

September 1, 2023

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

Attn: Mr. David Kwiatkowski
DSCA Project Manager

Re: **Risk Management Plan**
Dutch Cleaners and Laundry, DSCA Site ID DC600088
4421 The Plaza
Charlotte, Mecklenburg County, North Carolina

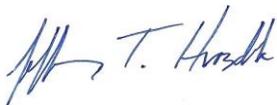
Dear Mr. Kwiatkowski:

AECOM Technical Services of North Carolina, Inc. (AECOM) is pleased to provide the attached *Risk Management Plan (RMP)* for the former Dutch Cleaners and Laundry previously located at 4421 The Plaza in Charlotte, Mecklenburg County, North Carolina. A risk assessment conducted for the site indicates that contaminant concentrations at the site do not pose an unacceptable risk. The primary purpose of this *RMP* is to ensure that the assumptions made 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 (NFA) letter for the site.

If you have any questions or require additional information, please do not hesitate to contact either Rob MacWilliams or Jeffrey T. Hvozdk at (704) 522-0330.

Sincerely,

AECOM TECHNICAL SERVICES OF NORTH CAROLINA, INC.



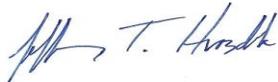
Jeffrey T. Hvozdk, PG
Project Manager



Robert H. MacWilliams, PG
Program Manager

**Risk Management Plan
Dutch Cleaners and Laundry
DSCA Site ID DC600088
4421 The Plaza
Charlotte, Mecklenburg County, North Carolina**

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



Jeffrey T. Hvozdk, PG
Project Coordinator



September 1, 2023
Date



Robert H. MacWilliams, PG
Program Manager

AECOM

AECOM Technical Services of North Carolina, Inc.
6000 Fairview Road, Suite 200
Charlotte, North Carolina 28210
Phone: (704) 522-0330

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1.0 INTRODUCTION

AECOM Technical Services of North Carolina, Inc. (AECOM) has prepared this *Risk Management Plan (RMP)* to address dry-cleaning solvent contamination associated with the former Dutch Cleaners and Laundry (DSCA Site ID DC600088) on behalf of the North Carolina Department of Environmental Quality (NCDEQ) Dry-Cleaning Solvent Cleanup Act (DSCA) Program.

Review of available historical information indicates that between 1964 and 1988 two property parcels (Mecklenburg County PINs 09713103 and 09713117) situated in the northeast corner of the intersection of The Plaza and Eastway Drive, were improved with a small retail strip mall building and a small stand-alone structure. These improvements appear to have occupied the following addresses: 4409, 4411, 4415, 4417, 4419, 4421, 4423 and 4427 The Plaza. The former Dutch Cleaners and Laundry dry-cleaning facility operated at the 4421 The Plaza address within retail strip mall from 1969 until 1994. Circa 1988, the former stand-alone structure on the parcel identified as PIN 09713103 was razed and rebuilt with the existing retail petroleum filling station with canopy-covered dispenser islands and a convenience store building operating as the Crown NC 651/Easy Shop I/Fast Fare NC 651 at 4405 The Plaza. As of 1996, the retail strip mall building (formerly situated on both PINs 09713103 and 09713117) was razed with the southern portion of the former strip mall building being redeveloped with the existing Bojangles restaurant at 4435 The Plaza on PIN 09713117. The northern portion of the former strip mall building, and the location of the former Dutch Cleaners and Laundry, is currently vacant land on PIN 09713103 which has been utilized as a secured (i.e., gated) storage for various operations including a temporary car storage for a towing and wrecker service, as well as stockpiling mulch and crushed asphalt. The former Dutch Cleaners and Laundry location is shown on the attached **Figure 1**.

Review of available historical information also identified numerous neighboring operations that may have: (1) contributed to the environmental risks observed on the former Dutch Cleaners and Laundry property; and/or (2) have conducted assessment activities that have limited the necessity for similar efforts on the former Dutch Cleaners and Laundry property. Specifically, the following facilities are considered contributing and/or limiting factors to the environmental risks associated with the former Dutch Cleaners and Laundry property.

- A second dry-cleaning operation, named Northeast Plaza Launderette/Northeast Speed Wash was located in close proximity to the Dutch Cleaners and Laundry dry-

cleaning operation as indicated on **Figure 2**. Given what is known about the approximate location of the Northeast Plaza Launderette/Northeast Speed Wash to Dutch Cleaners and Laundry, and uncertainty regarding potential release scenarios associated with the identified dry cleaners, potential environmental impacts from these separate operations, which both potentially released chlorinated solvents, are indistinguishable based on the distribution of contamination in the subsurface. As such, the DSCA Program's investigation of the Dutch Cleaners and Laundry (DC600088) encompasses both of these former dry-cleaning operations under the assumption that a release only occurred from the historical operations at the former Dutch Cleaner and Laundry. Further, the former Northeast Plaza Launderette/Northeast Speed Wash facility is not considered a contamination site by the DSCA Program.

- The source property where the former dry-cleaning facility source is located (PIN 09713103), owned by Francis Brothers Investment Group LLC, is also the location of the Crown NC 651/Easy Shop I/Fast Fare NC 651 which has an active release incident currently managed by the Underground Storage Tank (UST) Section as Incident #9707. Petroleum compounds detected as part of the DSCA assessment activities are not addressed herein because it is likely that these impacts originated from the UST incident and are not necessarily related to dry-cleaning contamination.
- As indicated on **Figure 2**, the former Dutch Cleaners and Laundry is also located adjacent to, and immediately upgradient of, an open contamination site under active management by the DSCA Program – the former 60 Minute Cleaners (DSCA Site ID DC600024) at 4447 The Plaza (PIN 09713106). It should be noted that the downgradient extent of the Dutch Cleaners and Laundry groundwater contaminant plume has not been defined as it comingles with groundwater impacts associated with the former 60 Minute Cleaners and the plumes become indistinguishable. As documented herein, these conditions do not affect the closure of the Dutch Cleaners and Laundry site as the area of comingled groundwater impact is stable and the risks from exposure are being adequately managed by the recommended land use controls and/or are under the active management of the former 60 Minute Cleaners (DSCA Site ID DC600024) site by the DSCA Program.

The Dutch Cleaners and Laundry (herein referred to as the “site”) includes the source property (where the former dry-cleaning facility source is located), owned by **Francis Brothers Investment Group LLC, PIN 09713103**, and three off-source properties where contamination from the former facility has been identified in soil-gas and in groundwater. The site properties are as follows:

1. Source property – **Francis Brothers Investment Group LLC, PIN 09713103**, which encompasses the Crown NC 651/Easy Shop I/Fast Fare NC 651 (UST Incident #9707), a retail petroleum filling station with canopy-covered dispenser islands and a convenience store building at 4405 The Plaza, located in the southwestern portion of the parcel, and a portion of the former strip mall building that housed the former Dutch Cleaners and Laundry dry-cleaning operations (currently a vacant lot) located in the northeastern portion of the parcel;
2. Off-source property – **4525 LLC (30%) & SPCP Group III LOPD 31 LLC (70%) – c/o First Southwest Management Company, 4447 The Plaza, PIN 09713106**, which encompasses paved surface level drive aisle and parking areas for the Eastway Plaza, and the former 60 Minute Cleaners (DC600024);
3. Off-source property – **Big G Investments LLC, 4441 The Plaza, PIN 09713104**, which encompasses the Heads-Up barber shop, paved surface level drive aisles and parking areas; and,
4. Off-source property – **Francis Brothers Investment Group LLC, PIN 09713117**, which encompasses the southern portion of the former strip mall building which was redeveloped with the existing Bojangles restaurant at 4435 The Plaza.

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 Dutch Cleaners and Laundry (DC600088) site which identified the following:

-
- The presence of tetrachloroethylene (PCE) in soil beneath the source property (PIN 09713103) and one off-source property (PIN 09713104), which encompasses the Heads-Up barber shop at 4441 The Plaza.
 - The presence of PCE in groundwater at concentrations exceeding its respective Title 15A NCAC 2L .0202 Groundwater Standard (2L Standard) beneath a portion of the source property (PIN 09713103).
 - The presence of PCE in groundwater at concentrations exceeding its respective 2L Standard beneath the three off-source properties: (1) PIN 09713104, which encompasses the Heads-Up barber shop at 4441 The Plaza; (2) PIN 09713106, which encompasses a portion of the paved surface level drive aisle and parking areas for the Eastway Plaza at 4447 The Plaza; and, (3) PIN 09713117, which encompasses the Bojangles restaurant at 4435 The Plaza.
 - The presence of contaminants of concern (COC's) in soil-gas beneath the source property (PIN 09713103) and one off-source property (PIN 09713106), which encompasses a portion of the paved surface level drive aisle and parking areas for the Eastway Plaza – that exceed calculated risk for residential and/or non-residential worker exposure.

AECOM completed a risk assessment for the site in accordance with the DSCA Program's risk assessment procedures in June 2020. 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*, dated June 18, 2020.

The site is currently zoned for non-residential use; 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 used 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**. A summary of land-use controls as recommended in the risk assessment are shown on **Figure 6**.

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

Exposure Unit #1

Exposure Unit #1 (EU#1) includes the northeastern portion of the source property (PIN 09713103) where the former Dutch Cleaners and Laundry and Northeast Plaza Launderette/Northeast Speed Wash dry-cleaning operations were located. The source property is also the location of the Crown NC 651/Easy Shop I/Fast Fare NC 651 which has an active release incident (UST Incident #9707). Petroleum compounds detected as part of the DSCA assessment activities were not included in the risk assessment because it is likely that these impacts originated from the UST incident and are not related to dry-cleaning contamination.

- **Soil Combined Pathways** – For the soil exposure evaluation, soil quality data was used to evaluate combined pathways (including ingestion, dermal contact, and outdoor inhalation of volatile COC's and particulate emissions) for current conditions (non-residential) and future conditions (residential and non-residential) using the NCDEQ Risk Calculator (December 2019). The maximum soil contaminant concentrations detected within EU#1 were conservatively used as exposure point concentrations (EPC's) for COC's. Soil combined pathway risk levels did not exceed calculated acceptable risk for current non-residential or future residential and/or non-residential land use conditions. As documented in the *Risk Assessment*, dated June 18, 2020, no detections of chlorinated solvents were identified at concentrations above the lowest NCDEQ Preliminary Soil Remediation Goals (PSRGs) in any of the soil samples collected from the source property (PIN 09713103). Further, surface soil combined pathway risk levels did not exceed

calculated site-specific screening levels (SSTLs) for residential and/or non-residential receptors. As soil contaminant concentrations at the site are below the NCDEQ PSRGs and the calculated SSTLs, no land-use controls are necessary to address the Soil Combined exposure pathway in EU#1.

- **Indoor Air Inhalation Exposure Pathway (Vapor Intrusion)** – For the indoor air inhalation exposure pathway through vapor intrusion, soil-gas data was used to evaluate current and future risk. The maximum soil-gas contaminant concentrations detected within EU#1 were conservatively used as EPC’s for COC’s to evaluate the indoor air inhalation exposure pathway through vapor intrusion using the NCDEQ Risk Calculator (December 2019) for current conditions (non-residential), and future conditions (residential and non-residential). As indicated on **Figure 5**, the risk assessment results were not within acceptable risk levels for current non-residential land use conditions. In addition, the risk assessment results were not within acceptable risk levels for the indoor air inhalation exposure pathway through vapor intrusion for residential or non-residential use under future conditions. The current and future indoor air inhalation exposure pathway in **Area A** of EU#1, as designated on **Figure 6** and in the source property survey plat attached as “Exhibit A” of the Notice of Dry-Cleaning Solvent Remediation (NDCSR) in **Appendix C**, can be addressed through the imposition of land-use controls contained therein. These controls overly areas where soil-gas contaminant concentrations exceed applicable indoor air inhalation risk levels through vapor intrusion as defined herein.

Since groundwater contaminant concentrations above the 2L Standards are present within EU#1, land-use controls should be implemented preventing the use of, or exposure to, groundwater within EU#1.

Exposure Unit #2

Exposure Unit #2 (EU#2) includes southern portion of the former strip mall building which was redeveloped with the existing Bojangles restaurant at 4435 The Plaza (PIN 09713117), the Heads Up barber shop at 4441 The Plaza (PIN 09713104), and a portion of the paved surface level drive aisle and parking areas for the Eastway Plaza (PIN 09713106). Petroleum compounds detected as part of the DSCA assessment activities were not included in the risk assessment because it is likely that these impacts originated from the UST Incident #9707 and are not related to dry-cleaning contamination. Similarly, chlorinated solvent groundwater impacts detected at 4447

The Plaza (PIN 09713106) as part of the DSCA assessment activities were not included in the risk assessment because it is likely that these impacts originated from the former 60 Minute Cleaners (DC600024) site and are not necessarily related to dry-cleaning contamination originating from the Dutch Cleaners and Laundry (DC600088) site.

- **Soil Combined Pathways** – For the soil exposure evaluation, soil quality data was used to evaluate combined pathways (including ingestion, dermal contact, and outdoor inhalation of volatile COC’s and particulate emissions) for current conditions (non-residential) and future conditions (residential and non-residential) using the NCDEQ Risk Calculator (December 2019). The maximum soil contaminant concentrations detected within EU#2 were conservatively used as EPC’s for COC’s. Soil combined pathway risk levels did not exceed calculated acceptable risk for current non-residential or future residential and/or non-residential land use conditions. As documented in the *Risk Assessment* dated June 18, 2020, no detections of chlorinated solvents were identified at concentrations above the lowest NCDEQ PSRGs in any of the soil samples collected from the off-source property (PIN 09713104). Further, surface soil combined pathway risk levels did not exceed calculated SSTLs for residential and/or non-residential receptors. As soil contaminant concentrations at the site are below the NCDEQ PSRGs and the calculated SSTLs, no land-use controls are necessary to address the Soil Combined exposure pathway in EU#2.
- **Indoor Air Inhalation Exposure Pathway (Vapor Intrusion)** – For the indoor air inhalation exposure pathway through vapor intrusion, soil-gas data was used to evaluate current and future risk. The maximum soil-gas contaminant concentrations detected within EU#2 were conservatively used as EPC’s for COC’s to evaluate the indoor air inhalation exposure pathway through vapor intrusion using the NCDEQ Risk Calculator (December 2019) for current conditions (non-residential), and future conditions (residential and non-residential). As indicated on **Figure 5**, the risk assessment results were within acceptable risk levels for current and future non-residential land use conditions. However, the risk assessment results were not within acceptable risk levels for the indoor air inhalation exposure pathway for residential use under future conditions. The future indoor air inhalation exposure pathway through vapor intrusion in **Area A** of EU#2, as designated on **Figure 6** and in the off-source property survey plat attached as “Exhibit A” of the NDCSR in **Appendix C**, can be addressed through the imposition of land-use controls contained therein. These controls overly areas where soil gas

contaminant concentrations exceed applicable inhalation risk levels through vapor intrusion as defined herein.

Since groundwater contaminant concentrations above the 2L Standards are present within EU#2, land-use controls should be implemented preventing the use of, or exposure to, groundwater within EU#2.

Point of Exposure Modeling

Site-specific Domenico groundwater modeling results did not indicate an exceedance of the SSTL for PCE in source soil as modeled to be protective of the closest point of exposure (POE). As indicated on **Figure 2**, the closest POE was selected to be the first property (PIN 09902698) on which impacts have not been observed and is located approximately 235 feet southeast (downgradient) from what is considered to be the soil source area. As indicated on **Figure 2**, the closest surface water POE was selected to be the closest downgradient surface water body, an unnamed tributary of Brier Creek located approximately 990 feet southeast from the area considered to be the soil source area.

Site specific Domenico groundwater modeling results did indicate an exceedance of the calculated SSTLs for source groundwater to be protective of nearest uncontrolled POE. As indicated on **Figure 2**, the closest POE was selected to be the first property (PIN 09902698) on which impacts have not been observed and is located approximately 390 feet southeast (downgradient) from what is considered to be the groundwater source area. However, it should be noted that the Domenico groundwater model utilized as part of this evaluation does not account for physical and/or biological mediated contaminant degradation that may be occurring naturally in the subsurface as the contaminant(s) migrate between the source area and the point of exposure. Further, site specific Domenico groundwater modeling results did not indicate an exceedance of the calculated SSTLs for source groundwater to be protective of the closest surface water POE. As indicated on **Figure 2**, the closest surface water POE was selected to be the closest downgradient surface water body, an unnamed tributary of Brier Creek located approximately 1,140 feet southeast from the area considered to be the groundwater source area.

While **Figure 3** shows chlorinated solvents have been detected in groundwater beneath the closest POE (PIN 09902698), these impacts are attributed to contamination originating at the former 60 Minutes Cleaners (DC600024), located hydrologically downgradient of the site. As a result, any risks associated with these downgradient impacts will be monitored as part of ongoing

assessment and monitoring associated with the open contamination incident for the former 60 Minutes Cleaners (DC600024) site being actively managed by the DSCA Program.

As further detailed in **Section 6.0**, 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.

4.0 REMEDIAL ACTION PLAN

4.1 Assessment Activities and Interim Actions

As part of preliminary investigation activities, URS Corporation – North Carolina (URS) conducted a well survey within a 1-mile radius of the site and groundwater sampling activities that included the advancement of three direct-push technology (DPT) points (TMW-1 through TMW-3) on the Bojangles property located at 4435 The Plaza and immediately downgradient of the site. The findings of the preliminary site investigation activities are documented in the following reports:

- *Well Survey*, prepared by URS Corporation – North Carolina (URS) and dated November 24, 2015; and,
- *1% Investigation Report*, prepared by URS and dated December 10, 2015

As documented in the *Well Survey* letter report, twenty-one water supply wells (WSWs) were identified within a one-mile radius of the site. Of those twenty-one WSWs, five were reportedly active, twelve were reportedly inactive, three were reportedly abandoned, and one had an unknown status. Only one WSW at 1308 Weldon Avenue was identified within 1,500-feet of the site. To date, no samples have been collected from the identified WSW due to distance and topographic relation to the site, and inactive status.

As documented in the *1% Investigation Report*, the groundwater grab samples collected from DPT points TMW-1, TMW-2, and TMW-3 identified concentrations of PCE in excess of 2L Standards. Sample locations and pertinent groundwater analytical results are shown on **Figure 3**.

