursuant to North Carolina Administrative Code (NCAC) 15A NCAC 02S.0102(21) and related amenities (parking, landscape areas and walkways), and all other uses of the Property are prohibited except as approved in writing by DEQ.

In addition to restrictions 1 through 6 above, restrictions 7 and 8 also apply to that portion of the Property identified as **Area B** on Exhibit A (attached), and are as follows:

7. Except for routine maintenance, no construction activities or change in property use that cause or create an unacceptable human health risk from vapor intrusion may occur in **Area B** without prior approval of DEQ. These activities include but are not limited to: construction of new buildings, removal and construction of part of a building, construction of sub-grade structures that encounter contaminated soil or places building users in close proximity to contaminated groundwater, change from non-residential to residential property, change in tenant space usage, and addition of residential property use on higher floors.

8. Structural modifications that may cause or create an increased risk from vapor intrusion in **Area B** require the property owner to demonstrate to the satisfaction of DEQ that the indoor air in the structure does not pose an unacceptable risk to the occupants following modifications. These modifications include but are not limited to: modification or replacement of heating, ventilation or air conditioning (HVAC) systems, removal or replacement of the building slab, installation of multiple conduits or piping through the building slab, modifications to building walls or ceilings that may change air flow.

In addition to restrictions 1 through 6, and restrictions 7 and 8 above, restrictions 9 and 10 also apply to that portion of the Property identified as **Area C** on Exhibit A (attached), and are as follows:

9. Soil in **Area C** may not be removed or disturbed unless approved in writing in advance by DEQ or its successor in function, except for routine landscape maintenance and emergency utility repair. In the event of emergency utility repair, DEQ shall be given written notice of any such emergency repair no later than the next business day, and further related assessment and remedial measures may be required.

10. 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 C** of the Property, as shown on Exhibit A, without prior approval of DEQ.

RIGHT OF ENTRY

The property owner grants and conveys to DEQ, its agents, contractors, and employees, and any person performing pollution remediation activities under the direction of DEQ, 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 DEQ 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 DEQ 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 DEQ 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 DEQ (or its successor in function), or his/her delegate, shall be subject to enforcement by DEQ to the full extent of the law. Failure by any party required-or authorized to enforce any of the above 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 DEQ 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 DEQ 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.

This provision shall not apply to leases that do not provide for the right to take actions that would violate the prohibitions and restrictions of this Notice.

PROPERTY OWNER SIGNATURE

IN WITNESS WHEREOF, Property Owner has caused this instrument to be duly executed this ___ day of July, 2021.

SUSO 2 INDEPENDENCE LP

By: SUSO 2 Independence GP LLC, its general partner

By: Slate U.S. Opportunity (No. 2) Holding L.P., its manager

By: Slate U.S. Opportunity (No. 2) Holding (GP) L.P., its general partner

By: Slate Holding (GP), LLC, its general partner

By: _____
Paul F. Wells, Manager

STATE OF NEW YORK
COUNTY OF ERIE

I, _____, a Notary Public of the county and state aforesaid, certify that Paul F. Wells personally came before me this day and acknowledged that he/she is the Manager of SUSO 2 Independence, LP, a limited partnership, 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 July 2021.

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 Environmental Quality

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

ATTACHMENT

LIMITED POWER OF ATTORNEY

I Paul F. Wells, as Manager of the “Property Owner”, do hereby grant a limited power of attorney to DEQ and to DEQ’s independent contractors, as follows:

DEQ and DEQ’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 _____

SUSO 2 INDEPENDENCE LP

By: SUSO 2 Independence GP LLC, its general partner

By: Slate U.S. Opportunity (No. 2) Holding L.P., its manager

By: Slate U.S. Opportunity (No. 2) Holding (GP) L.P., its general partner

By: Slate Holding (GP), LLC, its general partner

By: _____
Paul F. Wells, Manager

Dated this ____ day of July, 2021.

STATE OF NEW YORK _____
COUNTY OF ERIE

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

WITNESS my hand and official stamp or seal, this ____ day of July 2021.

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

EXHIBIT A
REDUCTION OF SURVEY PLAT

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

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SURVEY NOTES

1) THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS AND DIMENSIONS OF THE AREAS OF POTENTIAL ENVIRONMENTAL CONCERN 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 ENVIRONMENTAL QUALITY PERMITS DRY-CLEANING SOLVENT CLEANUP ACT PROGRAM SITE. LIMITED PHYSICAL IMPROVEMENTS HAVE BEEN SHOWN.

2) THE AREAS AND TYPES OF CONTAMINATION DEPICTED HEREON ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING. THIS INFORMATION HAS BEEN SUPPLIED TO TAYLOR WISEMAN & TAYLOR BY AECOM.

3) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON LOCAL MEASUREMENTS.

4) PROPERTY OWNER INFORMATION WAS OBTAINED VIA THE MECKLENBURG COUNTY ONLINE GIS WEBSITE.

5) ADJACENT PROPERTY LINES SHOWN HEREON WERE TAKEN FROM THE MECKLENBURG COUNTY GIS DATABASE ON JULY 10, 2019 AND THIS INFORMATION HAS BEEN SHOWN HEREON FOR REFERENCE PURPOSES ONLY. NO TRANSLATION, ROTATION OR SCALING WAS PERFORMED ON THIS DATA. IT WAS REFERRED TO OUR DRAWING FILE AS PROVIDED. NO ACCURACY OR POSITIONAL TOLERANCE IS GUARANTEED BY THIS SURVEY AS TO HOW THE SURVEYED FEATURES RELATE TO THE INFORMATION SHOWN HEREON.

6) PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY AFFECT THESE PROPERTIES.

7) MONITORING WELLS AND SOIL BORINGS SHOWN HEREON WERE LOCATED BY CONVENTIONAL SURVEYING METHODS.

