Risk Management Plan

XL Cleaners
3001 University Parkway
Winston-Salem, Forsyth County
DSCA Site #DC340020

H&H Project No. DS0-40K
May 13, 2019

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XL Cleaners (DC340020)
Winston-Salem, North Carolina
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1.0 Introduction

Hart & Hickman, PC (H&H) has prepared this Risk Management Plan (RMP) for the XL Cleaners site (DSCA Site DC340020) on behalf of the North Carolina Department of Environmental Quality (NCDEQ), Dry-cleaning Solvent Cleanup Act (DSCA) Program. The former XL Cleaners facility was located at 3001 University Parkway in Winston-Salem, Forsyth County, North Carolina. The building where the XL Cleaners facility operated has been demolished, and the property is currently a parking lot. A site location map showing the approximate location of the former XL Cleaners is provided as **Figure 1**.

The XL Cleaners site (referred to herein as the "site") includes the source property (where the dry-cleaning facility was located) and six off-source properties where contamination from the source property has migrated. The properties include:

1. Source property – Deacon Blvd Holdings XIII LLC (Owner), 3001 University Parkway, Winston-Salem, Forsyth County, NC, Parcel ID: 6826-78-6394.00;
2. Off-source property – Deacon Blvd Holdings XVI LLC (Owner), 2951 University Parkway, Winston-Salem, Forsyth County, NC, Parcel ID: 6826-78-7015.00;
3. Off-source property – JM University LLC (Owner), 3000 University Parkway, Winston-Salem, Forsyth County, NC, Parcel ID: 6826-78-3210.00;
4. Off-source property – College Plaza Shopping Center LLC (Owner), 2802 University Parkway, Winston-Salem, Forsyth County, NC, Parcel ID: 6826-77-4801.00;
5. Off-source property – Grubb Properties Inc (Owner), 0 Carriage Dr, Winston-Salem, Forsyth County, NC, Parcel ID: 6826-77-1737.00;
6. Off-source property – Georgetown Partners Ltd (Owner), 0 Regency Dr, Winston-Salem, Forsyth County, NC, Parcel ID: 6826-77-3302.00;
7. Off-source property – Old Town Club Incorporated (Owner), 0 Old Town Club Rd, Winston-Salem, Forsyth County, NC, Parcel ID: 6826-57-0920.00;

A map identifying the above-listed properties is included as **Figure 2**. Site assessment activities have confirmed that soil contamination associated with the site is present on the source property and groundwater contamination is present on the source property and the six off-source properties identified above.

This RMP is intended to comply with the requirements of DSCA (N.C.G.S. 143-215.104A *et seqs*) and promulgated rules and follows the outline provided in the DSCA Program's risk-based corrective action (RBCA) guidance.

2.0 Objectives of Risk Management Plan (RMP)

Assessment activities completed at the XL Cleaners site identified the following:

- The presence of tetracholorethylene (PCE) in soil at concentrations above unrestricted land-use standards on the source property.
- The presence of PCE in soil gas at concentrations exceeding residential risk levels on the source property.
- The presence of PCE and/or trichloroethylene (TCE) in groundwater at concentrations above Title 15A NCAC 2L .0202 Groundwater Standards (2L Standards) on the source property and six off-source properties.

H&H completed a risk assessment for the site in February 2018. The results of the risk assessment indicate that there are risks that exceed target risk levels. However, the risks will be managed using site-specific land-use conditions that have been selected as part of the evaluation and which require an RMP. Thus, the objective of this RMP is to ensure that the site-specific land use conditions remain valid in the future.

3.0 Summary of Approved Risk Assessment Report

Based on the presence of soil and groundwater impacts above unrestricted use standards, H&H completed a risk assessment to determine if the dry-cleaning solvent impacts posed any unacceptable risks. This section provides a summary of the approved risk assessment (dated February 15, 2018), which recommended no further action status for the site with land-use controls for the affected properties.

The first step in the risk assessment process consisted of developing an exposure model for the site. Exposure pathways were evaluated for the following three exposure units, which are shown on **Figure 3**:

- Exposure Unit #1, which includes the source property, where the former XL Cleaners facility operated and where soil and groundwater impacts are present;
- Exposure Unit #2, which encompasses three adjacent, off-source, non-residential properties overlying the groundwater contaminant plume; and
- Exposure Unit #3, which includes three additional off-source, non-residential properties to the southwest overlying the groundwater contaminant plume;

The risk evaluation assumed that there will be land-use controls prohibiting the use of groundwater on properties located within these three exposure units since groundwater impacts exceed NC 2L groundwater standards. The soil, groundwater, and soil gas data used in the risk assessment are shown on **Figures 4, 5, and 6**, respectively.

Exposure Unit #1

Exposure Unit #1 encompasses the source property where the former dry-cleaner operated and the soil and groundwater source areas are located. The property is currently vacant, and the former buildings are no longer present. Complete exposure pathways for this exposure unit include the indoor inhalation of vapor pathway for a future resident or non-residential worker and the surficial soil combined pathways for a current or future resident, non-residential worker, or construction worker. The exposure pathways were modeled using the DSCA Risk Assessment Tool Kit.

- **Indoor Inhalation of Vapor Emissions** – The property is currently vacant; thus, there are no current indoor vapor inhalation risks. However, there is a potential future risk, due to the presence of soil, groundwater, and soil gas impacts. For the indoor inhalation of vapor emissions pathway, soil gas data were used to evaluate future risk (residential and commercial). The maximum soil gas concentrations were conservatively used for the representative concentrations (RCs). The risk evaluation indicated exceedances of acceptable risk levels under both residential and non-residential scenarios. A land-use control is recommended for the source property specifying that no activities that cause or create a vapor intrusion risk may occur without prior approval of DEQ.

- **Surficial Soil Combined** – Impacted surface soil is present on the source property making a complete exposure pathway. For the surface soil combined pathway, H&H conservatively used the maximum soil concentrations detected within the exposure unit for the RCs. Risks were evaluated for commercial, residential, and construction worker exposure pathways. The calculated risks for the surface soil combined pathways did not exceed allowable risk levels. Therefore, land use controls are not needed for this pathway. However, because soil concentrations are present above unrestricted use levels, a land-use control is recommended for the source property to address removal or disturbance of soil in the area where concentrations exceed unrestricted use levels. This area is identified on **Figure 7**, as the "soil disturbance restriction" area.

<u>Exposure Unit #2</u>

One complete exposure pathway, indoor inhalation of vapor emissions, was identified for Exposure Unit #2. The exposure pathway was modeled using the DSCA Risk Assessment Tool Kit. The risk evaluation assumed that there will be land-use controls prohibiting the use of groundwater on properties located within this exposure unit since groundwater impacts exceed NC 2L groundwater standards.

- **Indoor Inhalation of Vapor Emissions** – The maximum soil gas concentrations detected within the Exposure Unit #2 were conservatively used for the RCs to evaluate this pathway.

The results of the risk evaluation indicate no exceedances of acceptable risk levels for current and future residents or non-residential workers.

Exposure Unit #3

One complete exposure pathway, indoor inhalation of vapor emissions, was identified for Exposure Unit #3. The exposure pathway was modeled using the DSCA Risk Assessment Tool Kit. The risk evaluation assumed that there will be land-use controls prohibiting the use of groundwater on properties located within this exposure unit since groundwater impacts exceed NC 2L groundwater standards.

- **Indoor Inhalation of Vapor Emissions** – For Exposure Unit #3, the maximum groundwater concentrations detected within the exposure unit were conservatively used for the RCs to evaluate the vapor pathway. The results of the risk evaluation for Exposure Unit #3 indicated no exceedances of acceptable risk levels for current and future residents or non-residential.

Protection of Groundwater Use & Protection of Surface Water

As part of the risk assessment, H&H also evaluated the protection of groundwater use and surface water pathways. For the protection of groundwater use evaluation, H&H identified the potential point of exposure (POE) as the closest downgradient property boundary where groundwater impacts have not been observed. The POE location is approximately 1150 feet southwest (downgradient) of the groundwater source area and 1515 feet downgradient of the soil source area, as shown on **Figure 3**. Modeling under this scenario assumes that land-use controls prohibiting the use of groundwater will be implemented for the properties within Exposure Units #1, #2, and #3 overlying the groundwater contaminant plume. The RCs used for the groundwater source were conservatively obtained from the maximum source groundwater contaminant concentrations detected in MW-8S. The RCs used for the soil source were conservatively selected as the concentrations present in the most highly impacted soil boring (SB-5). The modeling results for the protection of groundwater use evaluation indicate exceedances of the site-specific target levels (SSTLs) for source groundwater, but not for source soil. However, groundwater sampling data for the site indicate that the plume is stable and has not migrated as far as the modeling projects. As

the plume is considered stable and there are no identified exceedances of SSTLs for source soil, a surface cover land-use control to minimize infiltration in the soil source area is not warranted.

For the protection of surface water use evaluation, the POE was determined to be the closest point of a surface water body located approximately 1,165 feet southwest of the groundwater source area and 1,560 feet downgradient of the soil source area. The location of the POE is identified on **Figure 3**. The modeling results for the protection of surface water use pathway indicate no exceedances of SSTLs for source soil and groundwater. Therefore, no additional land-use controls are recommended.

Based on the results of this risk assessment, H&H concludes that the risks associated with the contamination at the site can be managed through implementation of land-use controls, as detailed in this RMP. Therefore, the risk assessment recommended risk-based closure for the site. The land-use controls proposed for the site are discussed in Section 6.0.

4.0 Remedial Action Plan Components

4.1 Summary of Prior Assessment and Interim Actions

Chlorinated solvent constituents were identified in groundwater during assessment activities associated with the Coliseum Shell, which was a former gas station located adjacent to the XL Cleaners source property to the north. Subsequent investigation indicated that both a dry-cleaner and a petroleum filling station previously operated on the XL Cleaners source property. John Massey Filling Station occupied the property in 1951, and XL Cleaners occupied the property from at least 1966 through 1971. Both businesses operated in the southwestern portion of the site and associated structures had been demolished at the time of the assessment. This area of the source property was occupied by a paved parking lot at the time of the initial assessment. A vacant restaurant building was also located in the eastern portion of the site at that time.

Sampling performed on the source property indicated detectable concentrations of both chlorinated solvent and petroleum constituents. Based on the distribution of petroleum constituents in

groundwater and the absence of petroleum constituents in soil, the petroleum constituents detected on the source property were attributed to releases at the Coliseum Shell facility [Underground Storage Tank (UST) Section Incident No. 15260]. Substantial soil and groundwater impacts, including light non-aqueous phase liquid (LNAPL) petroleum product, were associated with the Coliseum Shell release. A dual-phase extraction (DPE) system was formerly operated for remediation of the petroleum impacts at the Coliseum Shell facility and also resulted in reductions in chlorinated solvent constituents on the XL Cleaners property. Chlorinated solvent constituents detected on the source property were attributed to releases from the former XL Cleaners.

After confirmation of the dry-cleaning solvent release on the source property, the property owner petitioned for entry of the site into the DSCA Program. The site was certified into the program in 2008. The DSCA Program subsequently performed assessment and monitoring activities at the site between 2008 and 2017. At an unconfirmed date, the restaurant building on the property was demolished. The area of the former dry-cleaner remains overlain by a paved parking lot to date, but the property is currently vacant.

Soil impacted by PCE has been detected in the area of the former dry-cleaner. The extent of impacted soil is adequately defined and confined to the source property, as shown on **Figure 4**. Based on the results of soil assessment activities, historical releases of chlorinated solvents occurred in the area beneath and adjacent to the former dry-cleaner building location. No other details regarding the specific release scenario are available.

A PCE groundwater plume extends from the former dry-cleaner location approximately 1,100 feet downgradient to the southwest (see **Figure 5**). The PCE plume comingles with petroleum impacts originating from the Coliseum Shell release. TCE and other PCE breakdown products have been detected intermittently on the source property. However, PCE is the primary constituent of concern and driver for plume delineation and risk assessment. PCE concentrations on the source property have decreased substantially over time due to historical operation of the DPE system associated with the Coliseum Shell release. During the most recent sampling events, the highest concentrations of PCE were detected in well MW-8S, which is located in the mid-plume area downgradient of the source property.

The PCE groundwater plume is adequately delineated vertically based on data from a bedrock monitoring well installed on the source property which contained only a low concentration of PCE and horizontally based on data collected from temporary monitoring wells in 2014 and from the downgradient surface water body. The nearest surface water body is a tributary to Silas Creek (Class C), located downgradient of the plume. Samples were collected from this surface water body in 2014 which indicated a detectable concentration of PCE in one sample. However, the detected concentration did not exceed the Title 15A NCAC 2B .0202 Groundwater Standard (2B Standard). The surface water body likely acts as a groundwater discharge point and groundwater divide; as such, the plume is not anticipated to extend beyond the surface water body.

Please note that, in 2013, chlorinated solvent constituents were detected in groundwater on the Flow Honda Service Center property located approximately 1,150 feet south of the XL Cleaners property. Groundwater samples were collected from multiple temporary wells to evaluate these impacts, and the results indicated the impacts on the Flow Honda Service Center property are likely associated with an alternate unconfirmed source (see TW-20 on **Figure 5**). Impacts from this unconfirmed source extend onto one of the apartment complex properties where impacts from the XL Cleaners release are also present.

From August 2016 to May 2017, H&H conducted four quarterly groundwater monitoring events to evaluate plume stability. A plume stability evaluation was performed and documented in a Groundwater Monitoring Report dated July 20, 2017. This report concluded that the plume was stable based on multiple lines of evidence, including the age of the release, source area remediation activities, groundwater monitoring data for perimeter monitoring wells which confirm the plume is not expanding, and analysis of the groundwater data for each monitoring well which indicated stable concentration or decreasing concentration trends.

Soil gas samples were collected from 19 soil gas monitoring points located on the source property and off-source properties to evaluate the potential for vapor intrusion. Evaluation of the soil gas data using the DSCA Program's risk calculators indicated exceedances of acceptable levels for a resident on the source property, but no exceedances for a non-residential worker. There are no

buildings on the source property, so no indoor air sampling was completed. The soil gas samples collected off the source property indicated no exceedances of acceptable risk levels for a resident or non-residential worker.

Following completion of soil, groundwater, and vapor assessment activities at the site, H&H submitted a risk assessment report in February 2018. As discussed in detail in Section 3.0, the risk assessment concluded that risks associated with the contamination at the site could be managed through implementation of land-use controls as detailed in this RMP. Therefore, the risk assessment recommended risk-based closure for the site. 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 four site conditions are met. Each of these conditions and their applicability to the subject site are addressed below.

Condition 1: The dissolved plume is stable or decreasing.

As discussed in Section 4.1, groundwater monitoring was conducted between August 2016 and May 2017. PCE, TCE, and cis-1,2-dichloroethylene (cis-1,2-DCE) were the only dry-cleaning related constituents detected in site groundwater during these monitoring events. Multiple other volatile organic compounds (VOCs) were detected above regulatory standards during the groundwater sampling events (since 2007); however, they are related to an adjacent UST release (UST Incident 15260). Low concentrations of cis-1,2-DCE, significantly below the NC 2L Standard, were historically detected in one monitoring well (MW-5S), but this constituent was not detected during the three most recent sampling events. Thus, cis-1,2-DCE was not included in the plume stability evaluation. Thus, the plume stability analysis focused on an evaluation of PCE and TCE concentrations.

The plume stability evaluation included preparing graphs of groundwater concentrations versus time and performing a Mann-Kendall statistical analysis of the PCE and TCE groundwater data.

Documentation of the plume stability evaluation, including a figure showing the monitoring well locations, a table showing historical groundwater analytical data, PCE and TCE concentration versus time graphs, and GSI Mann-Kendall evaluations, is included in **Appendix A**. As documented in **Appendix A**, overall, the groundwater plume at the former XL Cleaners site appears to be stable. This is supported by multiple lines of evidence, including the age of the release, groundwater monitoring data for perimeter monitoring wells which confirm the plume is not expanding, and analysis of the groundwater data for each monitoring well which indicates the plume is currently stable.

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

For all aspects of the risk assessment, H&H used the maximum concentrations detected in site media. Thus, this condition has been met for all COCs and exposure pathways.

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

As discussed in Section 6.0, land-use controls will be implemented for the source property and six off-source properties to ensure that the assumptions made in the risk assessment remain valid in the future.

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

H&H completed a Level 1 Ecological Risk Assessment for the site in accordance with the DSCA Program's RBCA guidance. The results of the evaluation indicate that the release does not pose an unacceptable ecological risk. The completed Level 1 Ecological Risk Assessment Checklists A and B and associated attachments are included 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. Existing groundwater plume is expected to naturally attenuate over time. The appropriate remedial action

is to implement land-use controls on the properties where soil and/or groundwater contamination is present.

5.0 Data Collected During RMP Implementation

No further sampling or other data collection activities are proposed for the site, as long as the assumptions detailed in each Notice of Dry-Cleaning Solvent Remediation (NDCSR) remain valid. As such, this section is not applicable.

6.0 Land-Use Controls

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

1. No activities that cause or create a vapor intrusion risk will occur on the source property without prior approval of NCDEQ;
2. No activities that disturb or further expose soil will occur within the area of impacted soil designated on **Figure 6** on the source property without the prior approval of NCDEQ;
3. Groundwater will not be utilized on the source property, the entirety of five impacted off-source properties, and a portion of one off-source property (Parcel ID: 6826-57-0920.00, currently owned by Old Town Club Incorporated). The portion of Parcel 6826-57-0920.00 that is subject to the groundwater land-use control is identified on Figure 6 and in the NDCSR for this property.

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 six impacted off-source properties. The NDCSR for the source property is included in **Appendix C**, and the NDCSRs for the off-source properties are included in **Appendix D**. Refer to the NDCSRs for the specific language to be incorporated to address the risk assessment assumptions detailed above. A plat showing the locations and types of dry-cleaning solvent contamination is included as an exhibit to each NDCSR. The locations of dry-cleaning

solvent contamination are where contaminants have been detected above unrestricted use standards.

7.0 Long-Term Stewardship Plan

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

8.0 RMP Implementation Schedule

Since the groundwater plume is stable and possible exposure to the contamination is managed through the NDCSRs, no additional site remediation activities are required to implement the RMP. A 30-day public comment period will be held to allow the community an opportunity to comment on the proposed strategy. **Appendix F** includes example documents that will be used to announce the public comment period in the local newspaper and to inform local officials, nearby property owners, and interested parties. Upon completion of the public comment period and final approval of the RMP, the NDCSRs will be filed with the Forsyth 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 Forsyth County Register of Deeds. The NDCSR for each property may, at the request of the owner of the property, 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 has 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.

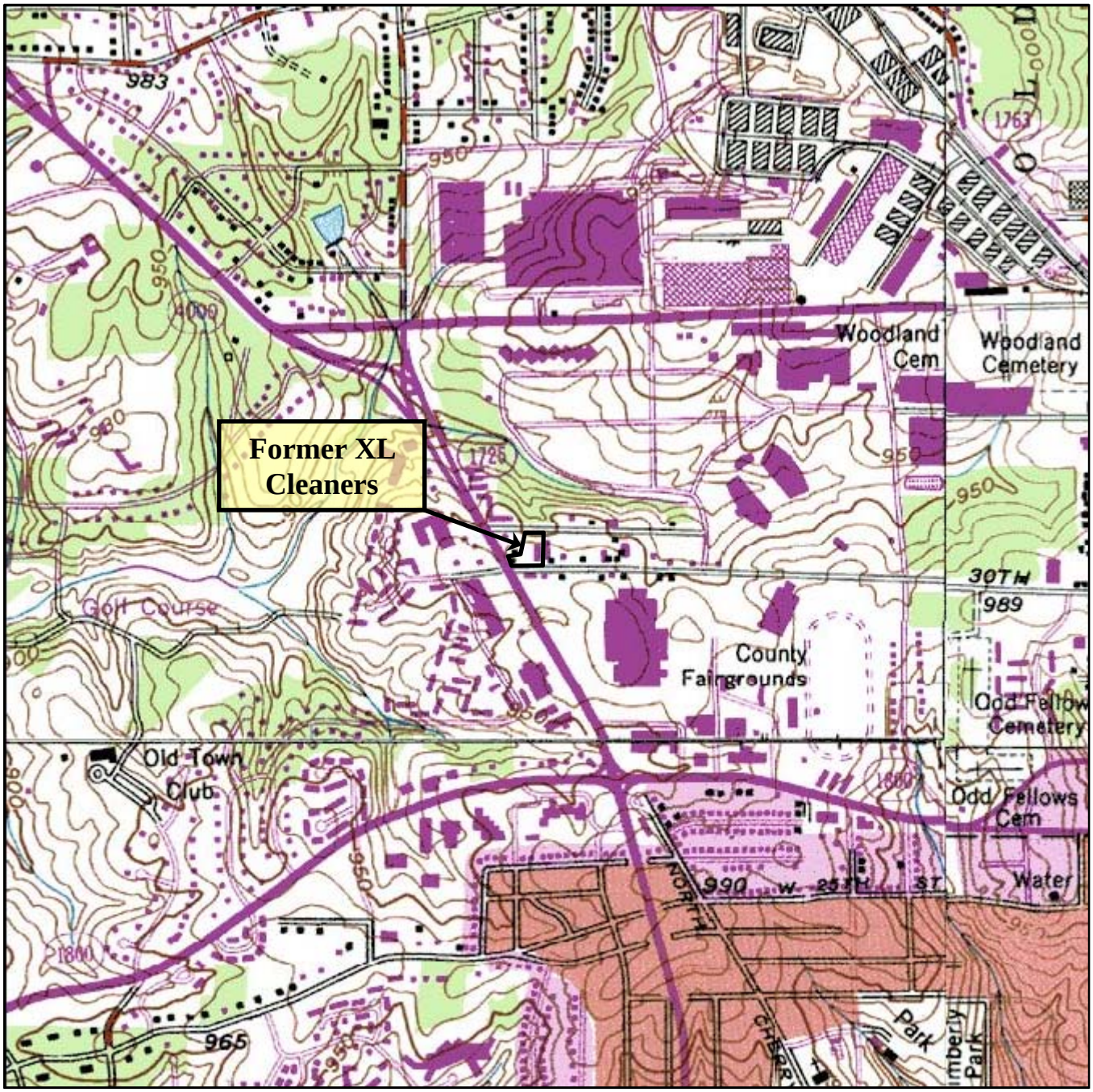
10.0 Contingency Plan if RMP Fails

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

11.0 Conclusions and Recommendations

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

Figures



N

APPROXIMATE

0 2000 4000

SCALE IN FEET

U.S.G.S. QUADRANGLE MAP

RURAL HALL, NORTH CAROLINA 1994

QUADRANGLE
7.5 MINUTE SERIES (TOPOGRAPHIC)

TITLE	**SITE LOCATION MAP**
PROJECT	**FORMER XL CLEANERS** **DSCA ID: DC340020** 3001 UNIVERSITY PARKWAY FORSYTH COUNTY, NORTH CAROLINA

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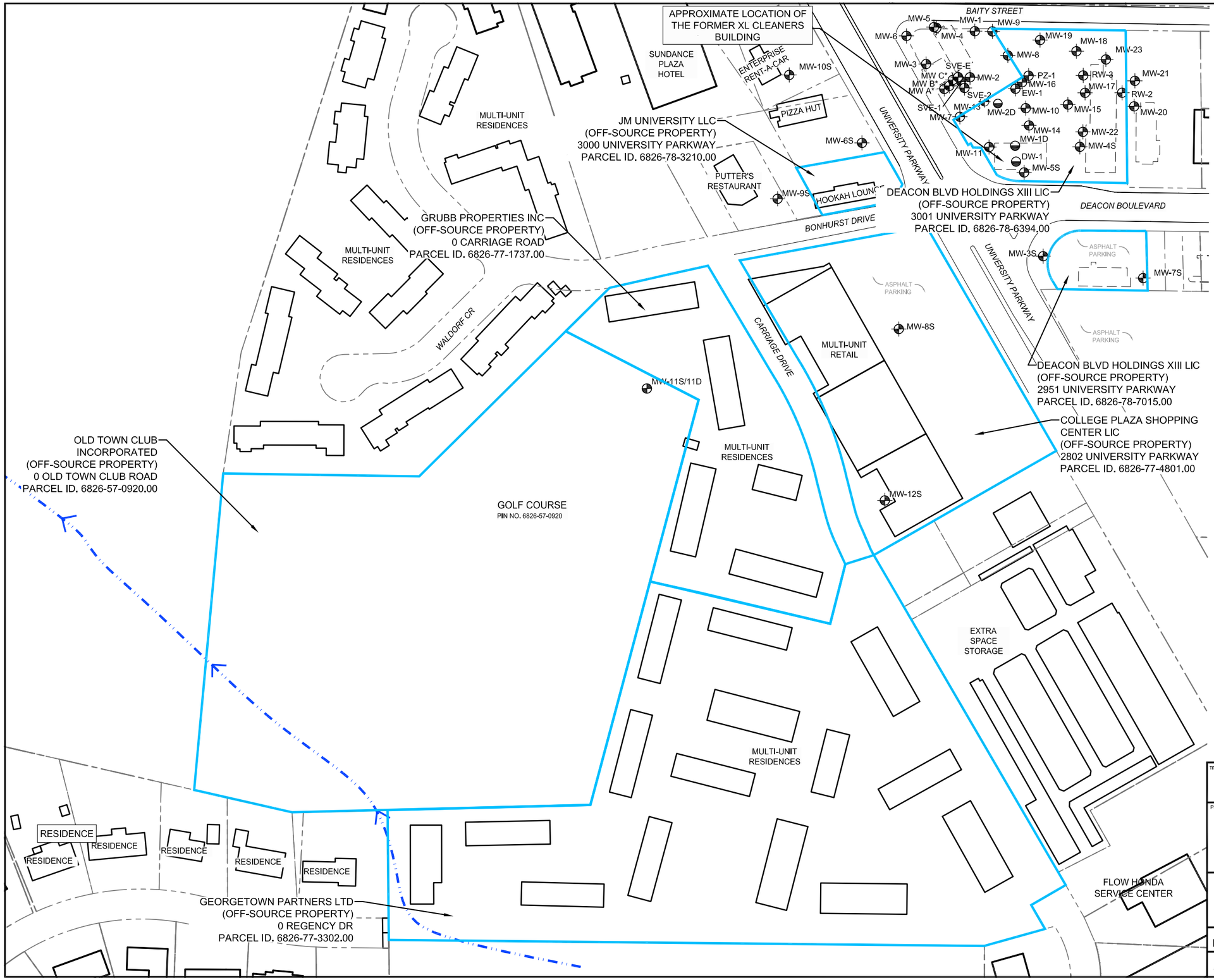
DATE:	2-12-19	REVISION NO:	0
JOB NO:	DS0-40	FIGURE NO:	1



NOTE:

1. PERMANENT MONITORING WELL LOCATIONS SURVEYED BY THE ISAACS GROUP ON 02/21/13 AND 03/03/16.

TITLE

IMPACTED PROPERTIES MAP

PROJECT

FORMER XL CLEANERS
DSCA ID: DC340020
3001 UNIVERSITY PARKWAY
WINSTON-SALEM, FORSYTH COUNTY

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License # C-1269 / #C-245 Geology

DATE: 6-6-18	REVISION NO. 0
JOB NO. DS0-40	FIGURE NO. 2

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LEGEND

- SOURCE PROPERTY BOUNDARY
- STREAM
- SHALLOW MONITORING WELL
- DEEP MONITORING WELL
- NESTED PAIR MONITORING WELL
- EXPOSURE UNIT #1
- EXPOSURE UNIT #2
- EXPOSURE UNIT #3
- GROUNDWATER SOURCE AREA
- SOIL SOURCE AREA
- GROUNDWATER USE POE
- SURFACE WATER POE

NOTE:

PERMANENT MONITORING WELL LOCATIONS SURVEYED BY THE ISAACS GROUP ON 02/21/13 AND 03/03/16.