The current property owner, Francis Brother Investment Group, LLC, petitioned for entry into the DSCA Program and certified on October 2, 2017. Between January and March 2018, URS initiated Prioritization Assessment (PA) activities at the site, which included: updated windshield survey for WSWs and other sensitive receptors; an ecological risk assessment; advancement and

sampling of eighteen soil borings (SB-1 through SB-18); the installation of four groundwater monitoring wells (MW-1 through MW-4); area-wide groundwater gauging activities; rising-head slug tests conducted on monitoring wells MW-1 and MW-2; and collection of samples from the four newly installed site groundwater monitoring wells (MW-1 through MW-4), three existing groundwater monitoring wells (MW-B, MW-3 and MW-5) associated with the former 60 Minute Cleaners (DC600024), and two existing groundwater monitoring wells (MW-3 and MW-8) associated with UST Incident #9707. In addition, AECOM constructed and sampled two soil gas implants (SG-1 and SG-2). Sample locations and pertinent groundwater, soil, and soil gas analytical results are shown on **Figures 3, 4, and 5**, respectively.

Neither the updated receptor survey nor the ecological risk assessment identified new receptors with the likelihood of impacts within a one-half mile radius of the site. Review of the soil data generated as part of the January/March 2018 PA activities did not identify a significant onsite soil source area beneath the former Dutch Cleaners and Laundry and/or the former Northeast Plaza Launderette/Northeast Speed Wash locations. However, the soil, soil gas, and groundwater data combined indicate a source area beneath the former Northeast Plaza Launderette/Northeast Speed Wash facility previously located at 4415 The Plaza. Further, PCE impacted groundwater appeared to migrate off-site and comingling with groundwater impacts observed in groundwater monitoring wells MW-B, MW-3 and MW-5 associated with the former 60 Minute Cleaners (DC600024). Sample locations and pertinent groundwater, soil, and soil gas analytical results are shown on **Figures 3, 4, and 5**, respectively.

Results of the PA activities and ecological risk assessment were submitted to the DSCA Program in the following reports:

- *Level I Ecological Risk Assessment Report*, dated June 25, 2018.
- *Prioritization Assessment Report (PAR)*, dated June 25, 2018.

In August 2018, AECOM oversaw the collection of one groundwater grab sample by advancing an additional DPT point (TMW-4) in order to further delineate the extent of the northern/upgradient extent of the groundwater contaminant plume. The results of TMW-4 had no concentrations exceeding the 2L Standards, thus defining the horizontal extent of the plume to the north.

To further define and assess the limits of the identified soil gas impacts at SG-1, AECOM conducted additional soil gas assessment activities between August and November 2018. The supplemental soil gas assessment activities included the construction and sampling of eleven soil gas implants (SG-3 through SG-13) to assess potential vapor intrusion risks to the north adjacent property at 4447 The Plaza and the east adjacent property at 4441 The Plaza. Based on the results of the additional soil gas assessment activities, DSCA and AECOM determined that the soil gas impacts are limited to a localized area in the vicinity of monitoring well MW-2. Sample locations and pertinent groundwater and soil gas analytical results are shown on **Figures 3** and **5**, respectively.

In December 2018, AECOM collected a second round of groundwater samples from site monitoring wells MW-1 through MW-4. Based on a review of the December 2018 groundwater quality data, and as illustrated on **Figure 3**, affected groundwater likely originating from the site migrates to the southeast and comingles with groundwater contamination associated with the 60 Minute Cleaners (DC600024) site. Not including comingled groundwater contamination migrating downgradient of the 60 Minutes Cleaners site (DC600024), groundwater contamination beneath the Dutch Cleaners and Laundry (DC600088) site appeared to have been adequately delineated. Furthermore, GSI Environmental Inc. (GSI) Mann-Kendall Toolkit for Constituent Trend Analysis (Mann-Kendall Analysis) for PCE concentrations in downgradient monitoring wells at the 60 Minute Cleaners (DC600024) site, indicates decreasing and/or stable trends which correlates directly with groundwater contaminant trends in the upgradient monitoring wells located at the Dutch Cleaners and Laundry (DC600088) site. Specifically, because groundwater contaminant concentrations in the 60 Minutes Cleaners site (DC600024) monitoring wells are considered to be stable based on multiple sampling events, groundwater contaminant trends at the Dutch Cleaners and Laundry (DC600088) site can be inferred to be stable as well. As the groundwater quality data generated to date at the Dutch Cleaners and Laundry (DC600088) site is inferred to be stable, and no impacts to potential offsite receptors (i.e., private water supply wells) have been identified, DSCA and AECOM determined that no further assessment or monitoring of the Dutch Cleaners and Laundry (DC600088) is warranted. The results of the August – December 2018 soil gas and groundwater sampling activities are documented in a Soil Gas and Groundwater Sampling Results letter report, dated January 28, 2019.

As soil and vapor assessment activities for the site were complete and sufficient data was available to demonstrate groundwater plume stability, risk assessment activities were completed

and submitted to DSCA in a Draft Risk Assessment on June 18, 2020. The risk assessment was approved by DSCA on June 23, 2020. As discussed in detail in **Section 3.0**, the risk assessment concluded that risks associated with chlorinated constituent contamination could be managed through implementation of site-specific land-use controls as detailed in this RMP. Therefore, the risk assessment recommended risk-based closure for the site.

Since the approval of the Risk Assessment on June 18, 2020, one property included as part of EU#2 has undergone a parcel split. The orientation and extent of the land-use restrictions recommended in the June 2020 Risk Assessment in respect to the new parcel boundaries/assignments are described below and depicted on **Figures 1** through **6**.

- One approximately 2.695-acre property (4447 The Plaza) owned by 4525 LLC, (30%) & SPCP Group III LOPD 31 LLC, (70%) – c/o First Southwest Management Company and identified as legacy PIN 09713106 underwent a parcel split. Specifically, legacy PIN 09713106 was reassigned to a 1.05-acre portion of the original 2.695-acre lot located immediately adjacent to the site. The remaining 1.69 acres was retained by 4525 LLC, (30%) & SPCP Group III LOPD 31 LLC, (70%) – c/o First Southwest Management Company and assigned PIN 09713199.

In addition, on December 7, 2022, DSCA identified a potential data gap in respect to adequately assessing the extent of soil gas impacts and areas where vapor restrictions may be warranted. Specifically, unacceptable risks for future residential use conditions identified in soil gas sample SG-5 had not been delineated to the west and south-southwest.

To further define the area where vapor restrictions may be required, AECOM collected two additional temporary soil-gas samples (SG-14 and SG-15) on January 19, 2023 at the locations indicated on the attached **Figure 5**. As document in the *Soil Gas Sampling Results – January 2023* letter report, dated February 9, 2023, the results of the two soil gas samples did not exceed acceptable risk levels for residential and non-residential use conditions. Further evaluation of potential vapor intrusion risks at the site are not warranted and the boundary for the vapor LUR proposed in the Risk Assessment dated June 18, 2020 (approved by DSCA on June 23, 2020) appears adequate to provide institutional control on the identified vapor intrusion risks under future residential and/or non-residential use scenarios. As such, AECOM recommended continuing with site closure.

The additional soil gas assessment activities conducted after the approval of the Risk Assessment on June 23, 2020, do not alter the risk characterization and associated risk management decisions predicated on the same environmental data as documented in the initial risk assessment in June 2020. The purpose of this RMP is to ensure that the assumptions made in the risk assessment remain valid in the future.

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

In accordance with 15A NCAC 02S .0509(a)(2), the stability of the plume must be verified by a monitoring period of at least one year. A GSI Mann-Kendall Toolkit Analysis was completed to evaluate concentration trends for downgradient monitoring wells associated with the former 60 Minute Cleaners (DC600024) which have groundwater contaminant concentrations above the 2L Standards. A summary of the stability of each monitoring well used to determine overall stability of the plume is detailed below:

- MW-A – Probably decreasing trend for PCE concentrations per Mann-Kendall Analysis;
- MW-3 – Decreasing trend for PCE concentrations per Mann-Kendall Analysis;
- MW-5 – Stable trend for PCE concentrations per Mann-Kendall Analysis;
- MW-9 – Stable trend for PCE concentrations per Mann-Kendall Analysis; and,

- DMW-1 – Decreasing trend for PCE concentrations per Mann-Kendall Analysis.

As indicated above, the groundwater quality data indicates stable or decreasing contaminant concentration trends in the downgradient monitoring wells, and the overall groundwater COC plume is assumed to be stable.

Documentation of the plume stability evaluation, including a figure showing monitoring well locations, a table showing historical groundwater analytical data, and the Mann-Kendall Analysis is 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 each exposure domain. 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 conditions being commercial. 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 Notices of Dry-Cleaning Solvent Remediation (NDCSRs) remain valid. As such, this section is not applicable.

6.0 LAND-USE CONTROLS

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

Source property – **Francis Brothers Investment Group LLC, 4405 The Plaza, PIN 09713103**

- The source property shall not be used for childcare centers or schools, or for mining or extraction of coal, oil, gas or any mineral or non-mineral substances without prior written approval from NCDEQ;
- 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 within **Area A** of the source property 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; and,
- Groundwater will not be used on the source property without prior approval of NCDEQ.

Off-source property – **4525 LLC (30%) & SPCP Group III LOPD 31 LLC (70%) – c/o First Southwest Management Company, 4447 The Plaza, PIN 09713106**

- The off-source property shall not be used for mining or extraction of coal, oil, gas or any mineral or non-mineral substances;
- 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 within **Area A** of the off-source 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; and,

- Groundwater will not be used on the off-source property without prior approval of NCDEQ.

Off-source properties – **Big G Investments LLC, 4441 The Plaza, PIN 09713104**, and **Francis Brothers Investment Group LLC, 4435 The Plaza, PIN 09713117**

- Groundwater will not be used on the off-source properties without prior approval of NCDEQ.

Institutional controls will 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 three off-source properties 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 the NDCSRs. 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 and one off-source property contains a clause which requires the owners of the properties 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 three off-source properties, 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 off-source properties 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. These property owners 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 30-day public comment period, a 60-day appeal period, and the 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 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 have been eliminated as a result of remediation of the property. If NCDEQ is notified of a change in site conditions, per the notification requirements detailed in the NDCSR, the RMP will be reviewed to determine if the site conditions have impacted the requirements set forth in the NDCSR and if changes are required. Enforcement of the RMP will be maintained through receipt of the “Annual Certification of Land-Use Restrictions” from the property owner as part of the NDCSR requirements.

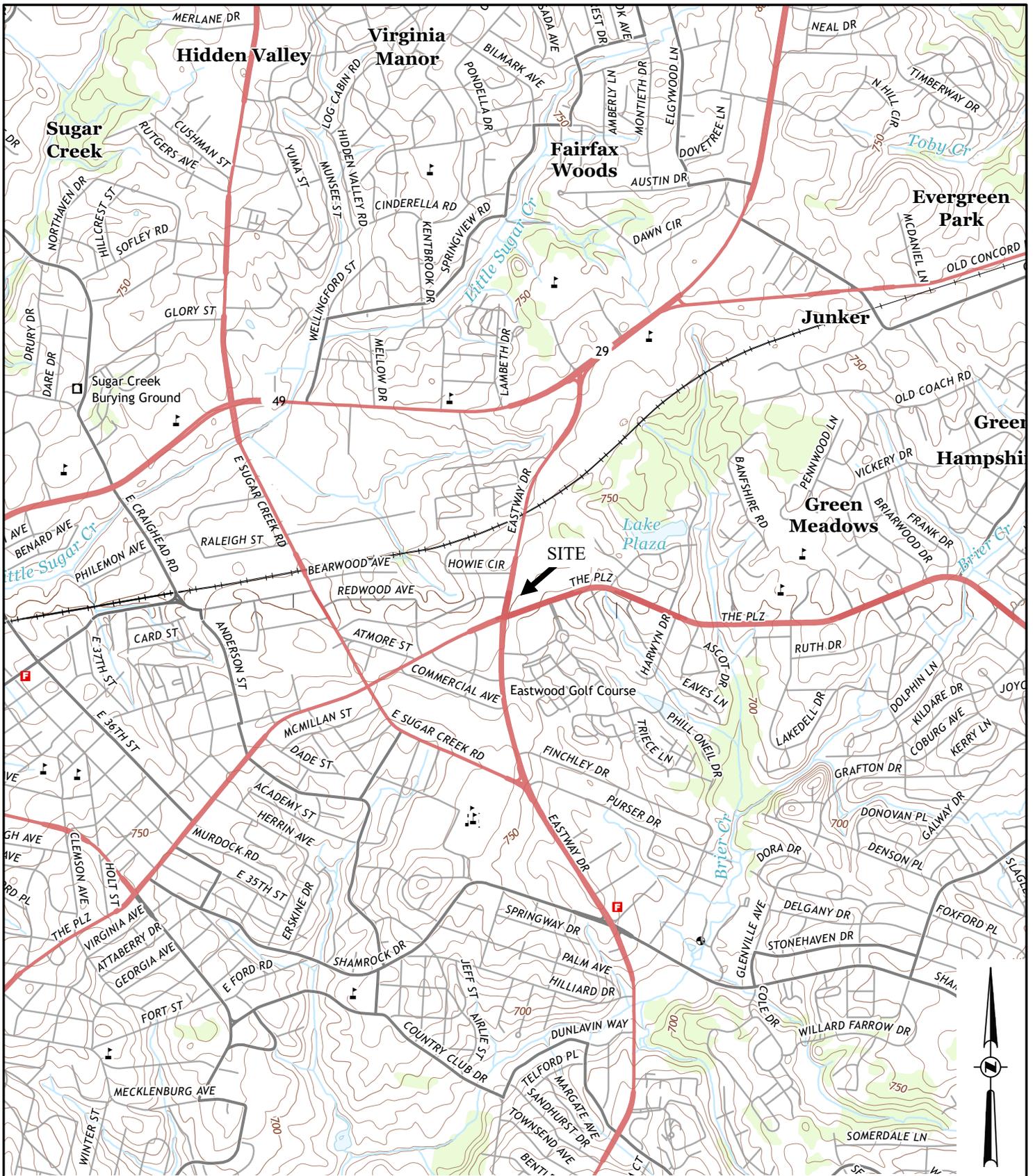
10.0 CONTINGENCY PLAN IF RMP FAILS

As discussed above, unless the DSCA Program is notified of a change in land-use conditions at the 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 NDCSR are violated, then the owner of the property at the time the LURs are violated, the owner’s successors and assigns, and the owner’s agents who direct or contract for alteration of the site in violation of the LURs, shall be held liable for the remediation of all contaminants to unrestricted use standards.

11.0 CONCLUSIONS AND RECOMMENDATIONS

AECOM has prepared this RMP for the former Dutch Cleaners and Laundry (DC600088) 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.

FIGURES



Reference: 7.5 Minute USGS Topographic Map: Charlotte East, North Carolina (2013)

Reference: 7.5 Minute USGS Topographic Map: Derita, North Carolina (2013)



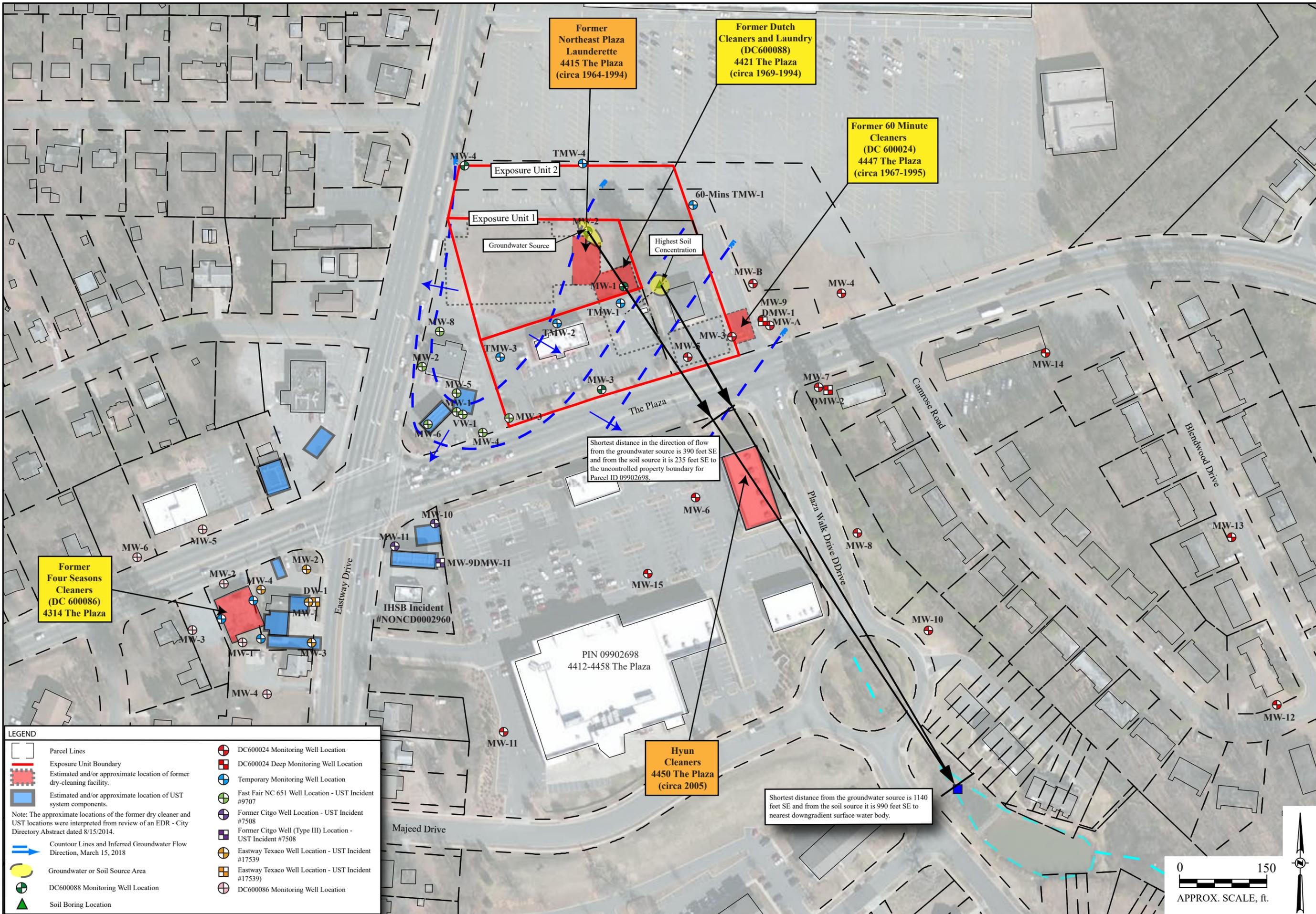
AECOM TECHNICAL SERVICES OF NORTH CAROLINA, INC.
6800 FAIRVIEW ROAD, SUITE 200
CHARLOTTE, NC 28210
TEL: (704) 522-0330



Site Location Map
Dutch Cleaners and Laundry
4421 The Plaza
Charlotte, NC
DSCA Site ID DC600088

DRAWN BY: JTH-10/25/21	CHECKED BY: RHM-10/25/21	PROJECT NO.:
		60637217

SHEET
Figure 1



Former Northeast Plaza Launderette
4415 The Plaza
(circa 1964-1994)

Former Dutch Cleaners and Laundry
4421 The Plaza
(circa 1969-1994)

Former 60 Minute Cleaners
(DC 600024)
4447 The Plaza
(circa 1967-1995)

Former Four Seasons Cleaners
(DC 600086)
4314 The Plaza

Hyun Cleaners
4450 The Plaza
(circa 2005)

Exposure Unit 2

Exposure Unit 1

Groundwater Source

Highest Soil Concentration

Shortest distance in the direction of flow from the groundwater source is 390 feet SE and from the soil source it is 235 feet SE to the uncontrolled property boundary for Parcel ID 09902698.