SYMBOL LEGEND

⊙ CONTROL POINT	⊠ UTILITY POLE	⊠ GAS VALVE	⊠ BACKFLOW PREVENTER
⊠ REBAR FOUND	⊠ ELECTRIC METER	⊠ CATCH INLET	⊠ FIRE HYDRANT
⊠ PIPE FOUND	⊠ ELECTRIC HANDHOLE	⊠ STORM MANHOLE	⊠ WATER METER
⊠ IRON REBAR SET	⊠ LIGHT POLE	⊠ GRATED INLET	⊠ WATER VALVE
⊠ RIGHT-OF-WAY MONUMENT	⊠ ELECTRIC BOX	⊠ SEWER MANHOLE	⊠ MONITORING WELL
⊠ NAIL FOUND	⊠ GAS METER	⊠ SEWER CLEANOUT	⊠ SIGN
⊠ SOL BORING			

LINE LEGEND

—	PROPERTY LINE (PL)
- - -	PL NOT SURVEYED
⊠	RIGHT-OF-WAY LINE
⊠	CONCREDE UTILITY LINES
⊠	BOUNDARY LINE REMOVED
⊠	EXPOSURE UNITS
⊠	WALL

HATCH LEGEND

⊠	AREA "A"
⊠	AREA "B"
⊠	CONCRETE
⊠	BUILDING
⊠	ASPHALT
⊠	GRAVEL

ABBREVIATIONS

DB	DEED BOOK
PL	PLAT BOOK
PG	PAGE
NF	NOW OR FORMERLY
RW	RIGHT-OF-WAY
SF	SQUARE FEET

SURVEY CONTROL / GRID TIE NOTES

1) SOLID DESCRIPTION

2) STATE PLANE COORDINATE SYSTEM NAD83 (2011) (EPSG: 26100)

3) UNIT OF MEASUREMENT: U.S. SURVEY FOOT

4) DATE OF THIS SURVEY: 07/20/2019

5) CLASSIFICATION: TRIMBLE 510

6) PUBLISHED CONTROL USED: NAME: NCR 8468; PIN: 197098

7) ELEVATION: 38°16'24.8907" N; ELLIPSOID HEIGHT: 269.768 m; LONGITUDE: 80°48'49.702" W

8) ADJUSTMENT: SURVEY DATA WAS POST PROCESSED WITH TRIMBLE BUSINESS CENTER (TBC) USING A NETWORK LEAST SQUARES ADJUSTMENT AT THE 95% CONFIDENCE LEVEL.

9) CLASS OF SURVEY: CLASS A

10) POSITIONAL ACCURACY: 0.074 20ppm

11) POINT OF LOCALIZATION: NCR 8468

12) COMBINED FACTOR: 0.9994973

DEED STATEMENT

N.C.G.S. 143-216 (1046D) 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.

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, 1946 SERVICE CENTER, RALEIGH, NC 27699-1946.

OWNERS ACKNOWLEDGEMENT

I ACKNOWLEDGE THAT I HAVE FULL AUTHORITY TO LEGALLY EXECUTE A DEED FOR THIS PROPERTY.

SUSO 2 INDEPENDENCE LP BY SUSO 2 INDEPENDENCE OF LLC, ITS GENERAL PARTNER BY SLATE U.S. OPPORTUNITY (NO. 2) HOLDING (GP) L.P., ITS MANAGER BY SLATE U.S. OPPORTUNITY (NO. 2) HOLDING (GP) L.P., ITS GENERAL PARTNER BY SLATE HOLDING (GP), LLC, ITS GENERAL PARTNER

BY: PAUL F. WELLS, MANAGER DATE _____

STATE OF _____ COUNTY OF _____ A NOTARY PUBLIC OF SAID COUNTY AND STATE.

DO HEREBY CERTIFY THAT I DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC (SIGNATURE) _____ MY COMMISSION EXPIRES _____

STATE OF NORTH CAROLINA COUNTY OF _____

DO HEREBY CERTIFY THAT I DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS _____ DAY OF _____

DEQ APPROVED FOR THE PURPOSES OF N.C.G.S. 143-215.1046M

MECKLENBURG COUNTY FLOODPLAIN ADMINISTRATOR

PROPERTY DATA

SURVEY OWNER: SUSO 2 INDEPENDENCE, LP
 SITE ADDRESS: 7235 E INDEPENDENCE BOULEVARD, CHARLOTTE, NC PARCEL: 01658119

N.C. REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA MECKLENBURG COUNTY

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

NOTARY PUBLIC (SIGNATURE) _____ MY COMMISSION EXPIRES _____

CONTAMINANT STATEMENT

GROUNDWATER IN WELLS MW-1, MW-2, MW-4, MW-5, AND MW-6 EXCEEDED THE APPLICABLE E.L. WATER QUALITY STANDARDS (15A NCAC 2L 0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, CIS-1,2-DICHLOROETHYLENE, VINYL CHLORIDE, BENZENE, AND METHYL-TERT BUTYL ETHER.