N

APPROXIMATE
0 160 320
SCALE IN FEET

TITLE

RISK ASSESSMENT EXPOSURE UNITS

PROJECT

FORMER XL CLEANERS
DSCA ID: DC340020
3001 UNIVERSITY PARKWAY
WINSTON-SALEM, FORSYTH COUNTY

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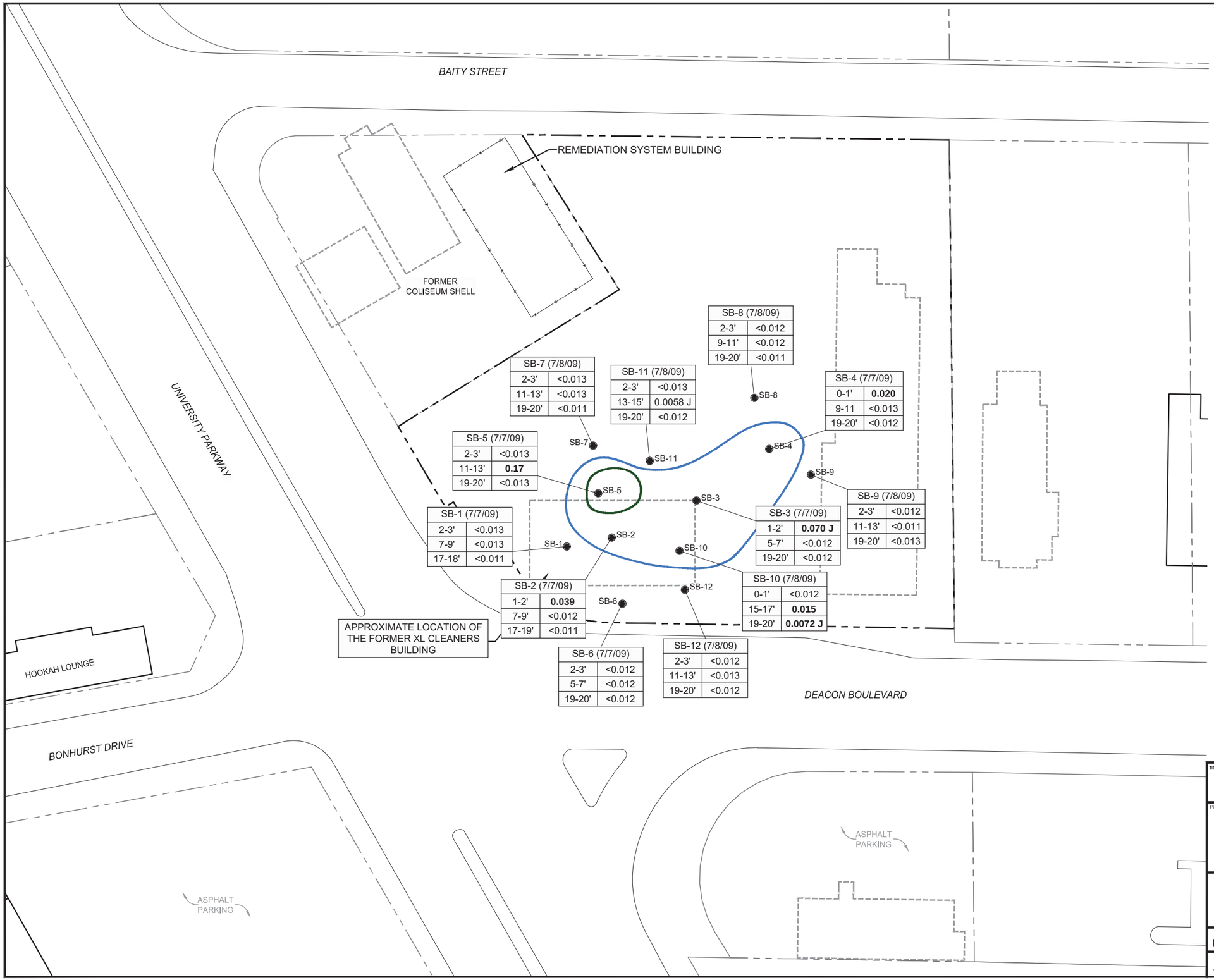
DATE: 2-12-19	REVISION NO. 0
JOB NO. DS0-40	FIGURE NO. 3



LEGEND

- SOURCE PROPERTY BOUNDARY
- PARCEL BOUNDARY
- FORMER BUILDING FOOTPRINT
- CHAINLINK FENCE
- SOIL BORING LOCATION
- SOIL SOURCE AREA
- EXTENT OF SOIL IMPACTED BY PCE ABOVE PSRG

SAMPLE ID & DATE

SB-4 (7/7/09)	
0-1'	**0.020**
9-11	<0.013
19-20'	<0.012

SAMPLE DEPTH (FT BGS) — PCE CONCENTRATION (mg/kg)

NOTES:

1. PCE = TETRACHLOROETHYLENE
2. **BOLD** CONCENTRATION INDICATES AN EXCEEDANCE OF DSCA TIER 1 PSRGs.
3. PSRG = LOWEST PRELIMINARY SOIL REMEDIATION GOAL OF 0.0063 mg/kg FOR PCE.

N

APPROXIMATE
0 50 100
SCALE IN FEET

TITLE

SOIL CONTAMINANT CONCENTRATION MAP

PROJECT

FORMER XL CLEANERS
DSCA ID: DC340020
3001 UNIVERSITY PARKWAY
WINSTON-SALEM, FORSYTH COUNTY

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License # C-1269 / #C-245 Geology

DATE: 6-6-18	REVISION NO. 0
JOB NO. DS0-40	FIGURE NO. 4

APPROXIMATE LOCATION OF THE FORMER XL CLEANERS BUILDING

SUNDANCE PLAZA HOTEL

ENTERPRISE RENT-A-CAR

PIZZA HUT

MULTI-UNIT RESIDENCES

MULTI-UNIT RESIDENCES

PUTTER'S RESTAURANT

HOOKAH LOUNGE

BAITY STREET

FORMER COLISEUM SHELL

UNIVERSITY PARKWAY

DEACON BOULEVARD

BONHURST DRIVE

WALDORF CR

CARRIAGE DRIVE

MULTI-UNIT RETAIL

ASPHALT PARKING

MULTI-UNIT RESIDENCES

GOLF COURSE
PIN NO. 6826-57-0920

MULTI-UNIT RESIDENCES

EXTRA SPACE STORAGE

FLOW HONDA SERVICE CENTER

RESIDENCE

RESIDENCE

RESIDENCE

RESIDENCE

RESIDENCE

MW-1
MW-2
MW-3
MW-4
MW-5
MW-6
MW-7
MW-8
MW-9
MW-10S
MW-10
MW-11
0.00232
MW-12S
0.00375
MW-13
MW-14
MW-15
MW-16
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MW-19
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MW-21
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MW-23
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MW-1D
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DW-1
0.00157
MW-3S
0.00391
MW-4S
0.0191
MW-5S
0.0879
MW-6S
<0.00100
MW-7S
MW-8S
0.173
MW-9S
<0.00100
MW-11S/11D
<0.00100 / 0.00798
PZ-1
RW-2
RW-3
SVE-1
SVE-2
SVE-E
MW A*
MW B*
MW C*
EW-1
TW-16
35-39' <0.00100
49-53' <0.00100
TW-17
35-39' <0.00100
TW-18
36-40' <0.00100
49-53' <0.00100
TW-19
40-44' <0.00100
65-69' <0.00100
TW-20
26-30' 0.00991
36-40' 0.0217
TW-21
42-46' <0.00100
TW-22
31-35' <0.00100
41-45' <0.00100
TW-23
13-17' 0.00140
SW-1
SW-2
SW-3

933
930
927
924
921
918
915
936
0.07
0.007
0.0007

LEGEND

- SOURCE PROPERTY BOUNDARY
- PARCEL BOUNDARY
- FORMER BUILDING FOOTPRINT
- STREAM
- SHALLOW MONITORING WELL
- DEEP MONITORING WELL
- NESTED PAIR MONITORING WELL
- TEMPORARY MONITORING WELL
- SURFACE WATER SAMPLE LOCATION
- EXPOSURE UNIT #1
- EXPOSURE UNIT #2
- EXPOSURE UNIT #3
- GROUNDWATER SOURCE AREA
- 0.00798 PCE CONCENTRATION (mg/L)
- −0.0007− PCE ISOCONTOUR (mg/L) (DASHED WHERE INFERRED)
- 915 GROUNDWATER ELEVATION CONTOUR (FT MSL)
- INFERRED GROUNDWATER FLOW DIRECTION

NOTES:

1. PERMANENT MONITORING WELL LOCATIONS SURVEYED BY THE ISAACS GROUP ON 02/21/13 AND 03/03/16.
1. MONITORING WELLS SAMPLED FROM 5/9/17 TO 5/11/17.
2. DEEP MONITORING WELLS MW-1D, MW-2D, DW-1, & MW-11S NOT USED IN CONTOURING.
3. CONTOURS BASED ON MONITORING WELL DEPTHS INDICATING THE HIGHEST CONCENTRATIONS.
4. * = IMPACTS IN WELL TW-20 APPEAR TO BE RELATED TO A SOURCE OTHER THAN THE XL CLEANERS RELEASE. IMPACTS IN WELL TW-23 MAY ALSO BE RELATED TO AN ALTERNATE SOURCE. AS SUCH, THESE WELLS ARE NOT USED IN CONTOURING.

N

APPROXIMATE
0 160 320
SCALE IN FEET

TITLE
GROUNDWATER CONTAMINANT CONCENTRATION MAP

PROJECT
FORMER XL CLEANERS
DSCA ID: DC340020
3001 UNIVERSITY PARKWAY
WINSTON-SALEM, FORSYTH COUNTY

hart hickman
SMARTER ENVIRONMENTAL SOLUTIONS
2923 South Tryon Street-Suite 100
Charlotte, North Carolina 28203
704-586-0007(p) 704-586-0373(f)
License # C-1269 / #C-245 Geology

DATE: 2-12-19 | REVISION NO. 0

JOB NO. DS0-40 | FIGURE NO. 5

S:\AAA-Master Projects\DSCA - DS0\DS0-40 XL Cleaners\Reports\2018-05 RMP\Figures\DC340020_20171031_GW.dwg, FIG 5, 6/6/2018 5:48:55 PM, erichardson

APPROXIMATE LOCATION OF THE FORMER XL CLEANERS BUILDING

SUNDANCE PLAZA HOTEL

ENTERPRISE RENT-A-CAR

BAITY STREET

FORMER COLISEUM SHELL

MULTI-UNIT RESIDENCES

PUTTER'S RESTAURANT

LOUNGE

UNIVERSITY PARKWAY

BONHURST DRIVE

WALDORF CR

CARRIAGE DRIVE

MULTI-UNIT RETAIL

ASPHALT PARKING

GOLF COURSE
PIN NO. 6826-57-0920

EXTRA SPACE STORAGE

FLOW HONDA SERVICE CENTER

RESIDENCE

SGP-1	
PCE	1.5
TCE	0.64
cis-1,2-DCE	4.8
trans-1,2-DCE	2.3
VC	7.2

SGP-2	
PCE	380
TCE	0.62
VC	6.1

SGP-3	
ND	

SGP-4	
PCE	51

SGP-5	
PCE	21

SGP-6	
PCE	210
TCE	14

SGP-7	
PCE	560
TCE	8.9
cis-1,2-DCE	10
trans-1,2-DCE	1.7

SGP-8	
PCE	5,300
TCE	47
cis-1,2-DCE	32
trans-1,2-DCE	1.6

SGP-9	
PCE	660
TCE	10
cis-1,2-DCE	2.7

SGP-10	
PCE	46
TCE	2.2 J

SGP-11	
PCE	68
TCE	22
cis-1,2-DCE	2.1

SGP-12	
PCE	6.0
TCE	8.6

SGP-13	
PCE	540

SGP-14	
PCE	430
TCE	8.7

SGP-15	
PCE	110

SGP-16	
PCE	260

SGP-17	
PCE	28

SGP-18	
PCE	980

SGP-19	
PCE	910
TCE	15

LEGEND

- SOURCE PROPERTY BOUNDARY
- PARCEL BOUNDARY
- FORMER BUILDING FOOTPRINT
- STREAM
- EXPOSURE UNIT #1
- EXPOSURE UNIT #2
- EXPOSURE UNIT #3
- SUBSURFACE SOIL GAS SAMPLE LOCATION

SAMPLE ID
SGP-13
PCE 540
CONSTITUENT
CONCENTRATION ($\mu g/m^3$)

NOTES:

1. SOIL GAS SAMPLES SGP-1 THROUGH SGP-5 COLLECTED ON 4-17-14. SOIL GAS SAMPLES SGP-6 THROUGH SGP-19 COLLECTED ON 4-21-15 & 4-22-15.
2. ONLY CONSTITUENTS DETECTED IN EACH SAMPLE ARE SHOWN.
3. PCE = TETRACHLOROETHYLENE
   TCE = TRICHLOROETHYLENE
   DCE = DICHLOROETHYLENE
   VC = VINYL CHLORIDE
4. J FLAG DENOTES ESTIMATED CONCENTRATION BETWEEN LABORATORY REPORTING LIMIT AND METHOD DETECTION LIMIT.

N

APPROXIMATE
0 160 320
SCALE IN FEET

TITLE
SUBSURFACE SOIL GAS CONTAMINANT CONCENTRATION MAP

PROJECT
FORMER XL CLEANERS
DSCA ID: DC340020
3001 UNIVERSITY PARKWAY
WINSTON-SALEM, FORSYTH COUNTY

hart hickman
SMARTER ENVIRONMENTAL SOLUTIONS
2923 South Tryon Street-Suite 100
Charlotte, North Carolina 28203
704-586-0007(p) 704-586-0373(f)
License # C-1269 / #C-245 Geology

DATE: 6-6-18 | REVISION NO. 0

JOB NO. DS0-40 | FIGURE NO. 6

LEGEND

- SOURCE PROPERTY BOUNDARY
- STREAM
- SHALLOW MONITORING WELL
- DEEP MONITORING WELL
- NESTED PAIR MONITORING WELL
- GROUDNWATER USE RESTRICTION & VAPOR INTRUSION RESTRICTION
- 2C NOTICE TO CONTROL GROUNDWATER USE
- SOIL DISTURBANCE RESTRICTION

NOTE:

PERMANENT MONITORING WELL LOCATIONS SURVEYED BY THE ISAACS GROUP ON 02/21/13 AND 03/03/16.

N

APPROXIMATE
0 160 320
SCALE IN FEET

TITLE

LAND USE CONTROL AREAS

PROJECT

FORMER XL CLEANERS
DSCA ID: DC340020
3001 UNIVERSITY PARKWAY
WINSTON-SALEM, FORSYTH COUNTY

hart hickman
SMARTER ENVIRONMENTAL SOLUTIONS
2923 South Tryon Street-Suite 100
Charlotte, North Carolina 28203
704-586-0007(p) 704-586-0373(f)
License # C-1269 / #C-245 Geology

DATE: 2-5-18	REVISION NO. 0
JOB NO. DS0-40	FIGURE NO. 7

Appendix A

Documentation of Plume Stability Evaluation

Appendix A - Plume Stability Evaluation

In order to close a site under the North Carolina Dry-Cleaning Solvent Cleanup Act (DSCA) Program, the dissolved groundwater plume must be stable or decreasing. In preparation for site closure, Hart & Hickman, PC (H&H) conducted an evaluation of plume stability for the Former XL Cleaners site located at 3001 University Parkway, in Winston-Salem, Forsyth County. The evaluation included preparing graphs of groundwater concentration versus time for the constituents of concern (COCs) at the site and performing a Mann-Kendall statistical analysis of the groundwater data. For both the graphs and the Mann-Kendall analysis, half of the laboratory reporting limit was used for non-detect results.

The primary COC at the site is tetrachloroethene (PCE). Lower concentrations of trichloroethene (TCE) and cis-1,2-dichloroethene (DCE), which are degradation products of PCE, have also been detected in select wells at the site, but are not widespread. Detections of TCE and cis-1,2-DCE are primarily limited to MW-5S. TCE was historically detected in MW-5S at concentrations above the NC 2L Standard and, thus, was included in the plume stability evaluation. Low concentrations of cis-1,2-DCE, significantly below the NC 2L Standard, were historically detected in MW-5S, but this constituent was not detected during the three most recent sampling events. Thus, cis-1,2-DCE was not included in the plume stability evaluation. During the most recent May 2017 sampling event, TCE was detected above the NC 2L Standard in deep monitoring well MW-2D. However, based on decreasing and stable PCE concentrations in this area, TCE concentrations in this well are not expected to significantly increase.

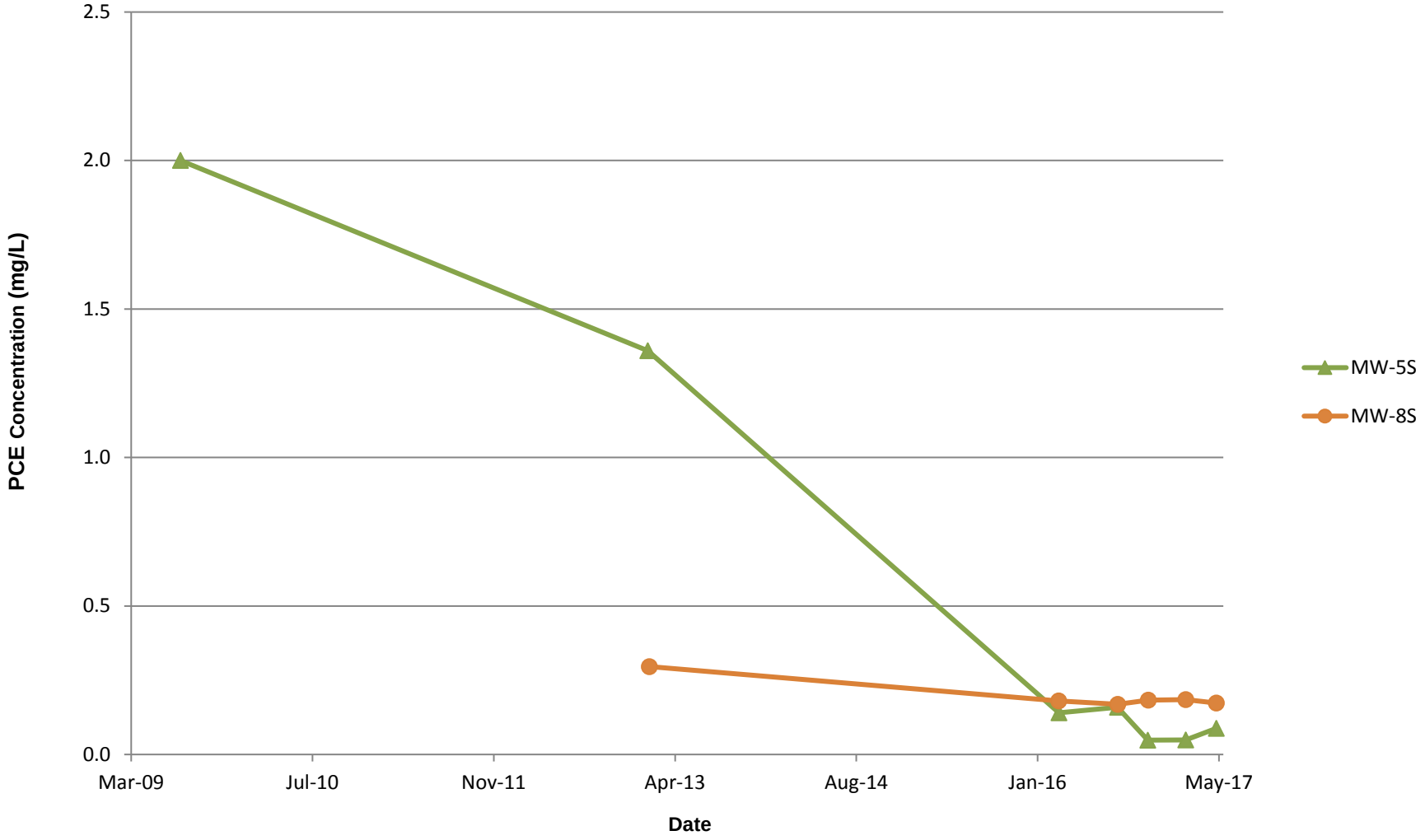
Note, petroleum hydrocarbons, such as methyl tert-butyl ether (MTBE), benzene, toluene, and xylenes, have also been detected in source wells at concentrations above their respective NC 2L Standards. The source of these compounds is a nearby underground release from a former gas station on the property adjacent to the former XL Cleaners. The concentration trends of these hydrocarbons have generally decreased since monitoring began in 2009. Because these compounds are associated with a separate release, they have not been evaluated as part of the plume stability analysis for the dry-cleaning solvent release at the former XL Cleaners site.

H&H prepared graphs of concentration versus time for wells with consistent detections of PCE and TCE. H&H also performed a trend analysis using the GSI Mann-Kendall Toolkit. The analysis was performed for each monitoring well with consistent historical detections of these compounds. MW-4S, MW-2D, and DW-1 were not included, because there are insufficient data (only three sampling events) to perform a Mann-Kendall analysis on these wells. However, review of the data for these three wells indicates that the PCE concentrations are stable or decreasing.

H&H performed the Mann-Kendall analyses using all available historical data for the wells that were evaluated. Based on the analysis (attached), PCE and TCE concentrations at the site are decreasing, stable, or show "no trend" for each well. According to the GSI Mann-Kendall Toolkit user manual, a "no trend" result can be considered as evidence that the concentrations are not increasing at the sampling point, similar to a "stable" result. The three wells which indicated "no trend" are MW-5S, MW-9S, and MW-11D. Review of the data for these wells supports the conclusion that the plume is stable.

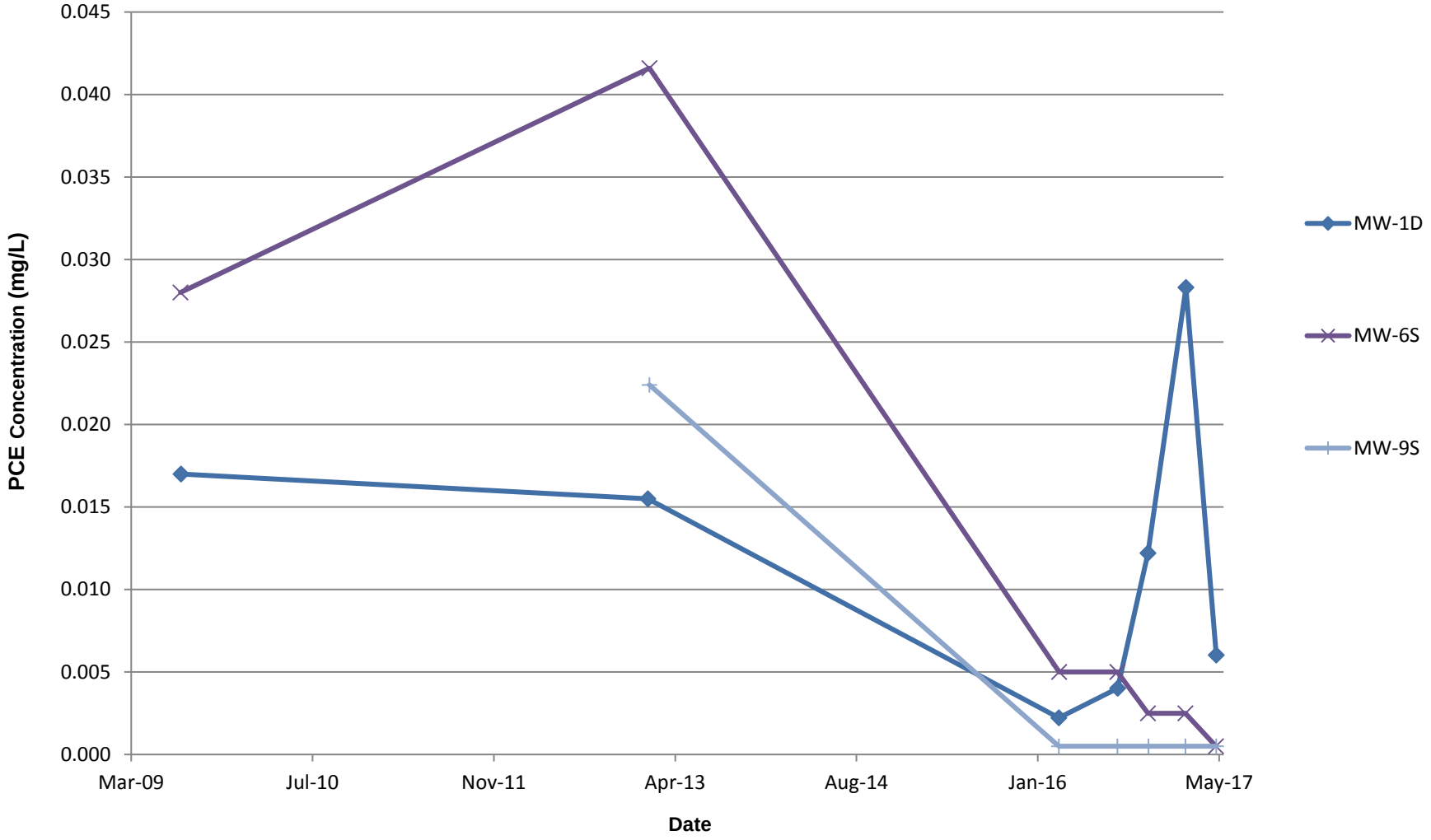
Overall, the groundwater plume at the former XL Cleaners site appears to be stable. This is supported by multiple lines of evidence, including the age of the release, groundwater monitoring data for perimeter monitoring wells which confirm the plume is not expanding, and analysis of the groundwater data for each monitoring well which indicates the plume is currently stable.

PCE Concentration vs. Time
MW-5S and MW-8S
Former XL Cleaners
Winston-Salem, Forsyth County
DSCA ID: DC340020



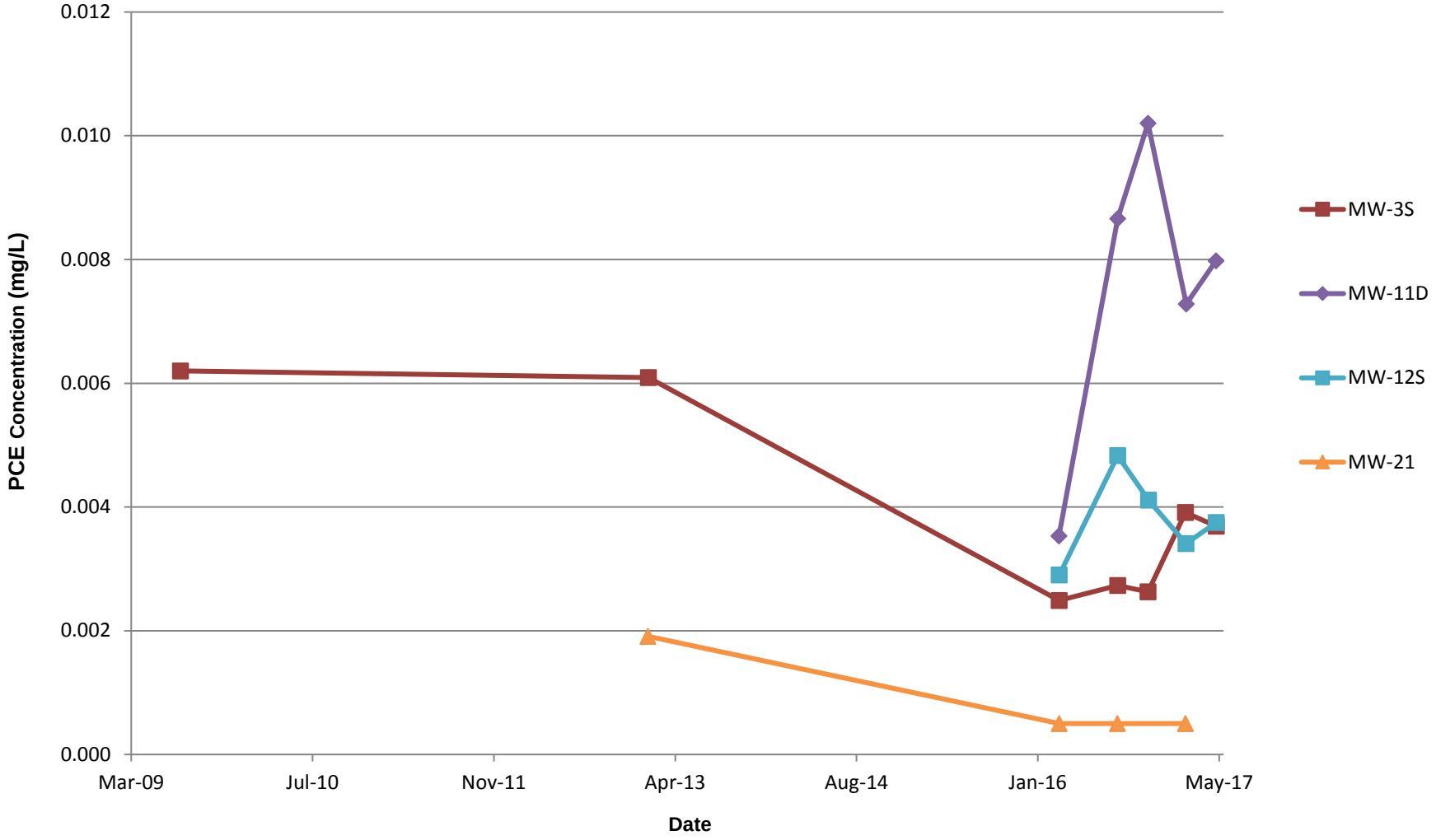
Note: Non-detect values plotted as one-half the detection limit.

PCE Concentration vs. Time
MW-1D, MW-6S, MW-9S
Former XL Cleaners
Winston-Salem, Forsyth County
DSCA ID: DC340020



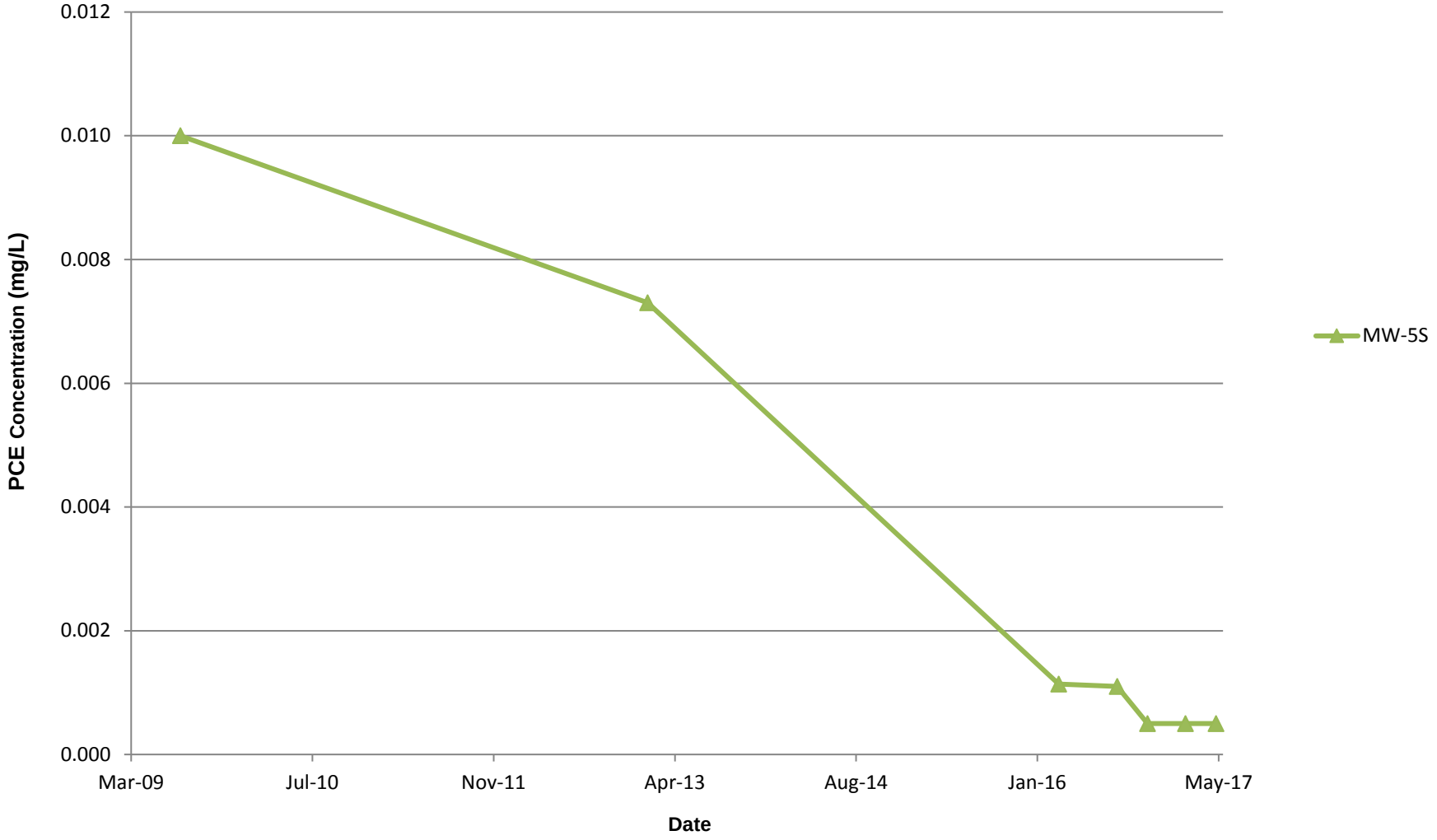
Note: Non-detect values plotted as one-half the detection limit.