Shortest distance from the groundwater source is 1140 feet SE and from the soil source it is 990 feet SE to nearest downgradient surface water body.

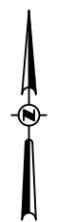
LEGEND	
	Parcel Lines
	Exposure Unit Boundary
	Estimated and/or approximate location of former dry-cleaning facility.
	Estimated and/or approximate location of UST system components.
Note: The approximate locations of the former dry cleaner and UST locations were interpreted from review of an EDR - City Directory Abstract dated 8/15/2014.	
	Countour Lines and Inferred Groundwater Flow Direction, March 15, 2018
	Groundwater or Soil Source Area
	DC600088 Monitoring Well Location
	Soil Boring Location
	DC600024 Monitoring Well Location
	DC600024 Deep Monitoring Well Location
	Temporary Monitoring Well Location
	Fast Fair NC 651 Well Location - UST Incident #9707
	Former Citgo Well Location - UST Incident #7508
	Former Citgo Well (Type III) Location - UST Incident #7508
	Eastway Texaco Well Location - UST Incident #17539
	Eastway Texaco Well Location - UST Incident #17539
	DC600086 Monitoring Well Location

Exposure Unit Map
Dutch Cleaners and Laundry
4421 The Plaza
Charlotte, NC
DSCA Site ID DC600088

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OF NORTH CAROLINA, INC.
6000 FAIRVIEW ROAD, SUITE 200
CHARLOTTE, NC 28210
TEL: (704) 522-0330

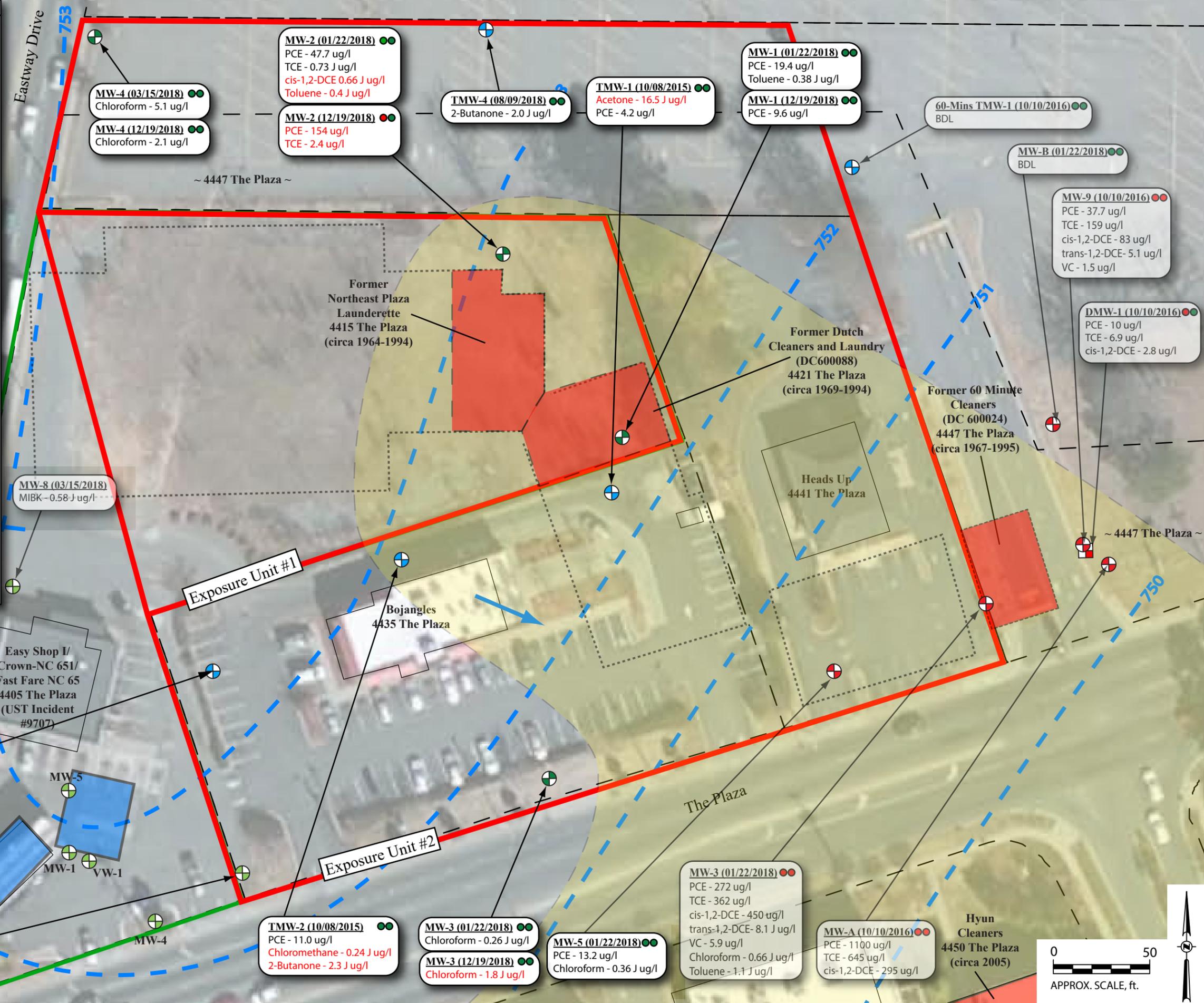


DRAWN BY: JTH - 10/25/21
CHECKED BY: RHM - 10/25/21
PROJECT NO: 60637217
SHEET: Figure 2



LEGEND

- Petitioned Property Boundary
 - Parcel Lines
 - Approximate location of former laundry/dry-cleaning facility.
 - Approximate location of former shopping center
 - Estimated and/or approximate location of UST system components.
- Note: The approximate locations of the former dry cleaner and UST locations were interpreted from review of historical documents provided by others
- Contour Lines and Inferred Groundwater Flow Direction, March 15, 2018
 - DC600088 Monitoring Well Location
 - Fast Fare (FF) NC 651 Well Location - UST Incident #9707
 - DC600024 Monitoring Well Location
 - DC600024 Deep Monitoring Well Location
 - Temporary Monitoring Well Location
 - Estimated Area of PCE 2L Standard Exceedance
 - BDL Below Laboratory Detection Limits
 - J Estimated Value
 - ug/l micrograms per liter
- Red highlighted text indicates concentrations used in DSCA Risk Assessment Model
- Blue highlighted text indicates concentrations not used in DSCA point of Exposure Risk Assessment Calculations due to influence from UST Incident #9707.
- 60 Minute Cleaners (DC600024) and Fast Fare NC 565 (UST Incident #9707) data not considered to be associated with the Dutch cleaners site.
- PCE - Tetrachloroethylene
 - TCE - Trichloroethylene
 - cis-1,2-DCE - cis-1,2-Dichloroethylene
 - trans-1,2-DCE - trans-1,2-Dichloroethylene
 - 1,1-DCE - 1,1-Dichloroethylene
 - 1,2-DCA - 1,2-Dichloroethane
 - VC - Vinyl Chloride
 - MIBK - 4-Methyl-2-pentanone
- Groundwater analytical results do not exceed calculated vapor intrusion risk for residential or non-residential exposure - DSCA Indoor Air Risk Calculator, Version 9, April 2022
 - Groundwater analytical results do not exceed calculated vapor intrusion risk for non-residential exposure but do exceed for residential exposure - DSCA Indoor Air Risk Calculator, Version 9, April 2022
 - Groundwater analytical results exceed calculated vapor intrusion risk for residential and non-residential exposure - DSCA Indoor Air Risk Calculator, Version 9, April 2022



Groundwater Quality Summary Map
Dutch Cleaners and Laundry
4421 The Plaza
Charlotte, NC
DSCA Site ID DC600088

AECOM TECHNICAL SERVICES
OF NORTH CAROLINA, INC.
6000 FAIRVIEW ROAD, SUITE 200
CHARLOTTE, NC 28210
TEL: (704) 522-0330



DRAWN BY: JTH - 10/25/21
CHECKED BY: RHM - 10/25/21
PROJECT NO: 60637217

SHEET: Figure 3

LEGEND

- Petitioned Property Boundary
- Parcel Lines
- Approximate location of former laundry/dry-cleaning facility.
- Approximate location of former shopping center.
- Estimated and/or approximate location of UST system components.
- Soil Boring Location
- BDL Below Laboratory Detection Limits
- J Estimated Value
- mg/kg milligram per kilogram
- Red highlighted text indicates concentrations used in Risk Assessment Model.
- PCE - Tetrachloroethylene

Note: The approximate locations of the former dry-cleaner and UST locations were interpreted from review of historical documents provided by others.



Soil Quality Summary Map
Dutch Cleaners and Laundry
4421 The Plaza
Charlotte, NC
DSCA Site ID DC600088

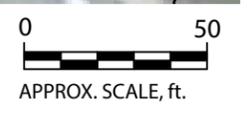
AECOM TECHNICAL SERVICES
OF NORTH CAROLINA, INC.
6000 FAIRVIEW ROAD, SUITE 200
CHARLOTTE, NC 28210
TEL: (704) 522-0330

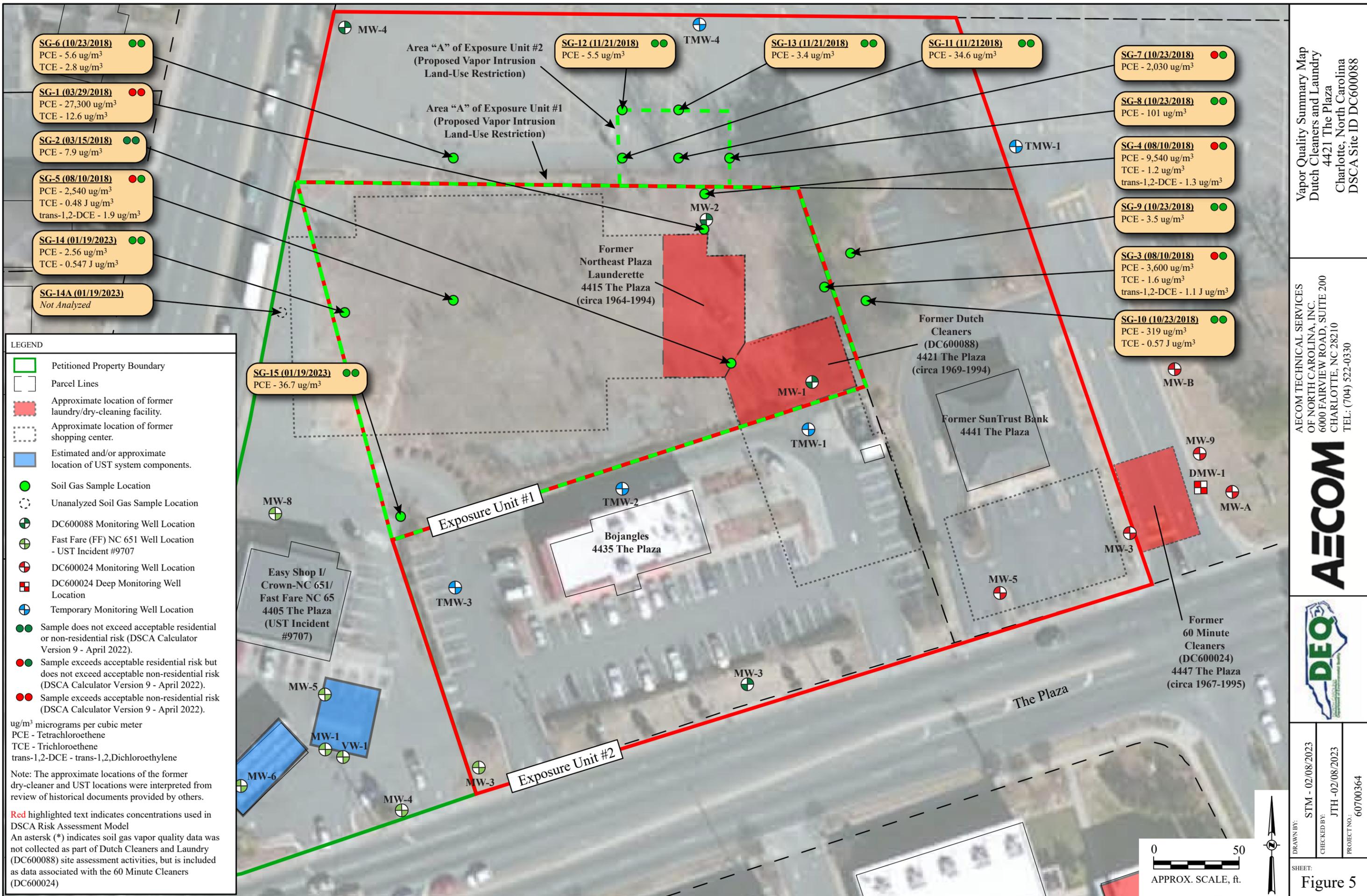
AECOM

DEQ

DRAWN BY:	JTH - 10/25/21
CHECKED BY:	RHM - 10/25/21
PROJECT NO.:	60637217

SHEET: Figure 4





- SG-6 (10/23/2018)** ●●
PCE - 5.6 ug/m³
TCE - 2.8 ug/m³
- SG-1 (03/29/2018)** ●●
PCE - 27,300 ug/m³
TCE - 12.6 ug/m³
- SG-2 (03/15/2018)** ●●
PCE - 7.9 ug/m³
- SG-5 (08/10/2018)** ●●
PCE - 2,540 ug/m³
TCE - 0.48 J ug/m³
trans-1,2-DCE - 1.9 ug/m³
- SG-14 (01/19/2023)** ●●
PCE - 2.56 ug/m³
TCE - 0.547 J ug/m³
- SG-14A (01/19/2023)**
Not Analyzed

LEGEND

- Petitioned Property Boundary
- Parcel Lines
- Approximate location of former laundry/dry-cleaning facility.
- Approximate location of former shopping center.
- Estimated and/or approximate location of UST system components.
- Soil Gas Sample Location
- Unanalyzed Soil Gas Sample Location
- ⊕ DC600088 Monitoring Well Location
- ⊕ Fast Fare (FF) NC 651 Well Location - UST Incident #9707
- ⊕ DC600024 Monitoring Well Location
- ⊕ DC600024 Deep Monitoring Well Location
- ⊕ Temporary Monitoring Well Location
- Sample does not exceed acceptable residential or non-residential risk (DSCA Calculator Version 9 - April 2022).
- Sample exceeds acceptable residential risk but does not exceed acceptable non-residential risk (DSCA Calculator Version 9 - April 2022).
- Sample exceeds acceptable non-residential risk (DSCA Calculator Version 9 - April 2022).

ug/m³ micrograms per cubic meter
PCE - Tetrachloroethene
TCE - Trichloroethene
trans-1,2-DCE - trans-1,2-Dichloroethylene

Note: The approximate locations of the former dry-cleaner and UST locations were interpreted from review of historical documents provided by others.