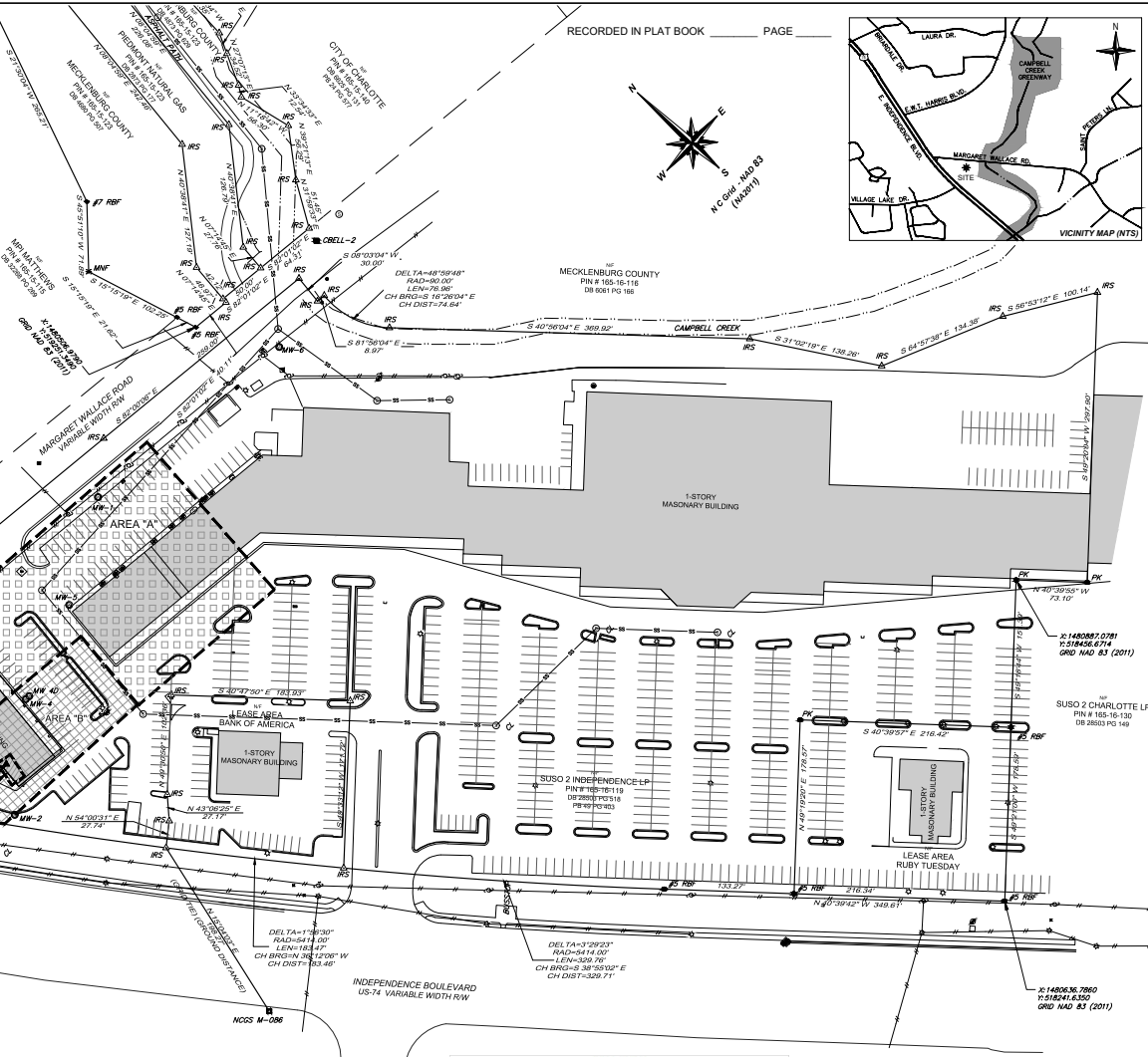
SOIL BORING SC-1 EXCEEDED THE ASSOCIATED RESIDENTIAL RISK BASED SCREENING LEVEL (15A NCAC 2S) FOR THE FOLLOWING CONTAMINANT: TETRACHLOROETHYLENE.

SURVEY REFERENCES

DEED BOOK 2653 PAGE 578

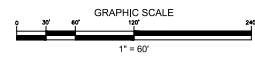
THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THIS PROPERTY, IS RECORDED AT DEED BOOK _____ PAGE _____.

REVIEW OFFICER DATE _____



WELL TABLE

WELL / SAMPLE ID	NORTHING	EASTING	TOP OF CASE ELEVATION	GROUND ELEVATION
MW-1	519206.7530	1480310.7890	597.86	598.17
MW-2	519206.5760	1480310.0480	601.23	601.68
MW-3	519242.2180	1480132.0610	604.03	604.29
MW-4	519120.6980	1480108.0090	600.88	601.11
MW-5	519153.5530	1480220.3240	598.90	599.35
MW-6	519174.6010	1480555.1710	595.24	595.49



SURVEYORS CERTIFICATE [G.S. 47-30]

I, JAMES M. PEARSCALL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTIONS REFERENCED ON THE FACE OF THIS PLAT, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SHOWN HEREIN. DRAWN FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 0.074 20ppm. THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE DEMONSTRATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUPERVISION, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 14TH DAY OF JUNE, 2019.

James Pearsall
 JAMES M. PEARSCALL, PLS
 N.C. REG. NO.: 14880

6/28/2021



TAYLOR WISEMAN & TAYLOR
 ENGINEERS, SURVEYORS & SCIENTISTS
 SUBSURFACE UTILITY ENGINEERS
 977 HUNTERS LANE, SUITE 100
 CHARLOTTE, NC 28203
 PHONE (704) 527-3335 FAX (704) 527-2537
 NORTH CAROLINA LICENSE NUMBER: F0102



SURVEY PLAT
 EXHIBIT A TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
 OWNER: SUSO 2 INDEPENDENCE, LP
 PIN 165-16-119
 COUNTY: MECKLENBURG
 SWAN CLEANERS, DECA, LLC, DCS000068
 1701 E. INDEPENDENCE BOULEVARD
 MECKLENBURG COUNTY, CHARLOTTE, NORTH CAROLINA

REVISIONS:
 10/10/2020 - REVISIONS PER AECOM REVIEW - M.A.

DATE OF SURVEY: 06/23/2019
 SCALE: 1" = 60'
 DRAWN BY: JWP
 CHECKED BY: JWP
 PROJECT: 041816.010
 SHEET: 1 / 1

EXHIBIT B
PROPERTY LEGAL DESCRIPTION

BEING A PARCEL OF LAND IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA, AND BEING THAT PROPERTY CONVEYED TO MARGARET JACKSON LLC BY DEED RECORDED IN BOOK 26468 PAGE 526 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF MARGARET WALLACE ROAD (60 FOOT RIGHT OF WAY) WHERE IT INTERSECTS THE RIGHT OF WAY OF INDEPENDENCE BOULEVARD (IF EXTENDED) (200 FOOT RIGHT OF WAY), THENCE CONTINUING WITH THE CENTERLINE OF MARGARET WALLACE ROAD S83°10'27"E 529.89 FEET TO A PONT; THENCE S82°59'57"E 259.00 FEET TO A MASON NAIL SET; THENCE LEAVING THE CENTERLINE OF MARGARET WALLACE ROAD S07°03'13"W 30.00 FEET TO THE SOUTHERN RIGHT OF WAY OF MARGARET WALLACE ROAD; THENCE WITH SAID RIGHT OF WAY S82°55'55"E 8.97 FEET TO A POINT IN CAMPBELL CREEK THE NORTHWESTERN CORNER OF PROPERTY OWNED BY MECKLENBURG COUNTY DEED RECORDED IN BOOK 6061 PAGE 166 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY; THENCE WITH MECKLENBURG COUNTY'S WESTERN LINE FIVE (5) CALLS:

(1) WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET AN ARC DISTANCE OF 76.97 FEET (SUBTENDED BY A CHORD BEARING S17°25'55"E 74.64) FEET TO A POINT IN CAMPBELL CREEK;

(2) S41°55'55"E 369.92 FEET TO A POINT IN CAMPBELL CREEK;

(3) S32°02'10"E 138.26 FEET TO EXISTING IRON REBAR #5;

(4) S65°57'29"E 134.38 FEET TO AN EXISTING IRON REBAR #5;

(5) S57°53'03"E 100.14 FEET TO AN EXISTING IRON REBAR #4 THE NORTHWESTERN CORNER OF PROPERTY OWNED BY RETAIL SHOP-CHARLO_ FIE LLC DEED RECORDED IN BOOK 20353 PAGE 43 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY; THENCE WITH RETAIL SHOP-CHARLOTTE LLC WESTERN LINE FOUR (4) CALLS:

(1) S48°20'13"W 297.90 FEET TO A MAG NAIL;

(2) N41°39'46 73.10 FEET TO A MAG NAIL;

(3) S48°18'53"W 151.39 FEET TO AN EXISTING IRON REBAR #7;

(4) S48°21'09"W 178.59 FEET TO AN EXISTING IRON REBAR #4 ON THE NORTHERN RIGHT OF WAY LINE OF INDEPENDENCE BOULEVARD; THENCE WITH SAID RIGHT OF WAY LINE THREE CALLS:

(1) N 41°39'33"W 349.61 FEET TO AN EXISTING REBAR #4;

(2) WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 5414.00 FEET AN ARC DISTANCE OF 955.44 FEET (SUBTENDED BY A CHORD BEARING N36°36'15"W 954.20 FEET) TO AN EXISTING MASONRY NAIL IN A SIDEWALK ON THE SOUTHERLY RIGHT OF WAY LINE OF MARGARET WALLACE ROAD;

(3) WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 5414.00 FEET AN ARC DISTANCE OF 38.16 FEET (SUBTENDED BY A CHORD BEARING N31°20'47"W 38.16 FEET) FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 14.33 ACRES ALL AS SHOWN ON A SURVEY BY JACK R. CHRISTIAN & ASSOCIATES DATED APRIL 11, 2011, LAST REVISED AND UPDATED APRIL 12, 2013 TO WHICH REFERENCE IS HEREBY MADE.

APPENDIX C-2
OFF-SOURCE PROPERTY
(MECKLENBURG COUNTY, PIN 165-15-123)

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Mecklenburg County
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 2111 Margaret Wallace Road, Mecklenburg County, North Carolina, Parcel Identification Number (PIN) 165-15-123.

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 two parcels that make up the dry-cleaning solvent contamination site (hereinafter "Contamination Site"). This Notice has been approved by the North Carolina Department of Environmental Quality, or its successor in function (hereinafter "DEQ") 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 Swan Cleaners (DSCA Site ID 600068) located at 7201 East Independence Boulevard, Charlotte. **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.

This provision shall not apply to leases that do not provide for the right to take actions that would violate the prohibitions and restrictions of this Notice.

CANCELLATION OF THE NOTICE

The Notice may, at the request of the Property Owner, be canceled by DEQ 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 ENVIRONMENTAL QUALITY

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

North Carolina Department of Environmental Quality

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

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

SURVEY NOTES

1) THE PURPOSE OF THIS PLAT IS TO DISPLAY (I) THE LOCATIONS AND DIMENSIONS OF THE AREAS OF POTENTIAL ENVIRONMENTAL CONCERN WITH RESPECT TO SURVEYED BENCHMARKS AND (II) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) DRY-CLEANING SOLVENT CLEANUP ACT PROGRAM SITE (LIMITED PHYSICAL IMPROVEMENTS HAVE BEEN SHOWN).

2) THE AREAS AND TYPES OF CONTAMINATION DEPICTED HEREON ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF PLAT. THIS INFORMATION WAS SUPPLIED TO TAYLOR WISEMAN & TAYLOR BY ACCORD.

3) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON LOCALIZED, HORIZONTAL GROUND MEASUREMENTS.

4) PROPERTY OWNER INFORMATION WAS OBTAINED VIA THE MECKLENBURG COUNTY ONLINE GIS WEBSITE.

5) ADJACENT PROPERTY LINES SHOWN HEREON WERE TAKEN FROM THE MECKLENBURG COUNTY GIS DATABASE ON JULY 10, 2019 AND THIS INFORMATION HAS BEEN CHECKED HEREON FOR REFERENCE PURPOSES ONLY. NO TRANSLATION, ROTATION OR SCALING WAS PERFORMED ON THE GIS DATA. IT WAS INJECTED INTO OUR DRAWING FILE AS PROVIDED. NO ACCURACY OR POSITIONAL TOLERANCE IS GUARANTEED BY THIS SURVEY AS TO HOW THE SURVEYED FEATURES TRULY RELATE TO THE GIS INFORMATION SHOWN HEREON.

6) PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY AFFECT THESE PROPERTIES.

7) MONITORING WELLS SHOWN HEREON WERE LOCATED BY CONVENTIONAL SURVEYING METHODS.