PCE Concentration vs. Time
MW-3S, MW-11D, MW-12S, MW-21
Former XL Cleaners
Winston-Salem, Forsyth County
DSCA ID: DC340020



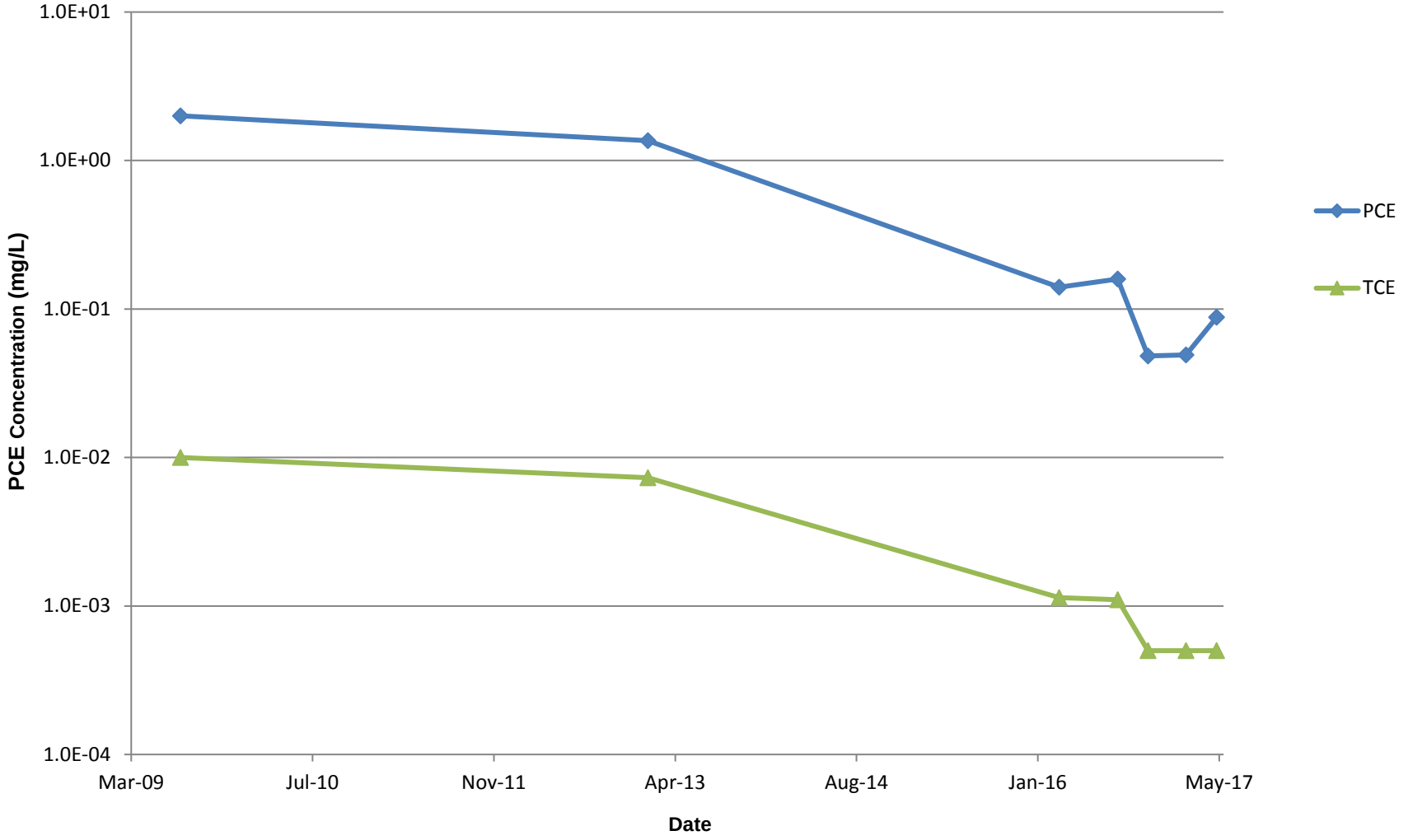
Note: Non-detect values plotted as one-half the detection limit.

TCE Concentration vs. Time
MW-5S
Former XL Cleaners
Winston-Salem, Forsyth County
DSCA ID: DC340020



Note: Non-detect values plotted as one-half the detection limit.

PCE and TCE Concentrations vs. Time
MW-5S
Former XL Cleaners
Winston-Salem, Forsyth County
DSCA ID: DC340020



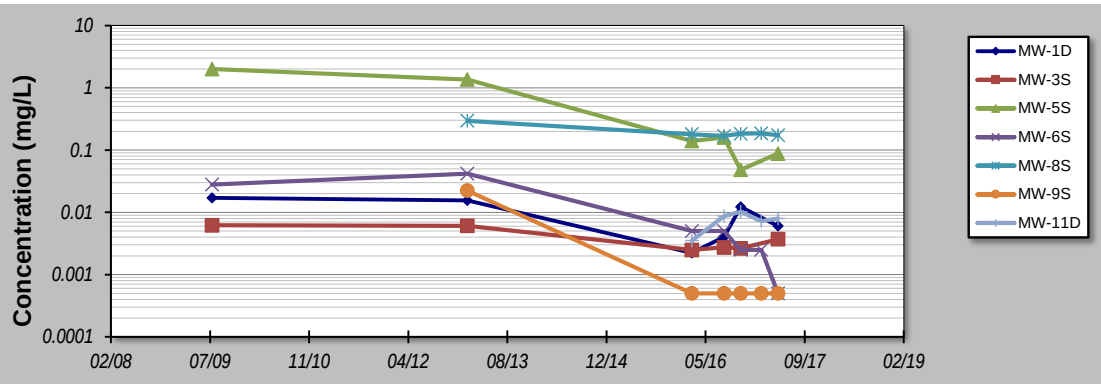
Note: Non-detect values plotted as one-half the detection limit.

GSI MANN-KENDALL TOOLKIT
for Constituent Trend Analysis

Evaluation Date: **20-Jul-17**
Facility Name: **Former XL Cleaners**
Conducted By: **Hart & Hickman**

Job ID: **DC340020**
Constituent: **PCE (tetrachloroethylene)**
Concentration Units: **mg/L**

Sampling Point ID:	MW-1D	MW-3S	MW-5S	MW-6S	MW-8S	MW-9S	MW-11D
Sampling Event	Sampling Date	PCE (TETRACHLOROETHYLENE) CONCENTRATION (mg/L)						
1	16-Jul-09	0.017	0.0062	2	0.028			
2	24-Jan-13	0.0155	0.00609	1.36	0.0416	0.296	0.0224	
3	2-Mar-16	0.00222	0.00249	0.14	0.005	0.18	0.0005	0.00353
4	11-Aug-16	0.00401	0.00273	0.159	0.005	0.169	0.0005	0.00866
5	3-Nov-16	0.0122	0.00263	0.0483	0.0025	0.183	0.0005	0.0102
6	15-Feb-17	0.0283	0.00391	0.0490	0.0025	0.185	0.0005	0.00728
7	10-May-17	0.00603	0.00369	0.0879	0.0005	0.173	0.0005	0.00798
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
Coefficient of Variation:		0.66	0.44	1.32	1.32	0.25	2.15	0.33
Mann-Kendall Statistic (S):		-1	-1	-7	-17	-3	-5	2
Confidence Factor:		50.0%	50.0%	86.4%	99.5%	64.0%	76.5%	59.2%
Concentration Trend:		Stable	Stable	No Trend	Decreasing	Stable	No Trend	No Trend



Notes:

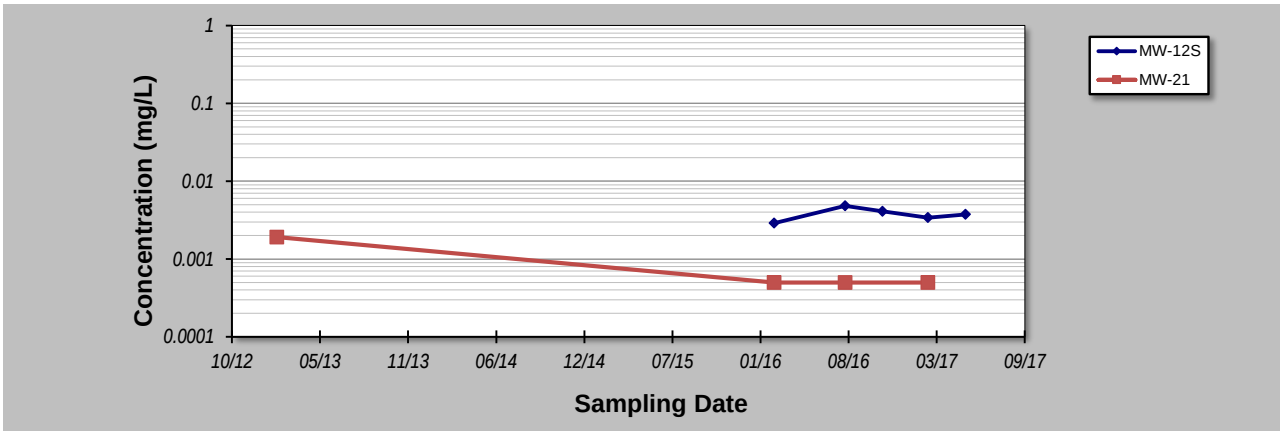
1. At least four independent sampling events per well are required for calculating the trend. *Methodology is valid for 4 to 40 samples.*
2. Confidence in Trend = Confidence (in percent) that constituent concentration is increasing (S>0) or decreasing (S<0): >95% = Increasing or Decreasing; ≥ 90% = Probably 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.

GSI MANN-KENDALL TOOLKIT
for Constituent Trend Analysis

Evaluation Date: **20-Jul-17**
Facility Name: **Former XL Cleaners**
Conducted By: **Hart & Hickman**

Job ID: **DC340020**
Constituent: **PCE (tetrachloroethylene)**
Concentration Units: **mg/L**

Sampling Point ID:	MW-12S	MW-21					
Sampling Event	Sampling Date	PCE (TETRACHLOROETHYLENE) CONCENTRATION (mg/L)						
1	28-Jan-13		0.00191					
2	2-Mar-16	0.0029	0.0005					
3	10-Aug-16	0.00483	0.0005					
4	3-Nov-16	0.00411						
5	14-Feb-17	0.00341	0.0005					
6	10-May-17	0.00375						
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
Coefficient of Variation:		0.19	0.83					
Mann-Kendall Statistic (S):		0	-3					
Confidence Factor:		40.8%	72.9%					
Concentration Trend:		Stable	Stable					



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.

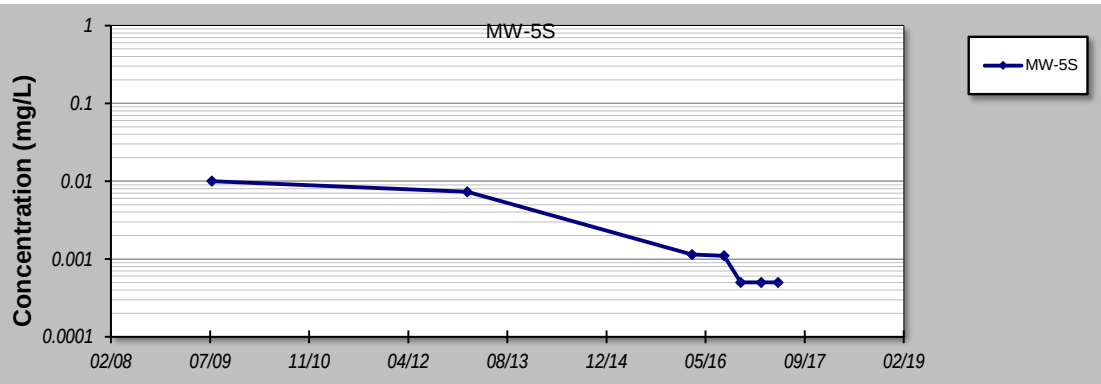
GSI MANN-KENDALL TOOLKIT
for Constituent Trend Analysis

Evaluation Date: **20-Jul-17**
Facility Name: **Former XL Cleaners**
Conducted By: **Hart & Hickman**

Job ID: **DC340020**
Constituent: **TCE (trichloroethylene)**
Concentration Units: **mg/L**

Sampling Point ID: **MW-5S**

Sampling Event	Sampling Date	TCE (TRICHLOROETHYLENE) CONCENTRATION (mg/L)
1	15-Jul-09	0.01
2	24-Jan-13	0.0073
3	3-Mar-16	0.00114
4	11-Aug-16	0.0011
5	3-Nov-16	0.0005
6	15-Feb-17	0.0005
7	11-May-17	0.0005
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
Coefficient of Variation:		1.31
Mann-Kendall Statistic (S):		-18
Confidence Factor:		99.7%
Concentration Trend:		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.

APPROXIMATE LOCATION OF THE FORMER XL CLEANERS BUILDING

SUNDANCE PLAZA HOTEL

ENTERPRISE RENT-A-CAR

PIZZA HUT

MULTI-UNIT RESIDENCES

PUTTER'S RESTAURANT

HOOKAH LOUNGE

BAITY STREET

FORMER COLISEUM SHELL

UNIVERSITY PARKWAY

DEACON BOULEVARD

BONHURST DRIVE

WALDORF CR

CARRIAGE DRIVE

MULTI-UNIT RETAIL

ASPHALT PARKING

GOLF COURSE
PIN NO. 6826-57-0920

EXTRA SPACE STORAGE

FLOW HONDA SERVICE CENTER

RESIDENCE

RESIDENCE

RESIDENCE

RESIDENCE

RESIDENCE

MW-1
MW-2
MW-2D 0.00100
MW-3
MW-3S 0.00391
MW-4
MW-4S 0.0191
MW-5
MW-5S 0.0879
MW-6
MW-6S 0.00100
MW-7
MW-7S
MW-8
MW-8S 0.173
MW-9
MW-9S 0.00100
MW-10
MW-10S
MW-11 0.00232
MW-11S/11D 0.00100 / 0.00798
MW-12S 0.00375
MW-13
MW-14
MW-15
MW-16
MW-17
MW-18
MW-19
MW-20
MW-21
MW-22
MW-23
MW-1D 0.00603
DW-1 0.00157
PZ-1
RW-2
RW-3
EW-1
SVE-1
SVE-2
SVE-E
MW A
MW B
MW C

TW-16
35-39' 0.00100
49-53' 0.00100

TW-17
35-39' 0.00100

TW-18
36-40' 0.00100
49-53' 0.00100

TW-19
40-44' 0.00100
65-69' 0.00100

TW-20
26-30' 0.00991
36-40' 0.0217

TW-21
42-46' 0.00100

TW-22
31-35' 0.00100
41-45' 0.00100

TW-23
13-17' 0.00140

SW-1

SW-2

SW-3

933
930
927
924
921
918
915
936
0.07
0.007
0.0007

LEGEND

- SOURCE PROPERTY BOUNDARY
- PARCEL BOUNDARY
- FORMER BUILDING FOOTPRINT
- STREAM
- SHALLOW MONITORING WELL
- DEEP MONITORING WELL
- NESTED PAIR MONITORING WELL
- TEMPORARY MONITORING WELL
- SURFACE WATER SAMPLE LOCATION
- EXPOSURE UNIT 1
- EXPOSURE UNIT 2
- EXPOSURE UNIT 3
- GROUNDWATER SOURCE AREA
- 0.00798 PCE CONCENTRATION (mg/L)
- −0.0007− PCE ISOCONTOUR (mg/L) (DASHED WHERE INFERRED)
- 915 GROUNDWATER ELEVATION CONTOUR (FT MSL)
- INFERRED GROUNDWATER FLOW DIRECTION

NOTES:

1. PERMANENT MONITORING WELL LOCATIONS SURVEYED BY THE ISAACS GROUP ON 02/21/13 AND 03/03/16.
1. MONITORING WELLS SAMPLED FROM 5/9/17 TO 5/11/17.
2. DEEP MONITORING WELLS MW-1D, MW-2D, DW-1, & MW-11S NOT USED IN CONTOURING.
3. CONTOURS BASED ON MONITORING WELL DEPTHS INDICATING THE HIGHEST CONCENTRATIONS.
4. □= IMPACTS IN WELL TW-20 APPEAR TO BE RELATED TO A SOURCE OTHER THAN THE XL CLEANERS RELEASE. IMPACTS IN WELL TW-23 MAY ALSO BE RELATED TO AN ALTERNATE SOURCE. AS SUCH, THESE WELLS ARE NOT USED IN CONTOURING.

N

APPROXIMATE
0 160 320
SCALE IN FEET

TITLE
GROUNDWATER CONTAMINATION CONCENTRATION MAP

PROJECT
FORMER XL CLEANERS
DSCA ID: DC340020
3001 UNIVERSITY PARKWAY
WINSTON-SALEM, FORSYTH COUNTY

hart hickman
SMARTER ENVIRONMENTAL SOLUTIONS
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Charlotte, North Carolina 28203
704-586-0007(p) 704-586-0373(f)
License # C-1269 / #C-245 Geology

DATE: 2-12-19 | REVISION NO. 0
JOB NO. DS0-40 | FIGURE NO. A1

Table 8: Analytical Data for Groundwater **ADT 8**

DSCA ID No.: DC340020

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)	Acetone	n-Butylbenzene	sec-Butylbenzene	Isopropylbenzene	Isopropylether	1,2-Dichlorobenzene	p-Isopropyltoluene	Methyl ethyl ketone	n-Propylbenzene
		[mg/L]																			
XL Cleaners Permanent Monitoring Wells																					
MW-1D	07/16/09	**0.44**	<0.010	0.024	**3.1**	**0.012**	**0.017**	0.074	<0.020	<0.020	<0.020	**0.28**	<0.1	<0.010	<0.010	<0.010	**0.21**	<0.010	<0.010	<0.050	<0.010
	01/24/13	**0.048**	<0.00100	<0.00100	**0.384**	<0.00500	**0.0155**	<0.00100	<0.00100	<0.00100	<0.00100	0.00371	<0.0500	<0.00100	<0.00100	<0.00100	NA	<0.00100	<0.00100	<0.0500	<0.00100
	03/02/16	**0.00201**	<0.00100	<0.00100	**0.0315**	<0.00100	**0.00222**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	<0.0250	<0.00100	<0.00100	<0.00100	0.00230	<0.00100	<0.00100	<0.0250	<0.00100
	08/11/16	**0.00109**	<0.00100	<0.00100	**1.38**	<0.00500	**0.00401**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	**0.115**	<0.00100	<0.00100	<0.0500	<0.00100
	11/03/16	<0.00100	<0.00100	<0.00100	**1.56**	<0.00500	**0.0122**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	**0.122**	<0.00100	<0.00100	<0.0500	<0.00100
	02/15/17	<0.0100	<0.0100	<0.0100	**2.02**	<0.0500	**0.0283**	<0.0100	<0.0100	<0.0100	<0.0100	<0.0300	<0.250	<0.0100	<0.0100	<0.0100	**0.133**	<0.0100	<0.0100	<0.500	<0.0100
	05/10/17	<0.00100	<0.00100	<0.00100	**0.568**	<0.00500	**0.00603**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	0.0310	<0.00100	<0.00100	<0.0500	<0.00100
MW-2D	07/16/09	**10**	<0.040	**2.6**	**46**	**0.48**	<0.040	**40**	<0.080	<0.080	<0.080	**14.2**	0.89	**0.070**	<0.040	0.058	**3.8**	<0.040	<0.040	0.63	**0.2**
	01/24/13	**10.1**	<0.00100	**2.43**	**73.4**	**0.519 E**	**0.00166**	**17.7**	<0.00100	<0.00100	<0.00100	**12.7**	0.432	0.0462	0.00862	0.0427	NA	<0.00100	0.00547	<0.0500	**0.175**
	05/09/17	**0.584**	<0.00100	0.597	**4.71**	**0.126**	<0.00100	**1.87**	<0.00100	**0.00959**	<0.00100	**2.36**	<0.0250	0.00725	0.00305	0.0212	**0.341**	<0.00100	0.00133	<0.0500	0.0462
MW-3S	07/15/09	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	**0.0062**	<0.00100	<0.002	<0.002	<0.002	0.00205J	<0.010	<0.00100	<0.00100	<0.00100	<0.00100	0.00076J	<0.00100	<0.00500	<0.00100
	01/25/13	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	**0.00609**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.00500	<0.00100	<0.00100	<0.00100	NA	<0.00100	<0.00100	<0.00500	<0.00100
	03/03/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	**0.00249**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	<0.0250	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0250	<0.00100
	08/11/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	**0.00273**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100
	11/03/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	**0.00263**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100
	02/14/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	**0.00391**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100
	05/10/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	**0.00369**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100
MW-4S	07/16/09	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	**0.18**	<0.00100	<0.002	<0.002	<0.002	0.00068J	<0.010	<0.00100	<0.00100	<0.00100	<0.00100	0.0018	<0.00100	<0.00500	<0.00100
	01/28/13	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	**0.0558**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0500	<0.00100	<0.00100	<0.00100	NA	0.00224	<0.00100	<0.0500	<0.00100
	05/10/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	**0.0191**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100
MW-5S	07/15/09	<0.010	0.016	<0.010	<0.010	<0.010	**2.0**	<0.010	<0.020	**0.010J**	<0.020	<0.030	<0.1	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.050	<0.010
	01/24/13	<0.00100	0.00871	<0.00100	0.00124	<0.00500	**1.36**	<0.00100	<0.00100	**0.00730**	<0.00100	<0.00300	<0.00500	<0.00100	<0.00100	<0.00100	NA	<0.00100	<0.00100	<0.00500	<0.00100
	03/03/16	<0.00100	0.00188	<0.00100	<0.00100	<0.00100	**0.140**	<0.00100	<0.00100	0.00114	<0.00100	<0.00500	<0.0250	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0250	<0.00100
	08/11/16	<0.00100	0.00138	<0.00100	<0.00100	<0.00500	**0.159**	<0.00100	<0.00100	0.00110	<0.00100	<0.00300	<0.02500	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100
	11/03/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	**0.0483**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100
	02/15/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	**0.0490**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100
	05/11/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	**0.0879**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100

Table 8: Analytical Data for Groundwater **ADT 8**

DSCA ID No.: DC340020

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)	Acetone	n-Butylbenzene	sec-Butylbenzene	Isopropylbenzene	Isopropylether	1,2-Dichlorobenzene	p-Isopropyltoluene	Methyl ethyl ketone	n-Propylbenzene
		[mg/L]																			
MW-6S	07/15/09	<0.040	<0.040	**1.1**	<0.040	**0.5**	**0.028J**	**0.32**	<0.080	<0.080	<0.080	**5.6**	<0.4	0.022 J	<0.040	**0.086**	<0.040	<0.040	<0.040	<0.2	**0.33**
	01/28/13	<0.00100	<0.00100	0.0883	<0.00100	**0.0810**	**0.0416**	0.0148	<0.00100	<0.00100	<0.00100	**0.730**	<0.0500	0.0277	0.00531	0.0163	NA	<0.00100	0.00496	<0.0500	0.0550
	03/03/16	<0.0100	<0.0100	0.289	<0.0100	**0.130**	<0.010	0.0153	<0.0100	<0.0100	<0.0100	**1.69**	<0.250	0.0264	<0.0100	0.0423	<0.0100	<0.0100	<0.0100	<0.250	**0.158**
	08/10/16	<0.0100	<0.0100	0.258	<0.0100	**0.116**	<0.0100	<0.0100	<0.0100	<0.0100	<0.0100	**1.59**	<0.250	0.0374	<0.0100	0.0519	<0.0200	<0.0100	<0.0100	<0.500	**0.194**
	11/03/16	<0.00500	<0.00500	0.0877	<0.00500	**0.068**	<0.00500	<0.00500	<0.00500	<0.00500	<0.00500	**0.55**	<0.125	0.0199	<0.00500	0.0211	<0.0100	<0.00500	<0.00500	<0.250	**0.085**
	02/14/17	<0.00500	<0.00500	0.123	<0.00500	**0.0664**	<0.00500	<0.00500	<0.00500	<0.00500	<0.00500	**0.711**	<0.125	<0.00500	<0.00500	0.0289	<0.0100	<0.00500	<0.00500	<0.250	**0.0966**
	05/09/17	<0.00100	<0.00100	0.0174	<0.00100	0.00539	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	0.0939	<0.0250	<0.00100	<0.00100	0.00549	<0.00200	<0.00100	<0.00100	<0.0500	0.0190
MW-7S	01/25/13	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0500	<0.00100	<0.00100	<0.00100	NA	<0.00100	<0.00100	<0.0500	<0.00100
	08/11/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.02500	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100
	02/14/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100
MW-8S	01/28/13	<0.00100	<0.00100	<0.00100	**0.109**	<0.00500	**0.296**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0500	<0.00100	<0.00100	<0.00100	NA	<0.00100	<0.00100	<0.0500	<0.00100
	03/02/16	<0.00100	<0.00100	<0.00100	**0.0276**	<0.00100	**0.180**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	<0.0250	<0.00100	<0.00100	<0.00100	0.0162	<0.00100	<0.00100	<0.0250	<0.00100
	08/12/16	<0.00100	<0.00100	<0.00100	0.00487	<0.00500	**0.169**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	0.00880	<0.00100	<0.00100	<0.0500	<0.00100
	11/04/16	<0.00100	<0.00100	<0.00100	0.00696	<0.00500	**0.183**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	0.0121	<0.00100	<0.00100	<0.0500	<0.00100
	02/15/17	<0.00100	<0.00100	<0.00100	0.00881	<0.00500	**0.185**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	0.0129	<0.00100	<0.00100	<0.0500	<0.00100
	05/11/17	<0.00100	<0.00100	<0.00100	0.00796	<0.00500	**0.173**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	0.0109	<0.00100	<0.00100	<0.0500	<0.00100
MW-9S	01/28/13	**2.27**	<0.00100	0.0621	**6.80**	**0.125**	**0.0224**	0.00735	<0.00100	<0.00100	<0.00100	**0.848**	<0.0500	0.00309	0.00161	0.0181	NA	<0.00100	0.00114	<0.0500	0.0248
	03/02/16	**0.0227**	<0.00100	<0.00100	**0.158**	0.00148	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	<0.0250	<0.00100	<0.00100	<0.00100	0.0238	<0.00100	<0.00100	<0.0250	<0.00100
	08/10/16	**0.247**	<0.00100	<0.00100	**0.254**	**0.0117**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	0.0201	<0.0250	<0.00100	<0.00100	0.00167	0.0566	<0.00100	<0.00100	<0.0500	0.00102
	11/04/16	**0.102**	<0.00100	<0.00100	**0.144**	<0.00500	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	<0.0250	<0.00100	<0.00100	<0.00100	0.0421	<0.00100	<0.00100	<0.0500	<0.00100
	02/14/17	**0.268**	<0.00100	0.00101	**0.154**	**0.0228**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	0.00820	<0.0250	<0.00100	<0.00100	0.00220	0.0464	<0.00100	<0.00100	<0.0500	0.00139
	05/10/17	**0.668**	<0.00100	0.00185	**0.158**	**0.0817**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	0.0168	<0.0250	0.00137	<0.00100	0.00620	0.0606	<0.00100	<0.00100	<0.0500	0.00387
MW-10S	01/28/13	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0500	<0.00100	<0.00100	<0.00100	NA	<0.00100	<0.00100	<0.0500	<0.00100
	03/02/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	<0.0250	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0250	<0.00100
	08/10/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.02500	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100
	02/14/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100