Red highlighted text indicates concentrations used in DSCA Risk Assessment Model
An asterisk (*) indicates soil gas vapor quality data was not collected as part of Dutch Cleaners and Laundry (DC600088) site assessment activities, but is included as data associated with the 60 Minute Cleaners (DC600024)

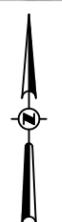
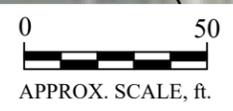
Vapor Quality Summary Map
Dutch Cleaners and Laundry
4421 The Plaza
Charlotte, North Carolina
DSCA Site ID DC600088

AECOM TECHNICAL SERVICES
OF NORTH CAROLINA, INC.
6000 FAIRVIEW ROAD, SUITE 200
CHARLOTTE, NC 28210
TEL: (704) 522-0330



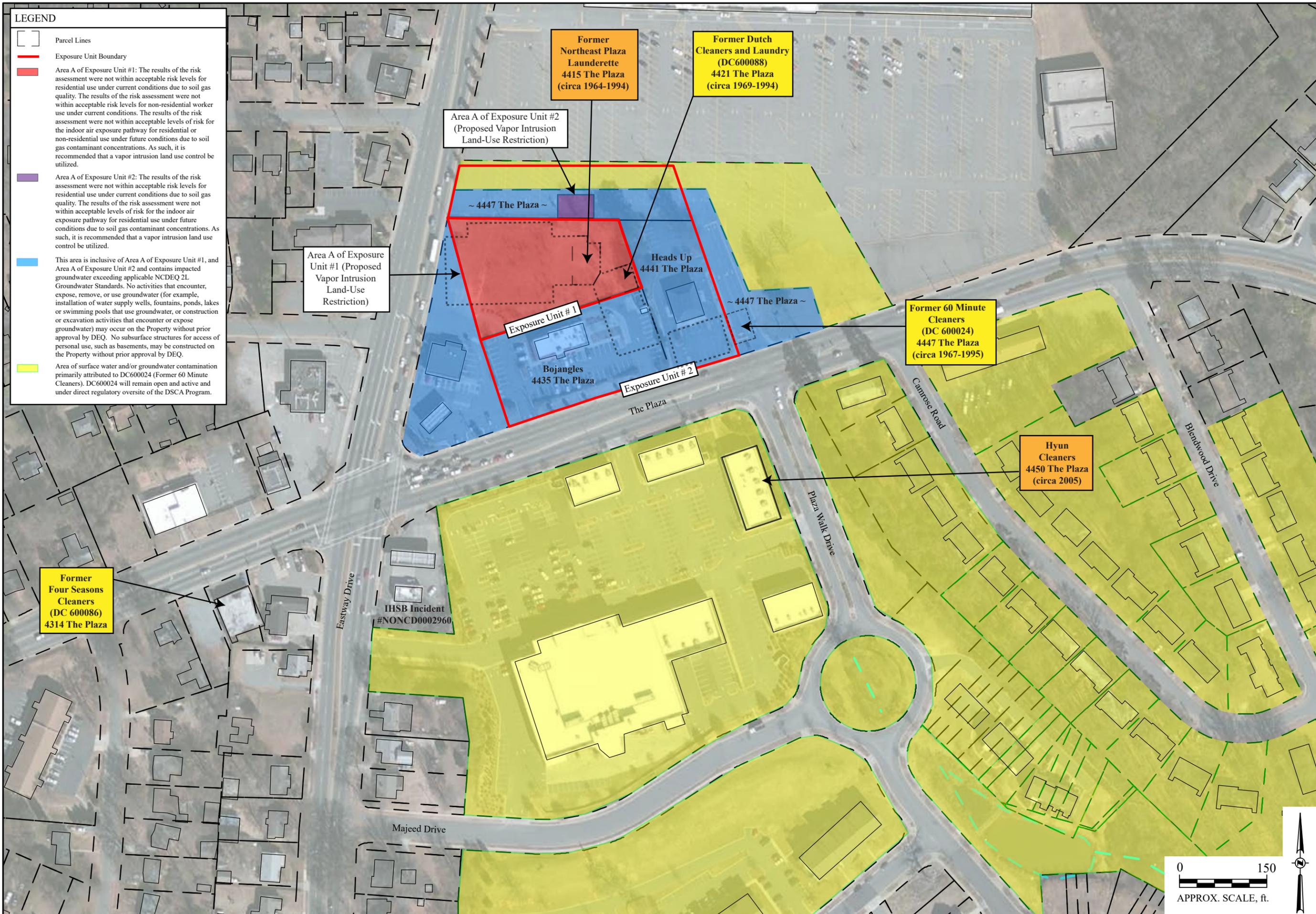
DRAWN BY: STM - 02/08/2023
CHECKED BY: JTH - 02/08/2023
PROJECT NO.: 60700364

SHEET:
Figure 5



LEGEND

-  Parcel Lines
-  Exposure Unit Boundary
-  Area A of Exposure Unit #1: The results of the risk assessment were not within acceptable risk levels for residential use under current conditions due to soil gas quality. The results of the risk assessment were not within acceptable risk levels for non-residential worker use under current conditions. The results of the risk assessment were not within acceptable levels of risk for the indoor air exposure pathway for residential or non-residential use under future conditions due to soil gas contaminant concentrations. As such, it is recommended that a vapor intrusion land use control be utilized.
-  Area A of Exposure Unit #2: The results of the risk assessment were not within acceptable risk levels for residential use under current conditions due to soil gas quality. The results of the risk assessment were not within acceptable levels of risk for the indoor air exposure pathway for residential use under future conditions due to soil gas contaminant concentrations. As such, it is recommended that a vapor intrusion land use control be utilized.
-  This area is inclusive of Area A of Exposure Unit #1, and Area A of Exposure Unit #2 and contains impacted groundwater exceeding applicable NCDEQ 2L Groundwater Standards. 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 by DEQ. No subsurface structures for access of personal use, such as basements, may be constructed on the Property without prior approval by DEQ.
-  Area of surface water and/or groundwater contamination primarily attributed to DC600024 (Former 60 Minute Cleaners). DC600024 will remain open and active and under direct regulatory oversight of the DSCA Program.



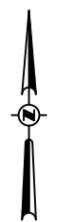
Land Use Control Area Map
 Dutch Cleaners and Laundry
 4421 The Plaza
 Charlotte, NC
 DSCA Site ID DC600088

AECOM TECHNICAL SERVICES
 OF NORTH CAROLINA, INC.
 6000 FAIRVIEW ROAD, SUITE 200
 CHARLOTTE, NC 28210
 TEL: (704) 522-0330



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 CHECKED BY: RHM - 10/25/21
 PROJECT NO: 60637217

SHEET: Figure 6



APPENDICES

APPENDIX A
PLUME STABILITY DEMONSTRATION

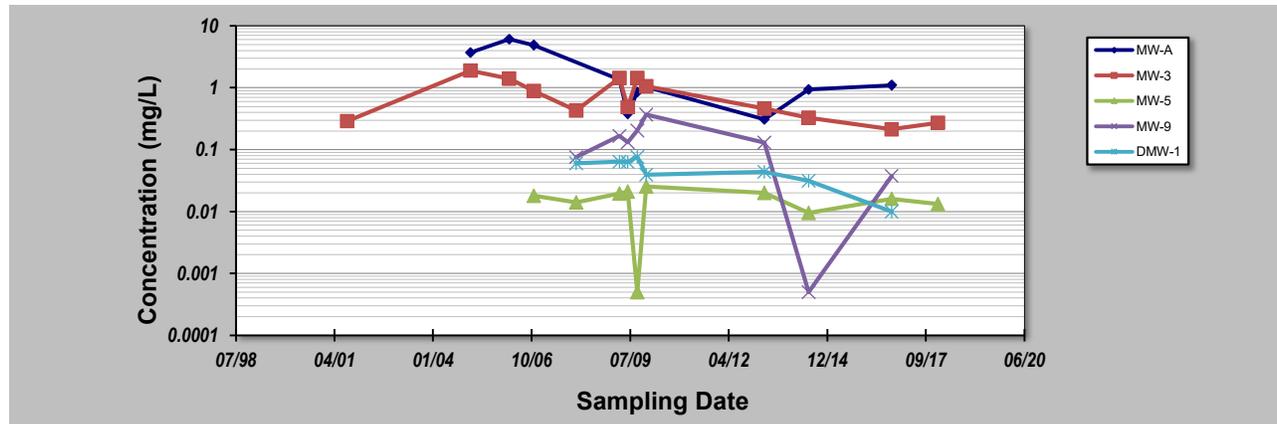
GSI MANN-KENDALL TOOLKIT for Constituent Trend Analysis

Evaluation Date: 22-Jan-19	Job ID: 60561457
Facility Name: 60 Minutes Cleaners (DC600024)	Constituent: PCE
Conducted By: Matthew Stone	Concentration Units: mg/L

Sampling Point ID:	MW-A	MW-3	MW-5	MW-9	DMW-1	
--------------------	-------------	-------------	-------------	-------------	--------------	--

Sampling Event	Sampling Date	PCE CONCENTRATION (mg/L)				
		MW-A	MW-3	MW-5	MW-9	DMW-1
1	23-Aug-01		0.29			
2	27-Jan-05	3.7	1.9			
3	23-Feb-06	6.1	1.4			
4	3-Nov-06	4.9	0.89	0.018		
5	3-Jan-08		0.43	0.014	0.076	0.06
6	19-Mar-09	1.36	1.44	0.0196	0.166	0.0638
7	11-Jun-09	0.381	0.486	0.021	0.132	0.0627
8	15-Sep-09	0.852	1.44	0.0005	0.203	0.0763
9	15-Dec-09	1.04	1.06	0.0254	0.367	0.0394
10	27-Mar-13	0.31	0.46	0.02	0.13	0.044
11	20-Jun-14	0.935	0.329	0.0095	0.0005	0.0316
12	10-Oct-16	1.1	0.213	0.016	0.0377	0.01
13	22-Jan-18		0.272	0.0132		
14						
15						
16						
17						
18						
19						
20						

Coefficient of Variation:	1.00	0.70	0.44	0.82	0.44
Mann-Kendall Statistic (S):	-19	-31	-5	-6	-16
Confidence Factor:	94.6%	96.7%	63.6%	72.6%	96.9%
Concentration Trend:	Prob. Decreasing	Decreasing	Stable	Stable	Decreasing



Notes:

1. At least four independent sampling events per well are required for calculating the trend. *Methodology is valid for 4 to 40 samples.*
2. 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.
3. 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.

Analytical Data for Groundwater

DSCA Site ID: DC600088

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	Concentration (mg/L)																												
		Benzene	cis-1,2-Dichloroethylene	Ethylbenzene	Methyl tert-butyl ether (MTBE)	Naphthalene	Tetrahydroethylene	Toluene	trans-1,2-Dichloroethylene	Trichloroethylene	Vinyl chloride	Xylenes (total)	1,2-Dichloroethane (EDC)	2-Butanone (MEK)	Diisopropyl ether	Isopropylbenzene (Cumene)	p-Isopropyltoluene	Methylene Chloride	n-Propylbenzene	o-Xylene	Chloroform	4-Methyl-2-pentanone (MIBK)	Styrene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	2-Hexanone	Chloromethane	Acetone	1,1-Dichloroethylene	m&p-Xylene
Dutch Cleaners (DC600088)																														
TMW-1	10/08/15	<0.001	<0.001	<0.001	<0.001	<0.001	0.0042	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002
TMW-2	10/08/15	<0.001	<0.001	<0.001	<0.001	<0.001	0.011	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002
TMW-3	10/08/15	4.51	<0.01	0.842	<0.01	0.203	<0.01	<0.01	<0.01	<0.01	2.98	0.051	0.0568	0.847	0.0268	<0.01	<0.02	0.0653	<0.01	<0.01	0.0673	0.0068 J	0.386	0.108	0.1	0.0869	<0.25	<0.01	<0.02	
TMW-4	08/09/18	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002
MW-1	01/22/18	<0.001	<0.001	<0.001	<0.001	<0.001	0.0194	0.00038 J	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	
	12/19/18	<0.001	<0.001	<0.001	<0.001	<0.001	0.0096	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	
MW-2	01/22/18	<0.001	0.00066 J	<0.001	<0.001	<0.001	0.0477	0.0004 J	<0.001	0.00073 J	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	
	12/19/18	<0.001	<0.001	<0.001	<0.001	<0.001	0.154	<0.001	<0.001	0.0024	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	
MW-3	01/22/18	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	
	12/19/18	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	
MW-4	03/15/18	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	
	12/19/18	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	
60 Minute Cleaners (DC600024)																														
TMW-1	10/10/16	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	
MW-A	01/27/05	<0.001	2.5	0.0045	<0.001	<0.001	3.7	<0.001	0.014	2.1	0.027	0.043	<0.001	NA	<0.001	<0.001	<0.001	<0.001	<0.001	0.016	2.5	NA	0.0029	<0.001	<0.001	NA	<0.001	<0.025	0.0022	0.027
	02/23/06	<0.001	2.7	<0.001	<0.001	<0.001	6.1	<0.001	0.013	3.2	0.0077	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	
	11/03/06	<0.025	3.3	<0.025	<0.025	<0.025	4.9	<0.025	<0.025	3.3	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	<0.025	
	03/19/09	<0.001	0.709	<0.001	<0.001	<0.001	1.36	<0.001	0.0055	0.78	0.00081 J	<0.002	<0.001	<0.005	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	
	06/11/09	<0.002	0.244	<0.002	<0.002	<0.002	0.381	<0.002	0.0021	0.263	<0.004	<0.002	<0.002	<0.01	<0.002	<0.002	<0.002	<0.002	<0.002	0.0022 J	<0.002	<0.002	0.244	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002
	09/15/09	<0.002	0.462	0.0024	<0.002	<0.01	0.852	<0.002	0.007	0.516	<0.002	<0.004	<0.002	<0.01	<0.002	<0.002	<0.002	<0.002	<0.002	0.0039 J	<0.002	<0.002	<0.002	<0.01	<0.002	0.00093 J	<0.002	<0.01	<0.002	<0.004
	12/15/09	<0.005	0.485	<0.005	<0.005	<0.005	1.04	<0.005	0.0047 J	0.592	<0.005	<0.01	<0.005	<0.025	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	
	03/27/13	<0.01	0.094	<0.01	<0.01	<0.02	0.31	<0.01	<0.01	0.17	<0.02	<0.02	<0.01	<0.2	<0.005	<0.01	<0.02	<0.01	<0.02	<0.01	<0.02	<0.01	<0.01	<0.02	<0.01	<0.01	<0.01	<0.01	<0.01	<0.02
	06/20/14	<0.001	0.381	<0.001	<0.001	<0.001	0.935	<0.001	0.0039	0.623	<0.001	<0.002	<0.001	<0.05	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002
	10/10/16	<0.01	0.295	<0.01	<0.01	<0.01	1.1	<0.01	<0.01	0.645	<0.01	<0.01	<0.01	<0.05	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.02
	01/27/05	<0.001	<0.001	0.0029	<0.001	<0.10	<0.001	<0.001	<0.0110	<0.001	<0.001	0.024	<0.001	NA	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	0.0084	<0.001	NA	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.016
	02/23/06	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002
11/03/06	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	
01/03/08	<0.001	<0.001	<0.001	NA	NA	<0.001	<0.001	<0.001	<0.001	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.001	<0.002
03/19/09	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	
06/11/09	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	
09/15/09	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	
12/15/09	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	
03/27/13	<0.001	<0.001	<0.001	<0.001	<0.002	<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	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	
06/20/14	<0.002	0.125																												

Analytical Data for Groundwater

DSCA Site ID: DC600088

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)	1,2-Dichloroethane (EDC)	2-Butanone (MEK)	Diisopropyl ether	Isopropylbenzene (Cumene)	p-Isopropyltoluene	Methylene Chloride	n-Propylbenzene	o-Xylene	Chloroform	4-Methyl-2-pentanone (MIBK)	Styrene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	2-Hexanone	Chloromethane	Acetone	1,1-Dichloroethylene	m&p-Xylene	
		(mg/L)																													
DMW-1	01/03/08	<0.001	<0.001	<0.001	NA	NA	0.058	<0.001	<0.001	<0.001	<0.001	NA	NA	NA	NA	NA	NA	NA	NA	<0.001	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.001	<0.002
	01/04/08	<0.001	<0.001	<0.001	NA	NA	0.058	<0.001	<0.001	<0.001	<0.001	NA	NA	NA	NA	NA	NA	NA	NA	<0.001	NA	NA	NA	NA	NA	NA	NA	NA	NA	<0.001	<0.002
	03/19/09	<0.001	0.002	<0.001	<0.001	<0.001	0.0638	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.005	<0.001	<0.001	0.0022	<0.002	<0.001	<0.001	0.00042 J	<0.005	<0.001	<0.001	<0.001	<0.005	<0.001	<0.025	<0.001	<0.002	
	06/11/09	<0.001	0.0013	<0.001	<0.001	<0.001	0.0627	<0.001	<0.001	0.00047 J	<0.001	<0.002	<0.001	<0.005	<0.001	<0.001	0.0029	<0.002	<0.001	<0.001	0.00035 J	<0.005	<0.001	<0.001	<0.001	<0.005	<0.001	<0.025	<0.001	<0.002	
	09/15/09	<0.001	0.0018	<0.001	<0.001	<0.001	0.0763	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.005	<0.001	<0.001	0.002	<0.002	<0.001	<0.001	0.00041 J	<0.005	<0.001	<0.001	<0.001	<0.005	<0.001	0.004 J	<0.001	<0.002	
	12/15/09	<0.001	0.00087 J	<0.001	<0.001	<0.001	0.0394	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.005	<0.001	<0.001	0.0046	<0.002	<0.001	<0.001	0.00024 J	<0.005	<0.001	<0.001	<0.001	<0.005	<0.001	<0.025	<0.001	<0.002	
	03/27/13	<0.001	0.00082 J	<0.001	<0.001	<0.002	0.044	<0.001	<0.001	0.0061	<0.002	<0.002	<0.001	<0.02	<0.0005	<0.001	0.00079	<0.005	<0.001	<0.001	0.00032 J	<0.01	<0.001	<0.001	<0.001	<0.01	<0.002	<0.05	<0.001	<0.002	
	06/20/14	<0.001	0.00097 J	<0.001	<0.001	<0.001	0.0316	<0.001	<0.001	0.0061	<0.001	<0.002	<0.001	<0.005	<0.001	<0.001	0.00071 J	<0.002	<0.001	<0.001	<0.001	<0.005	<0.001	<0.001	<0.001	<0.005	<0.001	<0.025	<0.001	<0.002	
	10/10/16	<0.001	0.0028	<0.001	<0.001	<0.001	0.01	<0.001	<0.001	0.0069	<0.001	<0.001	<0.001	<0.005	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.005	<0.001	<0.001	<0.001	<0.005	<0.001	<0.025	<0.001	<0.002	
Fast Fare (UST Incident #9707)																															
MW-3	01/22/18	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.005	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.005	<0.001	<0.001	<0.001	<0.005	<0.001	<0.025	<0.001	<0.005	
MW-8	03/15/18	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.005	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	0.00058 J	<0.001	<0.001	<0.001	<0.001	<0.005	<0.001	<0.025	<0.001	<0.005	

APPENDIX B
LEVEL I ECOLOGICAL RISK ASSESSMENT CHECKLISTS

Level 1 Ecological Risk Assessment
Checklist A for Potential Receptors and Habitat
Dutch Cleaners and Laundry, DSCA Site ID DC600088

- 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 East, North Carolina, dated 2013, and the USGS Topographic Map of Derita, North Carolina, dated 2013, the following surface water bodies were identified within one-half mile of the site: an unnamed tributary of Little Sugar Creek (approximately 975 feet west); an unnamed tributary of Little Sugar Creek (approximately 2,220 feet north-northwest); Lake Plaza (approximately 1,895 feet northeast); an unnamed tributary of Brier Creek (approximately 1,265 feet east); and a wet weather drainage feature to an unnamed tributary of Brier Creek located within the roundabout for Plaza Walk Drive approximately 750 feet to the southeast. The wet weather drainage feature discharges to small pond is located approximately 985 feet downgradient of the site. The water from the pond discharges into an unnamed tributary of Brier Creek approximately 1,300 feet southeast of the site, which ultimately discharges into the Brier Creek, located approximately 4,500 feet southeast from the site. The site, the referenced topographic maps, and navigable surface water body locations are depicted in the attached **Figure 1**.
- 2. Are there any water bodies anywhere on or within the one-half mile of the site?** Yes. The above referenced Lake Plaza, and tributaries of Little Sugar Creek and Brier Creek 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 NEPAsSearch™ Map Report (**Appendix A**), the National Wetland Inventory (NWI) identified four wetland features within one-half mile of the site. Off-site wetland features include:

 - PUBHh - [P] Palustrine, [UB] Unconsolidated Bottom, [H] Permanently Flooded, [h] Diked/Impounded located approximately 445 feet southeast;
 - PEM1Fh - [P] Palustrine, [E] Emergent, [I] Persistent, [F] Semi-permanently Flooded, and [h] Diked/Impounded located approximately 1,435 feet southeast;
 - PUBHh - [P] Palustrine, [UB] Unconsolidated Bottom, [H] Permanently Flooded, [h] Diked/Impounded located approximately 1,867 feet east-northeast;
 - PUBHh - [P] Palustrine, [UB] Unconsolidated Bottom, [H] Permanently Flooded, [h] Diked/Impounded located approximately 1,965 feet southeast; and,
 - PUBHh - [P] Palustrine, [UB] Unconsolidated Bottom, [H] Permanently Flooded, [h] Diked/Impounded located approximately 2,601 feet southeast.
- 4. Are there any sensitive environmental areas on or within one-half mile of the site?** Yes. In addition to the five surface water bodies and five wetland features referenced above, the site, and three other occurrences identified within one-half mile of the site, was identified as state natural 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). Three NC Managed Areas (i.e. Mecklenburg County Open Space) were identified approximately 852 feet to the north, 864 feet to the east-northeast and 1,124 feet west 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 by the Indian Reservation Database.