SYMBOL LEGEND			
○	CONTROL POINT	○	UTILITY POLE
●	REBAR FOUND	○	ELECTRIC METER
●	PIPE FOUND	○	ELECTRIC HANDHOLE
△	CALCULATED POINT	○	LIGHT POLE
■	RIGHT-OF-WAY MONUMENT	○	ELECTRIC BOX
■	NAIL FOUND	○	GAS METER
■		■	CATCH-BALL
■		■	STORM MANHOLE
■		■	GRAVED INLET
■		■	WATER VALVE
■		■	SEWER MANHOLE
■		■	SEWER CLEANOUT
■		■	WATER HYDRANT
■		■	MONITORING WELL
■		■	SOIL

LINE LEGEND	
---	PROPERTY LINE (PL)
---	PL NOT SURVEYED
---	RIGHT-OF-WAY LINE
---	OVERHEAD UTILITY WIRES
---	BOUNDARY LINE RECORDED
---	EXPOSURE LIMITS
---	WALL

HATCH LEGEND	
▨	CONCRETE
▩	BUILDING
▧	ASPHALT
▦	GRAVEL

ABBREVIATIONS	
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
NAF	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
SF	SQUARE FEET

SURVEY CONTROL / GRID THE NOTES

1) DEED RECORDED IN NC STATE PLANE COORDINATE SYSTEM NAD83 (6600 123)

2) UNIT OF MEASUREMENT: U.S. SURVEY FOOT

3) GPS FIELD PROCEDURE: REAL TIME NETWORK (RTS)

4) DATE OF GPS SURVEY: 07/10/19

5) GPS ANTENNA: TRIMBLE R10

6) POST-PROCESSING SOFTWARE USED: NAME: NC49 BASE APP POC: DPT098

LATITUDE: 35°28'49.80" N ELEVATION HEIGHT: 200.788 m LONGITUDE: 80°47'48.797" W GEOD HEIGHT: -30.489 m

7) ADJUSTMENT: SURVEY DATA WAS POST-PROCESSED IN TRIMBLE BUSINESS CENTER (TRC) USING A NETWORK LEAST SQUARES ADJUSTMENT AT THE IPM CONFERENCE LEVEL.

8) CLASS OF SURVEY: CLASS A

9) POSITIONAL ACCURACY: 0.075 METERS

REPORT OF LOCALIZATION: NC63-M408

11) COMBINED FACTOR: 0.9999975

DEED STATEMENT

N.C.G.S. 143-215.10A(6) 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.

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

QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT, SUPERFUND SECTION, WASTE SOLID CLEANUP ACT (OSCAR) PROGRAM OR ITS SUCCESSOR IN FUNCTION, 1048 MAIL SERVICE CENTER, RALEIGH, NC 27608-1686.

PROPERTY DATA

COUNTY: MECKLENBURG COUNTY
 SITE ADDRESS: 2111 MARGARET WALLACE ROAD, MATTHEWS, NC
 PARCEL ID: 18010123
 CURRENT: PIEDMONT NATURAL GAS
 SITE ADDRESS: 2111 MARGARET WALLACE ROAD, MATTHEWS, NC
 PARCEL ID: 18010123

SURVEY REFERENCES

DEED BOOK 4860 PAGE 307
 DEED BOOK 4873 PAGE 829
 DEED BOOK 2873 PAGE 177

DEQ ACKNOWLEDGEMENT:

APPROVED FOR THE PURPOSES OF N.C.G.S. 143-215.10A(6)

DEED STATEMENT

STATE OF _____
 COUNTY OF _____

I, _____ A NOTARY PUBLIC OF SAID COUNTY AND STATE,

DO HEREBY CERTIFY THAT _____ DO PERSONALLY APPEAR
 AND SIGN BEFORE ME THIS THE _____ DAY OF _____

CONTAMINANT STATEMENT

THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THIS PROPERTY, IS RECORDED AT _____ PAGE _____

N.C. REVIEW OFFICER CERTIFICATE

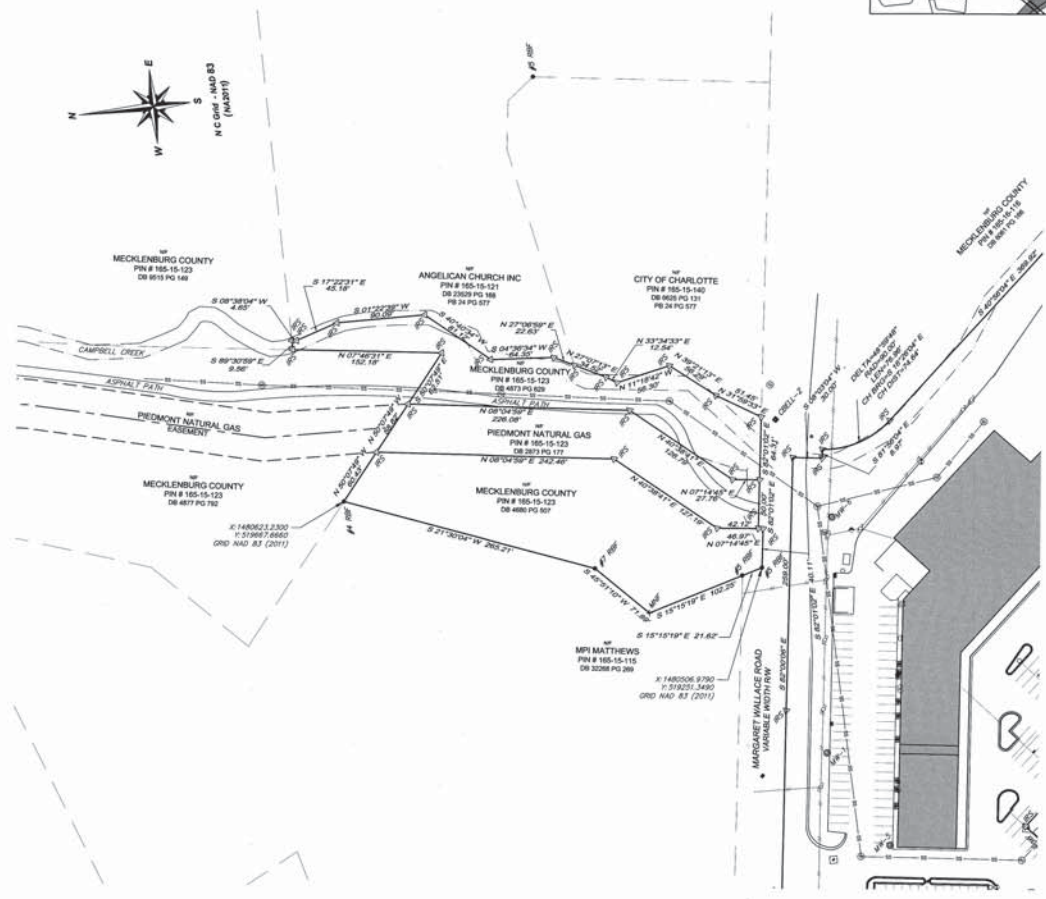
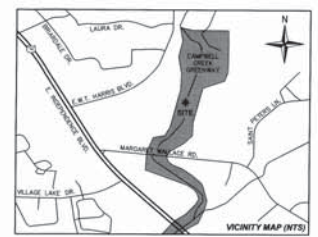
STATE OF NORTH CAROLINA
 MECKLENBURG COUNTY