Table 8: Analytical Data for Groundwater **ADT 8**

DSCA ID No.: DC340020

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)	Acetone	n-Butylbenzene	sec-Butylbenzene	Isopropylbenzene	Isopropylether	1,2-Dichlorobenzene	p-Isopropyltoluene	Methyl ethyl ketone	n-Propylbenzene
		[mg/L]																			
MW-11S	03/02/16	<0.00100	<0.00100	<0.00100	0.00235	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	<0.0250	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0250	<0.00100
	08/11/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100
	11/03/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100
	02/16/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100
	05/09/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100
MW-11D	03/02/16	<0.00100	<0.00100	<0.00100	0.0130	<0.00100	**0.00353**	0.00176	<0.00100	<0.00100	<0.00100	<0.00500	<0.0250	<0.00100	<0.00100	<0.00100	0.00139	<0.00100	<0.00100	<0.0250	<0.00100
	08/11/16	<0.00100	<0.00100	<0.00100	0.00550	<0.00500	**0.00866**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100
	11/03/16	<0.00100	<0.00100	<0.00100	0.00667	<0.00500	**0.0102**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	0.00267	<0.00100	<0.00100	<0.0500	<0.00100
	02/16/17	<0.00100	<0.00100	<0.00100	0.00679	<0.00500	**0.00728**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	0.00401	<0.00100	<0.00100	<0.0500	<0.00100
	05/09/17	<0.00100	<0.00100	<0.00100	0.00419	<0.00500	**0.00798**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	0.00288	<0.00100	<0.00100	<0.0500	<0.00100
MW-12S	03/03/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	**0.00290**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	<0.0250	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0250	<0.00100
	08/11/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	**0.00483**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100
	11/04/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	**0.00411**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100
	02/15/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	**0.00341**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100
	05/10/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	**0.00375**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100
DW-1	01/24/13	<0.00100	<0.00100	<0.00100	0.00108	<0.00500	**0.00201**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0500	<0.00100	<0.00100	<0.00100	NA	<0.00100	<0.00100	<0.0500	<0.00100
	05/11/17	<0.00100	<0.00100	<0.00100	0.00202	<0.00500	**0.00157**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100
Former Coliseum Shell Service Station Wells																					
MW-4	01/28/13	**3.41**	<0.00100	0.00301	**55.9**	<0.00500	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	0.208	<0.0500	<0.00100	<0.00100	0.00239	NA	<0.00100	<0.00100	<0.0500	<0.00100
MW-5	01/28/13	**0.00434**	<0.00100	<0.00100	0.00283	**0.0143**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	0.0502	<0.0500	<0.00100	<0.00100	0.00121	NA	<0.00100	<0.00100	<0.0500	0.00100
MW-7	07/16/09	**1.4**	<0.4	**13**	<0.4	**6.1**	<0.4	**86**	<0.8	<0.8	<0.8	**75**	<4.0	**1.4**	**0.32J**	**0.86**	<0.4	<0.4	**0.22J**	<2.0	**3.8**
	01/24/13	**1.16**	<0.00100	**2.07**	**0.0783**	**1.32**	<0.100	**14.9**	<0.00100	<0.00100	<0.00100	**16.5**	0.169	**0.128**	0.0190	**0.0974**	NA	<0.00100	0.0159	0.156	**0.365**
MW-8	07/16/09	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.002	<0.002	<0.003	<0.010	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.005	<0.001
MW-9	07/16/09	<0.001	<0.001	<0.001	0.0084	<0.001	0.00052 J	<0.001	<0.002	<0.002	<0.002	<0.003	<0.010	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.005	<0.001
	01/24/13	<0.00100	<0.00100	<0.00100	0.00356	<0.00500	<0.00100	0.00218	<0.00100	<0.00100	<0.00100	0.00555	<0.0500	<0.00100	<0.00100	<0.00100	NA	<0.00100	<0.00100	<0.0500	<0.00100
MW-11	03/20/07	<0.001	NA	<0.001	<0.005	<0.010	**1.08**	<0.001	<0.001	<0.001	<0.001	<0.001	NA	NA	NA	NA	<0.005	NA	NA	NA	NA
	07/16/09	<0.010	<0.010	<0.010	**0.026**	<0.010	**1.1**	<0.010	<0.020	<0.020	<0.020	<0.030	<0.1	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.050	<0.010
	01/24/13	<0.00100	<0.00100	<0.00100	0.00181	<0.00100	**0.132**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.010	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	<0.00100
	05/10/17	<0.00100	<0.00100	<0.00100	0.00282	<0.00500	**0.00233**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100

Table 8: Analytical Data for Groundwater **ADT 8**

DSCA ID No.: DC340020

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)	Acetone	n-Butylbenzene	sec-Butylbenzene	Isopropylbenzene	Isopropylether	1,2-Dichlorobenzene	p-Isopropyltoluene	Methyl ethyl ketone	n-Propylbenzene
		[mg/L]																			
MW-14	07/16/09	**8.9**	<0.040	**2.2**	**120**	**0.63**	**0.52**	**26**	<0.080	<0.080	<0.080	**12**	2.2	0.063	<0.040	0.039 J	**6**	<0.040	<0.040	1.1	**0.15**
MW-18	03/20/07	**0.0165**	NA	<0.001	**0.103**	<0.010	<0.001	<0.001	<0.001	<0.001	<0.001	0.0164	NA	NA	NA	NA	0.0106	NA	NA	NA	NA
	07/15/09	**0.025**	<0.001	0.0033	**0.15**	0.0035	0.00057 J	0.001	<0.002	<0.002	<0.002	0.09	<0.010	0.0013	0.00053 J	0.0018	0.011	<0.001	0.00063 J	<0.005	0.0022
MW-19	03/20/07	<0.001	NA	<0.001	**0.178**	<0.010	<0.001	<0.001	<0.001	<0.001	<0.001	0.00128	NA	NA	NA	NA	0.0107	NA	NA	NA	NA
	07/15/09	<0.001	<0.001	<0.001	**0.099**	<0.001	<0.001	<0.001	<0.002	<0.002	<0.002	<0.003	<0.010	<0.001	<0.001	<0.001	0.0053	<0.001	<0.001	<0.005	<0.001
MW-20	01/28/13	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0500	<0.00100	<0.00100	<0.00100	NA	<0.00100	<0.00100	<0.0500	<0.00100
MW-21	01/24/13	**0.00317**	<0.00100	<0.00100	<0.00100	<0.00500	**0.00191**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0500	<0.00100	<0.00100	<0.00100	NA	<0.00100	<0.00100	<0.0500	<0.00100
	03/03/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	<0.0250	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0250	<0.00100
	08/10/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100
	02/14/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00500	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0250	<0.00100	<0.00100	<0.00100	<0.00200	<0.00100	<0.00100	<0.0500	<0.00100
MW-22	07/16/09	**0.0018**	<0.001	<0.001	<0.001	<0.001	**0.084**	<0.001	<0.002	<0.002	<0.002	<0.003	<0.010	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.005	<0.001
MW-23	07/15/09	**0.17**	<0.001	0.0013	**0.64**	**0.01**	**0.0027**	0.0014	<0.002	<0.002	<0.002	0.03480	<0.010	<0.001	<0.001	0.0025	0.067	<0.001	<0.001	<0.005	0.00078 J
	01/24/13	**0.0288**	<0.00100	<0.00100	**0.119**	<0.00500	**0.00146**	<0.00100	<0.00100	<0.00100	<0.00100	<0.00300	<0.0500	<0.00100	<0.00100	<0.00100	NA	<0.00100	<0.00100	<0.0500	<0.00100
NC 2L Standard		0.001	0.07	0.6	0.02	0.006	0.0007	0.6	0.1	0.003	0.00003	0.5	6	0.070	0.070	0.070	0.070	0.020	0.025*	4	0.070

Notes:

1. **Bold** concentration exceeds NC 2L Standard (or IMAC, if no 2L Standard established); * = Interim Maximum Allowable Concentration under 15A NCAC 2L.0202
2. NA = Not Analyzed
3. J flag denotes estimated concentration between laboratory reporting limit and method detection limit; E flag denotes result exceeded calibration range.

Table 8(1): Analytical Data for Groundwater (User Specified Chemicals) **ADT 8(1)**

DSCA ID No.: DC340020

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	Styrene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	1,1,2-Trichloroethane	Chloroform	Carbon disulfide	2-Hexanone	2-Chlorotoluene												
		[mg/L]																			
XL Cleaners Permanent Monitoring Wells																					
MW-1D	07/16/09	<0.010	0.024	<0.010	<0.010	<0.010	<0.050	<0.050	<0.010												
	01/24/13	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												
	03/02/16	<0.00100	<0.00100	<0.00100	<0.00500	<0.00100	<0.00100	<0.0250	<0.00100												
	08/11/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												
	11/03/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												
	02/15/17	<0.0100	<0.0100	<0.0100	<0.0100	<0.0100	<0.0100	<0.100	<0.0100												
	05/10/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												
MW-2D	07/16/09	<0.040	**2.1**	**0.53**	<0.040	<0.040	<0.200	<0.200	NA												
	01/24/13	<0.00100	**1.77**	**0.449**	<0.00100	<0.00100	0.00362	**0.143**	<0.00100												
	05/09/17	<0.00100	0.307	0.0917	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												
MW-3S	07/15/09	<0.001	0.00068J	<0.001	<0.001	0.0011	<0.0050	<0.0050	NA												
	01/25/13	<0.00100	<0.00100	<0.00100	<0.00100	0.00163	<0.00100	<0.0100	<0.00100												
	03/03/16	<0.00100	<0.00100	<0.00100	<0.00500	0.00143	<0.00100	<0.0250	<0.00100												
	08/11/16	<0.00100	<0.00100	<0.00100	<0.00100	0.00103	<0.00100	<0.0100	<0.00100												
	11/03/16	<0.00100	<0.00100	<0.00100	<0.00100	0.00154	<0.00100	<0.0100	<0.00100												
	02/14/17	<0.00100	<0.00100	<0.00100	<0.00100	0.00195	<0.00100	<0.0100	<0.00100												
	05/10/17	<0.00100	<0.00100	<0.00100	<0.00100	0.00185	<0.00100	<0.0100	<0.00100												
MW-4S	07/16/09	<0.001	<0.001	<0.001	<0.001	0.00068J	<0.0050	<0.0050	NA												
	01/28/13	<0.00100	<0.00100	<0.00100	<0.00100	0.00115	<0.00100	<0.0100	<0.00100												
	05/10/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												
MW-5S	07/15/09	<0.010	<0.010	<0.010	**0.007 J**	0.0052 J	<0.050	<0.050	NA												
	01/24/13	<0.00100	<0.00100	<0.00100	**0.00497**	0.00372	<0.00100	<0.0100	<0.00100												
	03/03/16	<0.00100	<0.00100	<0.00100	<0.00500	0.00103	<0.00100	<0.0250	<0.00100												
	08/11/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												
	11/03/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												
	02/15/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												
	05/11/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												

Table 8(1): Analytical Data for Groundwater (User Specified Chemicals) **ADT 8(1)**

DSCA ID No.: DC340020

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	Styrene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	1,1,2-Trichloroethane	Chloroform	Carbon disulfide	2-Hexanone	2-Chlorotoluene												
		[mg/L]																			
MW-6S	07/15/09	0.034 J	**2.7**	**0.71**	<0.040	<0.040	<0.200	<0.200	NA												
	01/28/13	<0.00100	**0.635**	0.224	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												
	03/02/16	<0.0100	**1.26**	0.385	<0.0500	<0.0100	<0.0100	<0.250	<0.0100												
	08/10/16	<0.0100	**1.45**	**0.454**	<0.0100	<0.0100	<0.0100	<0.100	<0.0100												
	11/03/16	<0.00500	**0.629**	0.629	<0.00500	<0.00500	<0.00500	<0.0500	0.0823												
	02/14/17	<0.00500	**0.769**	0.240	<0.00500	<0.00500	<0.00500	<0.0500	<0.00500												
	05/09/17	<0.00100	0.104	0.0466	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												
MW-7S	01/25/13	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												
	08/11/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												
	02/14/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												
MW-8S	01/28/13	<0.00100	<0.00100	<0.00100	<0.00100	0.00149	<0.00100	<0.0100	<0.00100												
	03/02/16	<0.00100	<0.00100	<0.00100	<0.00500	0.00127	<0.00100	<0.0250	<0.00100												
	08/12/16	<0.00100	<0.00100	<0.00100	<0.00100	0.0012	<0.00100	<0.0100	<0.00100												
	11/04/16	<0.00100	<0.00100	<0.00100	<0.00100	0.00149	<0.00100	<0.0100	<0.00100												
	02/15/17	<0.00100	<0.00100	<0.00100	<0.00100	0.00141	<0.00100	<0.0100	<0.00100												
	05/11/17	<0.00100	<0.00100	<0.00100	<0.00100	0.00126	<0.00100	<0.0100	<0.00100												
MW-9S	01/28/13	<0.00100	0.159	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100												
	03/02/16	<0.00100	<0.00100	<0.00100	<0.00500	<0.00100	<0.00100	<0.0250	<0.00100												
	08/10/16	<0.00100	0.00269	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												
	11/04/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												
	02/14/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												
	05/10/17	<0.00100	0.00178	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												
MW-10S	01/28/13	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												
	03/02/16	<0.00100	<0.00100	<0.00100	<0.00500	<0.00100	<0.00100	<0.0250	<0.00100												
	08/10/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												
	02/14/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												

Table 8(1): Analytical Data for Groundwater (User Specified Chemicals) **ADT 8(1)**

DSCA ID No.: DC340020

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	Styrene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	1,1,2-Trichloroethane	Chloroform	Carbon disulfide	2-Hexanone	2-Chlorotoluene													
		[mg/L]																				
MW-11S	03/02/16	<0.00100	<0.00100	<0.00100	<0.00500	<0.00100	<0.00100	<0.0250	<0.00100													
	08/11/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100													
	11/03/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100													
	02/16/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100													
	05/09/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100													
MW-11D	03/02/16	<0.00100	<0.00100	<0.00100	<0.00500	<0.00100	<0.00100	<0.0250	<0.00100													
	08/11/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100													
	11/03/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100													
	02/16/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100													
	05/09/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100													
MW-12S	03/03/16	<0.00100	<0.00100	<0.00100	<0.00500	<0.00100	<0.00100	<0.0250	<0.00100													
	08/11/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100													
	11/04/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100													
	02/15/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100													
	05/10/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100													
DW-1	01/24/13	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100													
	05/11/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100													
Former Coliseum Shell Service Station Wells																						
MW-4	01/28/13	<0.00100	0.00482	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100													
MW-5	01/28/13	<0.00100	0.0410	0.00223	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100													
MW-7	07/16/09	<0.4	**30**	**8.9**	<0.4	<0.4	<0.200	<0.200	<0.4													
	01/24/13	<0.00100	**5.45**	**1.46**	<0.00100	<0.00100	<0.00100	**0.178**	<0.00100													
MW-8	07/16/09	<0.001	<0.001	<0.001	<0.001	<0.001	<0.0050	<0.0050	<0.001													
MW-9	07/16/09	<0.001	<0.001	<0.001	<0.001	<0.001	<0.00100	<0.0100	<0.001													
	01/24/13	<0.00100	0.00426	0.00130	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100													
MW-11	03/20/07	NA	NA	NA	<0.001	<0.001	NA	NA	NA													
	07/16/09	<0.010	<0.010	<0.010	<0.010	<0.010	<0.050	<0.050	<0.010													
	01/24/13	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100													
	05/10/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100													

Table 8(1): Analytical Data for Groundwater (User Specified Chemicals) **ADT 8(1)**

DSCA ID No.: DC340020

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	Styrene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	1,1,2-Trichloroethane	Chloroform	Carbon disulfide	2-Hexanone	2-Chlorotoluene												
		[mg/L]																			
MW-14	07/16/09	<0.040	**1.9**	**0.52**	<0.040	<0.040	<0.200	<0.200	<0.040												
MW-18	03/20/07	NA	NA	NA	<0.001	<0.001	NA	NA	<0.001												
	07/15/09	<0.001	0.062	0.012	<0.001	<0.001	<0.0050	<0.0050	<0.001												
MW-19	03/20/07	NA	NA	NA	<0.001	<0.001	NA	NA	<0.001												
	07/15/09	<0.001	<0.001	<0.001	<0.001	<0.001	<0.0050	<0.0050	<0.001												
MW-20	01/28/13	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												
MW-21	01/24/13	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												
	03/03/16	<0.00100	<0.00100	<0.00100	<0.00500	<0.00100	<0.00100	<0.0250	<0.00100												
	08/10/16	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												
	02/14/17	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	<0.0100	<0.00100												
MW-22	07/16/09	<0.001	<0.001	<0.001	<0.001	<0.001	<0.0050	<0.0050	<0.001												
MW-23	07/15/09	<0.001	0.0049	<0.001	<0.001	<0.001	<0.0050	<0.0050	<0.001												
	01/24/13	<0.00100	<0.00100	<0.00100	<0.00100	<0.00100	0.00107	<0.0100	<0.00100												
NC 2L Standard		0.070	0.4	0.4	0.0006*	0.07	0.7	0.040*	0.1												

Notes:

1. **Bold** concentration exceeds DSCA Program Tier 1 RBSL (or NC 2L Standard, if no RBSL established); * = Interim Maximum Allowable Concentration under 15A NCAC 2L.0202
2. NA = Not Analyzed
3. J flag denotes estimated concentration between laboratory reporting limit and method detection limit; E flag denotes result exceeded calibration range.

Appendix B

Level 1 Ecological Risk Assessment Checklists

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

Site / Location: Former XL Cleaners, 3001 University Pkwy, Forsyth County, NC
H&H Project No.: DS0-40J
DSCA Site ID: DC340020

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

   Yes, two unnamed tributaries to Silas Creek are approximately 385 feet to the north and 1,550 feet southwest of the source property. Silas Creek is located approximately 1,275 feet to the west of the source property. Silas Creek discharges into Muddy Creek which feeds the Yadkin River.

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

   Yes, two unnamed tributaries to Silas Creek are approximately 385 feet to the north and 1,550 feet southwest of the source property. Silas Creek is located approximately 1,275 feet to the west of the source property.

3. Are there any wetland[1] areas such as marshes or swamps on or within one-half mile of the site?

   No, there were no wetlands identified on the US Fish and Wildlife Services (USFWS) National Wetlands Inventory on or within one-half mile of the source property.

4. Are there any sensitive environmental areas[2] on or within one-half mile of the site?

   Possible, habitat areas may be present in and around Silas Creek and its tributaries.

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

   No, the Bureau of Indian Affairs, National Park Service's Tribal Historic Preservation, and the US Department of the Interior's on-line National Atlas do not identify any areas within a one-half mile radius of the source property owned or used by local tribes.

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

   Likely, the US Fish and Wildlife Service lists one endangered species and two threatened species, as well as one Federal Species of Concern, that may be present in the vicinity of the source property. The NC Natural Heritage Program and the US Fish and Wildlife Service Critical Habitat Mapper did not identify any critical habitat, protected, or conservation areas on or within one-half mile of the source property. The species identified by the US Fish and Wildlife Service include freshwater

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

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

vertebrates, invertebrates, and plant life that can be found in and around surface water bodies or wetlands, such as those present within one-half mile of the source property. In addition, species of mammals may be present in vegetated areas within the vicinity of the source property.

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

   Likely, The US Fish and Wildlife Service Information for Planning and Consultation (IPaC) lists 11 migratory bird species that may be present within the vicinity of the source property. Nine of those species have been reported to be seen within the vicinity of the source property and will breed in the area.

8. Are there any ecologically[3], recreationally, or commercially important species on or within one-half mile of the site?

   Unlikely, recreational fishing is present in Winston-Salem, NC, but is unlikely to occur within one-half mile of the source property. In addition, the recreational and commercial trapping of nuisance species is possible in Forsyth County and several species, such as the beaver (*Castor canadensis*), are commonly found in North Carolina waterways; however, the presence of such species is unlikely within the vicinity of the source property.

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

   Possible, the US Fish and Wildlife Service indicates the presence of the Bog turtle (*Glyptemys muhlenbergii*), Northern long-eared bat (*Myotis septentrionalis*), and Small-anthered bittercress (*Cardamine micranthera*) as threatened and/or endangered species within Forsyth County.

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

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

Level 1 Ecological Risk Assessment
Checklist B for Potential Exposure Pathways
DSCA ID #DC340020

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

Yes. Tetrachloroethylene (PCE) and its degradation products have been detected in groundwater at the site. The PCE plume has been defined and is limited to the area within approximately 600 feet of the groundwater source area for the former XL Cleaners.

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

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

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

Yes. Based on groundwater elevation measurements and areas of contaminant transport, groundwater at the site flows southwest. The primary ecological receptor habitat is an unnamed tributary to Silas Creek located approximately 1,550 feet downgradient and southwest of the source property.

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

Unlikely. As discussed above, groundwater at the site flows southwest toward an unnamed tributary to Silas Creek. Surface water samples have been collected from this tributary which indicated no chlorinated solvent impacts above NCAC 2B Surface Water Quality Standards.

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

Yes. PCE has been historically detected in surface soils at concentrations above the relevant Preliminary Soil Remediation Goals (PSRGs).

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

No. The impacted soils are covered by a paved asphalt parking lot.

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

No. The impacted soils are covered by a paved asphalt parking lot.

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

Yes. PCE has been historically detected in surface soils at concentrations above the relevant Preliminary Soil Remediation Goals (PSRGs).

3B. Are potential ecological receptors on the site?

No. The impacted soils are covered by a paved asphalt parking lot.

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

No. The impacted soils are covered by a paved asphalt parking lot so ecological receptors are unlikely to be present or come into contact with chemicals.

4A. Are chemicals on the site volatile?

Yes. PCE is a volatile compound.

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

No. The impacted soils are covered by a paved asphalt parking lot.

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

No. The impacted soils are covered by a paved asphalt parking lot.

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

No. NAPL has not been encountered at the site.

5B. Is NAPL migrating?

No. NAPL has not been encountered at the site.

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

No. NAPL has not been encountered at the site.

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

No. NAPL has not been encountered at the site.

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

Yes. Impacted soils have been confirmed between the surface and 20 feet below ground surface.

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

No. The impacted soils are covered by a paved asphalt parking lot.

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

Unlikely. Impacted soils are covered by a paved asphalt parking lot and no significant vegetation is present.

6D. Do chemicals found on the site bioaccumulate?

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

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

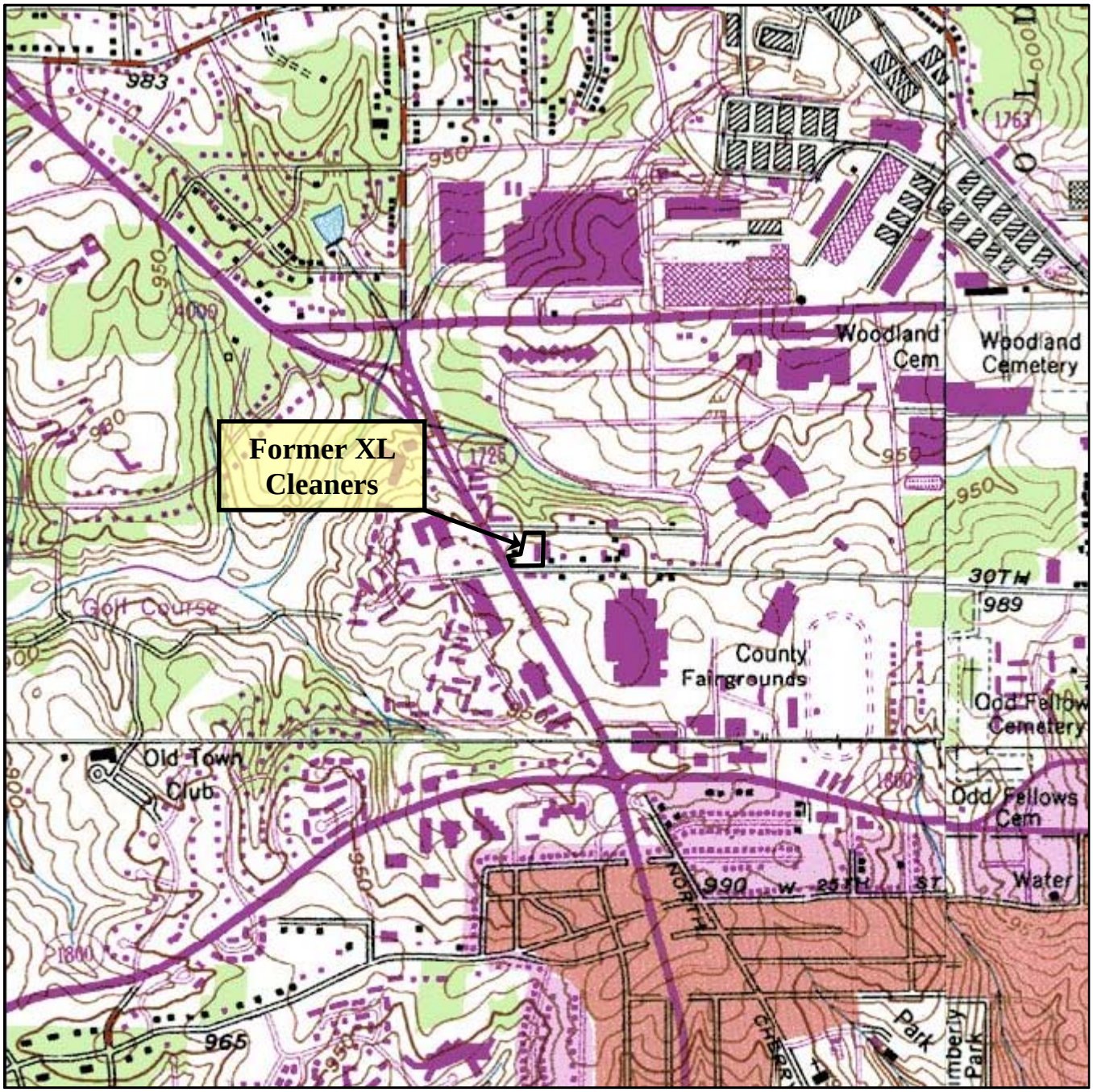
Unlikely. Impacted soils are covered by an asphalt parking lot, and the groundwater plume is defined. Based on the site environment and the absence of bioaccumulation for the chemicals of concern, it is highly unlikely that chemicals associated with the site would reach ecological receptors through direct ingestion of soil, plants, animals, or contaminants.