6. **Are there any habitat, foraging area or refuge by rare, threatened, endangered, candidate and/or proposed species (plants or animals), or any otherwise protected species on or within one-half 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). In addition, the US Fish and Wildlife Service (FWS) also identified the 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?** No. None have been identified.

Are there any threatened and/or endangered species (plant or animal) 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). In addition, the US FWS identified the 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. 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.

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 pests 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
Dutch Cleaners and Laundry, DSCA Site ID DC600088

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 southeast. As such, groundwater likely discharges to an unnamed tributary of Brier Creek approximately 750 feet southeast.

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 southeast towards an unnamed tributary of Brier Creek approximately 750 feet southeast.

Preliminary groundwater assessment activities identified offsite groundwater impacts to the southeast of the site, which appear to be comingled with the plume from DSCA Site DC600024. 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 5-6 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 former strip mall building or covered with vegetation. 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 former strip mall building or covered with vegetation. 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 former 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 footprint of the former strip mall building or covered with vegetation. 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 5-6 feet bgs.

6B. Are chemicals found in soil on the site taken up by plants growing on the site? Potentially. Vegetative growth was observed in the areas where surface and/or shallow subsurface soils have been identified.

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 covered with vegetation or beneath the footprint of the former 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
NDCSR FOR THE SOURCE PROPERTY
FRANCIS BROTHERS INVESTMENT GROUP, LLC
PIN 09713103

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Francis Brothers Investment Group, LLC

Recorded in Book _____, Page _____

Associated plat recorded in Plat Book _____, Page _____

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this ____ day of _____, 20____ by Francis Brothers Investment Group, LLC (hereinafter "Property Owner"). The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 4405 The Plaza Charlotte, Mecklenburg County, North Carolina, Parcel Identification Number (PIN) 09713103.

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 4 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.

Groundwater at the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the former Dutch Cleaners and Laundry (DSCA Site DC600088) located at 4421 The Plaza, Charlotte, NC adjacent to the Eastway Plaza Shopping Center. Dry-cleaning operations were conducted on the Property from approximately 1969 to 1994.

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. 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 with **Area A** of the Property 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.
4. 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.

5. No person conducting environmental assessment or remediation at the Property or involved in determining compliance with applicable land-use restrictions, at the direction of, or pursuant to a permit or order issued by DEQ may be denied access to the Property for the purpose of conducting such activities.
6. The owner of any portion of the Property shall cause the instrument of any sale, lease, grant, or other transfer of any interest in the property to include a provision expressly requiring the lessee, grantee, or transferee to comply with this Notice. The failure to include such a provision shall not affect the validity or applicability of any land-use restriction in this Notice.

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 _____, 20__.

Francis Brothers Investment Group, LLC

By:

Name of contact

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public of the county and state aforesaid, certify that _____ personally came before me this day and acknowledged that he/she is a Member of Francis Brothers Investment Group, LLC, a North Carolina limited liability corporation, and its Manager, and that by authority duly given and as the act of the company, the foregoing Notice of Dry-Cleaning Solvent Remediation was signed in its name by him.

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

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

APPROVAL AND CERTIFICATION

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

North Carolina Department of Environmental Quality

By: _____
William F. Hunneke
Chief, Superfund Section
Division of Waste Management

Date

ATTACHMENT
LIMITED POWER OF ATTORNEY

I _____ “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 _____

Dated this ____ day of _____, 20__.

STATE OF _____
COUNTY OF _____

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

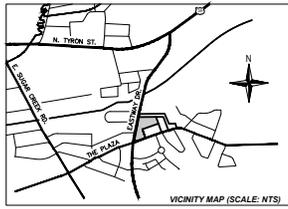
WITNESS my hand and official stamp or seal, this ____ day of _____, 20__.

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

EXHIBIT A
REDUCTION OF SURVEY PLAT

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.



PROPERTY DATA
 CURRENT OWNER: FRANCIS BROTHERS INVESTMENT GROUP, LLC
 SITE ADDRESS: 4405 THE PLAZA, CHARLOTTE, NC 28215
 PARCEL ID: 00131-03

ABBREVIATIONS
 DB DEED BOOK
 PL PLAT BOOK
 PG PAGE
 NF NORTH OR FORMERLY
 RW RIGHT-OF-WAY
 SF SQUARE FEET
 CMF CONCRETE MONUMENT FOUND
 RFP REBAR FOUND
 IFF IRON PIPE FOUND
 MWF MANDREL FOUND
 NF NAIL FOUND
 CP CALCULATED POINT

SURVEY REFERENCES
 DEED BOOK 2668 PAGE 652
 DEED BOOK 3888 PAGE 335
 DEED BOOK 3487 PAGE 645
 DEED BOOK 3270 PAGE 650
 PLAT BOOK 82 PAGE 364
 PLAT BOOK 81 PAGE 379
 PLAT BOOK 3 PAGE 205

SURVEY CONTROL / GRID TIE NOTES

- DATUM DESCRIPTION
 NO STATE PLANE COORDINATE SYSTEM
 NAD83 (2011) EPOCH: 2010.00
 NAVD83 (EPOCH 2011)
 UNIT OF MEASUREMENT: U.S. SURVEY FOOT
 3) GEODESIC PROCEDURE: REAL-TIME NETWORK (RTS)
 4) DATE OF RTS SURVEY: 11/11/2021
 5) GPS ANTENNA: TRIMBLE B10
 6) PUBLISHED GRID CONTROL USED
 NAME: NCORISE ARP PID: DP7098 NC 1246 AZ MARK
 LATITUDE: 35°18'24.8667" ELLIPSOID HEIGHT: 209.768 (m)
 LONGITUDE: 80°43'48.7074" GEOD. HEIGHT: -30.400 (m)
 7) ADJUSTMENT: SURVEY DATA WAS POST PROCESSED WITH TRIMBLE BUSINESS CENTER (TBC) USING A NETWORK LEAST SQUARES ADJUSTMENT AT THE 95% CONFIDENCE LEVEL
 8) CLASS OF SURVEY: CLASS A
 9) ADDITIONAL ACCURACY: 1.07 ± 15 PPM
 10) ZONE OF LOCATION: TRANSIT PFT 100
 11) COMMON FACTOR: 0.9988427

SYMBOL LEGEND

REBAR OR PIPE FOUND
NAIL FOUND
CONC. MONUMENT FOUND
COMPUTED POINT
DATUM CONTROL POINT
UTILITY POLE WITH LIGHT
UTILITY POLE
LIGHT POLE
ELECTRIC METER
CURB INLET
GRAVED ALIET
FIRE HYDRANT
WATER METER
WATER VALVE
BOLLARD
SIEN
FIBEROPTIC HANDHOLE
TRAFFIC SIGNAL HANDHOLE
MONITORING WELL

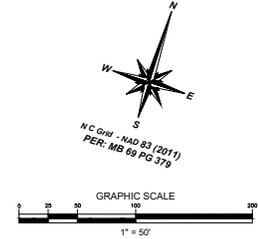
LINE LEGEND

PROPERTY LINE (PL)
PL NOT SURVEYED
RIGHT-OF-WAY LINE
OVERHEAD UTILITY WIRES
EXISTENCE
SEWER / BUFFER LINE
CURB & GUTTER
CHAIN-LINK FENCE
WALL
DIAPHRAGM

HATCH LEGEND

BUILDING
CONCRETE
ASPHALT
BRICK
AREA A

RECORDED IN PLAT BOOK _____ PAGE _____



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	88.77'	32.50'	121°14'24"	S 47°54'10" E	56.84'

LINE	BEARING	DISTANCE
L1	N 12°20'17" E	25.24'
L2	N 12°30'02" E	53.30'
L3	S 12°24'02" W	48.25'
L4	S 30°17'42" E	14.97'
L5	N 22°05'21" E	129.50'
L6	N 22°05'34" E	75.00'
L7	S 30°15'25" E	4.00'
L8	S 70°39'48" W	74.97'
L9	S 19°11'45" E	174.00'
L10	N 22°54'11" E	150.11'
L11	N 73°06'11" E	150.12'
L12	N 71°30'20" E	158.32'
L13	N 71°04'48" E	150.00'
L14	N 12°43'39" E	234.05'
L15	N 10°31'30" E	315.70'

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 (NCEM) DRY-CLEANING SOLVENT CLEANUP ACT PROGRAM SITE.
 2) THE AREA AND TYPES OF CONTAMINATION DEPICTED HEREON ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING. THIS INFORMATION WAS SUPPLIED TO TAYLOR WISEMAN & TAYLOR BY AECOM.
 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) 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.
 6) MONITORING WELLS AND SOIL BORINGS SHOWN HEREON WERE LOCATED BY CONVENTIONAL SURVEYING METHODS.

DEED STATEMENT

N.C.G.S. 143-215.104M(6) REQUIRES THAT WHEN A PROPERTY FOR WHICH A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION HAS BEEN FILED IS SOLD, LEASED, CONVEYED OR TRANSFERRED, THE SELLER 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 APPROPRIATE, CLEANED UP UNDER THIS PART. USE THE FOLLOWING STATEMENT TO SATISFY N.C.G.S. 143-215.104M(6):

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 _____.

CONTAMINANT STATEMENT

GROUNDWATER IN WELLS MW-1 AND MW-2 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A N.C.A. 2.1020) FOR ONE OR MORE OF THE FOLLOWING CHLORINATED SOLVENT CONTAMINANTS: TETRACHLOROETHYLENE, TRICHLOROETHYLENE.

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 _____.

CERTIFICATE OF REVIEW OFFICER

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

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

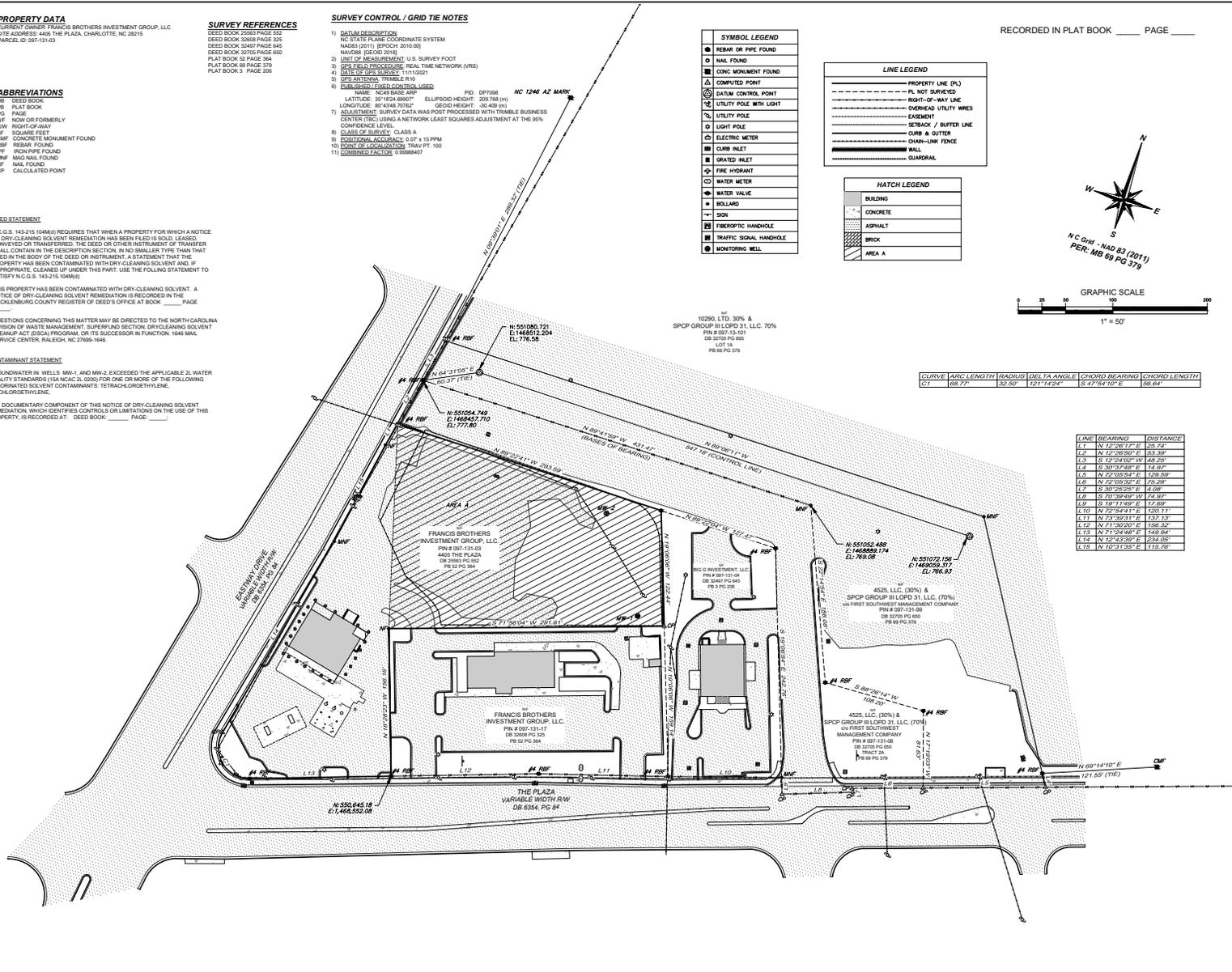
WILLIAM F. HUNNKE
 SUPERFUND SECTION CHIEF
 STATE OF _____
 COUNTY OF _____
 I, _____ A NOTARY PUBLIC OF SAID COUNTY AND STATE,
 DO HEREBY CERTIFY THAT _____ DID PERSONALLY APPEAR
 AND SIGN BEFORE ME THIS THE _____ DAY OF _____

NOTARY PUBLIC (SIGNATURE) _____
 MY COMMISSION EXPIRES _____

OWNERS ACKNOWLEDGEMENT

I ACKNOWLEDGE THAT I HAVE FULL AUTHORITY TO LEGALLY EXECUTE A DEED FOR THIS PROPERTY.
 SIGNATURE _____ DATE _____
 STATE OF _____
 COUNTY OF _____
 I, _____ A NOTARY PUBLIC OF SAID COUNTY AND STATE,
 DO HEREBY CERTIFY THAT _____ DID PERSONALLY APPEAR
 AND SIGN BEFORE ME THIS THE _____ DAY OF _____

NOTARY PUBLIC (SIGNATURE) _____
 MY COMMISSION EXPIRES _____



WELL TABLE

WELL ID	NORTHING	EASTING	UD ELEVATION
MW-1	558885.605	1468749.760	766.65
MW-2	550979.100	1468685.684	771.29



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 (DEED DESCRIPTIONS 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 PRECISION OR POSITIONAL ACCURACY IS 0.075; THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 17TH DAY OF NOVEMBER, 2021.

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCES OR SALES

TAYLOR WISEMAN & TAYLOR
 ENGINEERS | SURVEYORS | SCIENTISTS
 SUBSURFACE UTILITY ENGINEERS
 977 HAYWARD AVENUE
 CHARLOTTE, NC 28203
 PHONE (704) 527-2335 FAX (704) 527-2537
 NORTH CAROLINA LICENSE NUMBER: F-002

SURVEY PLAT
 EXHIBIT A TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
 FORMER DUTCH CLEANERS AND LAUNDRY - DSCA SITE ID DC600088
 OWNERS: FRANCIS BROTHERS INVESTMENT GROUP, LLC.
 PIN# 097-131-03
 4405 THE PLAZA
 MECKLENBURG COUNTY, CHARLOTTE, NORTH CAROLINA

DATE OF SURVEY	11/03/2021
SCALE	1" = 50'
DRAWN BY	MAP TEL
CHECKED BY	J. PEARSALL, PLS
PROJECT	04181824.00
SHEET	1 / 1

EXHIBIT B
PROPERTY LEGAL DESCRIPTION

FRANCIS BROTHERS INVESTMENT GROUP, LLC
PIN # 097-131-03
1.947 ACRES

Situated in the State of North Carolina, County of Mecklenburg, City of Charlotte, being all of the tract, now or formerly, owned by Francis Brothers Investment Group, LLC, (# 097-131-03) by deed of record in Deed Book 25563, Page 552, records of the Register of Deeds Office, Mecklenburg County, and being more particularly described as follows:

BEGINNING at a #4 rebar found in the northerly right-of-way line of The Plaza, a publicly dedicated roadway of variable width, Deed Book 6354, Page 84, at a common corner of said Francis Brothers Investment Group, LLC, (# 097-131-03) tract and the tract conveyed to Francis Brothers Investment Group, LLC, (# 097-131-17) by deed of record in Deed Book 32608, Page 325;

Thence South 71° 24' 48" West, a distance of 149.94 feet, with said northerly right-of-way line of The Plaza, to #4 rebar found at a point of curvature in the Easterly right-of-way line of Eastway Drive, a publicly dedicated roadway of variable width, (Deed Book 6354, Page 84);

Thence the following four (4) courses and distances along said Easterly right-of-way line of Eastway Drive;

1. Thence with said curve to the right having a radius of 32.50 feet, an arc length of 68.77 feet and a chord bearing North 47° 54' 10" West, a chord distance of 56.64 feet, to a calculated point;
2. North 12° 43' 39" East, a distance of 234.05 feet, to a mag nail found;
3. North 10° 31' 35" East, a distance of 115.76 feet, to a nail found;
4. North 12° 26' 17" East, a distance of 25.74 feet, to a #4 rebar found at a common corner of said Francis Brothers Investment Group, LLC and the tract conveyed to 4525 LLC, (30%) & SPCP Group III LOPD 31 LLC, (70%) – c/o First Southwest Management Company, by deed of record in Deed Book 32705, Page 650;

Thence South 89° 22' 41" East, a distance of 293.59 feet, with the line common to said Francis Brothers and 4525, LLC tracts, to a #4 rebar found at a common corner of said Francis Brothers tract (#097-131-03) and the tract conveyed to BIG G INVESTMENT, LLC by deed of record in Deed Book 32497, Page 645;

Thence South 19° 06' 06" East, a distance of 122.44 feet, with the line common to said Francis Brothers and 4525, LLC tracts, to a calculated point at a common corner of said Francis Brothers (# 097-131-03) and Francis Brothers (# 097-131-17);

Thence the following two (2) courses and distances with the common lines of said Francis Brothers tracts;

1. South 71° 56' 04" West, a distance of 291.61 feet, to a nail found;
2. South 18° 28' 23" East, a distance of 156.16 feet, to the POINT OF BEGINNING. Said parcel being 1.947 acres, more or less.