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

REVIEW OFFICER: _____ DATE: _____



RECORDED IN PLAT BOOK _____ PAGE _____



SURVEYORS CERTIFICATE [G.S. 47-30]

I, JAMES M. PEARSALL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEEDS) OR FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT; 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 RECORDATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION THAT THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 3rd DAY OF MARCH, 2021.

James M. Pearsall 3/3/21
 JAMES M. PEARSALL, PLS. N.C. REG. NO. 14836

AECOM

TAYLOR WISEMAN & TAYLOR
 ENGINEERS, ARCHITECTS, SCIENTISTS
 9774-A SOUTHERN PINE BOULEVARD
 CHARLOTTE, NC 28273
 PHONE (704) 592-2935 FAX (704) 592-2937
 NORTH CAROLINA LICENSE NUMBER F-5302

TWT

SURVEY PLAT
 EXHIBIT A TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
 OWNER: MECKLENBURG COUNTY
 2111 MARGARET WALLACE ROAD, CHARLOTTE
 MECKLENBURG COUNTY, NORTH CAROLINA - PIN: 105-15-123
 SWAN CLEANERS DISCA SITE ID: DC600098
 7201 E. INDEPENDENCE BOULEVARD
 MECKLENBURG COUNTY, CHARLOTTE, NORTH CAROLINA

REVISIONS:
 1810200 - REVISIONS
 PWB/AECOM/REVISION - N/A

DATE OF SURVEY: 07/10/19
 SCALE: 1" = 60'
 DRAWN BY: N/A
 CHECKED BY: JWP
 PROJECT: 5819.0010.00
 SHEET: 1/1

EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

LEGAL DESCRIPTION

MECKLENBURG COUNTY
PIN# 165-15-123
DEED BOOK 4873, PAGE 629

Situate in the State of North Carolina, County of Mecklenburg, City of Charlotte and being all of the tract of land conveyed to Mecklenburg County by deed of record in Deed Book 4873, Page 629, Office of the Register of Deeds, Mecklenburg, North Carolina.

BEGINNING at a computed point in the westerly right-of-way line of Margaret Wallace Road at a common corner of said Mecklenburg County tract and the tract conveyed to Piedmont Natural Gas by deed of record in Deed Book 2873, Page 177;

Thence the following three (3) courses and distances with the lines common to said Mecklenburg County and Piedmont Natural Gas tracts:

1. North 07°14'45" East, a distance of 27.76 feet, to a calculated point;
2. North 40°38'41" East, a distance of 126.79 feet, to a calculated point;
3. North 08°04'59" East, a distance of 226.08 feet, to a computed point at the northeasterly corner of said Piedmont Natural Gas tract;

Thence South 50°07'49" East, a distance of 62.51 feet, with said northerly line of said Mecklenburg County tract, to a calculated point in an easterly line of a tract conveyed to Mecklenburg County by deed of record in Deed Book 4877, Page 792;

Thence North 07°46'31" East, a distance of 152.18 feet, with said easterly line of said Mecklenburg County tract, to a calculated point at the northwesterly corner of said subject tract;

Thence South 89°30'59" East, a distance of 9.56 feet, with the northerly line of said subject Mecklenburg County Tract, to a calculated point at the northwesterly corner of the tract conveyed to Angelican Church, Inc, by deed of record in Deed Book 23529, Page 577;

Thence the following eleven (11) courses and distances with the easterly lines of said Mecklenburg County tract:

1. South 08°38'04" West, a distance of 4.65 feet, to a calculated point;
2. South 17°22'31" East, a distance of 45.18 feet, to a calculated point;
3. South 01°22'39" West, a distance of 90.09 feet, to a calculated point;

4. South 40°40'34" West, a distance of 81.12 feet, to a calculated point;
5. South 04°36'34" West, a distance of 64.35 feet, to a calculated point;
6. South 27°06'59" West, a distance of 22.63 feet, to a calculated point;
7. South 27°07'13" West, a distance of 34.52 feet, to a calculated point;
8. South 33°34'33" West, a distance of 12.54 feet, to a calculated point;
9. South 11°18'42" East, a distance of 56.30 feet, to a calculated point;
10. South 39°21'13" West, a distance of 56.29 feet, to a calculated point;
11. South 31°59'33" West, a distance of 51.45 feet, to a calculated point in the said westerly right-of-way of Margaret Wallace Road;

Thence North 82°01'02" West, a distance of 64.31 feet, to the POINT OF BEGINNING, Containing 0.544 acres, more or less.

LEGAL DESCRIPTION

MECKLENBURG COUNTY
PIN# 165-15-123
DEED BOOK 4680, PAGE 507

Situate in the State of North Carolina, County of Mecklenburg, City of Charlotte and being all of the tract of land conveyed to Mecklenburg County by deed of record in Deed Book 4680, Page 507, Office of the Register of Deeds, Mecklenburg, North Carolina.