Attachment 1
Examples of Sensitive Environments
DSCA ID #DC340020

Examples of environmentally sensitive areas include, but are not limited to, the following:

- National parks and national monuments, ***None near site***
- Designated or administratively proposed federal wilderness areas, ***None near site***
- National preserved, ***None near site***
- National or state wildlife refuges, ***None near site***
- National lakeshore recreational areas, ***None near site***
- Federal land designated for protection of natural ecosystems, ***None near site***
- State land designated for wildlife or game management, ***None near site***
- State designated natural areas, ***None near site***
- Federal or state designated scenic or wild river, ***None near site***
- All areas that provide or could potentially provide critical habitat for state and federally listed threatened or endangered species, those species that are currently petitioned for listing, and species designated by other agencies as sensitive or species of concern, ***None near site***
- Marine sanctuary, ***None near site***
- Areas identified under the coastal zone management act, ***None near site***
- Sensitive areas identified under the national estuary program or near coastal waters program, ***None near site***
- Critical areas identified under the clean lakes program, ***None near site***
- National seashore recreational area, ***None near site***
- Habitat known to be used by federal designated or proposed endangered or threatened species, ***Possible habitat in Silas Creek and its tributaries, located approximately 385 feet north, 1,275 feet west, and 1,550 feet southwest of the source property.***
- Unit of coastal barrier resources system, ***None near site***
- Coastal barrier (undeveloped), ***None near site***
- Spawning areas critical for the maintenance of fish/shellfish species within river, lake, or coastal tidal waters, ***None near site***

- Migratory pathways and feeding areas critical for maintenance of andromous fish species within river reaches or areas in lakes or coastal tidal waters in which the fish spend extended periods of time, ***None near site***
- Terrestrial areas utilized for breeding by large of dense aggregations of animals, ***None near site***
- National river reach designated as recreational, ***None near site***
- Habitat known to be used by state designated endangered or threatened species, ***Possible habitat in Silas Creek and its tributaries, located approximately 385 feet north, 1,275 feet west, and 1,550 feet southwest of the source property.***
- Habitat known to be used by species under review as to its federal endangered or threatened state, ***Possible habitat in Silas Creek and its tributaries, located approximately 385 feet north, 1,275 feet west, and 1,550 feet southwest of the source property.***
- Coastal barrier (partially developed), ***None near site***
- Particular areas, relatively small in size, important to maintenance of unique biotic communities, ***None near site***
- State designated areas for protection or maintenance of aquatic life, and ***None near site***
- Wetlands. ***None near site***



N

APPROXIMATE

0 2000 4000

SCALE IN FEET

U.S.G.S. QUADRANGLE MAP

RURAL HALL, NORTH CAROLINA 1994

QUADRANGLE
7.5 MINUTE SERIES (TOPOGRAPHIC)

TITLE	**SITE LOCATION MAP**
PROJECT	**FORMER XL CLEANERS** **DSCA ID: DC340020** 3001 UNIVERSITY PARKWAY FORSYTH COUNTY, NORTH CAROLINA

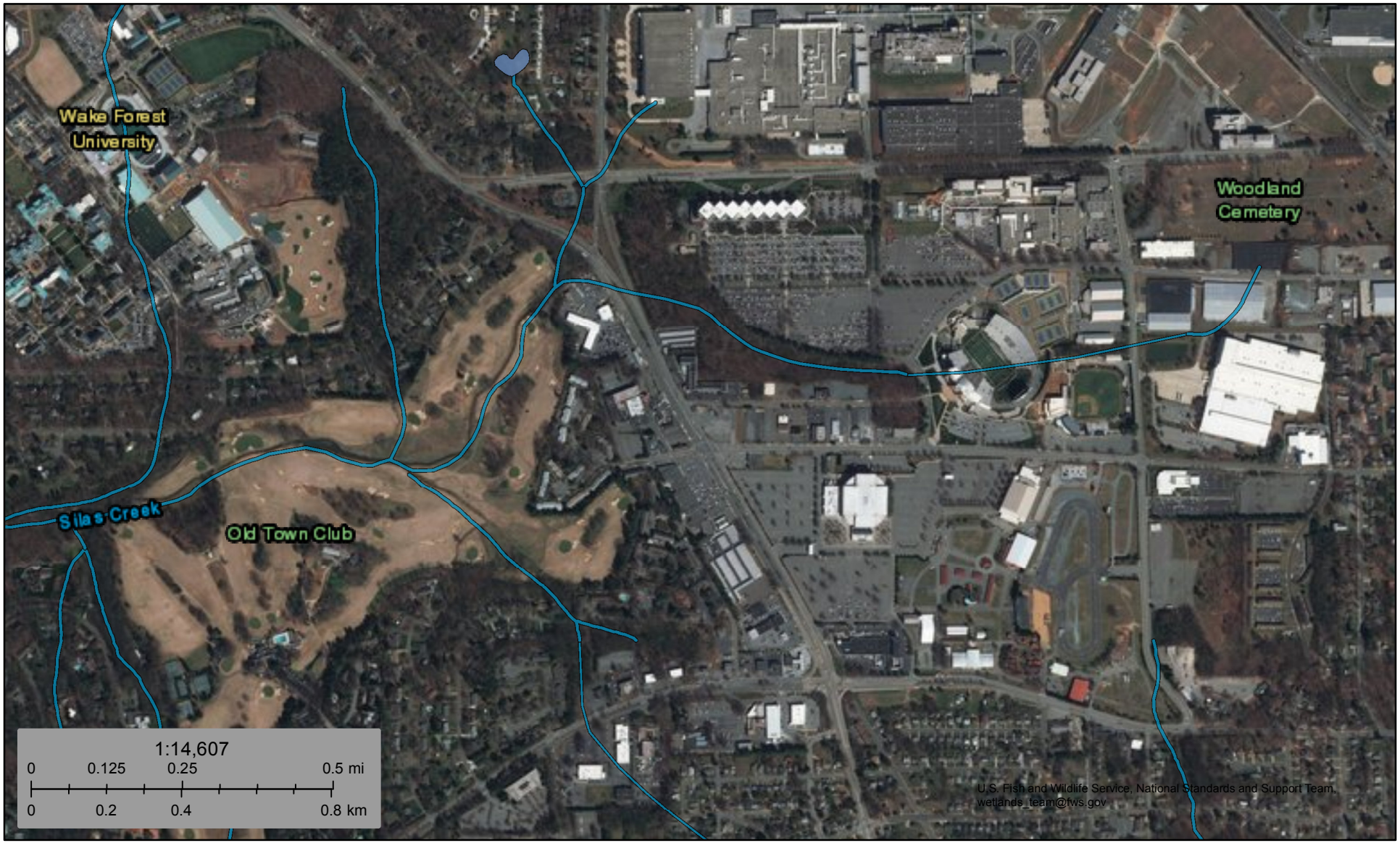
hart hickman
SMARTER ENVIRONMENTAL SOLUTIONS
2923 South Tryon Street-Suite 100
Charlotte, North Carolina 28203
704-586-0007 (p) 704-586-0373 (f)

DATE:	2-12-19	REVISION NO:	0
JOB NO:	DS0-40	FIGURE NO:	1

U.S. Fish and Wildlife Service

National Wetlands Inventory

Former XL Cleaners DC340020



March 15, 2018

Wetlands

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

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

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

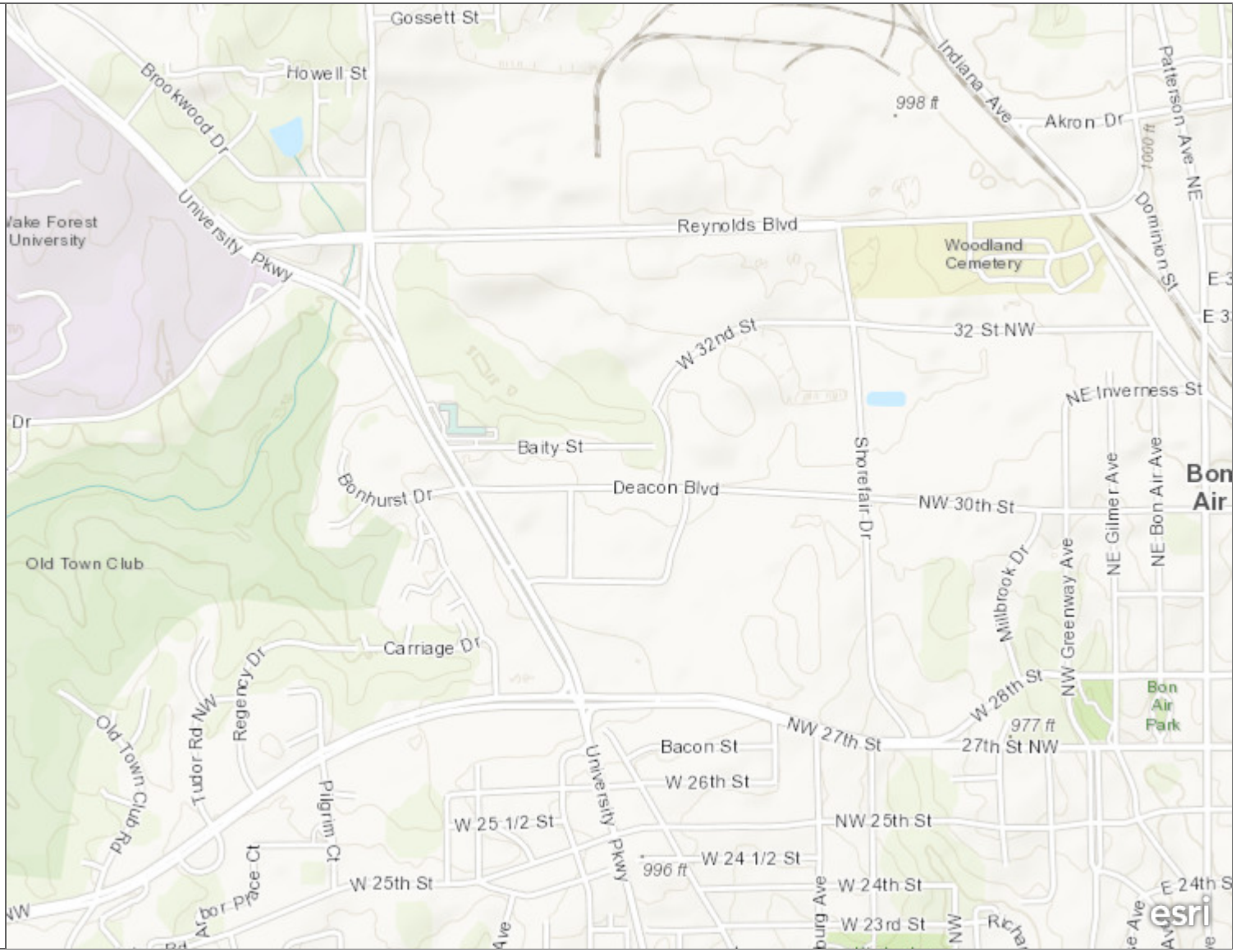
Critical Habitat for Threatened & Endangered Species [USFWS]

Final Linear Features

Final Polygon Features

Proposed Linear Features

Proposed Polygon Features



A specific geographic area(s) that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection.

U.S. Fish & Wildlife Service

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

Forsyth County, North Carolina

Updated: 7-24-2015

Common Name	Scientific name	Federal Status	Record Status
Vertebrate:			
Bog turtle	*Glyptemys muhlenbergii*	T (S/A)	Current
Northern long-eared bat	*Myotis septentrionalis*	T	Probable/Potential
Invertebrate:			
Brook floater	*Alasmidonta varicosa*	FSC	Current
Vascular Plant:			
Small-anthered bittercress	*Cardamine micranthera*	E	Historic
Nonvascular Plant:			
Lichen:			

Definitions of Federal Status Codes:
E = endangered. A taxon "in danger of extinction throughout all or a significant portion of its range."
T = threatened. A taxon "likely to become endangered within the foreseeable future throughout all or a significant portion of its range."
C = candidate. A taxon under consideration for official listing for which there is sufficient information to support listing. (Formerly "C1" candidate species.)
BGPA =Bald and Golden Eagle Protection Act. See below.
FSC=Federal Species of Concern. FSC is an informal term. It is not defined in the federal Endangered Species Act. In North Carolina, the Asheville and Raleigh Field Offices of the US Fish and Wildlife Service (Service) define Federal Species of Concern as those species that appear to be in decline or otherwise in need of conservation and are under consideration for listing or for which there is insufficient information to support listing at this time.Subsumed under the term "FSC" are all species petitioned by outside parties and other selected focal species identified in Service strategic plans, State Wildlife Action Plans, or Natural Heritage Program Lists.
T(S/A) = threatened due to similarity of appearance. A taxon that is threatened due to similarity of appearance with another listed species and is listed for its protection. Taxa listed as T(S/A) are not biologically endangered or threatened and are not subject to Section 7 consultation. See below.
EXP = experimental population. A taxon listed as experimental (either essential or nonessential). Experimental, nonessential populations of endangered species (e.g., red wolf) are treated as threatened species on public land,

for consultation purposes, and as species proposed for listing on private land.
P = proposed. Taxa proposed for official listing as endangered or threatened will be noted as "PE" or "PT", respectively.

Bald and Golden Eagle Protection Act (BGPA):

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

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

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

Definitions of Record Status:
Current - the species has been observed in the county within the last 50 years.
Historic - the species was last observed in the county more than 50 years ago.
Obscure - the date and/or location of observation is uncertain.
Incidental/migrant - the species was observed outside of its normal range or habitat.
Probable/potential - the species is considered likely to occur in this county based on the proximity of known records (in adjacent counties), the presence of potentially suitable habitat, or both.

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Forsyth County, North Carolina

Local office

Asheville Ecological Services Field Office

(828) 258-3939
(828) 258-5330

160 Zillicoa Street
Asheville, NC 28801-1082

http://www.fws.gov/nc-es/es/countyfr.html

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information.
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Northern Long-eared Bat Myotis septentrionalis No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045	Threatened

Flowering Plants

NAME	STATUS
Small-anthered Bittercress Cardamine micranthera No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3462	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see maps of where birders and the general public have sighted birds in and around your project area, visit E-bird tools such as the E-bird data mapping tool (search for the name of a bird on your list to see specific locations where that bird has been reported to occur within your project area over a certain timeframe) and the E-bird Explore Data Tool (perform a query to see a list of all birds sighted in your county or region and within a certain timeframe). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31
Blue-winged Warbler *Vermivora pinus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 1 to Jun 30
Cerulean Warbler *Dendroica cerulea* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/2974	Breeds Apr 28 to Jul 20
Eastern Whip-poor-will *Antrostomus vociferus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Aug 20
Golden Eagle *Aquila chrysaetos* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds elsewhere
Kentucky Warbler *Oporornis formosus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 20
Prairie Warbler *Dendroica discolor* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Prothonotary Warbler *Protonotaria citrea* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31

Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Rusty Blackbird *Euphagus carolinus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
Wood Thrush *Hylocichla mustelina* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in your project's counties during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

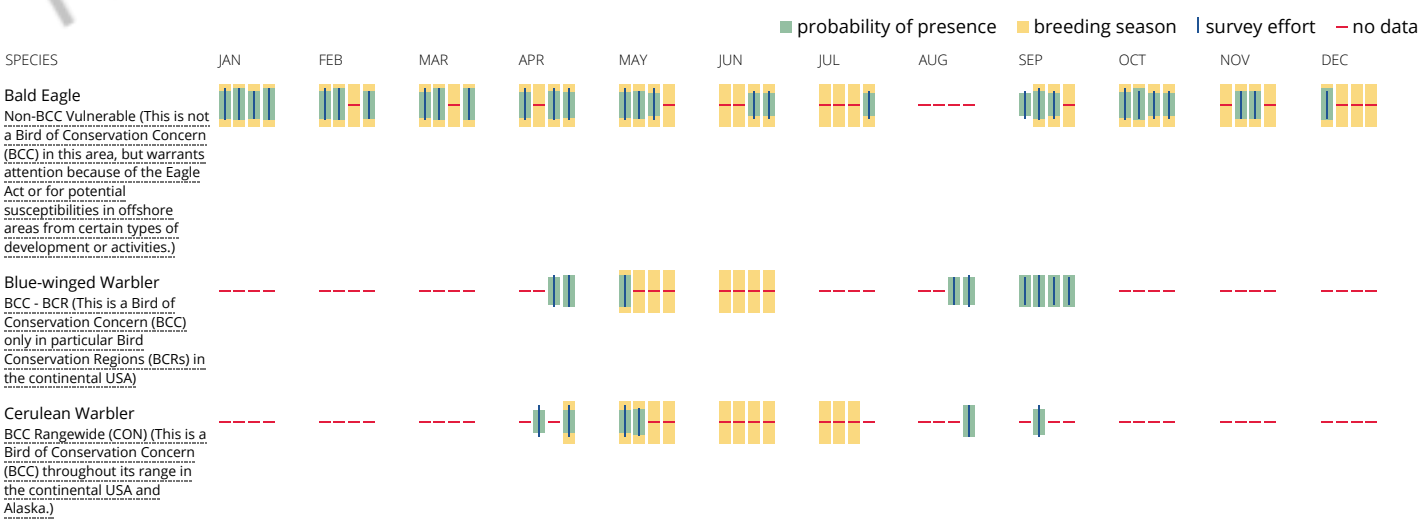
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

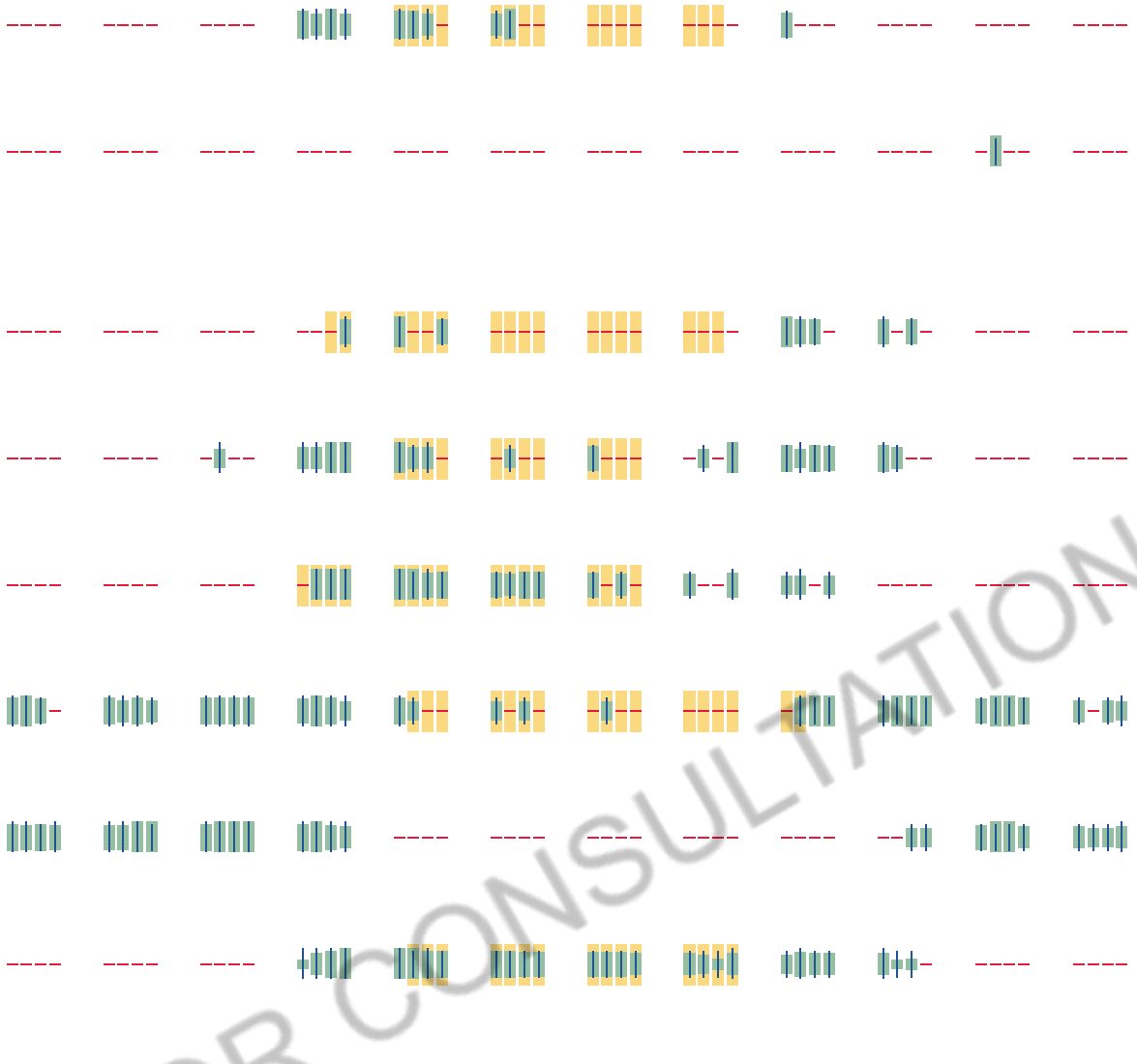
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the counties of your project area. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information.





Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures and/or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the counties which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the E-bird Explore Data Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird entry on your migratory bird species list indicates a breeding season, it is probable that the bird breeds in your

project's counties at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the BGEPA should such impacts occur.

Facilities

Wildlife refuges and fish hatcheries

REFUGE AND FISH HATCHERY INFORMATION IS NOT AVAILABLE AT THIS TIME

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

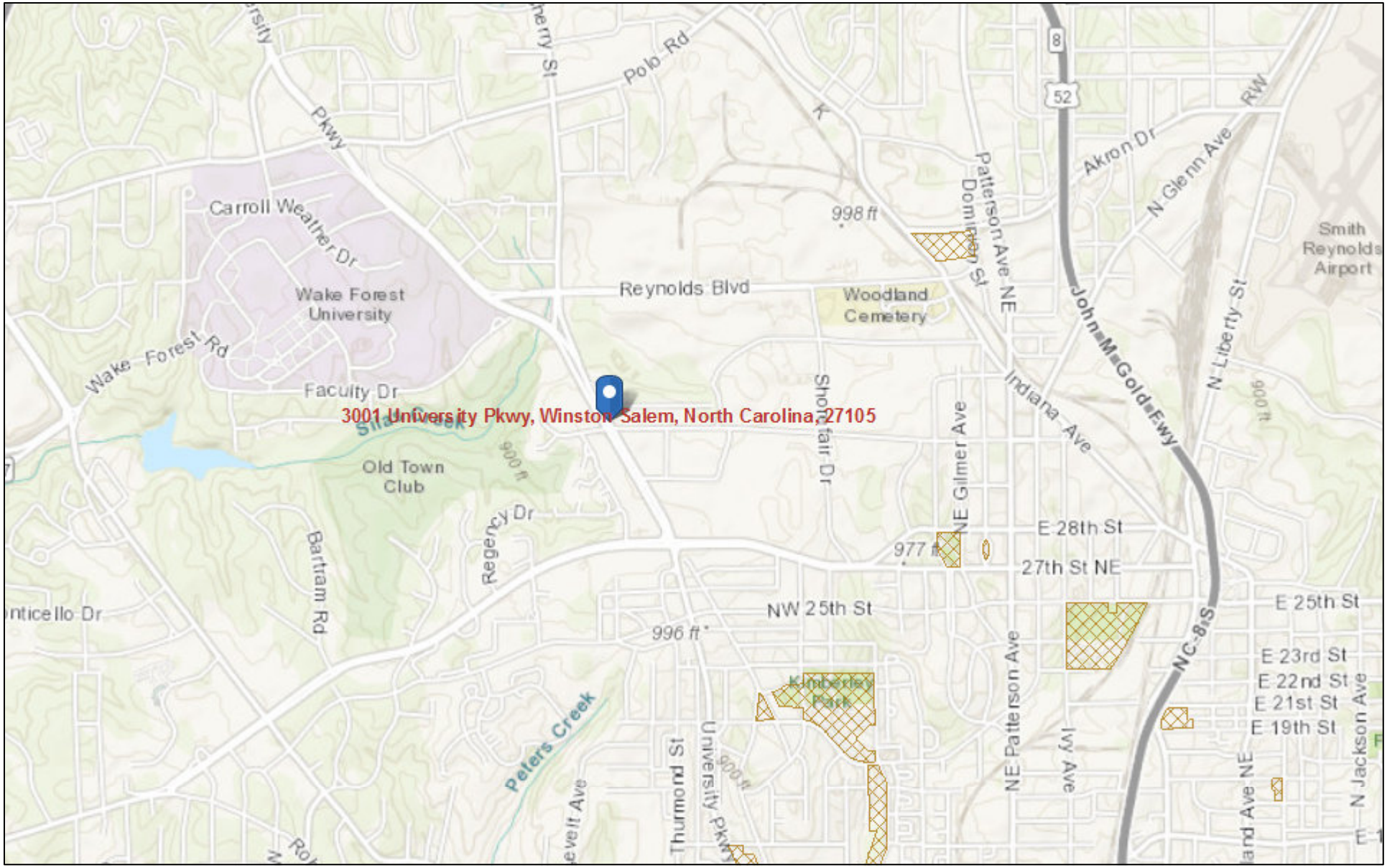
Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to

establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Former XL Cleaners DC340020



March 15, 2018

1:29,190

0 0.25 0.5 1 mi

0 0.4 0.8 1.6 km

Managed Areas

- Dedicated Nature Preserve
- Registered Heritage Area
- Conservation Easement
- Other Protection
- Federal Ownership
- State Ownership
- Local Government Ownership
- Private

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

Appendix C

Source Property

Notice of Dry-Cleaning Solvent Remediation

Deacon Blvd Holdings XIII LLC
PIN# 6826-78-6394.00

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Deacon Blvd Holdings XIII, 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 Deacon Blvd Holdings XIII, 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 3001 University Parkway, Winston-Salem, Forsyth County, North Carolina, Parcel Identification Number (PIN) 6826-78-6394.

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 7 parcels that make up the dry-cleaning solvent contamination site (hereinafter "Contamination Site"). This Notice has been approved by the North Carolina Department of Environmental Quality, or its successor in function (hereinafter "DEQ") under the authority of the Dry-Cleaning Solvent Cleanup Act of 1997, as amended, N.C.G.S. § 143-215.104A *et seq.* (hereinafter "DSCA"), and is required to be filed in the Register of Deeds' Office in the county or counties in which the land is located, pursuant to NCGS § 143-215.104M. A Notice will be recorded separately in each chain of title of the Contamination Site.

Soil and groundwater at the Property are contaminated with dry-cleaning solvents associated with dry-cleaning operations at the Former XL Cleaners (DSCA Site DC340020) located at 3001 University Parkway, Winston-Salem, NC. Dry-cleaning operations were conducted on the Property from approximately 1966 to 1971.

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

4. Except for routine maintenance, no construction activities or change in property use that cause or create an unacceptable human health risk from vapor intrusion may occur on the Property without prior approval of 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.

5. 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.

6. No person conducting environmental assessment or remediation at the Property or involved in determining compliance with applicable land-use restrictions, at the direction of, or pursuant to a permit or order issued by DEQ may be denied access to the Property for the purpose of conducting such activities.

7. The owner of any portion of the Property shall cause the instrument of any sale, lease, grant, or other transfer of any interest in the property to include a provision expressly requiring the lessee, grantee, or transferee to comply with this Notice. The failure to include such a provision shall not affect the validity or applicability of any land-use restriction in this Notice.

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___.

Deacon Blvd Holdings XIII, 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 Deacon Blvd Holdings Xiii, 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: _____ _____
Jim Bateson, LG — Date
Chief, Superfund Section
Division of Waste Management

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]

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 Book and on the Page(s), shown on the first page hereof.

Register of Deeds for Forsyth County

By: _____ _____
(signature) Date

Name typed or printed: _____

Deputy/Assistant Register of Deeds

EXHIBIT A
REDUCTION OF SURVEY PLAT

NOTES:

1. NO TITLE REPORT FURNISHED.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
6. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
7. VERTICAL DATUM SHOWN HEREON IS NAVD88.
8. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3710682600J, PANEL 6826 EFFECTIVE DATE JANUARY 2, 2009.
9. THE AREAS AND TYPE OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.
10. MONITORING WELLS SHOWN ON THE PLAT WERE LOCATED BY THE STATIC-METHOD.
11. MONITORING WELL ELEVATIONS ARE TO THE TOP OF WELL COVER.
12. SOIL BORINGS WERE PROVIDED BY HART & HICKMAN, PC IN MAPS TITLED "FIGURE 2A - SOIL BORING AND SOIL SAMPLE LOCATION MAP" DATED 3-30-2007 AND "FIGURE 1E - SOIL CONCENTRATION MAP" DATED 2-5-2018. SOIL BORINGS WERE NOT SURVEYED.

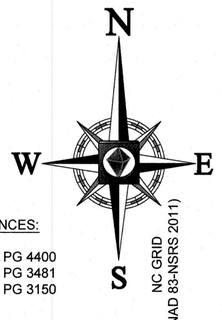
GROUNDWATER IN WELLS MW-1D, MW-2D, MW-3S, MW-4S, MW-5S, MW-8S, MW-11, MW-11D, MW-12S, AND DW-1 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L .0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: BENZENE, METHYL TERT-BUTYL ETHER, NAPHTHALENE, TETRACHLOROETHYLENE, TOLUENE, TRICHLOROETHYLENE, TOTAL XYLENES, AND ISOPROPYLETHER

SOIL IN BORINGS GP-3, SB-2, SB-3, SB-4, SB-5, AND SB-10 EXCEEDED THE ASSOCIATED RESIDENTIAL RISK BASED SCREENING LEVEL (15A NCAC 2S) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE

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

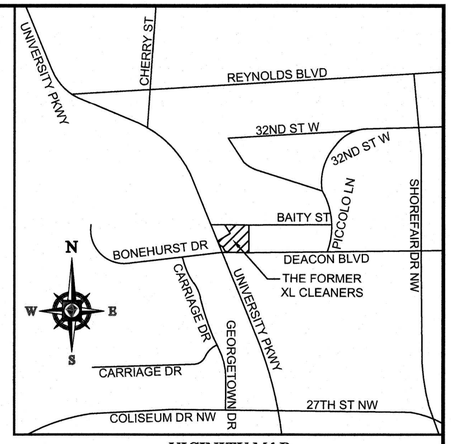
DEED BOOK: _____

PAGE: _____



REFERENCES:

DB 2844, PG 4400
DB 2864, PG 3481
DB 2910, PG 3150



VICINITY MAP
NOT TO SCALE

NOT SUBJECT TO:

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

FORSYTH COUNTY PLANNING COMMISSION

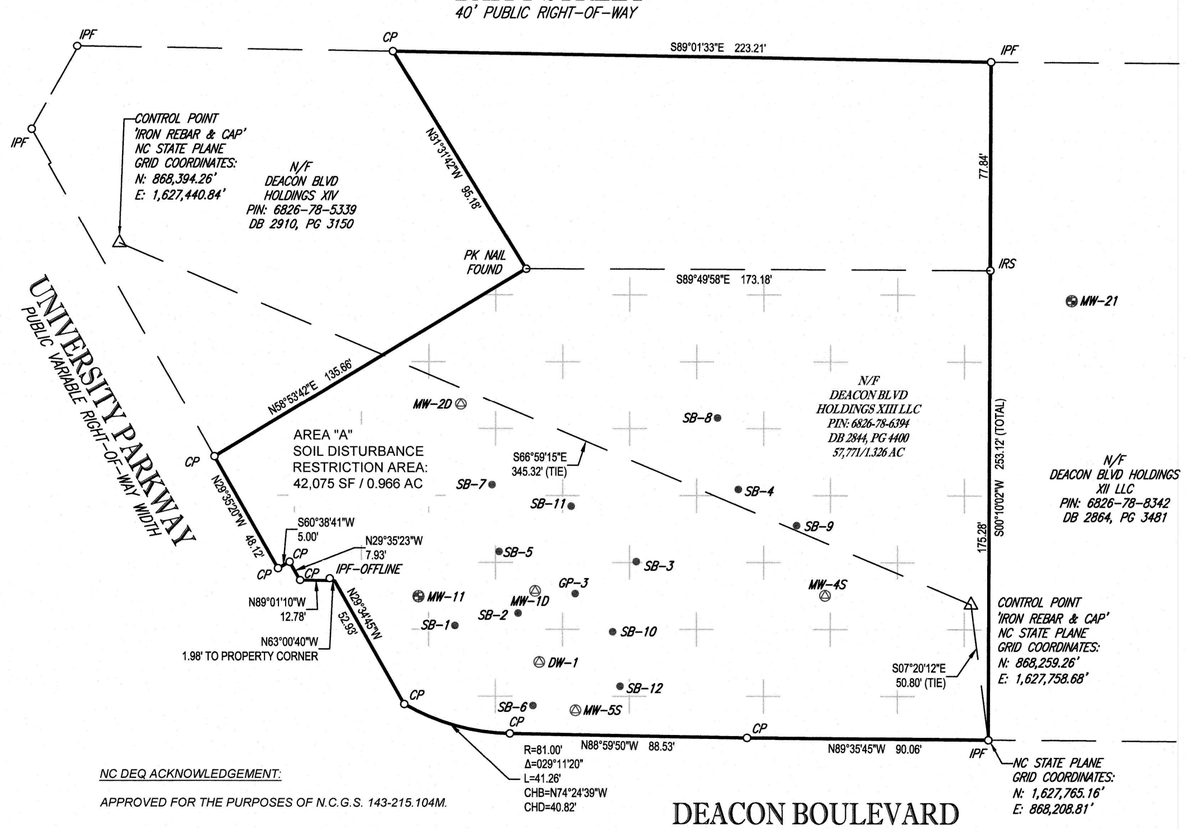
_____
PLANNING COMMISSION STAFF DATE

CERTIFICATE OF REVIEW OFFICER:

THIS IS TO CERTIFY THAT THIS PLAT MEETS THE RECORDINGS REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE SUBDIVISION REGULATIONS FOR WINSTON-SALEM/FORSYTH COUNTY.