**APPENDIX C-2
NDCSR FOR OFF-SOURCE PROPERTY
4525 LLC (30%) & SPCP GROUP III LOPD 31 LLC (70%) – C/O FIRST
SOUTHWEST MANAGEMENT COMPANY
PIN 09713106**

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: 4525, LLC (as to a 30% undivided interest as a tenant in common) & SPCP Group III LOPD 31, LLC (as to a 70% undivided interest as a tenant in common)

Recorded in Deed Book _____, Page _____

Associated plat recorded in Plat Book _____, Page _____

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this ____ day of _____, 20____ by 4525, LLC (as to a 30% undivided interest as a tenant in common) and SPCP Group III LOPD 31, LLC (as to a 70% undivided interest as a tenant in common) (hereinafter collectively referred to as the "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 4447 The Plaza Charlotte, Mecklenburg County, North Carolina, Parcel Identification Number (PIN) 09713106.

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 4 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.

Groundwater under the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the former Dutch Cleaners and Laundry (DSCA Site ID DC600088) located at 4421 The Plaza, Charlotte, NC adjacent to the Eastway Plaza Shopping Center.

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.

In the event that the owner of any portion of the Property enters into a Brownfields Agreement with the Department pursuant to NCGS § 130A-310.32, and a Notice of Brownfields Property is recorded on any portion of the Property pursuant to NCGS § 130A-310.35, this Notice shall remain in full force and effect unless and until it is cancelled by the Department. In the event that a Notice of Brownfields Property is recorded on any portion of the property, it shall be incorporated herein by reference, provided, however, that cancellation of any portion of this Notice shall not affect the applicability of any portion of that Notice of Brownfields Property.

LAND-USE RESTRICTIONS

N.C.G.S. § 143-215.104M requires that the Notice identify any restrictions on the current or future use of the Property that are necessary to assure adequate protection of public health and the environment. The restrictions shall continue in perpetuity and cannot be amended or canceled unless and until the Mecklenburg County Register of Deeds receives and records the written concurrence of DEQ. Those restrictions are hereby imposed on the Property, and are as follows:

1. The Property shall not be used for mining or extraction of coal, oil, gas or any other mineral or non-mineral substances.
2. In the event that a Notice of Brownfields Property is recorded on any portion of the Property, the Land Use Restrictions contained therein shall not be inconsistent with these Land Use Restrictions, and that Notice of Brownfields Property shall be incorporated herein by reference (provided, however, that cancellation of any portion of this Notice shall not affect the applicability of any portion of that Notice of Brownfields Property).

3. No activities that encounter, expose, remove, or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes or swimming pools that use groundwater, or construction or excavation activities that encounter or expose groundwater) may occur on the Property without prior approval by DEQ; provided that compliance with an Environmental Management Plan approved by the DEQ Brownfields Redevelopment Section that applies to the Property shall constitute compliance with this land use restriction. No subsurface structures for access of personal use, such as basements, may be constructed on the Property without prior approval by DEQ.
4. Except for routine maintenance, no construction activities or changes in property use that cause or create an unacceptable human health risk from vapor intrusion may occur within **Area A** of the Property 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. Compliance with a vapor intrusion mitigation plan approved by the DEQ Brownfields Redevelopment Section that applies to the Property shall constitute compliance with this Land Use Restriction.
5. No person conducting environmental assessment or remediation at the Property, or involved in determining compliance with applicable land-use restrictions, at the direction of, or pursuant to a permit or order issued by DEQ may be denied access to the Property for the purpose of conducting such activities.
6. The owner of the Property which is the subject of this Notice 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. This provision shall not apply to leases or other instruments that do not provide for the right to take actions that would violate the prohibitions and restrictions of this Notice. The failure to include such provision shall not affect the validity or applicability of any land-use restriction identified in this Notice.
7. 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 (which may be submitted by electronic mail).

For purposes of the land-use restrictions set forth above, DEQ's point of contact shall be:

North Carolina Division of Waste Management
Dry-Cleaning Solvent Cleanup Act (DSCA) Program
1646 Mail Service Center
Raleigh, NC 27699-1646
David.kwiatkowski@deq.nc.gov (or successor in function)

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, TRANSFERS AND PETITIONS OR
FILINGS FOR REZONING**

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 after 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.

This provision shall not apply to leases or other instruments 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 _____, 20__.

4525, LLC (as to a 30% undivided interest as a tenant
in common)

By:

J. Waymon Levell, Manager

SPCP Group III LOPD 31, LLC, (as to a 70%
undivided interest as a tenant in common)

By: SPCP Group III, LLC, its manager

By:

Michael Gatto, Authorized Signatory

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public of the county and state aforesaid, certify that _____ personally came before me this day and acknowledged that he/she is a Manager of 4525, LLC, a North Carolina limited liability company, 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/her.

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

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public of the county and state aforesaid, certify that _____ personally came before me this day and acknowledged that he/she is an Authorized Signatory of SPCP Group III, LLC, which is the Manager of SPCP Group III LOPD 31, LLC, a Delaware limited liability company, and that by authority duly given and as the act of the company, the foregoing Notice of Dry-Cleaning Solvent Remediation was signed in its name by him.

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

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

APPROVAL AND CERTIFICATION

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

North Carolina Department of Environmental Quality

By: _____

William F. Hunneke
Chief, Superfund Section
Division of Waste Management

_____ Date

ATTACHMENT
LIMITED POWER OF ATTORNEY FOR 4525, LLC

4525, LLC does 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 _____
Title: Manager

Dated this ____ day of _____, 20__.

STATE OF _____
COUNTY OF _____

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

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

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

ATTACHMENT
LIMITED POWER OF ATTORNEY FOR SPCP GROUP III LOPD 31, LLC

SPCP Group III LOPD 31, LLC does 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.

SPCP Group III LOPD 31, LLC

By: SPCP Group III, LLC, its manager

By: _____
Michael Gatto, Authorized Signatory

Dated this ____ day of _____, 20__.

STATE OF _____
COUNTY OF _____

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

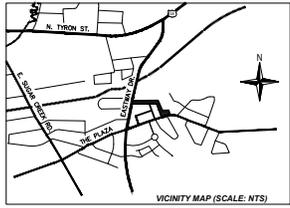
WITNESS my hand and official stamp or seal, this ___ day of _____, 20__.

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

EXHIBIT A
REDUCTION OF SURVEY PLAT

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.



DEED STATEMENT
 N.C.G.S. 143-215.10(a)(4) REQUIRES THAT WHEN A PROPERTY FOR WHICH A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION HAS BEEN FILED IS SOLD, LEASED, CONVEYED OR TRANSFERRED, THE DEED OR OTHER INSTRUMENT OF TRANSFER SHALL CONTAIN IN THE DESCRIPTION SECTION, IN NO SMALLER TYPE THAN THAT USED IN THE BODY OF THE DEED OR INSTRUMENT, A STATEMENT THAT THE PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT AND, IF APPROPRIATE, CLEANED UP UNDER THIS PART. USE THE FOLLOWING STATEMENT TO SATISFY N.C.G.S. 143-215.10(a)(4):
 THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS' OFFICE AT BOOK _____ PAGE _____
 QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT, SUPERFUND SECTION, DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM, OR ITS SUCCESSOR IN FUNCTION, 1646 MAJ. SERVICE CENTER, RALPH, NC 27699-1646

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: DEED BOOK _____ PAGE _____

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 (NCEM) DRY-CLEANING SOLVENT CLEANUP ACT PROGRAM SITE.
 2) THE AREA AND TYPES OF CONTAMINATION DEPICTED HEREON ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING. THIS INFORMATION WAS SUPPLIED TO TAYLOR WISEMAN & TAYLOR BY AECOM.
 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) 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.
 6) MONITORING WELLS AND SOIL BORINGS SHOWN HEREON WERE LOCATED BY CONVENTIONAL SURVEYING METHODS.

DEQ ACKNOWLEDGEMENT:
 APPROVED FOR THE PURPOSES OF N.C.G.S. 143-215.10(A)
 WILLIAM WISEMAN
 SUPERINTENDENT CHIEF
 STATE OF _____
 COUNTY OF _____
 I, _____ A NOTARY PUBLIC OF SAID COUNTY AND STATE,
 DO HEREBY CERTIFY THAT _____ DID PERSONALLY APPEAR
 AND SIGN BEFORE ME THIS THE _____ DAY OF _____

NOTARY PUBLIC (SIGNATURE):
 MY COMMISSION EXPIRES _____

CERTIFICATE OF REVIEW OFFICER:
 STATE OF NORTH CAROLINA
 I, _____ REVIEW OFFICER OF THE MECKLENBURG COUNTY ONLINE GIS WEBSITE
 CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER _____ DATE _____

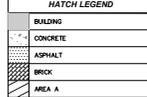
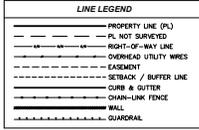
OWNERS ACKNOWLEDGEMENT
 I ACKNOWLEDGE THAT I HAVE FULL AUTHORITY TO LEGALLY EXECUTE A DEED FOR THIS PROPERTY.
 SIGNATURE _____ DATE _____
 STATE OF _____
 COUNTY OF _____
 I, _____ A NOTARY PUBLIC OF SAID COUNTY AND STATE,
 DO HEREBY CERTIFY THAT _____ DID PERSONALLY APPEAR
 AND SIGN BEFORE ME THIS THE _____ DAY OF _____

OWNERS ACKNOWLEDGEMENT
 I ACKNOWLEDGE THAT I HAVE FULL AUTHORITY TO LEGALLY EXECUTE A DEED FOR THIS PROPERTY.
 SIGNATURE _____ DATE _____
 STATE OF _____
 COUNTY OF _____
 I, _____ A NOTARY PUBLIC OF SAID COUNTY AND STATE,
 DO HEREBY CERTIFY THAT _____ DID PERSONALLY APPEAR
 AND SIGN BEFORE ME THIS THE _____ DAY OF _____

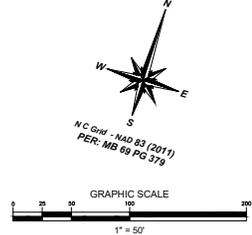
NOTARY PUBLIC (SIGNATURE):
 MY COMMISSION EXPIRES _____

- SURVEY CONTROL / GRID TIE NOTES**
- 1) DATUM DESCRIPTION
 NAD 83 STATE PLANE COORDINATE SYSTEM
 NAD83 (0911) JERPOK 2010.00
 NAD83 (0910) 2010.00
 - 2) UNIT OF MEASUREMENT: U.S. SURVEY FOOT
 - 3) DATE OF MEASUREMENT: REAL TIME NETWORK (RTS)
 NAD 83 (0910) 11/11/09
 - 4) GPS ANTENNA: TRIMBLE R10
 - 5) SUBSTATION: UNCONTROLLED
 NAME: NCP BASE ASP PLOT: DP708
 LATITUDE: 36°14'24.6667" ELLIPSOID HEIGHT: 208.768 (m)
 LONGITUDE: 80°43'48.702" GEOID HEIGHT: -30.409 (m)
 - 6) ASSEMBLY: SURVEY DATA WAS POST PROCESSED WITH TRIMBLE BUSINESS CENTER (TBC) USING A NETWORK LEAST SQUARES ADJUSTMENT AT THE 95% CONFIDENCE LEVEL.
 - 7) CLASS OF SURVEY: CLASS A
 (1) POSITIONAL ACCURACY: 1.07 ± 15 PPM
 (2) POINT OF LOCALIZATION: TRAVEL PT. 100
 (3) CORRECTION FACTOR: 0.9999487

- SYMBOL LEGEND**
- REBAR OR PIPE FOUND
 - NAIL FOUND
 - CONC MONUMENT FOUND
 - UNCONTROLLED POINT
 - DATUM CONTROL POINT
 - UTILITY POLE WITH LIGHT
 - UTILITY POLE
 - LIGHT POLE
 - ELECTRIC METER
 - CURB INLET
 - GRAVED ALLEY
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - BOLLARD
 - SIEN
 - FIBEROPTIC HANDHOLE
 - TRAFFIC SIGNAL HANDHOLE
 - MONITORING WELL

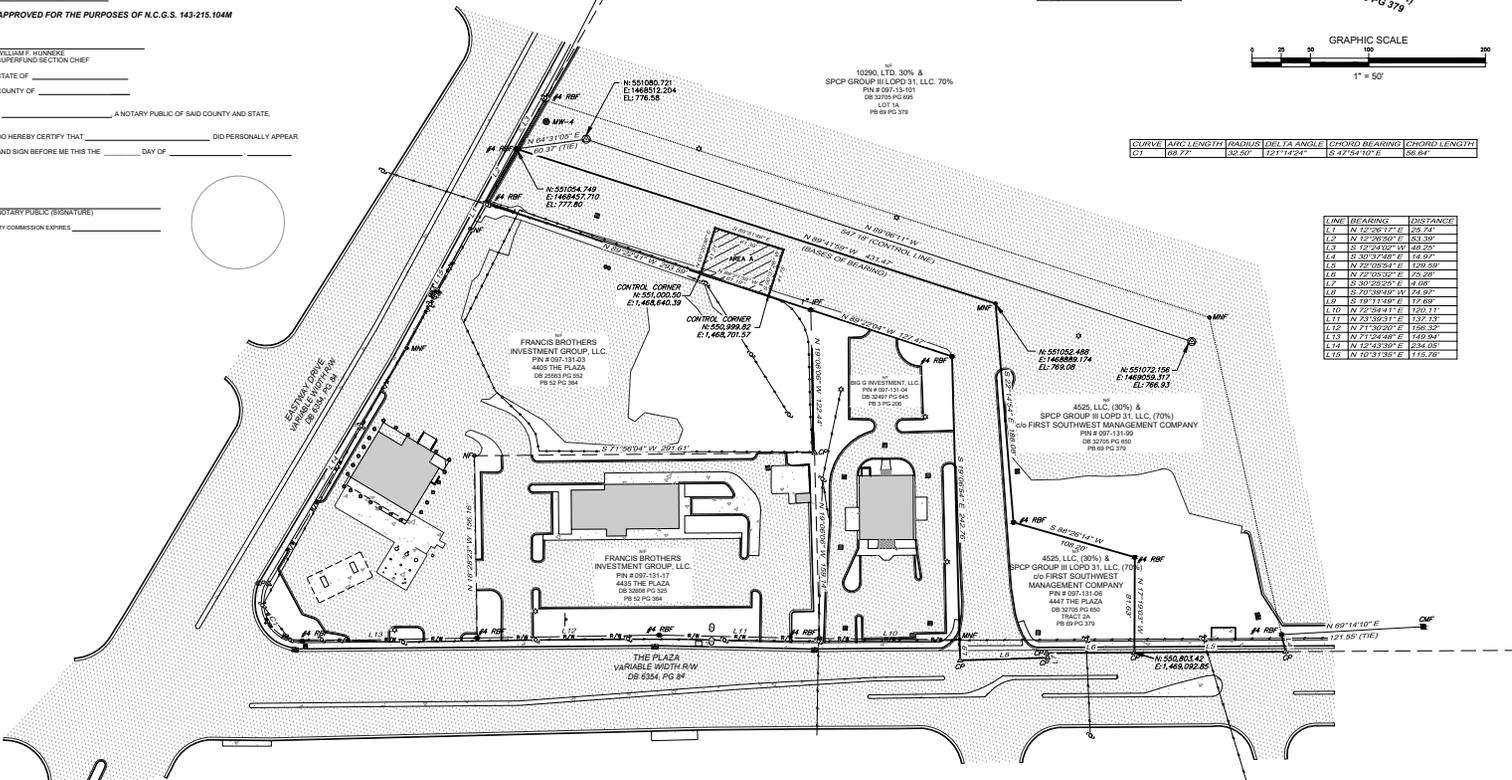


RECORDED IN PLAT BOOK _____ PAGE _____



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	88.77'	32.50'	121°14'24"	S 47°54'10" E	56.64'

LINE	BEARING	DISTANCE
L1	N 12°20'12" E	25.24'
L2	N 12°30'00" E	53.30'
L3	S 12°24'00" W	48.25'
L4	S 30°12'45" E	14.97'
L5	N 22°05'24" E	129.50'
L6	N 22°05'30" E	75.00'
L7	S 30°12'45" E	4.00'
L8	S 70°39'45" W	74.97'
L9	S 10°11'45" E	174.00'
L10	N 22°54'11" E	120.11'
L11	N 71°30'00" E	150.73'
L12	N 71°30'00" E	158.32'
L13	N 71°30'00" E	120.00'
L14	N 12°43'39" E	234.05'
L15	N 10°31'30" E	315.70'



PROPERTY DATA
 CURRENT OWNER: 4525, LLC, 30% & SPCP GROUP III LOPD 31, LLC
 SITE ADDRESS: 4433 THE PLAZA, CHARLOTTE, NC 28215
 PARCEL ID: 007-131-06

SURVEY REFERENCES
 DEED BOOK 3268 PAGE 552
 DEED BOOK 3268 PAGE 552
 DEED BOOK 3268 PAGE 552
 DEED BOOK 3276 PAGE 660
 PLAT BOOK 52 PAGE 384
 PLAT BOOK 69 PAGE 379
 PLAT BOOK 3 PAGE 206

- ABBREVIATIONS**
- DB: DEED BOOK
 - PL: PLAT BOOK
 - PG: PAGE
 - NF: NOW OR FORMERLY
 - R/W: RIGHT-OF-WAY
 - SF: SQUARE FEET
 - CMF: CONCRETE MONUMENT FOUND
 - RF: REBAR FOUND
 - IF: IRON PIPE FOUND
 - MF: NAIL FOUND
 - NP: NAIL FOUND
 - CP: CALCULATED POINT



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 (DEED DESCRIPTIONS 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 PRECISION OR POSITIONAL ACCURACY IS 0.075000, THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 17TH DAY OF NOVEMBER, 2021.