BEGINNING at a #5 rebar found in the westerly right-of-way line of Margaret Wallace Road at a common corner of said Mecklenburg County tract and the tract conveyed to MPI Matthews by deed of record in Deed Book 32268, Page 269;

Thence the following four (4) courses and distances with the lines common to said Mecklenburg County and MPI tracts:

1. North 15°15'19" West, a distance of 21.62 feet, to a #5 rebar found;
2. North 15°15'19" West, a distance of 102.25 feet, to a mag nail found;
3. North 45°51'10" East, a distance of 71.89 feet, to a #7 rebar found;
4. North 21°30'041" East, a distance of 265.21 feet, to a #4 rebar found at the northeasterly corner of said MPI tract;

Thence South 50°07'49" East, a distance of 60.43 feet, with said northerly line of said Mecklenburg County tract, to a calculated point in a westerly line of a tract conveyed to Piedmont Natural Gas by deed of record in Deed Book 2873, Page 507;

Thence the following three (3) courses and distances with the lines common to said Mecklenburg County and Piedmont Natural Gas tracts:

1. South 08°04'59" West, a distance of 242.46 feet, to a calculated point;
2. South 40°38'41" West, a distance of 127.19 feet, to a calculated point;
3. South 07°14'45" West, a distance of 46.97 feet, to a calculated point in the said westerly right-of-way of Margaret Wallace Road;

Thence North 82°01'02" West, a distance of 40.11 feet, to the POINT OF BEGINNING, Containing 0.832 acres, more or less.

LEGAL DESCRIPTION

PIEDMONT NATURAL GAS
PIN# 165-15-123
DEED BOOK 2873, PAGE 177

Situate in the State of North Carolina, County of Mecklenburg, City of Charlotte and being all of the tract of land conveyed to Piedmont Natural Gas by deed of record in Deed Book 2873, Page 177, Office of the Register of Deeds, Mecklenburg, North Carolina.

BEGINNING at a computed point in the westerly right-of-way line of Margaret Wallace Road at a common corner of said Piedmont Natural Gas tract and the tract conveyed to Mecklenburg County by deed of record in Deed Book 4680, Page 507;

Thence the following three (3) courses and distances with the lines common to said Piedmont Natural Gas and Mecklenburg County tracts:

1. North 07°14'45" East, a distance of 42.12 feet, to a computed point;
2. North 40°38'41" East, a distance of 127.19 feet, to a computed point;
3. North 08°04'59" East, a distance of 242.46, to a computed point at the at the northeasterly corner of said Mecklenburg County tract;

Thence South 50°07'49" East, a distance of 58.82 feet, with said northerly line of said Piedmont Natural Gas tract, to a calculated point in a westerly line of a tract conveyed to Mecklenburg County by deed of record in Deed Book 4873, Page 629;

Thence the following three (3) courses and distances with the lines common to said Piedmont Natural Gas and Mecklenburg County tracts:

1. South 08°04'59" West, a distance of 226.08 feet, to a calculated point;
2. South 40°38'41" West, a distance of 126.79 feet, to a calculated point;
3. South 07°14'45" West, a distance of 27.76 feet, to a calculated point in the said westerly right-of-way of Margaret Wallace Road;

Thence North 82°01'02" West, a distance of 50.00 feet, to the POINT OF BEGINNING, Containing 0.455 acres, more or less.

APPENDIX D

EXAMPLE ANNUAL CERTIFICATION OF LAND-USE RESTRICTIONS



NORTH CAROLINA
Environmental Quality

ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

MICHAEL SCOTT
Director

<date>

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

Subj: Annual Certification of Land-Use Restrictions
Swan Cleaners, 7201 East Independence Boulevard
Charlotte, Mecklenburg County, North Carolina
DSCA Site ID DC600068

Dear <property owner>:

On <date>, the Division of Waste Management made a “No Further Action” decision for the above referenced site. As part of that decision, it was determined that land-use restrictions were necessary to ensure protection of human health and the environment. The land-use restrictions for this site are specified in the Notice of Dry-Cleaning Solvent Remediation (Notice) signed by the property owner and the Division of Waste Management.

As owner of at least a portion of the DSCA Site, you are required to comply with Condition [redacted] of the Notice by submitting to DEQ a notarized Annual Certification of Land-Use Restrictions certifying that the Notice remains recorded at the Mecklenburg County Register of Deeds’ office and that the Land-Use Restrictions are being complied with. Please complete the enclosed Annual Certification of Land-Use Restrictions and return it to me on or before **January 31, 20** at the following address:

NCDEQ
Division of Waste Management
DSCA/Mr. Jay W. King
1646 Mail Service Center
Raleigh, NC 27699-1646



In accordance with § 143-215.104M(f), any person who fails to comply within the time specified in this letter, shall then be subject to the applicable enforcement procedures. The Notice further states that if a land-use restriction is violated, the owner of the contamination site 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.

If you have any questions concerning these documents or the site, please contact me at (919) 707-8367 or via email at jay.king@ncdenr.gov.

Sincerely,

Jay W. King, Project Manager
DSCA Remediation Unit
Superfund Section
Division of Waste Management

Attachments: Annual Certification of Land-Use Restrictions form

Cc: DSCA Site ID DC600068 File



Annual Certification of Land-Use Restrictions

Site Name: Swan Cleaners
Site Address: 7201 East Independence Boulevard
Charlotte, Mecklenburg County, NC
DSCA Site ID: DC600068

ANNUAL CERTIFICIATION of LAND-USE RESTRICTIONS

Pursuant to Condition in the Notice of Dry-Cleaning Solvent Remediation (Notice) signed by Suso 2 Independence, LP and recorded in Deed Book <blank>, Page <blank> on <date> at the Mecklenburg County Register of Deeds Office, Suso 2 Independence, 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__.