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

_____
REVIEW OFFICER *DATE*



DEACON BOULEVARD
PUBLIC VARIABLE RIGHT-OF-WAY WIDTH

COORDINATE SYSTEM: US STATE PLANE 1983 ZONE: NORTH CAROLINA 3200 HORIZONTAL DATUM: NAD 83 (2011) VERTICAL DATUM: NAVD 88 (GEOID 12B) UNIT OF MEASURE: US SURVEY FEET			
WELL ID	NORTHING	EASTING	ELEVATION (SEE NOTE #7)
MW-1D	868264.29	1627596.00	964.25
MW-2D	868334.20	1627568.26	960.40
MW-3S	868079.94	1627642.79	964.81
MW-4S	868262.58	1627704.24	963.67
MW-5S	868219.78	1627611.14	964.39
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MW-12S	867672.09	1627378.36	952.92
DW-1	868237.80	1627597.58	964.26

NC DEQ ACKNOWLEDGEMENT:

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

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

_____*(STATE)*

_____*(COUNTY)*

NOTARY STATEMENT

_____ *(STATE)*

_____ *(COUNTY)*

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

_____
DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS THE DAY OF

_____*, 2019*

_____
NOTARY PUBLIC (SIGNATURE)

MY COMMISSION EXPIRES: _____

OWNER ACKNOWLEDGEMENT:

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

_____
SIGNATURE

NOTARY STATEMENT

_____ *(STATE)*

_____ *(COUNTY)*

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

_____
DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS THE DAY OF

_____*, 2019*

_____
NOTARY PUBLIC (SIGNATURE)

MY COMMISSION EXPIRES: _____

LEGEND

———	LINE SURVEYED	IRF	IRON REBAR FOUND
— — —	LINE NOT SURVEYED	CP	COMPUTED POINT
▨	AREA A	△	DEQ DSCA MONITORING WELL
IRS	IRON REBAR SET	⊕	UST MONITORING WELL
IPF	IRON PIPE FOUND	●	SOIL BORING
AC	ACRE(S)	SF	SQUARE FEET

40' 20' 0' 40'
1" = 40'

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

THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE FORSYTH COUNTY REGISTER OF DEED'S OFFICE AT BOOK _____, PAGE _____.

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

SURVEY CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1: 10,000+, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: "CLASS A"
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
(4) DATES OF SURVEY: APRIL 19, 2018
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2012 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.999948729
(9) UNITS: US SURVEY FEET

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND AND SEAL THIS 10TH DAY OF MAY A.D., 2019.

NORTH CAROLINA PROFESSIONAL SEAL L-3920 LAND SURVEYOR THOMAS E. TEABO

SURVEYOR NC L-3920

SURVEY PLAT - EXHIBIT A TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
OWNER: DEACON BLVD HOLDINGS XIII LLC
THE FORMER XL CLEANERS, DSCA ID: DC340020
3001 UNIVERSITY PARKWAY
WINSTON-SALEM, WINSTON-SALEM TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA

FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
NS182020	05/10/19	04/19/18	BS	JT	TET	TET	1" = 40'	1 OF 7

BOHLER™
ENGINEERING NC, PLLC
4130 PARKLAKE AVENUE
SUITE 130
RALEIGH, NORTH CAROLINA 27612
919.578.9000 - 919.703.2665 FAX
www.bohlerengineering.com
NCBELS: P-1132
UPSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA/SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA
BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

EXHIBIT B
PROPERTY LEGAL DESCRIPTION

PARCEL 1:

BEGINNING at an iron in the east right of way line of North Cherry - Marshall Street, at the Southwest corner of Lot No. 106, Block 1584, as shown on the Forsyth County Tax Maps; running thence South 86° 32' East with the southern property line of Lot No. 106 192.80 feet, more or less, to an iron in the West property line of Lot No. 109, Block 1584; running thence South 02° 12' West with the West property line of Lot 109, 66.56 feet, more or less, to an iron in the northern right of way line of Thirtieth Street and being the Southwest corner of Lot No. 109; running thence with the right of way line of Thirtieth Street South 86° 37' East 90.0 feet, more or less, to an iron and being the Southeast corner of Lot No. 111, Block 1584; running thence along with the East property line of Lot No. 111, and Lot No. 96 North 02° 30' East 264.71 feet, more or less, to an iron in the northern right of way line of Baity Street and being the Northeast corner of Lot No 96; running thence along the northern right of way line of Baity Street North 86° 35' West 223.0 feet, more or less, to an iron, a new corner; running thence South 29° 01' 46" East 92.57 feet to a new corner; running thence South 61° 21' 19" West 153.19 feet, more or less, to a new corner in the eastern right of way of North Cherry-Marshall; running thence with the right of way line South 27° 35' East 42.58 feet, more or less, to the point and place of BEGINNING, and being further described as all of Lots No. 96, 97, 98, 99, 100, 106, 109, 110, and 111, and part of Lots No. 101, 102, 103, 104, and 105, Block 1584 as shown on the Forsyth County, North Carolina Tax Maps, and being the same property as recorded January 9, 1974 in Deed Book 1119 at Page 1778, Forsyth County, North Carolina Registry.

SAVE AND EXCEPT, an easement reserved by Quality Oil Company, and its successors and assigns, for the right to use that portion of the above-described property hereinafter described for the purpose of ingress, egress, and regress to provide Quality Oil Company, and its successors and assigns, the right of entrance and exit to and from 30th Street to Quality Oil's other property lying north and adjacent to the above-described property. BEGINNING at an iron located in the northern right of way line of 30th Street, said iron being located five (5) feet East of the southeast corner of X. L. Leonard Cleaners property, running thence from said Beginning point North 2° 12' East 150.56 feet to a point; running thence North 86° 32' West 146.76 feet to a point in Quality Oil Company line; running thence with Quality Oil Company line North 61° 21' 13" East 45.15 feet to a point; running thence South 86° 32' East 136.99 feet to a point; running thence South 2° 12' West 174.52 feet to a point in the northern right of way line of 30th Street; running thence with the northern right of way line of 30th Street North 86° 37' West 25 feet to the point and place of BEGINNING.

PARCEL 2:

BEGINNING at the northeast corner of Lot 107 Tax Block 1584, an existing iron pipe, THENCE South 00 degrees 16 minutes 47 seconds East a distance of 55.93 feet to the intersection of the property lines and the proposed northern Right-of-Way of Deacon Boulevard: THENCE in a westerly direction and along the said proposed Right-of-Way North 88 degrees 59 minutes 32 seconds West a distance of 46.00 feet to a point, said point being the beginning of the Control of Access Right-of-Way; THENCE along said Control-of-Access, North 88 degrees 59 minutes 32 seconds West a distance of 42.53 feet to a point; THENCE continuing along said Control-of-Access a distance of 41.26 feet along a curve to the right having a radius of 81.00 feet, a chord bearing of North 74 degrees 24 minutes 21 seconds West and a chord distance of 40.82 feet to a point; THENCE continuing along said Control-of-Access Right-of-Way North 29 degrees 35 minutes 17 seconds West a distance of 52.95 feet to the intersection of the northern line of said Lot 107; THENCE easterly along the said northern line South 89 degrees 00 minutes 49 seconds East a distance of 153.73 feet to the point of BEGINNING and CONTAINING 7,603.7 square feet, more or less. The above described area being a portion of the James H. Hodges & Wife property recorded in Deed Book 1491, Page 1018 of the Forsyth County Register of Deeds office having been acquired by the City of Winston-Salem and shown on Sheets 5 of a map by Hensley-Schmidt, Inc., entitled "University Parkway Right-of-Way and Easement Takings" dated 5-22-90 filed as No. F-1796 in the Records Center of the Public Works Department in City Hall, Winston-Salem, North Carolina. Being a portion of Tax Lots 107 & 108, Block 1584.

Appendix D

Off-Source Properties

Notices of Dry-Cleaning Solvent Remediation

Deacon Blvd Holdings XVI, LLC
2951 University Parkway
PIN 6826-78-7015

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Deacon Blvd Holdings XVI 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 2951 University Parkway, Winston-Salem, Forsyth County, North Carolina, Parcel Identification Number (PIN) 6826-78-7015.

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 7 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 XL Cleaners (DSCA Site DC340020) located at 3001 University Parkway, Winston-Salem, NC. **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.

FUTURE SALES, LEASES, CONVEYANCES AND TRANSFERS

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

CANCELLATION OF THE NOTICE

The Notice may, at the request of the Property Owner, be canceled by 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: _____ _____

Jim Bateson, LG
Chief, Superfund Section
Division of Waste Management

Date

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 Forsyth County
By: _____ _____
Name typed or printed: _____ Date
Deputy/Assistant Register of Deeds

EXHIBIT A

SURVEY PLAT REDUCTION

NOTES:

1. NO TITLE REPORT FURNISHED.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
6. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
7. VERTICAL DATUM SHOWN HEREON IS NAVD88.
8. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3710682600J, PANEL 6826 EFFECTIVE DATE JANUARY 2, 2009.
9. THE AREAS AND TYPE OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.
10. MONITORING WELLS SHOWN ON THE PLAT WERE LOCATED BY THE STATIC-METHOD.
11. MONITORING WELL ELEVATIONS ARE TO THE TOP OF WELL COVER.
12. SOIL BORINGS WERE PROVIDED BY HART & HICKMAN, PC IN MAPS TITLED "FIGURE 2A - SOIL BORING AND SOIL SAMPLE LOCATION MAP" DATED 3-30-2007 AND "FIGURE 1E - SOIL CONCENTRATION MAP" DATED 2-5-2018. SOIL BORINGS WERE NOT SURVEYED.

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

> *THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE FORSYTH COUNTY REGISTER OF DEED'S OFFICE AT BOOK _____, PAGE _____.*

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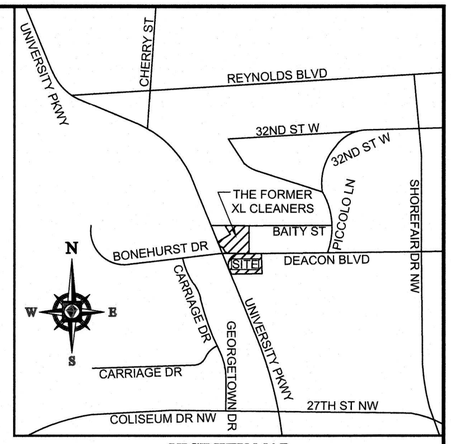
GROUNDWATER IN WELLS MW-1D, MW-2D, MW-3S, MW-4S, MW-5S, MW-8S, MW-11, MW-11D, MW-12S, AND DW-1 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L .0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: BENZENE, METHYL TERT-BUTYL ETHER, NAPHTHALENE, TETRACHLOROETHYLENE, TOLUENE, TRICHLOROETHYLENE, TOTAL XYLENES, AND ISOPROPYLETHER

SOIL IN BORINGS GP-3, SB-2, SB-3, SB-4, SB-5, AND SB-10 EXCEEDED THE ASSOCIATED RESIDENTIAL RISK BASED SCREENING LEVEL (15A NCAC 2S) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE

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

DEED BOOK: _____

PAGE: _____



VICINITY MAP
NOT TO SCALE

NC DEQ ACKNOWLEDGEMENT:

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

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

_____*(STATE)*

_____*(COUNTY)*

NOTARY STATEMENT

_____ *(STATE)*

_____ *(COUNTY)*

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

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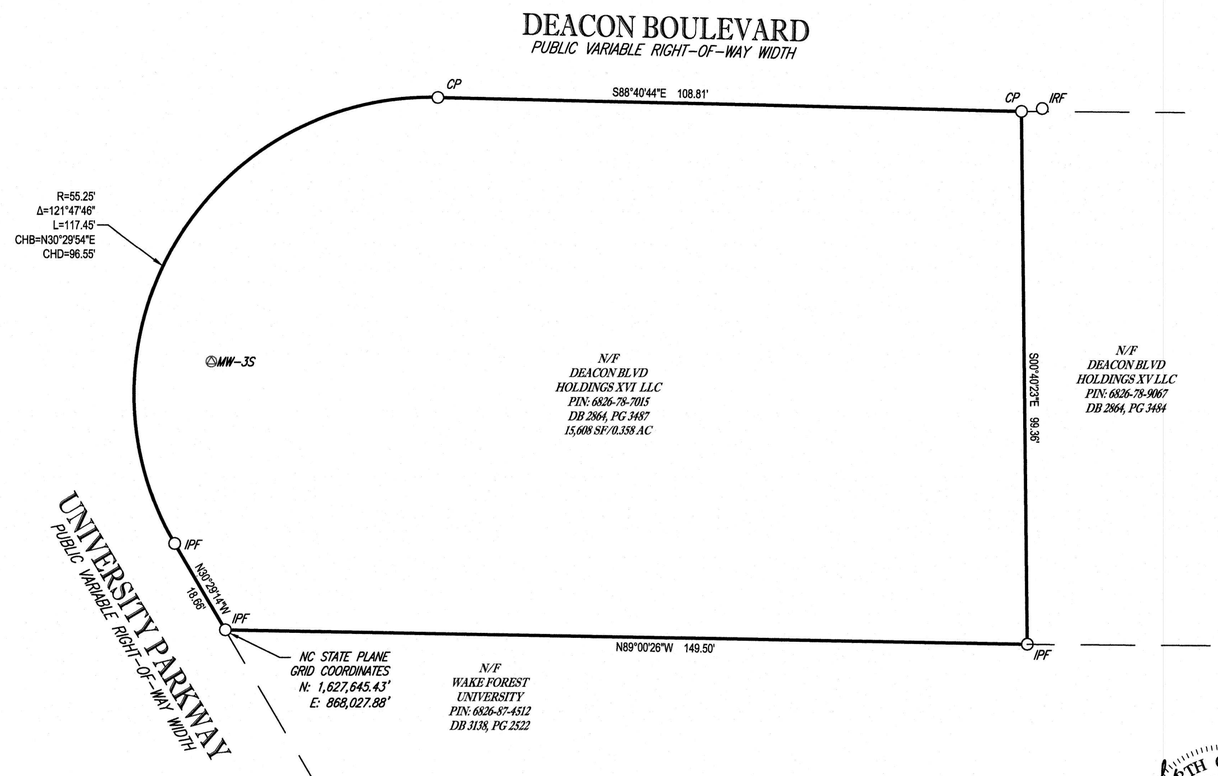
DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS THE DAY OF

_____, *2019*

_____
NOTARY PUBLIC (SIGNATURE)

MY COMMISSION EXPIRES: _____



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DW-1	868237.80	1627597.58	964.26

NOT SUBJECT TO:

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

FORSYTH COUNTY PLANNING COMMISSION

_____
PLANNING COMMISSION STAFF DATE

CERTIFICATE OF REVIEW OFFICER:

THIS IS TO CERTIFY THAT THIS PLAT MEETS THE RECORDINGS REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE SUBDIVISION REGULATIONS FOR WINSTON-SALEM/FORSYTH COUNTY.

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

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REVIEW OFFICER *DATE*

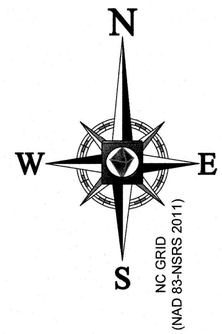
LEGEND

———	LINE SURVEYED	IRF	IRON REBAR FOUND
— — —	LINE NOT SURVEYED	CP	COMPUTED POINT
——X——	FENCE	⚠	DEQ DSCA MONITORING WELL
IRS	IRON REBAR SET	⊕	UST MONITORING WELL
IPF	IRON PIPE FOUND	●	SOIL BORING
AC	ACRE(S)	SF	SQUARE FEET

20' 10' 0' 20'
1" = 20'

REFERENCES:

DB 2864, PG 3487
DB 2864, PG 3484
DB 3138, PG 2522



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- *(2) POSITIONAL ACCURACY: 0.04'*
- *(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS*
- *(4) DATES OF SURVEY: APRIL 19, 2018*
- *(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00*
- *(6) PUBLISHED/FIXED-CONTROL USE: NCVRS*
- *(7) GEOID MODEL: 2012 (CONUS)*
- *(8) COMBINED GRID FACTOR(S): 0.999948729*
- *(9) UNITS: US SURVEY FEET*

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND AND SEAL THIS 10TH DAY OF MAY A.D., 2019.

NORTH CAROLINA PROFESSIONAL SEAL L-3920 LAND SURVEYOR THOMAS E. TEABO

SURVEYOR NC L-3920

SURVEY PLAT - EXHIBIT A TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

OWNER: DEACON BLVD HOLDINGS XVI LLC

2951 UNIVERSITY PARKWAY
WINSTON-SALEM, WINSTON-SALEM TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA

CONTAMINATION SOURCE: THE FORMER XL CLEANERS, DSCA ID: DC340020
3001 UNIVERSITY PARKWAY
WINSTON-SALEM, WINSTON-SALEM TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA

FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
NS182020	05/10/19	04/19/18	BS	JT	TET	TET	1" = 20'	3 OF 7

BOHLER ENGINEERING NC, PLLC
4130 PARKLAKE AVENUE
SUITE 130
RALEIGH, NORTH CAROLINA 27612
919.578.9000 - 919.703.2665 FAX
www.bohlerengineering.com
NCBELS: P-1132
UPSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA/SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA
BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

2951 University Parkway

Lying and being in Forsyth County. North Carolina and more particularly described as follows:

COMMENCING at NCGS Monument "College 2" having N.C. Grid Coordinates North 871,961.58, East 1,622,363.55; thence South 54° 45' 53" East 6,647.41' Ground Distance (6,647.08' Grid Distance) to an existing Conc. Nail (having N.C. Grid Coordinates of North 868,126.65, East 1,627,792.82) the place of BEGINNING, said iron being in the southern right of way of Deacon Boulevard and being the northeast corner of Lot 193C, Tax Block 1585 as recorded in Deed Book 1010, Page 583 and the northwest corner of Lot 192B, Tax Block 1585 as recorded in Deed Book 2741, Page 830; thence with the western line of said Lot 192B and the eastern line of said Lot 193C South 00° 40' 51" East 99.36 feet to an existing ¾" iron, the southeast corner of said Lot 193C and the southwest corner of said Lot 192B, and in the northern line of Lot 26, Tax Block 3407, as recorded in Deed Book 995, Page 32; thence with the northern line of said Lot 26 and the southern line of Lots 193C, 194C and 198B, North 89° 00' 54" West 149.50 feet to an existing 7/8" iron in the eastern right of way of University Parkway and being the southwest corner of said Lot 198B; thence with the right of way of University Parkway North 30° 29' 42" West 18.66 feet to an existing 7/8" iron in the southern right of way of said Deacon Boulevard; thence with the right of way of Deacon Boulevard the two (2) following courses and distances: (1) on a curve to the right (having a radius of 55.25') a chord bearing and distance of North 30° 29' 26" East 96.55 feet to a point (hole in sideway); thence (2) South 88° 41' 12" East 108.81 feet to the place of BEGINNING, and containing 0.3583 acres, more or less, as shown on survey entitled "Par Family, LLC 2951 University Parkway" dated January 30, 2008, and prepared by Brady Surveying Company, P.A.

The hereinabove described property is known and designated as Tax Lots 193C, 194C, 196C, 197C and 198B of Block 1585 on Forsyth County Tax Map No. 624866 with a PIN of 6826-78-7037 (formerly 6826-78-8004) and is located at 2951 University Parkway, Winston-Salem, North Carolina.

The above described property is the same property conveyed to PAR FAMILY LLC by deed from Chris Vlahos, et al, by deed dated February 26, 2008 and recorded in Book 2814, at Page 4318, of the Forsyth County Registry.

JM University LLC
3000 University Parkway
PIN 6826-78-3210

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: JM University 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 3000 University Parkway, Winston-Salem, Forsyth County, North Carolina, Parcel Identification Number (PIN) 6826-78-3210.

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 7 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 XL Cleaners (DSCA Site DC340020) located at 3001 University Parkway, Winston-Salem, NC. **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.

FUTURE SALES, LEASES, CONVEYANCES AND TRANSFERS

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

CANCELLATION OF THE NOTICE

The Notice may, at the request of the Property Owner, be canceled by 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: _____ _____

Jim Bateson, LG
Chief, Superfund Section
Division of Waste Management

Date

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 Forsyth County
By: _____ _____
Name typed or printed: _____ Date
Deputy/Assistant Register of Deeds

EXHIBIT A

SURVEY PLAT REDUCTION

NOTES:

1. NO TITLE REPORT FURNISHED.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
6. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
7. VERTICAL DATUM SHOWN HEREON IS NAVD88.
8. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3710682600J, PANEL 6826 EFFECTIVE DATE JANUARY 2, 2009.
9. THE AREAS AND TYPE OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.
10. MONITORING WELLS SHOWN ON THE PLAT WERE LOCATED BY THE STATIC-METHOD.
11. MONITORING WELL ELEVATIONS ARE TO THE TOP OF WELL COVER.
12. SOIL BORINGS WERE PROVIDED BY HART & HICKMAN, PC IN MAPS TITLED "FIGURE 2A - SOIL BORING AND SOIL SAMPLE LOCATION MAP" DATED 3-30-2007 AND "FIGURE 1E - SOIL CONCENTRATION MAP" DATED 2-5-2018. SOIL BORINGS WERE NOT SURVEYED.

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

THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE FORSYTH COUNTY REGISTER OF DEED'S OFFICE AT BOOK __________, PAGE __________.

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

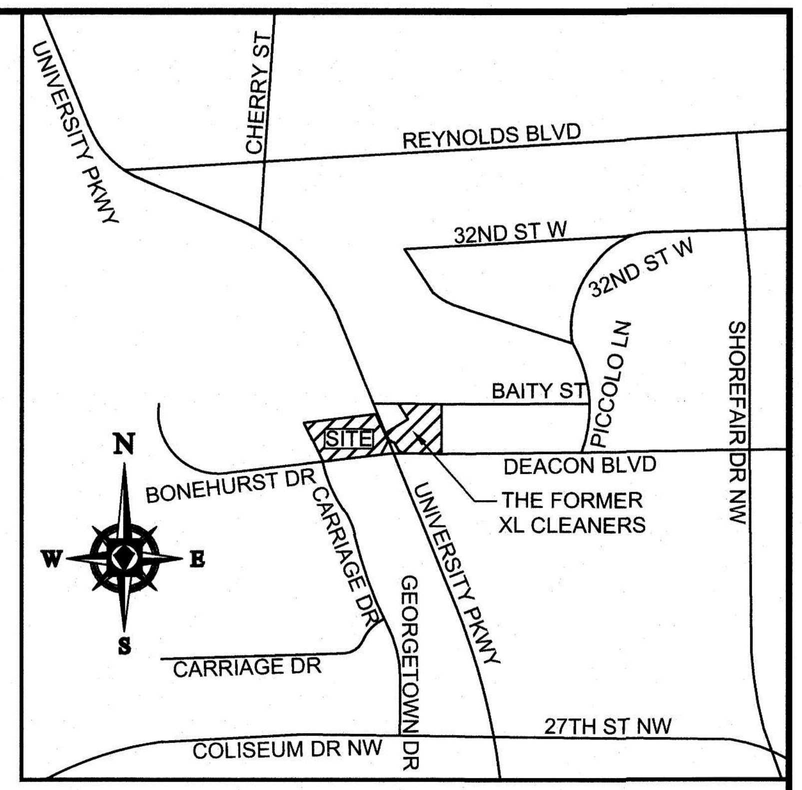
GROUNDWATER IN WELLS MW-1D, MW-2D, MW-3S, MW-4S, MW-5S, MW-8S, MW-11, MW-11D, MW-12S, AND DW-1 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L .0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: BENZENE, METHYL TERT-BUTYL ETHER, NAPHTHALENE, TETRACHLOROETHYLENE, TOLUENE, TRICHLOROETHYLENE, TOTAL XYLENES, AND ISOPROPYLETHER

SOIL IN BORINGS GP-3, SB-2, SB-3, SB-4, SB-5, AND SB-10 EXCEEDED THE ASSOCIATED RESIDENTIAL RISK BASED SCREENING LEVEL (15A NCAC 2S) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE

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

DEED BOOK: ____________

PAGE: ____________



VICINITY MAP
NOT TO SCALE

NC DEQ ACKNOWLEDGEMENT:

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

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

__________________(STATE)

__________________(COUNTY)

NOTARY STATEMENT

_____________ (STATE)

_____________ (COUNTY)

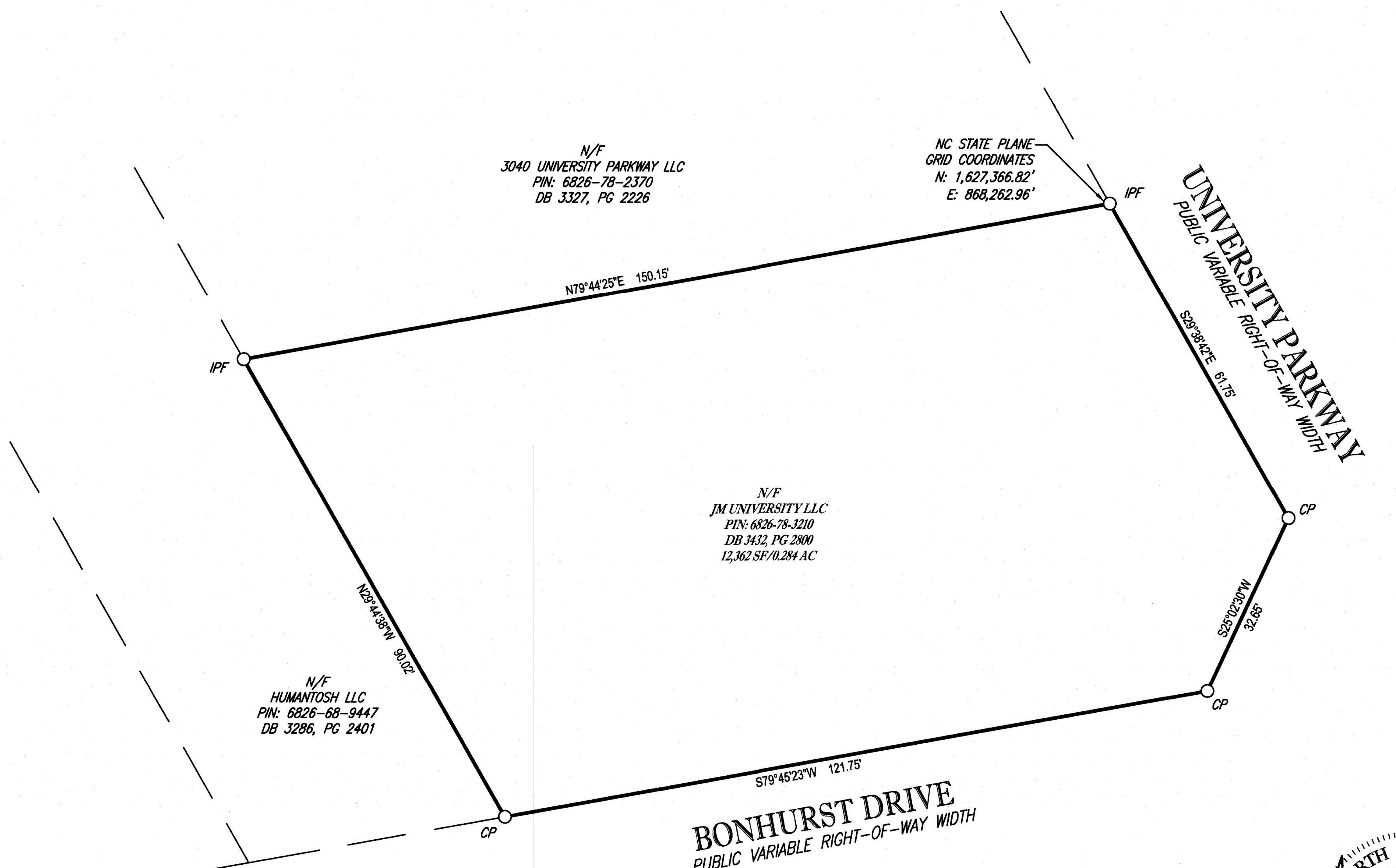
I, ______________________________
A NOTARY PUBLIC OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT

____
DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS THE ______ DAY OF

____________________, 2019

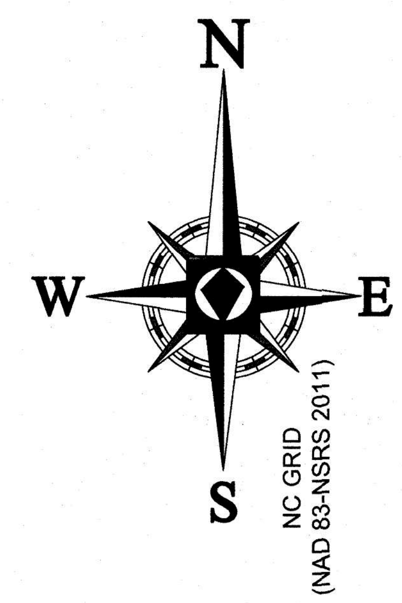
____
NOTARY PUBLIC (SIGNATURE)

MY COMMISSION EXPIRES: ______________



REFERENCES:

DB 3264, PG 1363
DB 3327, PG 2226
DB 3286, PG 2401



SURVEY CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1: 10,000+, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: "CLASS A"
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
(4) DATES OF SURVEY: APRIL 19, 2018
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2012 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.999948729
(9) UNITS: US SURVEY FEET

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 13TH DAY OF MAY A.D., 2019.

NORTH CAROLINA PROFESSIONAL SEAL L-3920 LAND SURVEYOR THOMAS E. TEABO 5/13/19

SURVEYOR NC L-3920

COORDINATE SYSTEM: US STATE PLANE 1983
ZONE: NORTH CAROLINA 3200
HORIZONTAL DATUM: NAD 83 (2011)
VERTICAL DATUM: NAVD 88 (GEOID 12B)
UNIT OF MEASURE: US SURVEY FEET

WELL ID	NORTHING	EASTING	ELEVATION (SEE NOTE #7)
MW-1D	868264.29	1627596.00	964.25
MW-2D	868334.20	1627568.26	960.40
MW-3S	868079.94	1627642.79	964.81
MW-4S	868262.58	1627704.24	963.67
MW-5S	868219.78	1627611.14	964.39
MW-8S	867958.25	1627401.90	957.40
MW-11	868262.19	1627552.46	964.49
MW-11D	867858.87	1626980.86	935.46
MW-12S	867672.09	1627378.36	952.92
DW-1	868237.80	1627597.58	964.26

CERTIFICATE OF REVIEW OFFICER:

THIS IS TO CERTIFY THAT THIS PLAT MEETS THE RECORDINGS REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE SUBDIVISION REGULATIONS FOR WINSTON-SALEM/FORSYTH COUNTY.