JAMES M. PEARSALL, PLS N.C. REG. NO.: L-4650



TAYLOR WISEMAN & TAYLOR
 ENGINEERS, SURVEYORS & SCIENTISTS
 SUBSURFACE UTILITY ENGINEERS
 977 HAWTHORNE AVENUE
 CHARLOTTE, NC 28203
 PHONE (704) 527-3335 FAX (704) 527-2537
 NORTH CAROLINA LICENSE NUMBER: F-002



SURVEY PLAT
 EXHIBIT A TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
 FORMER DUTCH CLEANERS AND LAUNDRY - DSCA SITE ID DC600088
 OWNERS: 4525, LLC (30%) & SPCP GROUP III LOPD 31, LLC (70%)
 CO FIRST SOUTHWEST MANAGEMENT COMPANY
 PIN: 087-131-06
 4447 THE PLAZA
 MECKLENBURG COUNTY, CHARLOTTE, NORTH CAROLINA

REVISIONS

DATE OF SURVEY	BY
09/28/2021	JMP

SCALE: 1" = 50'
 DRAWN BY: MAL TEL
 CHECKED BY: J. PEARSALL, PLS
 PROJECT: 04518.004.00
 SHEET: 1 / 1

EXHIBIT B
PROPERTY LEGAL DESCRIPTION

**4525 LLC, (30%) & SPCP Group III LOPD 31 LLC, (70%) – c/o First Southwest
Management Company
PIN # 097-131-06
1.052 ACRES**

Situated in the State of North Carolina, County of Mecklenburg, City of Charlotte, being all of the tract, now or formerly, owned by 4525 LLC, (30%) & SPCP Group III LOPD 31 LLC, (70%) – c/o First Southwest Management Company, by deed of record in Deed Book 32705, Page 650; records of the Register of Deeds Office, Mecklenburg County, and being more particularly described as follows:

BEGINNING at a magnetic nail found in the northerly right-of-way line of The Plaza, a publicly dedicated roadway of variable width, Deed Book 6354, Page 84, at a common corner of said 4525, LLC tract and a tract conveyed to BIG G INVESTMENT, LLC by deed of record in Deed Book 32497, Page 645;

Thence North 19° 06' 54" West, a distance of 242.76 feet, along the common line of said 4525, LLC and BIG G tracts, to a #4 rebar found at a common corner of said BIG G and 4525, LLC tracts;

Thence North 89° 22' 04" West, a distance of 127.47 feet, continuing with a line common to said 4525, LLC and BIG G tracts, to a 1" iron pipe found at a common corner of said 4525, LLC tract, BIG G tract and the tract conveyed to Francis Brothers Investment Group, LLC by deed of record in Deed Book 25563, Page 552;

Thence North 89° 22' 41" West, a distance of 293.59 feet, with a line common to said 4525, LLC and Francis Brothers tracts, to a #4 rebar found in the Easterly right-of-way line of Eastway Drive, a publicly dedicated roadway of variable width, at a common corner of said 4525, LLC and Francis Brothers tracts;

Thence North 12° 26' 50" East, a distance of 53.39 feet, along said Eastway Drive right-of-way, to a #4 rebar found at a common corner of said 4525, LLC tract (#097-131-06) and the tract conveyed to 4525 LLC, (30%) & SPCP Group III LOPD 31 LLC, (70%) – c/o First Southwest Management Company (# 097-131-99) by deed of record in Deed Book 32705, Page 650;

Thence the following four (4) courses and distances along the common lines of said 4525, LLC tracts;

1. South 89° 41' 59" East, a distance of 431.47 feet, to a magnetic nail found;
2. South 22° 14' 54" East, a distance of 188.08 feet, to a #4 rebar found;
3. North 88° 26' 14" East, a distance of 108.20 feet, to a #4 rebar found;

4. South $17^{\circ} 19' 03''$ East, a distance of 81.63 feet, to a calculated point in the aforesaid northerly right-of-way of The Plaza;

Thence the following four (4) courses and distances along said northerly right-of-way of The Plaza;

1. South $72^{\circ} 05' 32''$ West, a distance of 75.28 feet, to a calculated point;
2. South $30^{\circ} 25' 25''$ East, a distance of 4.08 feet, to a calculated point;
3. South $70^{\circ} 39' 49''$ West, a distance of 74.97 feet, to a calculated point;
4. North $19^{\circ} 11' 49''$ West, a distance of 17.69 feet, to the POINT OF BEGINNING.
Said parcel being 1.052 acres, more or less.

**APPENDIX C-3
NDCSR FOR OFF-SOURCE PROPERTY
BIG G INVESTMENTS, LLC
PIN 09713104**

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Big G Investments, LLC
Recorded in Book _____, Page _____
Associated plat recorded in Plat Book _____, Page _____

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this ____ day of _____, 20____. The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 4441 The Plaza Charlotte, Mecklenburg County, North Carolina, Parcel Identification Number (PIN) 09713104.

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 4 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 former Dutch Cleaners and Laundry (DSCA Site ID DC600088) located at 4421 The Plaza, Charlotte, NC adjacent to the Eastway Plaza Shopping Center. **A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.**

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

land surveyor and meets the requirements of G.S. 47-30, and contains the following information required by N.C.G.S. § 143-215.104M:

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

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

USE OF GROUNDWATER PROHIBITED BY STATE AND LOCAL REGULATIONS

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

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

FUTURE SALES, LEASES, CONVEYANCES AND TRANSFERS

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

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 _____
William F. Hunneke
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: _____

_____ Date

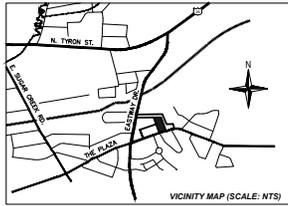
Name typed or printed: _____

Deputy/Assistant Register of Deeds

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.



PROPERTY DATA
 CURRENT OWNER: BIG INVESTMENT, LLC
 SITE ADDRESS: 4441 THE PLAZA, CHARLOTTE, NC 28215
 PARCEL ID: 09131-04

ABBREVIATIONS
 DB DEED BOOK
 PG PAGE
 NF NORTH OR FORMERLY
 RW RIGHT-OF-WAY
 SF SQUARE FEET
 CMF CONCRETE MONUMENT FOUND
 RSP REBAR FOUND
 IFF IRON PIPE FOUND
 MNF MANHOLE FOUND
 NF NAIL FOUND
 CP CALCULATED POINT

SURVEY REFERENCES
 DEED BOOK 2855 PAGE 502
 DEED BOOK 3868 PAGE 325
 DEED BOOK 3847 PAGE 145
 DEED BOOK 3705 PAGE 160
 PLAT BOOK 52 PAGE 94
 PLAT BOOK 69 PAGE 379
 PLAT BOOK 3 PAGE 206

SURVEY CONTROL / GRID TIE NOTES

- DATUM DESCRIPTION: NC STATE PLANE COORDINATE SYSTEM NAD83 (2011) EPOCH: 2010.00
- NAVDSR (GEOD 2011)
- UNIT OF MEASUREMENT: U.S. SURVEY FOOT
- SPREADSHEET PROCEDURE: REAL TIME NETWORK (RTS)
- DATE OF SURVEY: 11/11/2021
- GPS ANTENNA: TRIMBLE R10
- DISBURSED LEADS CONTROLLED
- NAME: NC-49 BASE APP
 LATITUDE: 37°12'44.6660" ELLIPSOID HEIGHT: 200.788 (ft)
 LONGITUDE: 80°43'48.7072" GEOD HEIGHT: -30.450 (ft)
- ADJUSTMENT: SURVEY DATA WAS POST PROCESSED WITH TRIMBLE BUSINESS CENTER (TRC) USING A NETWORK LEAST SQUARES ADJUSTMENT AT THE 95% CONFIDENCE LEVEL
- CLASS OF SURVEY: CLASS A
- POSITIONAL ACCURACY: 0.07 ± 15 PPM
- POINT OF LOCALIZATION: TRAV PT. 100
- COORDINATE SYSTEM: 1998MAGN7

SYMBOL LEGEND

- REBAR OR PIPE FOUND
- NAIL FOUND
- CONC MONUMENT FOUND
- CONVERTED POINT
- DATUM CONTROL POINT
- UTILITY POLE WITH LIGHT
- UTILITY POLE
- LIGHT POLE
- ELECTRIC METER
- CURB INLET
- GRAVED ALIET
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- BOLLARD
- SION
- FIBEROPTIC HANDHOLE
- TRAFFIC SIGNAL HANDHOLE
- MONITORING WELL

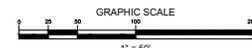
LINE LEGEND

- PROPERTY LINE (P)
- PL NOT SURVEYED
- RIGHT-OF-WAY LINE
- OVERHEAD UTILITY WIRES
- EASEMENT
- SETBACK / BUFFER LINE
- DIAM-LINK FENCE
- WALL
- SHEDDIAL

HATCH LEGEND

- BUILDING
- CONCRETE
- ASPHALT
- BRICK

RECORDED IN PLAT BOOK _____ PAGE _____



SURVEY NOTES

- 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 (NCEM) DRY-CLEANING SOLVENT CLEANUP ACT PROGRAM SITE.
- THE AREA AND TYPES OF CONTAMINATION DEPICTED HEREON ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING. THIS INFORMATION WAS SUPPLIED TO TAYLOR WISEMAN & TAYLOR BY AECOM.
- ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON LOCALIZED, HORIZONTAL GROUND MEASUREMENTS.
- PROPERTY OWNER INFORMATION WAS OBTAINED VIA THE MECKLENBURG COUNTY ONLINE GIS WEBSITE.
- 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.
- MONITORING WELLS AND SOIL BORINGS SHOWN HEREON WERE LOCATED BY CONVENTIONAL SURVEY METHODS.

DEED STATEMENT

N.C.G.S. 143-215.104M(6) REQUIRES THAT WHEN A PROPERTY FOR WHICH A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION HAS BEEN FILED IS SOLD, LEASED, CONVEYED OR TRANSFERRED, THE LATTER 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 IS APPROPRIATELY CLEANED UP UNDER THIS PART. USE THE FOLLOWING STATEMENT TO SATISFY N.C.G.S. 143-215.104M(6):

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 _____.

CONTAMINANT STATEMENT

GROUNDWATER IN WELLS MW-4 EXCEEDED THE APPLICABLE WATER QUALITY STANDARDS (SA N.C.G.S. 150.00) FOR ONE OR MORE OF THE FOLLOWING CHLORINATED SOLVENT CONTAMINANTS: TETRACHLOROETHYLENE.

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

CERTIFICATE OF REVIEW OFFICER

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

REVIEW OFFICER: _____ DATE: _____

DEQ ACKNOWLEDGEMENT:

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

WILLIAM F. HUNNIKE
 SUPERFUND SECTION CHIEF

STATE OF _____
 COUNTY OF _____

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

DO HEREBY CERTIFY THAT _____ DID PERSONALLY APPEAR

AND SIGN BEFORE ME THIS _____ DAY OF _____

NOTARY PUBLIC (SIGNATURE) _____

MY COMMISSION EXPIRES: _____



WELL TABLE			
WELL ID	NORTHING	EASTING	LID ELEVATION
		DC600088	
MW-5	550764.546	1468859.621	760.93



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 (DEED DESCRIPTIONS 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 PRECISION OR POSITIONAL ACCURACY IS 0.075000, THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NO. 4650, AND SEAL, THIS 17TH DAY OF NOVEMBER, 2021.

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCE OR SALES

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	88.77'	32.50'	121°14'24"	S 47°54'10" E	56.84'

LINE	BEARING	DISTANCE
L1	N 12°20'12" E	25.24'
L2	N 12°30'00" E	53.30'
L3	S 12°24'00" W	48.25'
L4	S 30°12'45" E	14.97'
L5	N 22°52'41" E	129.50'
L6	N 22°55'34" E	75.20'
L7	S 30°12'45" E	4.08'
L8	S 20°39'45" W	74.97'
L9	S 19°11'45" E	174.05'
L10	N 22°54'41" E	150.71'
L11	N 73°36'01" E	150.73'
L12	N 71°30'20" E	158.32'
L13	N 71°24'04" E	150.80'
L14	N 12°43'39" E	234.05'
L15	N 10°31'30" E	315.70'



TAYLOR WISEMAN & TAYLOR
 ENGINEERS | SURVEYORS | SCIENTISTS
 SUBSURFACE UTILITY ENGINEERS
 977 HAWTHORNE AVENUE
 CHARLOTTE, NC 28203
 PHONE (704) 527-5355 FAX (704) 527-2537
 NORTH CAROLINA LICENSE NUMBER: F-0302



SURVEY PLAT
 EXHIBIT A TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
 FORMER DUTCH CLEANERS AND LAUNDRY - OSCA SITE ID DC600088
 OWNERS: BIG G INVESTMENTS LLC.
 PIN 097-131-04
 4441 THE PLAZA
 MECKLENBURG COUNTY, CHARLOTTE, NORTH CAROLINA

DATE OF SURVEY	8/25/2023
SCALE	1" = 50'
DRAWN BY	MB, TEL
CHECKED BY	J. PEARSALL, PLS
PROJECT	47618-004-00
SHEET	1 / 1

EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

BIG G INVESTMENT, LLC
PIN # 097-131-04
0.722 ACRES

Situated in the State of North Carolina, County of Mecklenburg, City of Charlotte, being all of the tract, now or formerly, owned by BIG G INVESTMENT, LLC., by deed of record in Deed Book 32497, Page 645, records of the Register of Deeds Office, Mecklenburg County, and being more particularly described as follows:

BEGINNING at a #4 rebar found in the northerly right-of-way line of The Plaza, a publicly dedicated roadway of variable width, Deed Book 6354, Page 84, at a common corner of said BIG G INVESTMENT, LLLC tract and the tract, now or formerly, conveyed to Francis Brothers Investment Group, LLC, (# 097-131-17) by deed of record in Deed Book 32608, Page 325;

Thence North 19° 06' 06" West, a distance of 159.14 feet, along the common line of said BIG G and Francis Brothers tracts, to a calculated point at the common corner of said BIG G, Francis Brothers (# 097-131-17) and the tract conveyed to Francis Brothers Investment Group, LLC, (# 097-131-03) by deed of record in Deed Book 25563, Page 552;

Thence continuing North 19° 06' 06" West, a distance of 122.44 feet, with a line common to said BIG G and Francis Brothers tracts, to a #4 rebar found in the southerly line of a tract conveyed to 4525 LLC, (30%) & SPCP Group III LOPD 31 LLC, (70%) – c/o First Southwest Management Company, by deed of record in Deed Book 32705, Page 650;

Thence the following two (2) courses and distances along the common lines of said BIG G and 4525, LLC tracts;

1. South 89° 22' 04" East, a distance of 127.47 feet, to a #4 rebar found;
2. South 19° 06' 54" East, a distance of 242.76 feet, to a magnetic nail found in the aforesaid northerly right-of-way line of The Plaza;

Thence South 72° 54' 41" West, a distance of 120.11 feet, along the northerly right-of-way line of The Plaza, to the POINT OF BEGINNING. Said parcel being 0.722 acres, more or less.

APPENDIX C-4
NDCSR FOR OFF-SOURCE PROPERTY
FRANCIS BROTHERS INVESTMENT GROUP, LLC
PIN 09713117

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Francis Brothers Investment Group, LLC
Recorded in Book _____, Page _____
Associated plat recorded in Plat Book _____, Page _____

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this ____ day of _____, 20____. The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 4435 The Plaza Charlotte, Mecklenburg County, North Carolina, Parcel Identification Number (PIN) 09713117.

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 4 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 former Dutch Cleaners and Laundry (DSCA Site ID DC600088) located at 4421 The Plaza, Charlotte, NC adjacent to the Eastway Plaza Shopping Center. **A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.**

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

land surveyor and meets the requirements of G.S. 47-30, and contains the following information required by N.C.G.S. § 143-215.104M:

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

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

USE OF GROUNDWATER PROHIBITED BY STATE AND LOCAL REGULATIONS

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

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

FUTURE SALES, LEASES, CONVEYANCES AND TRANSFERS

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

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 _____
William F. Hunneke
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 appear 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: _____

_____ Date

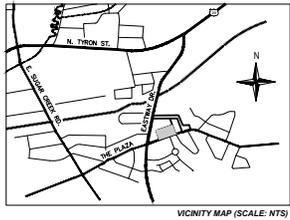
Name typed or printed: _____

Deputy/Assistant Register of Deeds

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.