Suso 2 Independence, 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 E

EXAMPLE DOCUMENTS ANNOUNCING PUBLIC COMMENT PERIOD



NORTH CAROLINA
Environmental Quality

ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

MICHAEL SCOTT
Director

<Date>

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

<address>

<city>, NC <zip>

Subj: Remediation of Dry-Cleaning Solvent Contamination
DSCA Site ID DC600068
Swan Cleaners, 7201 E. Independence Boulevard, 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 Environmental Quality (DEQ).

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 during the public comment period on our website at:

<https://deq.nc.gov/about/divisions/waste-management/superfund-section/special-remediation-branch/dsca-public-notice-announcements>

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 DEQ no later than <date>. Written requests for a public meeting may be submitted to DEQ no later than <date>. All such comments and requests should be sent to:

Jay W. King, DSCA Remediation Unit
Division of Waste Management, NCDEQ
1646 Mail Service Center
Raleigh, North Carolina 27699-1646



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

If you have any questions, please feel free to contact me at (919)707-8367.

Sincerely,

Jay W. King, DSCA Project Manager
Division of Waste Management, NCDEQ



Public Notice

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

**N.C. Department of Environmental Quality
Division of Waste Management
Dry-Cleaning Solvent Cleanup Act (DSCA) Program**

Swan Cleaners
DSCA Site ID DC600068

Pursuant to N.C.G.S. §143-215.104L, on behalf of <petitioner>, the North Carolina Department of Environmental Quality's (NCDEQ'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.

Swan Cleaners conducts dry-cleaning operations at 7201 E. Independence Boulevard, in Charlotte, North Carolina. Dry-cleaning solvent contamination in soil and/or groundwater has been identified at the following parcel(s):

7201 E. Independence Boulevard, in Charlotte; Parcel No. 165-16-119
2111 Margaret Wallace Road, in Charlotte; Parcel No. 165-15-123

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 (RMP) 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 RMP which is available online at <https://deq.nc.gov/about/divisions/waste-management/superfund-section/special-remediation-branch/dsca-public-notice-announcements>

The public comment period begins [REDACTED], 20[REDACTED], and ends [REDACTED], 20[REDACTED].

Comments must be in writing and submitted to NCDEQ no later than [REDACTED], 20[REDACTED]. Written requests for a public meeting may be submitted to NCDEQ no later than [REDACTED], 20[REDACTED]. Requests for additional information should be directed to Jay W. King at (919)707-8367. All comments and requests should be sent to:

Jay W. King, DSCA Remediation Unit
Division of Waste Management, NCDEQ
1646 Mail Service Center
Raleigh, North Carolina 27699-1646



NORTH CAROLINA
Environmental Quality

ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

MICHAEL SCOTT
Director

<date>

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

Subj: Dry-Cleaning Solvent Contamination Associated with Swan Cleaners
7201 E. Independence Boulevard, Charlotte, Mecklenburg County
DSCA Site ID DC600068

Dear <property owner>:

The Dry-Cleaning Solvent Clean-up Act (DSCA) Program has completed an assessment of the dry-cleaning solvent contamination associated with Swan Cleaners at 7201 E. Independence Boulevard in Charlotte. A Risk Management Plan (RMP) 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 RMP. 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 RMP. 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 at <address of property where 2C notice will be filed> 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 RMP 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:
<https://deq.nc.gov/about/divisions/waste-management/superfund-section/special-remediation-branch/dsca-public-notices-announcements>

Open the Risk Management Plan for the Swan Cleaners site, DSCA ID DC600068 site, and see Attachment [#]. 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.

If you have questions, please contact me at jay.king@ncdenr.gov or (919) 707-8367.

Sincerely,

Jay W. King, DSCA Project Manager
Division of Waste Management, NCDEQ

Attachments: Summary of the NOI

Cc: DSCA Site ID DC600068 File



NORTH CAROLINA
Environmental Quality

ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

MICHAEL SCOTT
Director

<date>

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

Subj: Dry-Cleaning Solvent Contamination Associated with Swan Cleaners
7201 E. Independence Boulevard, Charlotte, Mecklenburg County
DSCA Site ID DC600068

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. There are no actions required on your part and your property is not contaminated. This letter is only for notification purposes. The Dry-Cleaning Solvent Clean-up Act (DSCA) Program has completed an assessment of the dry-cleaning solvent contamination associated with Swan Cleaners at 7201 E. Independence Boulevard in Charlotte. 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 jay.king@ncdenr.gov or (919) 707-8367.

Sincerely,

Jay W. King, DSCA Project Manager
Division of Waste Management, NCDEQ

Attachments: Summary of the NOI
Cc: DSCA Site ID DC600068 File





ROY COOPER
Governor

MICHAEL S. REGAN
Secretary

MICHAEL SCOTT
Director

Date

<property owner>

<address>

<city, state, zip>

Subj: Dry-Cleaning Solvent Contamination Associated with Swan Cleaners
7201 E. Independence Boulevard, Charlotte, Mecklenburg County
DSCA Site ID DC600068

Dear <property owner>:

The Dry-Cleaning Solvent Clean-up Act (DSCA) Program has completed an assessment of the dry-cleaning solvent contamination associated with Swan Cleaners 7201 E. Independence Boulevard in Charlotte. That site has been certified into the DSCA Program, and a remedial strategy to address the site contamination has been prepared. A public comment period was held from [redacted] to [redacted], during which the community had an opportunity to comment on the proposed remedial strategy. Any comments received were addressed, and the proposed remedial strategy is now approved as final.

You are 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. The approved remedial strategy provides that a notice will be recorded in the chain of title for your property indicating that groundwater is contaminated with dry-cleaning solvents and that regulations in 15A North Carolina Administrative Code 02C.0107(b)(1) prohibit installation of a water supply well into an aquifer that is contaminated. If you have an existing water supply well, it must be maintained in accordance with 15A North Carolina Administrative Code 02C.0112 whereby it will not be a source or channel of contamination to the water supply or aquifer.

The proposed Notice of Dry Cleaning Solvent Remediation applicable to your property is attached hereto as Attachment A. You have the option of recording the Notice yourself, however, if you elect not to, the DSCA Program will record the Notice in the chain of title for your property. Should you elect to record the Notice yourself, we will send you detailed