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

REVIEW OFFICER *DATE*

NOT SUBJECT TO:

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

FORSYTH COUNTY PLANNING COMMISSION

PLANNING COMMISSION STAFF DATE

LEGEND

	LINE SURVEYED	IRF	IRON REBAR FOUND
	LINE NOT SURVEYED	CP	COMPUTED POINT
—X—	FENCE		DEQ DSCA MONITORING WELL
IRS	IRON REBAR SET		UST MONITORING WELL
IPF	IRON PIPE FOUND	•	SOIL BORING
AC	ACRE(S)	SF	SQUARE FEET

20' 10' 0' 20'
1" = 20'

SURVEY PLAT - EXHIBIT A TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
OWNER: JM UNIVERSITY LLC
3000 UNIVERSITY PARKWAY
WINSTON-SALEM, WINSTON-SALEM TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA
CONTAMINATION SOURCE: THE FORMER XL CLEANERS, DSCA ID: DC340020
3001 UNIVERSITY PARKWAY
WINSTON-SALEM, WINSTON-SALEM TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA

BOHLER™ ENGINEERING NC, PLLC
4130 PARKLAKE AVENUE
SUITE 130
RALEIGH, NORTH CAROLINA 27612
919.578.9000 - 919.703.2665 FAX
www.bohlerengineering.com
NCBELS: P-1132

UPSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA/SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA ■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
NS182020	05/13/19	04/19/18	BS	JT	TET	TET	1" = 20'	2 OF 7

EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

BEGINNING at an iron stake in the western right of way line of North Cherry Street and the North right of way line of Bonhurst Drive, same being the Northwestern corner of the intersection of North Cherry Street and Bonhurst Drive; thence along the Northern right of way line of Bonhurst Drive, South 82 deg. 24 min. 05 sec. West 150 feet to an iron stake; thence North 27 deg. 05 min. 56 sec. West 90.02 feet to an iron stake; thence North 82 deg. 23 min. 07 sec. East 150.15 feet to an iron stake; thence South 27 deg. 00 min. East 90.01 feet along the Western right of way line of North Cherry Street to the point and place of Beginning, as shown on a survey by United Ltd., (Daniel Walter Donathan, RLS), dated March 28, 1989, bearing Job No. 21314, to which map reference is hereby made for a more particular description. Being the same property conveyed to grantors by deeds recorded in Book 1402, Pages 810 and 812, Forsyth County Registry.

This conveyance is made subject to the following:

1. 1989 city/county ad valorem taxes, which will be prorated to the date of closing;

2. Restrictive covenants as recorded in Book 881, Page 344, Forsyth County Registry;

3. Easement for sanitary Sewer purposes, as recorded in Book 978, Page 459;

4. Encroachments upon adjoining properties by the concrete steps and walkway and by the roof overhang, as shown on plat of survey referred to above;

College Plaza Shopping Center, LLC
2802 University Parkway
PIN 6826-77-4801

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: College Plaza Shopping Center, 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 2802 University Parkway, Winston-Salem, Forsyth County, North Carolina, Parcel Identification Number (PIN) 6826-77-4801.

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 7 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 XL Cleaners (DSCA Site DC340020) located at 3001 University Parkway, Winston-Salem, NC. **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.

FUTURE SALES, LEASES, CONVEYANCES AND TRANSFERS

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

CANCELLATION OF THE NOTICE

The Notice may, at the request of the Property Owner, be canceled by 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: _____ _____

Jim Bateson, LG
Chief, Superfund Section
Division of Waste Management

Date

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 Forsyth County
By: _____ _____
Name typed or printed: _____ Date
Deputy/Assistant Register of Deeds

EXHIBIT A

SURVEY PLAT REDUCTION

NOTES:

1. NO TITLE REPORT FURNISHED.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
6. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
7. VERTICAL DATUM SHOWN HEREON IS NAVD88.
8. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3710682600J, PANEL 6826 EFFECTIVE DATE JANUARY 2, 2009.
9. THE AREAS AND TYPE OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.
10. MONITORING WELLS SHOWN ON THE PLAT WERE LOCATED BY THE STATIC-METHOD.
11. MONITORING WELL ELEVATIONS ARE TO THE TOP OF WELL COVER.
12. SOIL BORINGS WERE PROVIDED BY HART & HICKMAN, PC IN MAPS TITLED "FIGURE 2A - SOIL BORING AND SOIL SAMPLE LOCATION MAP" DATED 3-30-2007 AND "FIGURE 1E - SOIL CONCENTRATION MAP" DATED 2-5-2018. SOIL BORINGS WERE NOT SURVEYED.

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

THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE FORSYTH COUNTY REGISTER OF DEED'S OFFICE AT BOOK _____, PAGE _____.

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

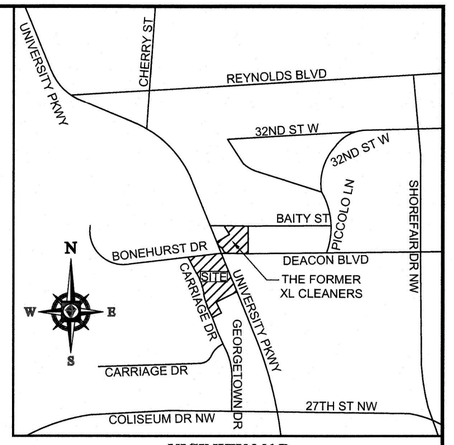
GROUNDWATER IN WELLS MW-1D, MW-2D, MW-3S, MW-4S, MW-5S, MW-8S, MW-11, MW-11D, MW-12S, AND DW-1 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L .0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: BENZENE, METHYL TERT-BUTYL ETHER, NAPHTHALENE, TETRACHLOROETHYLENE, TOLUENE, TRICHLOROETHYLENE, TOTAL XYLENES, AND ISOPROPYLETHER

SOIL IN BORINGS GP-3, SB-2, SB-3, SB-4, SB-5, AND SB-10 EXCEEDED THE ASSOCIATED RESIDENTIAL RISK BASED SCREENING LEVEL (15A NCAC 2S) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE

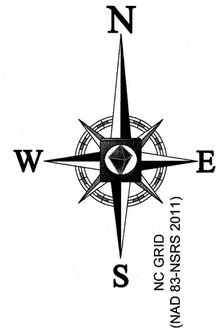
THE DOCUMENTARY COMPONENT OF THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, WHICH IDENTIFIES CONTROLS OR LIMITATION ON THE USE OF THIS PROPERTY, IS RECORDED AT:

DEED BOOK: _____

PAGE: _____



VICINITY MAP
NOT TO SCALE



NC GRID
(NAD 83-NSRS 2011)

REFERENCES:

DB 2973, PG 1224
DB 1414, PG 1644
DB 2882, PG 2701

NC DEQ ACKNOWLEDGEMENT:

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

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

_____*(STATE)*

_____*(COUNTY)*

NOTARY STATEMENT

_____ *(STATE)*

_____ *(COUNTY)*

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

_____
DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS THE DAY OF

_____, *2019*

_____
NOTARY PUBLIC (SIGNATURE)

MY COMMISSION EXPIRES: _____

COORDINATE SYSTEM: US STATE PLANE 1983 ZONE: NORTH CAROLINA 3200 HORIZONTAL DATUM: NAD 83 (2011) VERTICAL DATUM: NAVD 88 (GEOID 12B) UNIT OF MEASURE: US SURVEY FEET			
WELL ID	NORTHING	EASTING	ELEVATION (SEE NOTE #7)
MW-1D	868264.29	1627596.00	964.25
MW-2D	868334.20	1627568.26	960.40
MW-3S	868079.94	1627642.79	964.81
MW-4S	868262.58	1627704.24	963.67
MW-5S	868219.78	1627611.14	964.39
MW-8S	867958.25	1627401.90	957.40
MW-11	868262.19	1627552.46	964.49
MW-11D	867858.87	1626980.86	935.46
MW-12S	867672.09	1627378.36	952.92
DW-1	868237.80	1627597.58	964.26

CERTIFICATE OF REVIEW OFFICER:

THIS IS TO CERTIFY THAT THIS PLAT MEETS THE RECORDINGS REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE SUBDIVISION REGULATIONS FOR WINSTON-SALEM/FORSYTH COUNTY.

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

_____
REVIEW OFFICER *DATE*

NOT SUBJECT TO:

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

FORSYTH COUNTY PLANNING COMMISSION

_____
PLANNING COMMISSION STAFF DATE

LEGEND

———	LINE SURVEYED	IRF	IRON REBAR FOUND
— — —	LINE NOT SURVEYED	CP	COMPUTED POINT
——X——	FENCE	△	DEQ DSCA MONITORING WELL
IRS	IRON REBAR SET	⊕	UST MONITORING WELL
IPF	IRON PIPE FOUND	●	SOIL BORING
AC	ACRE(S)	SF	SQUARE FEET

60' 30' 0' 60'
1" = 20'

SURVEY CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1: 10,000+, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: "CLASS A"
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
(4) DATES OF SURVEY: APRIL 19, 2018
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2012 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.999948729
(9) UNITS: US SURVEY FEET

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND AND SEAL THIS 10TH DAY OF MAY A.D., 2019.

NORTH CAROLINA PROFESSIONAL SEAL L-3920 LAND SURVEYOR THOMAS E. TEABO

SURVEYOR NC L-3920

SURVEY PLAT - EXHIBIT A TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
OWNER: COLLEGE PLAZA SHOPPING CENTER LLC
2802 UNIVERSITY PARKWAY
WINSTON-SALEM, WINSTON-SALEM TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA
CONTAMINATION SOURCE: THE FORMER XL CLEANERS, DSCA ID: DC340020
3001 UNIVERSITY PARKWAY
WINSTON-SALEM, WINSTON-SALEM TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA

FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
NS182020	05/10/19	04/19/18	BS	JT	TET	TET	1" = 60'	4 OF 7

BOHLER™ ENGINEERING NC, PLLC
4130 PARKLAKE AVENUE
SUITE 130
RALEIGH, NORTH CAROLINA 27612
919.578.9000 - 919.703.2665 FAX
www.bohlerengineering.com
NCBELS: P-1132
UPSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA/SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA ■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

Tract No. 1:

Beginning at an iron, said iron being located at the intersection of the southern right-of-way line of Bonhurst Drive (a 50-foot right of way) with the wester right-of-way line of University Parkway (formerly North Cherry Street); thence from said beginning point with the western right-of-way line of University Parkway South 27 deg. 00 min. East 435.80 feet to an iron marking the northeast corner of property conveyed to Defco Company by deed recorded in Book 1037 at Page 599, Forsyth County Registry; thence with Defco's northern line South 63 deg. 02 min. 40 sec. West 304.99 feet to a point marking the corner of a building; thence North 27 deg. 00 min. 40 sec. West 543.33 feet to an iron, said iron marking the intersection of the southern right-of-way line of Bonhurst Drive South 82 deg. 27 min. East 323.57 feet to an iron, the point and place of beginning, and being shown on a survey entitled "COLLEGE PLAZA SHOPPING CENTER" prepared by Gizinski Surveying Co. dated September, 1991.

TOGETHER with the 50-foot access easement described in Deed Book 913, Page 5, Forsyth County Registry.

Tract No. 2:

Beginning at an iron located at the northwest corner of the property conveyed to College Plaza Shopping Center as recorded in Deed Book 1361 at Page 536, Forsyth County Registry; thence from said beginning point with the northern line of said property North 63 deg. 02 min. 40 sec. East 105 feet to a point, the current northwest corner of property conveyed to Defco Company by deed recorded in Book 1037 at Page 599, Forsyth County Registry; thence with Defco's western line South 27 deg. 00 min. East 124.94 feet to an iron; thence South 63 deg. 02 min. 40 sec. West 105.0 feet to an iron; thence North 27 deg. 00 min. West 124.94 feet to an iron; the point and place of beginning, and being shown on a survey entitled "COLLEGE PLAZA SHOPPING CENTER" prepared by Gizinski Surveying Co. dated September, 1991.

Grubb Properties, Inc
0 Carriage Dr
PIN 6826-77-1737

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Grubb Properties Inc.
Recorded in Book _____, Page _____
Associated plat recorded in Plat Book _____, Page _____

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this ____ day of _____, 20____. The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 0 Carriage Dr, Winston-Salem, Forsyth County, North Carolina, Parcel Identification Number (PIN) 6826-77-1737.

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 7 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 XL Cleaners (DSCA Site DC340020) located at 3001 University Parkway, Winston-Salem, NC. **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.

FUTURE SALES, LEASES, CONVEYANCES AND TRANSFERS

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

CANCELLATION OF THE NOTICE

The Notice may, at the request of the Property Owner, be canceled by 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: _____ _____

Jim Bateson, LG
Chief, Superfund Section
Division of Waste Management

Date

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 Forsyth County
By: _____ _____
Name typed or printed: _____ Date
Deputy/Assistant Register of Deeds

EXHIBIT A

SURVEY PLAT REDUCTION

NOTES:

1. NO TITLE REPORT FURNISHED.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
6. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
7. VERTICAL DATUM SHOWN HEREON IS NAVD88.
8. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3710682600J, PANEL 6826 EFFECTIVE DATE JANUARY 2, 2009.
9. THE AREAS AND TYPE OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.
10. MONITORING WELLS SHOWN ON THE PLAT WERE LOCATED BY THE STATIC-METHOD.
11. MONITORING WELL ELEVATIONS ARE TO THE TOP OF WELL COVER.
12. SOIL BORINGS WERE PROVIDED BY HART & HICKMAN, PC IN MAPS TITLED "FIGURE 2A - SOIL BORING AND SOIL SAMPLE LOCATION MAP" DATED 3-30-2007 AND "FIGURE 1E - SOIL CONCENTRATION MAP" DATED 2-5-2018. SOIL BORINGS WERE NOT SURVEYED.

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THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE FORSYTH COUNTY REGISTER OF DEED'S OFFICE AT BOOK _____, PAGE _____.

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

GROUNDWATER IN WELLS MW-1D, MW-2D, MW-3S, MW-4S, MW-5S, MW-8S, MW-11, MW-11D, MW-12S, AND DW-1 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L .0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: BENZENE, METHYL TERT-BUTYL ETHER, NAPHTHALENE, TETRACHLOROETHYLENE, TOLUENE, TRICHLOROETHYLENE, TOTAL XYLENES, AND ISOPROPYLETHER

SOIL IN BORINGS GP-3, SB-2, SB-3, SB-4, SB-5, AND SB-10 EXCEEDED THE ASSOCIATED RESIDENTIAL RISK BASED SCREENING LEVEL (15A NCAC 2S) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE

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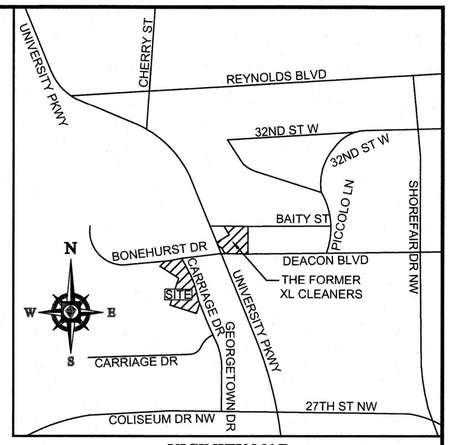
DEED BOOK: _____

PAGE: _____



VICINITY MAP
NOT TO SCALE

NC DEQ ACKNOWLEDGEMENT:

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

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

_____*(STATE)*

_____*(COUNTY)*

NOTARY STATEMENT

_____ *(STATE)*

_____ *(COUNTY)*

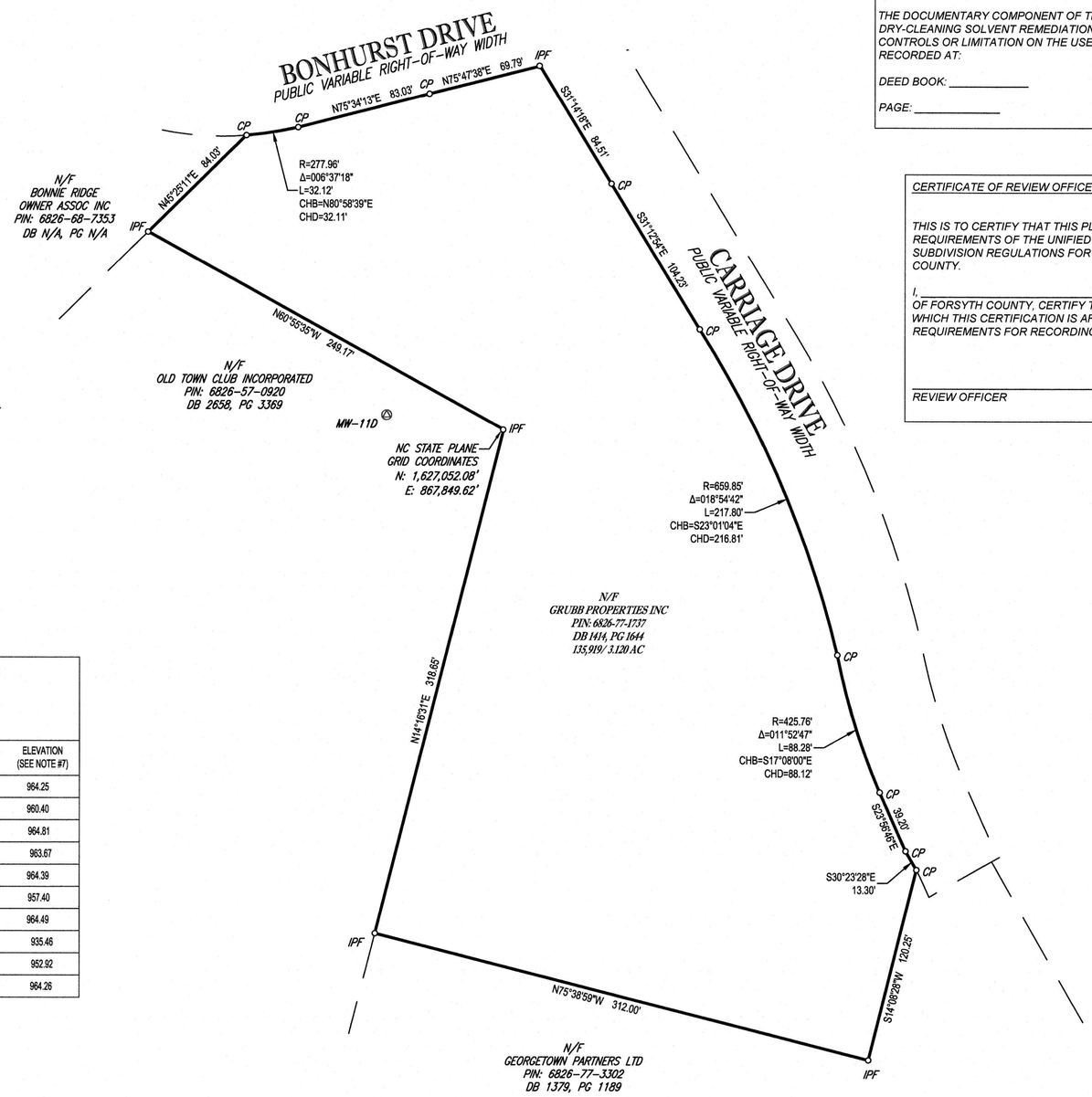
I, _____
A NOTARY PUBLIC OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT

_____
DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS THE DAY OF

_____, *2019*

_____
NOTARY PUBLIC (SIGNATURE)

MY COMMISSION EXPIRES: _____



COORDINATE SYSTEM: US STATE PLANE 1983 ZONE: NORTH CAROLINA 3200 HORIZONTAL DATUM: NAD 83 (2011) VERTICAL DATUM: NAVD 88 (GEOID 12B) UNIT OF MEASURE: US SURVEY FEET			
WELL ID	NORTHING	EASTING	ELEVATION (SEE NOTE #7)
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DW-1	868237.80	1627597.58	964.26

CERTIFICATE OF REVIEW OFFICER:

THIS IS TO CERTIFY THAT THIS PLAT MEETS THE RECORDINGS REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE SUBDIVISION REGULATIONS FOR WINSTON-SALEM/FORSYTH COUNTY.

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

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REVIEW OFFICER *DATE*

REFERENCES:

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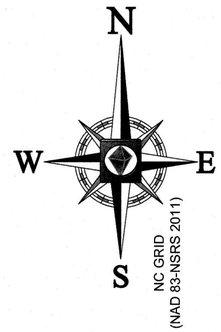
DB 2882, PG 2701



SURVEY CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1: 10,000+, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: "CLASS A"
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
(4) DATES OF SURVEY: APRIL 19, 2018
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2012 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.999948729
(9) UNITS: US SURVEY FEET

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND AND SEAL THIS 10TH DAY OF MAY A.D., 2019.

_____
SURVEYOR *NC L-3920*

NOT SUBJECT TO:

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

FORSYTH COUNTY PLANNING COMMISSION

_____
PLANNING COMMISSION STAFF DATE

LEGEND

———	LINE SURVEYED	IRF	IRON REBAR FOUND
— — —	LINE NOT SURVEYED	CP	COMPUTED POINT
——X——	FENCE	Ⓐ	DEQ DSCA MONITORING WELL
IRS	IRON REBAR SET	⊕	UST MONITORING WELL
IPF	IRON PIPE FOUND	●	SOIL BORING
AC	ACRE(S)	SF	SQUARE FEET

60' 30' 0' 60'
1" = 20'

SURVEY PLAT - EXHIBIT A TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
OWNER: GRUBB PROPERTIES INC
0 CARRIAGE DRIVE
WINSTON-SALEM, WINSTON-SALEM TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA
CONTAMINATION SOURCE: THE FORMER XL CLEANERS, DSCA ID: DC340020
3001 UNIVERSITY PARKWAY
WINSTON-SALEM, WINSTON-SALEM TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA

FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
NS182020	05/10/19	04/19/18	BS	JT	TET	TET	1" = 60'	5 OF 7

BOHLER™ ENGINEERING NC, PLLC
4130 PARKLAKE AVENUE
SUITE 130
RALEIGH, NORTH CAROLINA 27612
919.578.9000 - 919.703.2665 FAX
www.bohlerengineering.com
NCBELS: P-1132
UPSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA/SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA ■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at a stake at the intersection of the southern right of way of Bonhurst Drive with the western right of way of Carriage Drive; thence with the southern right of way of Carriage Drive, South 26 degrees 58' 32" East 282.47 feet to an iron stake in the southern right of line of Carriage Drive; thence continuing South 26 degrees 58' 32" East 216.19 feet to an iron stake found in the eastern right of way of Carriage Drive; thence South 16 degrees 44' 50" West 181.05 feet to an iron stake, corner of Georgetown Partners, Ltd.; thence with a line to Georgetown Partners, Ltd., North 73 degrees 02' 37" West 312.00 feet to an iron stake in the line of Old Town Club Golf Course; thence with a line of Old Town Club Golf Course, North 16 degrees 52' 53" East 318.65 feet to an iron stake; thence with another line to Old Town Club Golf Course, North 58 degrees 19' 13" West 249.17 feet to an iron stake in the line of Bonnie Ridge Owners Association; thence with the line of Bonnie Ridge Owners Association North 48 degrees 01'33" East 102.86 feet to an iron found on the southern right of way line of Bonhurst Drive; thence with the southern right of way line of Bonhurst Drive North 82 degrees 26' 25" East 168.91 feet to the point of beginning, and being the identical property described in deed recorded in Deed Book 891, Page 334, according to a new survey by John G. Bane, Civil Engineer, dated September 29, 1983.

The property described above is that same property conveyed to Ramsgate, Incorporated by Deed recorded in the Forsyth County Registry in Book 891, Page 334 described as follows:

BEGINNING at a point in the South line of a proposed 50-foot street running Westwardly from North Cherry Street to the 9.44 acre tract of Bonin Investment Company, said point

being South 82° 26' West 376.45 feet, more or less, from an iron stake in the West line of North Cherry Street, directly West of the intersection of the East line of North Cherry Street with 30th Street; running thence with the South line of said proposed Street South 82° 26' West 168.98 feet to an iron stake in a corner of the Bonin Investment Company tract; thence with Bonin's Southeast line South 48° 03' West 102.8 feet to a point, a corner of Old Town Golf Course; thence with a Northeast line of Old Town Golf Course South 58° 20' East 249.11 feet to an iron stake; thence with a Southeast line of Old Town Golf Course South 16° 54' West 318.74 feet to an iron stake; thence on a new line South 73° 06' East 312 feet to an iron stake and on a new line North 16° 54' East 181.26 feet to an iron stake; thence along another new line North 27° 00' West 498.51 feet to the point and place of BEGINNING, containing 2.31 acres, more or less, and being referred to as Lot B-3 on plat of Charles H. Babcock and Mary Reynolds Babcock Foundation, Inc., area West of North Cherry Street and North of Coliseum Drive", prepared by Joyce Engineering and Mapping Company and designated by them as 1-443"A".

The property hereinabove described was acquired by Grantor by instrument recorded in Book 891, Page 334

Georgetown Partners, Ltd
0 Regency Dr
PIN 6826-77-3302

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Georgetown Partners Ltd.
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 0 Regency Dr, Winston-Salem, Forsyth County, North Carolina, Parcel Identification Number (PIN) 6826-77-3302.

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 7 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 XL Cleaners (DSCA Site DC340020) located at 3001 University Parkway, Winston-Salem, NC. **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.

FUTURE SALES, LEASES, CONVEYANCES AND TRANSFERS

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

CANCELLATION OF THE NOTICE

The Notice may, at the request of the Property Owner, be canceled by 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: _____ _____

Jim Bateson, LG
Chief, Superfund Section
Division of Waste Management

Date

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 Forsyth County
By: _____ _____
Name typed or printed: _____ Date
Deputy/Assistant Register of Deeds

EXHIBIT A

SURVEY PLAT REDUCTION

NOTES:

1. NO TITLE REPORT FURNISHED.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
6. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
7. VERTICAL DATUM SHOWN HEREON IS NAVD88.
8. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3710682600J, PANEL 6826 EFFECTIVE DATE JANUARY 2, 2009.
9. THE AREAS AND TYPE OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.
10. MONITORING WELLS SHOWN ON THE PLAT WERE LOCATED BY THE STATIC-METHOD.
11. MONITORING WELL ELEVATIONS ARE TO THE TOP OF WELL COVER.
12. SOIL BORINGS WERE PROVIDED BY HART & HICKMAN, PC IN MAPS TITLED "FIGURE 2A - SOIL BORING AND SOIL SAMPLE LOCATION MAP" DATED 3-30-2007 AND "FIGURE 1E - SOIL CONCENTRATION MAP" DATED 2-5-2018. SOIL BORINGS WERE NOT SURVEYED.

CERTIFICATE OF REVIEW OFFICER:

THIS IS TO CERTIFY THAT THIS PLAT MEETS THE RECORDINGS REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE SUBDIVISION REGULATIONS FOR WINSTON-SALEM/FORSYTH COUNTY.