PROPERTY DATA
 CURRENT OWNER: FRANCIS BROTHERS INVESTMENT GROUP, LLC
 SITE ADDRESS: 4435 THE PLAZA, CHARLOTTE, NC 28215
 PARCEL ID: 091-151-03

ABBREVIATIONS
 DB DEED BOOK
 PL PLAT BOOK
 PG PAGE
 NF NORTH OR FORMERLY
 RW RIGHT-OF-WAY
 SF SQUARE FEET
 CMF CONCRETE MONUMENT FOUND
 RSP REBAR FOUND
 IFF IRON PIPE FOUND
 MNP MANDREL FOUND
 NF NAIL FOUND
 CP CALCULATED POINT

SURVEY REFERENCES
 DEED BOOK 25863 PAGE 552
 DEED BOOK 26088 PAGE 325
 DEED BOOK 24247 PAGE 645
 DEED BOOK 25795 PAGE 609
 PLAT BOOK 52 PAGE 354
 PLAT BOOK 69 PAGE 379
 PLAT BOOK 3 PAGE 206

SURVEY CONTROL / GRID TIE NOTES
 1) DATUM DESCRIPTION
 NC STATE PLANE COORDINATE SYSTEM
 NAD83 (2011) @ POC: 291.000
 NAVD83 (GEOID 2010)
 2) UNIT OF MEASUREMENT: U.S. SURVEY FOOT
 3) GPS FIELD PROCEDURE: REAL TIME NETWORK (RTS)
 4) LIMIT OF SURVEY: 1" IN 1000
 5) GPS ANTENNA: TRIMBLE R10
 6) SURVEY METHOD: CONTROLLED
 NAME: N04 BASE ARP PCD DP7098
 LATITUDE: 35°16'44.6907" ELLIPSOID HEIGHT: 229.768 (m)
 LONGITUDE: 80°43'48.7072" GEOID HEIGHT: -30.409 (m)
 7) ADJUSTMENT: SURVEY DATA WAS POST PROCESSED WITH TRIMBLE BUSINESS CENTER/TIE USING A NETWORK LEAST SQUARES ADJUSTMENT AT THE 95% CONFIDENCE LEVEL
 8) CLASS OF SURVEY: CLASS A
 9) GEOMETRIC ACCURACY: 4.07 ± 15 PPM
 10) POINT OF LOCALIZATION: TRAV PT. 100
 11) CORRECTION FACTOR: 0.9999497

SYMBOL LEGEND

REBAR OR PIPE FOUND
NAIL FOUND
CONC MONUMENT FOUND
COMPUTED POINT
DATUM CONTROL POINT
UTILITY POLE WITH LIGHT
UTILITY POLE
LIGHT POLE
ELECTRIC METER
CURB INLET
GRAVED ALLEY
FIRE HYDRANT
WATER METER
WATER VALVE
BOLLARD
SON
FIBEROPTIC HANDHOLE
TRAFFIC SIGNAL HANDHOLE
MONITORING WELL

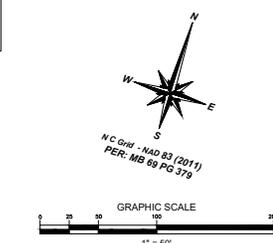
LINE LEGEND

PROPERTY LINE (P)
PL NOT SURVEYED
RIGHT-OF-WAY LINE
OVERHEAD UTILITY WIRE
EASEMENT
SETBACK / BUFFER LINE
CURB & GUTTER
DIAM-LINK FENCE
WALL
SHED/RAMP

HATCH LEGEND

BUILDING
CONCRETE
ASPHALT
BRICK

RECORDED IN PLAT BOOK _____ PAGE _____



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 (NCEM) DRY-CLEANING SOLVENT CLEANUP ACT PROGRAM SITE.
 2) THE AREA AND TYPES OF CONTAMINATION DEPICTED HEREON ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING. THIS INFORMATION WAS SUPPLIED TO TAYLOR WISEMAN & TAYLOR BY AECOM.
 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) 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.
 6) MONITORING WELLS AND SOL BORINGS SHOWN HEREON WERE LOCATED BY CONVENTIONAL SURVEY METHODS.

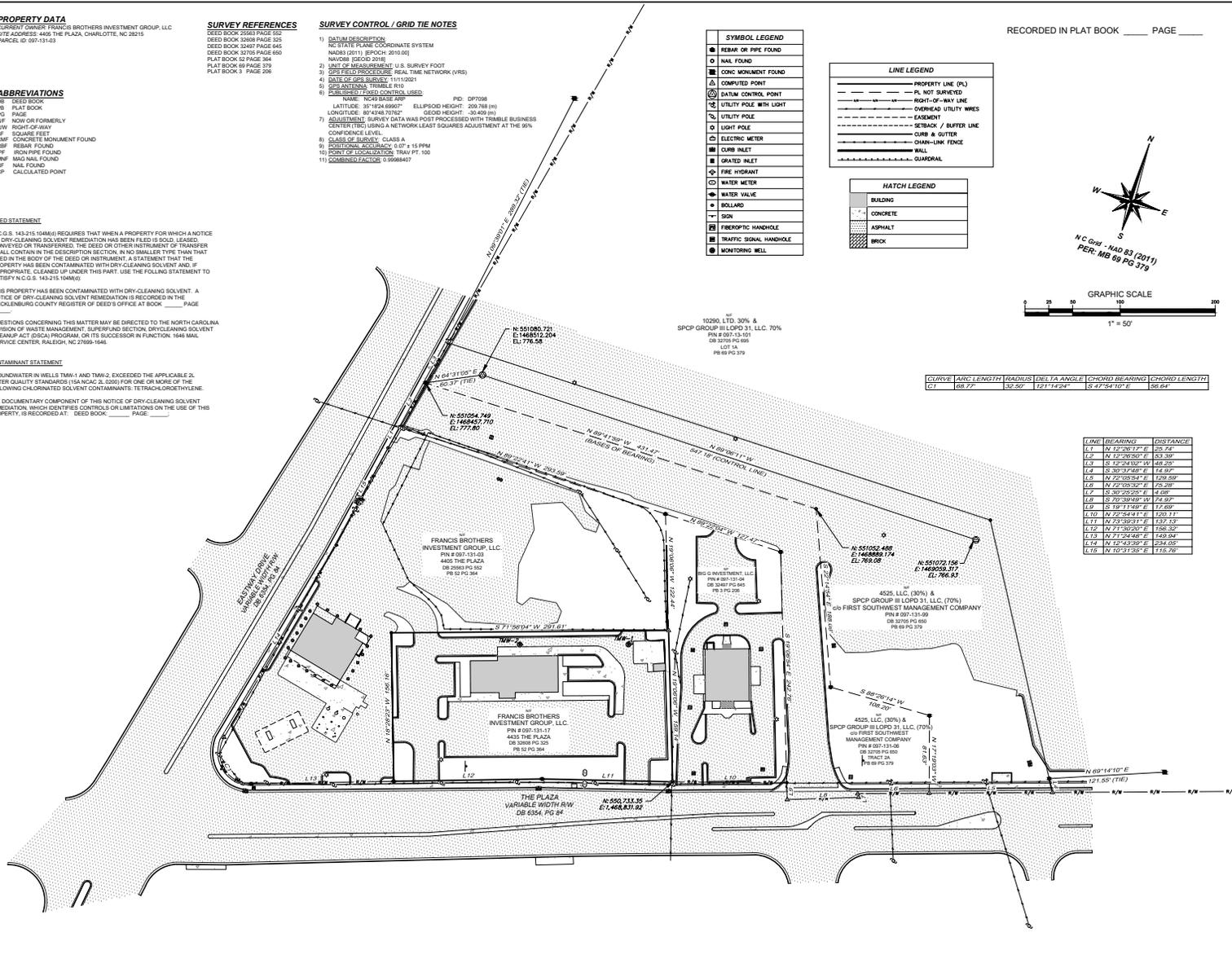
DEED STATEMENT
 N.C.G.S. 143-215.104M(6) REQUIRES THAT WHEN A PROPERTY FOR WHICH A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION HAS BEEN FILED IS SOLD, LEASED, CONVEYED OR TRANSFERRED, THE SELLER OR OTHER INSTRUMENT OF TRANSFER SHALL CONTAIN IN THE DESCRIPTION SECTION, IN NO SMALLER TYPE THAN THAT USED IN THE BODY OF THE DEED OR INSTRUMENT, A STATEMENT THAT THE PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT AND IS APPROPRIATELY CLEANED UP UNDER THIS PART. USE THE FOLLOWING STATEMENT TO SATISFY N.C.G.S. 143-215.104M(6):
 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 SURFUND SECTION, DRY-CLEANING SOLVENT CLEANUP ACT (DSCAL) PROGRAM, OR ITS SUCCESSOR IN FUNCTION, 1646 MAIL SERVICE CENTER, RALEIGH, NC 27699-1646.

CONTAMINANT STATEMENT
 GROUNDWATER IN WELLS TMW-1 AND TMW-2, EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARD (15A N.C.G.S. 28B) FOR ONE OR MORE OF THE FOLLOWING CHLORINATED SOLVENT CONTAMINANTS: TETRACHLOROETHYLENE.
 THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, WHICH LISTS THE CONTROLS OR LIMITATIONS ON THE USE OF THIS PROPERTY, IS RECORDED AT: DEED BOOK _____ PAGE _____.

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

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

WILLIAM F. FURRKE
 SUPERFUND SECTION CHIEF
 STATE OF _____
 COUNTY OF _____
 I, _____ A NOTARY PUBLIC OF SAID COUNTY AND STATE,
 DO HEREBY CERTIFY THAT _____ DID PERSONALLY APPEAR
 AND SIGN BEFORE ME THIS _____ DAY OF _____
 NOTARY PUBLIC (SIGNATURE) _____
 MY COMMISSION EXPIRES: _____



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	88.77'	32.50'	121°14'24"	S 47°54'10" E	56.84'

LINE	BEARING	DISTANCE
L.1	N 12°20'12" E	25.24'
L.2	N 12°30'00" E	53.30'
L.3	S 12°24'00" W	48.25'
L.4	S 30°12'45" E	14.97'
L.5	N 22°05'24" E	129.50'
L.6	N 22°05'30" E	75.20'
L.7	S 30°12'45" E	4.08'
L.8	S 20°39'45" W	74.97'
L.9	S 12°12'45" E	174.05'
L.10	N 22°54'12" E	150.11'
L.11	N 73°06'12" E	150.12'
L.12	N 71°30'20" E	158.32'
L.13	N 71°04'00" E	150.90'
L.14	N 12°43'39" E	234.05'
L.15	N 10°31'30" E	315.70'

WELL TABLE

WELL ID	NORTHING	EASTING	LID ELEVATION
	DC600088		
TMW-1	550856.390	1489744.144	766.50
TMW-2	550822.265	1489635.187	765.15



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 (DEED DESCRIPTIONS 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 PRECISION OR POSITIONAL ACCURACY IS 0.0750000; THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 17TH DAY OF NOVEMBER, 2021.
PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCES OR SALES

AECOM

TAYLOR WISEMAN & TAYLOR
 ENGINEERS ■ SURVEYORS ■ SCIENTISTS
 SUBSURFACE UTILITY ENGINEERS
 977 HAYWARD AVENUE
 CHARLOTTE, NC 28203
 PHONE (704) 527-3335 FAX (704) 527-2537
 NORTH CAROLINA LICENSE NUMBER: F-0302

TWT

SURVEY PLAT
 EXHIBIT A TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
 FORMER DUTCH CLEANERS AND LAUNDRY - DSCA SITE ID DC600088
 OWNERS: FRANCIS BROTHERS INVESTMENT GROUP, LLC.
 PIN 097-131-17
 4435 THE PLAZA
 MECKLENBURG COUNTY, CHARLOTTE, NORTH CAROLINA

DATE OF SURVEY: 8/25/2023
 SCALE: 1" = 50'
 DRAWN BY: MAL PER
 CHECKED BY: J. PEARSCALL, PLS
 PROJECT: 04518.024.00
 SHEET: 1 / 1

EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

FRANCIS BROTHERS INVESTMENT GROUP, LLC
PIN # 097-131-17
1.049 ACRES

Situated in the State of North Carolina, County of Mecklenburg, City of Charlotte, being all of the tract, now or formerly, owned by Francis Brothers Investment Group, LLC, (# 097-131-17) by deed of record in Deed Book 32608, Page 325, records of the Register of Deeds Office, Mecklenburg County, and being more particularly described as follows:

BEGINNING at a #4 rebar found in the northerly right-of-way line of The Plaza, a publicly dedicated roadway of variable width, Deed Book 6354, Page 84, at a common corner of said Francis Brothers Investment Group, LLC, (# 097-131-17) and a tract conveyed to BIG G INVESTMENT, LLC by deed of record in Deed Book 32497, Page 645;

Thence the following two (2) courses and distances along said Northerly right-of-way line of The Plaza;

1. South 73° 39' 31" West, a distance of 137.13 feet, to a #4 rebar found;
2. South 71° 30' 20" West, a distance of 156.32 feet, to a #4 rebar found at a common corner of said Francis Brothers Investment Group, LLC tract and the tract conveyed to Francis Brothers Investment Group, LLC, (# 097-131-03) by deed of record in Deed Book 32608, Page 325

Thence North 18° 28' 23" West, a distance of 156.16 feet, with the line common said Francis Brothers tracts, to a nail found;

Thence North 71° 56' 04" East, a distance of 291.61 feet, continuing with a line common to said Francis Brothers tracts, to a calculated point at a common corner of said Francis Brothers tracts and BIG G tract;

Thence South 19° 06' 06" East, a distance of 159.14 feet, with the line common to said Francis Brothers (# 097-131-17) and BIG G tract, to the POINT OF BEGINNING. Said parcel being 1.049 acres, more or less.

APPENDIX D
EXAMPLE ANNUAL CERTIFICATION OF LAND-USE RESTRICTIONS

ROY COOPER
Governor

ELIZABETH S. BISER
Secretary

MICHAEL SCOTT
Director



<date>

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

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

Subj: Annual Certification of Land-Use Restrictions
Former Dutch Cleaners and Laundry, 4405 The Plaza
Charlotte, Mecklenburg County, North Carolina
DSCA Site DC600088

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 enclosed 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 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**.

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) 707-8230 or via email at David.Kwiatkowski@ncdenr.gov.

Sincerely,

David Kwiatkowski, Project Manager
DSCA Remediation Unit
Superfund Section
Division of Waste Management

Attachments: Copy of Notice of Dry-Cleaning Solvent Remediation
Annual Certification of Land-Use Restrictions form

Cc: DSCA Site ID DC600088 File

Annual Certification of Land-Use Restrictions

Site Name: Former Dutch Cleaners and Laundry
Site Address: 4405 The Plaza, Charlotte, Mecklenburg County
DSCA Site ID: DC600088

ANNUAL CERTIFICATIION of LAND-USE RESTRICTIONS

Pursuant to land-use restriction number [] (the land-use restrictions are included as part of this form for reference) in the Notice of Dry-Cleaning Solvent Remediation (Notice) signed by <property owner or authorized designee> and recorded in Deed Book <blank>, Page <blank> on <date> at the Mecklenburg County Register of Deeds Office, <property owner or authorized designee> 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__.

<property owner or authorized designee>
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

ROY COOPER

Governor

ELIZABETH S. BISER

Secretary

MICHAEL SCOTT

Director



NORTH CAROLINA
Environmental Quality

<Date>

City Manager/County Health Director

<address>

<city>, NC <zip>

Subj: Remediation of Dry-Cleaning Solvent Contamination
DSCA Site ID DC600088
Former Dutch Cleaners and Laundry, 4421 The Plaza
Charlotte, NC

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-notices-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:

David Kwiatkowski, 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 Charlotte Observer, copies are being sent to owners of property within and contiguous with the area of contamination, and a copy of the Summary will be conspicuously posted at the Site during the public comment period.



Remediation of Dry-Cleaning Solvent Contamination
DSCA Site ID DC600088
Former Dutch Cleaners and Laundry, 4421 The Plaza, Charlotte
Page 2

<date>

If you have any questions, please feel free to contact me at (919) 707-8230.

Sincerely,

[SIGNATURE]

David Kwiatkowski, DSCA Project Manager
Division of Waste Management, NCDEQ

Attachments: Risk Management Plan (CD)
Summary of the NOI

Cc: DSCA Site ID DC600088 File



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**

Former Dutch Cleaners and Laundry
DSCA Site ID DC600088

Pursuant to N.C.G.S. §143-215.104L, on behalf of Francis Brothers Investment Group LLC., 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.

Dutch Cleaners and Laundry formerly conducted dry-cleaning operations at 4421 The Plaza in Charlotte, North Carolina circa 1969 through 1994. The strip mall building where the former dry-cleaning operations were located was razed circa 1996, and the former location of Dutch Cleaners and Laundry is currently a vacant lot. Dry-cleaning solvent contamination in soil and/or groundwater has been identified at the following parcel(s):

PIN 09713103 – 4405 The Plaza.;
PIN 09713106 – 4447 The Plaza;
PIN 09713104 – 4441 The Plaza; and,
PIN 09713117 – 4435 The Plaza.

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 David Kwiatkowski at (919) 707-8230.

All comments and requests should be sent to:

David Kwiatkowski, DSCA Remediation Unit
Division of Waste Management, NCDEQ
1646 Mail Service Center
Raleigh, North Carolina 27699-1646

ROY COOPER
Governor
ELIZABETH S. BISER
Secretary
MICHAEL SCOTT
Director



<date>

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

Subj: Dry-Cleaning Solvent Contamination Associated with Former Dutch Cleaners and Laundry, 4421 The Plaza, Charlotte, Mecklenburg County, NC
DSCA Site ID DC600088

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 the former Dutch Cleaners and Laundry at 4421 The Plaza in Charlotte. The strip mall building where the former dry-cleaning operations were located was razed circa 1996, and the former location of Dutch Cleaners and Laundry is currently a vacant lot. 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 David.Kwiatkowski@deq.nc.gov or (919) 707-8230.

Sincerely,

[SIGNATURE]

David Kwiatkowski, DSCA Project Manager
Division of Waste Management, NCDEQ

Attachments: Summary of the NOI

Cc: DSCA Site ID DC600088 File



ROY COOPER
Governor
ELIZABETH S. BISER
Secretary
MICHAEL SCOTT
Director



<date>

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

Subj: Dry-Cleaning Solvent Contamination Associated with Former Dutch Cleaners and Laundry, 4421 The Plaza, Charlotte, Mecklenburg County, NC
DSCA Site ID DC600088

Dear <property owner>:

The Dry-Cleaning Solvent Clean-up Act (DSCA) Program has completed an assessment of the dry-cleaning solvent contamination associated with the former Dutch Cleaners and Laundry at 4421 The Plaza in Charlotte. The strip mall building where the former dry-cleaning operations were located was razed circa 1996, and the former location of Dutch Cleaners and Laundry is currently a vacant lot. 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 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 former Dutch Cleaners and Laundry (DC600088) 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 David.Kwiatkowski@deq.nc.gov or (919) 707-8230.



Sincerely,

[SIGNATURE]

David Kwiatkowski, DSCA Project Manager
Division of Waste Management, NCDEQ

Attachments: Summary of the NOI

Cc: DSCA Site ID DC600088 File





NORTH CAROLINA
Environmental Quality

ROY COOPER
Governor

ELIZABETH S. BISER
Secretary

MICHAEL SCOTT
Director

Date

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

Subj: Dry-Cleaning Solvent Contamination Associated with Former Dutch Cleaners and Laundry, 4421 The Plaza, Charlotte, Mecklenburg County, NC
DSCA Site ID DC600088

Dear <property owner>:

The Dry-Cleaning Solvent Clean-up Act (DSCA) Program has completed an assessment of the dry-cleaning solvent contamination associated with the former Dutch Cleaners and Laundry at 4421 The Plaza in Charlotte. The strip mall building where the former dry-cleaning operations were located was razed circa 1996, and the former location of Dutch Cleaners and Laundry is currently a vacant lot. 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 ___ to ___, 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 instructions along with the final documents that will need to be presented at the Mecklenburg County Register of Deeds Office for recordation.

If you wish to appeal the decision to file the Notice, you are entitled to a hearing. Your request for a hearing must be in form of a written petition, complying with the requirements of Chapter 150B of the General Statutes of North Carolina. The petition must be filed with the Office of Administrative Hearings, 6714 Mail Service Center, Raleigh, NC 27699-6714. The petition must