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

_____
REVIEW OFFICER *DATE*

NC DEQ ACKNOWLEDGEMENT:

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

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

_____*(STATE)*

_____*(COUNTY)*

NOTARY STATEMENT

_____ *(STATE)*

_____ *(COUNTY)*

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

_____
DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS THE DAY OF

_____, *2019*

_____
NOTARY PUBLIC (SIGNATURE)

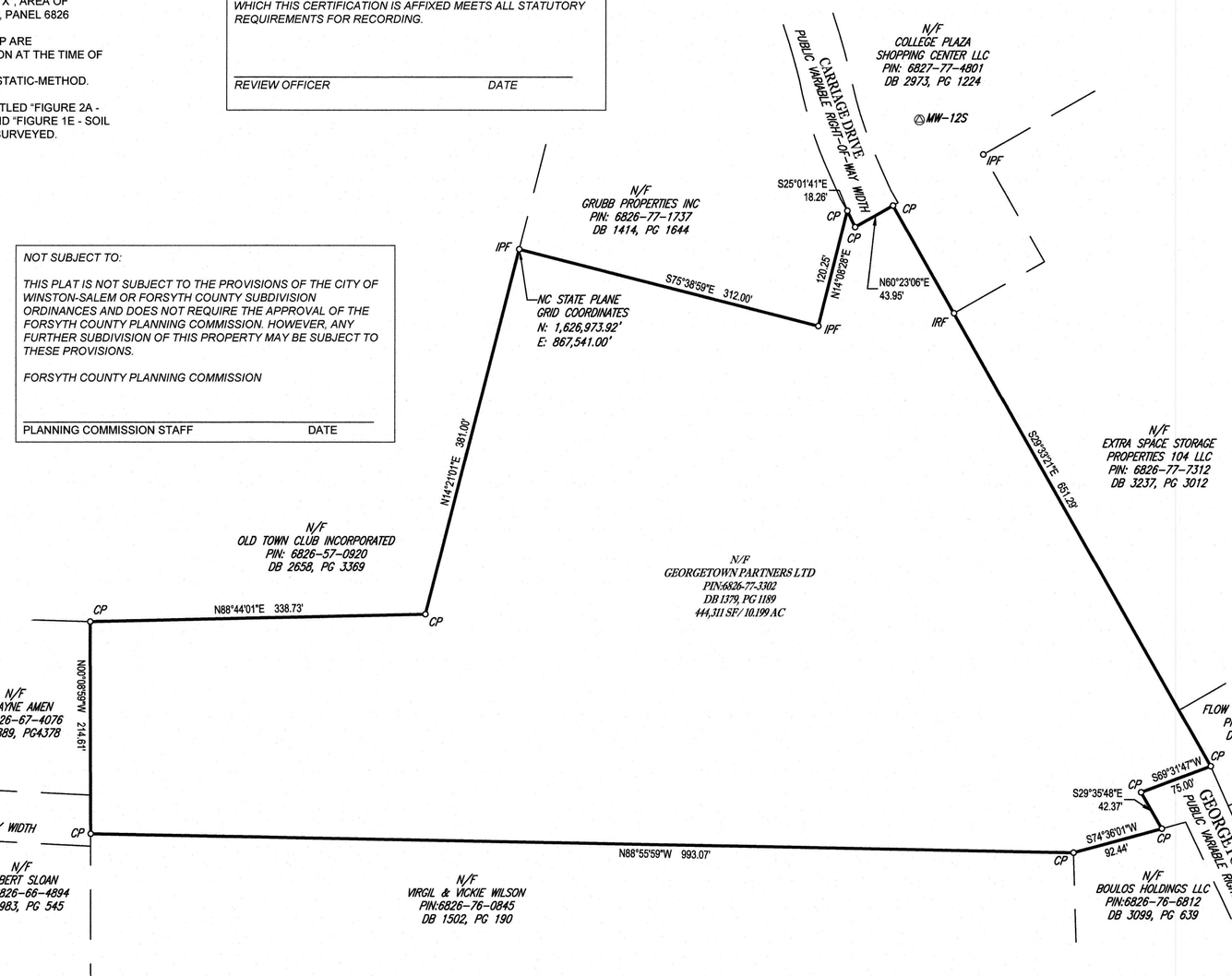
MY COMMISSION EXPIRES: _____

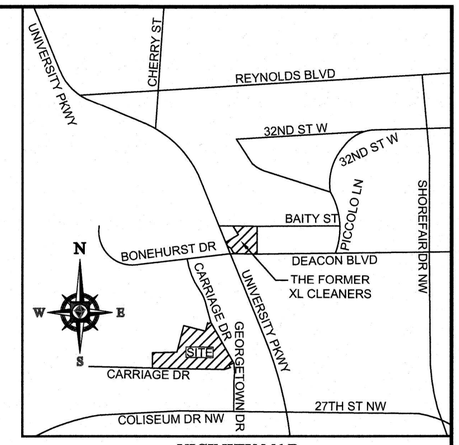
NOT SUBJECT TO:

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

FORSYTH COUNTY PLANNING COMMISSION

_____
PLANNING COMMISSION STAFF DATE

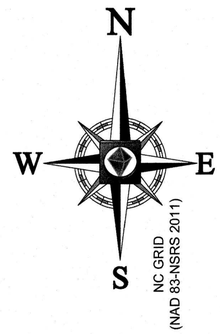




VICINITY MAP
NOT TO SCALE

REFERENCES:

DB 2973, PG 1224
DB 1414, PG 1644
DB 2882, PG 2701



SURVEY CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1: 10,000+, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: "CLASS A"
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
(4) DATES OF SURVEY: APRIL 19, 2018
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2012 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.999948729
(9) UNITS: US SURVEY FEET

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND AND SEAL THIS 10TH DAY OF MAY A.D., 2019.

_____
SURVEYOR NC L-3920

COORDINATE SYSTEM: US STATE PLANE 1983 ZONE: NORTH CAROLINA 3200 HORIZONTAL DATUM: NAD 83 (2011) VERTICAL DATUM: NAVD 88 (GEOID 12B) UNIT OF MEASURE: US SURVEY FEET			
WELL ID	NORTHING	EASTING	ELEVATION (SEE NOTE #7)
MW-1D	868264.29	1627596.00	964.25
MW-2D	868334.20	1627568.26	960.40
MW-3S	868079.94	1627642.79	964.81
MW-4S	868262.58	1627704.24	963.67
MW-5S	868219.78	1627611.14	964.39
MW-8S	867958.25	1627401.90	957.40
MW-11	868262.19	1627552.46	964.49
MW-11D	867858.87	1626980.86	935.46
MW-12S	867672.09	1627378.36	952.92
DW-1	868237.80	1627597.58	964.26

GROUNDWATER IN WELLS MW-1D, MW-2D, MW-3S, MW-4S, MW-5S, MW-8S, MW-11, MW-11D, MW-12S, AND DW-1 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L .0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: BENZENE, METHYL TERT-BUTYL ETHER, NAPHTHALENE, TETRACHLOROETHYLENE, TOLUENE, TRICHLOROETHYLENE, TOTAL XYLENES, AND ISOPROPYLETHER

SOIL IN BORINGS GP-3, SB-2, SB-3, SB-4, SB-5, AND SB-10 EXCEEDED THE ASSOCIATED RESIDENTIAL RISK BASED SCREENING LEVEL (15A NCAC 2S) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE

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

DEED BOOK: _____

PAGE: _____

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

THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE FORSYTH COUNTY REGISTER OF DEED'S OFFICE AT BOOK _____, PAGE _____.

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

LEGEND

———	LINE SURVEYED	IRF	IRON REBAR FOUND
— — —	LINE NOT SURVEYED	CP	COMPUTED POINT
——X——	FENCE	⚠	DEQ DSCA MONITORING WELL
IRS	IRON REBAR SET	⊕	UST MONITORING WELL
IPF	IRON PIPE FOUND	●	SOIL BORING
AC	ACRE(S)	SF	SQUARE FEET

60' 30' 0' 60'
1" = 20'

SURVEY PLAT - EXHIBIT A TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
OWNER: GEORGETOWN PARTNERS LTD
0 REGENCY DRIVE
WINSTON-SALEM, WINSTON-SALEM TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA
CONTAMINATION SOURCE: THE FORMER XL CLEANERS, DSCA ID: DC340020
3001 UNIVERSITY PARKWAY
WINSTON-SALEM, WINSTON-SALEM TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA

FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
NS182020	05/10/19	04/19/18	BS	JT	TET	TET	1" = 60'	7 OF 7

BOHLER ENGINEERING
4130 PARKLAKE AVENUE
SUITE 130
RALEIGH, NORTH CAROLINA 27612
919.578.9000 - 919.703.2665 FAX
www.bohlerengineering.com
NCBELS: P-1132
■ UPSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA/SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA
■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

BEGINNING at a point in the northerly right of way line of Coliseum Drive, said point being the southeasterly corner of the Kempton-Dancy tract in said right of way line; runs thence with said northerly right of way line of Coliseum Drive North 88° 55' East 50.12 feet to a point in said right of way line; runs thence North 01° 56' East 173.31 feet to a point; continuing thence with the westerly line of Bob Neill Pontiac Company tract in a northerly direction 156.15 feet to a point in the westerly line of Bob Neill Pontiac Company; continuing thence with the westerly line of Bob Neill Pontiac Company around an arc 104.13 feet to an old iron, marking the common corner between the northwesterly corner of Bob Neill Pontiac Company and the southernmost corner of the Farmers Dairy tract; runs thence South 77° 09' West 50 feet, more or less,

to a point; runs thence southwardly paralleling the arc at the northerly end of the westerly line of Bob Neill Pontiac Company to a point, 50 feet, more or less, west of the point at which the curve in said Bob Neill Pontiac Company tract terminates; runs thence South 01° 56' West 156.15 feet, more or less, to the northeasterly corner of the Kempton-Dancy tract; continuing thence with the easterly line of said Kempton-Dancy tract in a southerly direction 175 feet to the point and place of BEGINNING.

This easement shall be appurtenant to the aforesaid tract.

Said easement being the same easement granted to Ira B. Hall by deed of George M. Kaufman and Ira B. Hall of Norfolk, Virginia, a partnership trading as Kaufman and Hall, dated December 1, 1973 recorded in the aforesaid Office of the Register, on February 19, 1974 in Deed Book 1122, at page 160.

Old Town Club Incorporated
0 Old Town Club Rd
PIN 6826-57-0920

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Old Town Club Incorporated
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 0 Old Town Club Rd, Winston-Salem, Forsyth County, North Carolina, Parcel Identification Number (PIN) 6826-57-0920.

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 7 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 portion of the Property identified as Area A on **Exhibit A** is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the Former XL Cleaners (DSCA Site DC340020) located at 3001 University Parkway, Winston-Salem, NC. **A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater within Area A 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 within Area A 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.

FUTURE SALES, LEASES, CONVEYANCES AND TRANSFERS

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

CANCELLATION OF THE NOTICE

The Notice may, at the request of the Property Owner, be canceled by 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: _____ _____

Jim Bateson, LG
Chief, Superfund Section
Division of Waste Management

Date

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 Forsyth County
By: _____ _____
Name typed or printed: _____ Date
Deputy/Assistant Register of Deeds

EXHIBIT A

SURVEY PLAT REDUCTION

NOTES:

1. NO TITLE REPORT FURNISHED.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
6. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
7. VERTICAL DATUM SHOWN HEREON IS NAVD88.
8. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3710682600J, PANEL 6826 EFFECTIVE DATE JANUARY 2, 2009.
9. THE AREAS AND TYPE OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.
10. MONITORING WELLS SHOWN ON THE PLAT WERE LOCATED BY THE STATIC-METHOD.
11. MONITORING WELL ELEVATIONS ARE TO THE TOP OF WELL COVER.
12. SOIL BORINGS WERE PROVIDED BY HART & HICKMAN, PC IN MAPS TITLED "FIGURE 2A - SOIL BORING AND SOIL SAMPLE LOCATION MAP" DATED 3-30-2007 AND "FIGURE 1E - SOIL CONCENTRATION MAP" DATED 2-5-2018. SOIL BORINGS WERE NOT SURVEYED.

GROUNDWATER IN WELLS MW-1D, MW-2D, MW-3S, MW-4S, MW-5S, MW-8S, MW-11, MW-11D, MW-12S, AND DW-1 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L .0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: BENZENE, METHYL TERT-BUTYL ETHER, NAPHTHALENE, TETRACHLOROETHYLENE, TOLUENE, TRICHLOROETHYLENE, TOTAL XYLENES, AND ISOPROPYLETHER

SOIL IN BORINGS GP-3, SB-2, SB-3, SB-4, SB-5, AND SB-10 EXCEEDED THE ASSOCIATED RESIDENTIAL RISK BASED SCREENING LEVEL (15A NCAC 2S) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE

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

DEED BOOK: _____

PAGE: _____

NOT SUBJECT TO:

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

FORSYTH COUNTY PLANNING COMMISSION

_____

PLANNING COMMISSION STAFF DATE

CERTIFICATE OF REVIEW OFFICER:

THIS IS TO CERTIFY THAT THIS PLAT MEETS THE RECORDINGS REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE SUBDIVISION REGULATIONS FOR WINSTON-SALEM/FORSYTH COUNTY.

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

_____

REVIEW OFFICER *DATE*

NC DEQ ACKNOWLEDGEMENT:

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

_____

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

_____*(STATE)*

_____*(COUNTY)*

NOTARY STATEMENT

_____ *(STATE)*

_____ *(COUNTY)*

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

_____
DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS THE DAY OF

_____*, 2019*

_____
NOTARY PUBLIC (SIGNATURE)

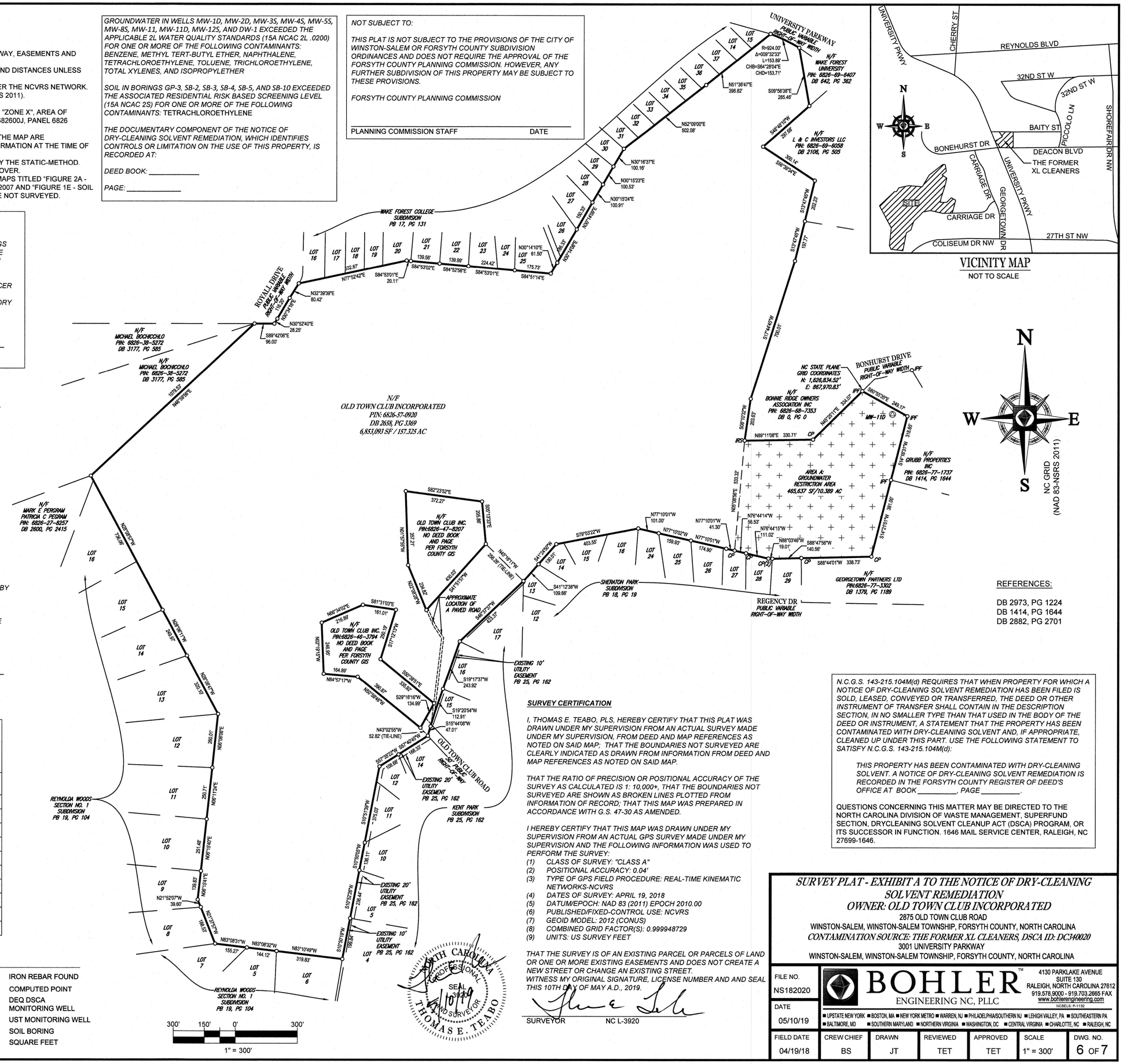
MY COMMISSION EXPIRES: _____

COORDINATE SYSTEM: US STATE PLANE 1983
ZONE: NORTH CAROLINA 3200
HORIZONTAL DATUM: NAD 83 (2011)
VERTICAL DATUM: NAVD 88 (GEOID 12B)
UNIT OF MEASURE: US SURVEY FEET

WELL ID	NORTHING	EASTING	ELEVATION (SEE NOTE #7)
MW-1D	868264.29	1627596.00	964.25
MW-2D	868334.20	1627568.26	960.40
MW-3S	868079.94	1627642.79	964.81
MW-4S	868262.58	1627704.24	963.67
MW-5S	868219.78	1627611.14	964.39
MW-8S	867958.25	1627401.90	957.40
MW-11	868262.19	1627552.46	964.49
MW-11D	867858.87	1626980.86	935.46
MW-12S	867672.09	1627378.36	952.92
DW-1	868237.80	1627597.58	964.26

LEGEND

	LINE SURVEYED	IRF	IRON REBAR FOUND
	LINE NOT SURVEYED	CP	COMPUTED POINT
	AREA A		DEQ DSCA MONITORING WELL
IRS	IRON REBAR SET		UST MONITORING WELL
IPF	IRON PIPE FOUND		SOIL BORING
AC	ACRE(S)	SF	SQUARE FEET



VICINITY MAP
NOT TO SCALE

REFERENCES:

DB 2973, PG 1224
DB 1414, PG 1644
DB 2882, PG 2701

SURVEY CERTIFICATION

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1: 10,000+, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: "CLASS A"
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
(4) DATES OF SURVEY: APRIL 19, 2018
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2012 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.999948729
(9) UNITS: US SURVEY FEET

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND AND SEAL THIS 10TH DAY OF MAY A.D., 2019.

NORTH CAROLINA PROFESSIONAL SEAL 3920 LAND SURVEYOR THOMAS E. TEABO

SURVEYOR NC L-3920

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

THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE FORSYTH COUNTY REGISTER OF DEED'S OFFICE AT BOOK _____, PAGE _____.

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

SURVEY PLAT - EXHIBIT A TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
OWNER: OLD TOWN CLUB INCORPORATED
2875 OLD TOWN CLUB ROAD
WINSTON-SALEM, WINSTON-SALEM TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA
CONTAMINATION SOURCE: THE FORMER XL CLEANERS, DSCA ID: DC340020
3001 UNIVERSITY PARKWAY
WINSTON-SALEM, WINSTON-SALEM TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA

FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
NS182020	05/10/19	04/19/18	BS	JT	TET	TET	1" = 300'	6 OF 7

BOHLER™
ENGINEERING NC, PLLC
4130 PARKLAKE AVENUE
SUITE 130
RALEIGH, NORTH CAROLINA 27612
919.578.9000 - 919.703.2665 FAX
www.bohlerengineering.com
NCBELS: P-1132
UPSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA/SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA ■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

That certain tract or parcel of land lying and being in Forsyth County, Winston Township, Winston-Salem, North Carolina, more particularly described as follows:

BEGINNING at a ½-in. rebar, which is located South 26 deg. 36 min. 41 sec. East, a grid distance of 3,901.52 ft. and a ground distance of 3,901.70 ft. from NCGS "College 2" NAD83, bearing coordinates of North 871,961.58 East 1,622,363.55; said BEGINNING point also having coordinates of North 868,473.36 East 1,624,111.18; said rebar also located in the Easterly margin of Royall Drive, and also located in the Southerly line *(now or formerly)* of Lot 110 of Tax Block 3549 *(now or formerly)*, property of Henry S. Strupe and wife, Mary Elizabeth Strupe *(now or formerly)* (see Deed Book 2337, Page 96; running from said BEGINNING point thus established with the Southerly line of said Strupe *(now or formerly)* and the Southern lines of Lots 16, 17, 18, 19 and 20 of Tax Block 3549 *(now or formerly)* North 76 deg. 56 min. 10 sec. East 539.37 ft. to an existing 6-in. plastic pipe; thence South 86 deg. 00 min. 58 sec. East 20.08 ft. to a ½-in. rebar found in the Southerly line of Lot 21 of Tax Block 3549 *(now or formerly)*; thence with said Southern line of Lots 21 and 22 of Tax Block 3549 *(now or formerly)* South 85 deg. 36 min. 27 sec. East 279.63 ft. to a ½-in. rebar found; thence with the Southerly line of Lot 23 of Tax Block 3549 *(now or formerly)* South 85 deg. 35 min. 28 sec. East 150.22 ft. to an existing 7/8-in. iron found at the Southwest corner of Lula M. Leake *(now or formerly)* (see Deed Book 1307, Page 160); thence with the Southern line of said Lula M. Leake *(now or formerly)* South 85 deg. 45 min. 20 sec. East 149.44 ft. to a 7/8-in. iron found at the Southwest corner of Lot 25 of Tax Block 3549 *(now or formerly)*; and running with the Southerly line of said Lot 25 of Tax Block 3549 *(now or formerly)* South 85 deg. 34 min. 53 sec. East 99.44 ft. to a ½-in. rebar found; thence North 28 deg. 19 min. 18 sec. East 61.15 ft. to a ½-in. rebar found; thence North 28 deg. 19 min. 57 sec. East 185.54 ft. to a ½-in. rebar found at the common corner of Lots 26 and 27 of Tax Block 3549 *(now or formerly)*; thence with the Southeast line of Lot 27 of Tax Block 3549 *(now or formerly)* North 28 deg. 14 min. 11 sec. East 150.11 ft. to a ½-in. rebar found; thence with the Southeast line of Lot 28 of Tax Block 3549 *(now or formerly)* North 28 deg. 24 min. 44 sec. East 99.64 ft. to a ¾-in. iron found; thence North 28 deg. 24 min. 20 sec. East 100.01 ft. to a 7/8-in. iron found; thence with the Easterly line of Lot 30 of Tax Block 3549 *(now or formerly)* North 27 deg. 53 min. 15 sec. East 99.80 ft. to a ½-in. rebar found; thence with the Southerly lines of Lots 31, 32, 33 and 34 of Tax Block 3549 *(now or formerly)* North 51 deg. 33 min. 22 sec. East a total of 399.64 ft. to a ½-in. rebar found; thence with the Southerly lines of Lots 35, 36 and 37 of Tax Block 3549 *(now or formerly)* and falling in with the Southerly line of Lot 104 of Tax Block 3549 *(now or formerly)* of The Trustees of Wake Forest College *(now or formerly)* (see Deed Book 642, Page 362) North 51 deg. 35 min. 58 sec. East a total of 399.68 ft. to an iron placed at the Easternmost corner of Lot 104 of Tax Block 3549 *(now or formerly)*; thence North 51 deg. 18 min. 02 sec. East 70.63 feet to an iron found; thence North 45 deg. 52 min. 58 sec. East 15.15 feet to an iron found in the Southerly right-of-way line of University Parkway; thence with the Southerly right-of-way line of University Parkway on a curve to the right with a radius of 924.93 ft. a chord bearing and distance of South 62 deg. 20 min. 29 sec. East 170.87 ft. to an iron placed in the Westernmost corner of Lot 12G of Tax Block 3436 *(now or formerly)*, property of The Trustees of Wake Forest College *(now or formerly)* (see Deed

204A of Tax Block 3436 *(now or formerly)* belonging to Old Town Club, Incorporated *(now or formerly)* (see Deed Book 1035, Page 527); thence with the Western line of said Old Town Club, Incorporated in Lot 204A of Tax Block 3436 *(now or formerly)* South 19 deg. 20 min. 04 sec. West 75.00 ft. to an iron placed within the right-of-way of Old Town Club Road *(now or formerly)* (see Plat Book 25, Page 162); thence continuing South 19 deg. 20 min. 04 sec. West 47.12 ft. to an iron found under a root, a common corner with and the Northern corner of Lot 14 of Kent Park Revised *(now or formerly)*; thence with the Northwest property line of said Lot 14 of Kent Park Revised *(now or formerly)* South 57 deg. 14 min. 51 sec. West 170.08 ft. to an iron found at a Northern corner of Lot 12 of Kent Park Revised *(now or formerly)*; thence with the Northern boundary line of said Lot 12 of Kent Park Revised *(now or formerly)* South 57 deg. 14 min. 51 sec. West 104.33 ft. to a 7/8-in. iron found; thence with the Western lines of Lots 12, 11, 10, 5 and 4 of said Kent Park Revised *(now or formerly)* the following three (3) courses and distances: (1) South 10 deg. 27 min. 19 sec. West 380.00 ft. to a ½-in. rebar found; (2) South 10 deg. 27 min. 19 sec. West 136.36 ft., crossing a 20-ft. sanitary sewer and drainage easement (see Deed Book 1037, Page 331), to a ½-in. rebar found; and (3) South 10 deg. 30 min. 19 sec. West 430.93 ft. to a 7/8-in. iron found at the Northeast corner of Lot 6 of Reynolda Woods *(now or formerly)* (see Plat Book 19, Page 104); thence with the Northern boundary lines of Lots 6, 5 and 7 of Reynolda Woods *(now or formerly)* the following three (3) courses and distances: (1) North 83 deg. 23 min. 31 sec. West 269.92 ft. to an iron found; (2) North 83 deg. 45 min. 53 sec. West 200.97 ft. to the center of a manhole cover; and (3) North 83 deg. 27 min. 28 sec. West 150.80 ft. to the center of a manhole cover, both manhole covers being in a certain 10-ft. sanitary sewer easement per the City of Winston-Salem As-Builts (Project 00 - 118); thence with the Easterly lines of Lots 8, 9, 10, 11, 12, 13, 14, 15 and 16 of said Reynolda Woods *(now or formerly)* the following nine (9) courses and distances: (1) North 22 deg. 24 min. 18 sec. West 189.63 ft. to a 1-1/4-in. iron found; (2) North 22 deg. 24 min. 18 sec. West 39.99 ft. to an iron found; (3) North 06 deg. 06 min. 38 sec. East 139.39 ft. to a sanitary sewer manhole cover; (4) North 06 deg. 02 min. 58 sec. East 249.54 ft. to the center of a sanitary sewer manhole cover, both manhole covers being in a certain 10-ft. sanitary sewer easement per the City of Winston-Salem As-Builts (Project 00 - 118); (5) North 05 deg. 54 min. 08 sec. East 252.95 ft. to an iron found (nail); (6) North 06 deg. 06 min. 10 sec. East 260.05 ft. to a 3/8-in. iron found; (7) North 27 deg. 47 min. 20 sec. West 317.00 ft. to a 7/8-in. iron found; (8) North 27 deg. 55 min 32 sec. West 249.81 ft. to a 7/8-in. iron found; and (9) North 27 deg. 18 min. 52 sec. West 736.94 ft. to a "Point on Manhole," being the Westernmost corner of the within-described property, said "Point on Manhole" being located North 57 deg. 07 min. 06 sec. East 253.52 ft. from an iron found on a Northerly corner of the property of Anne C. Forsyth *(now or formerly)* (see Deed Book 912, Page 507); thence with a Southeasterly line of the property of The Trustees of Wake Forest College *(now or formerly)* (see Deed Book 868, Page 365) North 46 deg. 10 min. 41 sec. East, crossing Silas Creek, a total of 1,074.93 ft. to a ¾-in. iron found in the Southern line of Lot 102 of Tax Block 3436 (now or formerly), a 0.062-acre triangular parcel of property of The Trustees of Wake Forest College *(now or formerly)* (see Deed Book 854, Page 379) and also shown on a plat of Wake Forest College Development *(now or formerly)* (see Plat Book 23, Page 75); thence with the Southern line of said triangular parcel North 88 deg. 15 min. 32 sec. East 94.60 ft. to an iron found, a Southeast corner of said triangular parcel; thence with the Eastern line of said triangular parcel North 32 deg. 05 min. 25 sec. East 129.76 ft. to an iron found; thence North 32 deg. 05 min. 25 sec. East 87.52 ft. to the ½-in. rebar found at the point and place of BEGINNING; the above-described tract or parcel containing 164.532 acres, more or less, as

shown on an unrecorded Boundary Survey entitled "Old Town Club, Incorporated," as Drawing No. 05103.dwg, dated January 10, 2006, and revised March 17, 2006 and being prepared by Brady Surveying Company, P.A.; 2990 Bethesda Place – Suite 601-B; Winston-Salem, NC 27103 (Telephone: 336.760.2716), and bearing the North Carolina Professional Land Surveyor Seal, Notes and Certification of W. Max Brady, Jr., North Carolina Professional Land Surveyor No. L-2578.

EXPRESSLY EXCLUDED FROM THE FOREGOING TRACT OR PARCEL OF LAND are those areas shown and designated on the aforesaid Boundary Survey as Lot B of Tax Block 3436 containing 3.344 acres, more or less, which is already owned by Old Town Club, Incorporated (see Deed Book 1003, Page 220) and shown and designated as Lot C of Tax Block 3436 containing 3.170 acres, more or less, which is already owned by Old Town Club, Incorporated (see Deed Book 722, Page 424).

THEREFORE, the net acreage conveyed by this instrument to which this legal description is attached is 158.018 acres, more or less, according to said above-described Boundary Survey.

See Gift Deed to Grantor recorded in Deed Book 722, at Page 432; and Deed recorded in Deed Book 1014, at Page 374, Forsyth County Registry.

It is the intention of Grantor to convey its complete ownership interest in any real property in connection with the aforesaid conveyances from the Mary Reynolds Babcock Foundation, Incorporated.

Appendix E

Example of Annual Certification of Land-Use Restrictions

Annual Certification of Land-Use Restrictions

Site Name: **XL Cleaners**

Site Address: 3001 University Parkway, Winston-Salem, Forsyth County

DSCA ID No: DC340020

ANNUAL CERTIFICIATION of LAND-USE RESTRICTIONS

Pursuant to land-use restriction number 5 (the land-use restrictions are included as part of this form for reference) in the Notice of Dry-Cleaning Solvent Remediation (Notice) signed by Deacon Blvd Holdings XIII LLC and recorded in Deed Book _____, Page _____ on _____ at the Forsyth County Register of Deeds Office, Deacon Blvd Holdings XIII LLC hereby certifies, as an owner of at least part of the property that is the subject of the Notice, that the Notice remains recorded at the Forsyth County Register of Deeds office and the land-use restrictions therein are being complied with.

Duly executed this _____ day of _____, 20__.

Deacon Blvd Holdings XIII LLC
By:_____
Name typed or printed:

STATE OF _____
COUNTY OF _____

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

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

_____
Name typed or printed:
Notary Public

My Commission expires: _____
[Stamp/Seal]

Appendix F

Example Documents Announcing the Public Comment Period

Public Notice

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

N.C. Department of Environment and Natural Resources
Division of Waste Management
Dry-Cleaning Solvent Cleanup Act (DSCA) Program

XL Cleaners
DSCA Site # DC340020

Pursuant to N.C.G.S. §143-215.104L, on behalf of Deacon Blvd Holdings XIII, LLC, the North Carolina Department of Environment and Natural Resources' (NCDENR'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.

XL Cleaners formerly conducted dry-cleaning operations at 3001 University Parkway, in Winston-Salem, North Carolina. The property is currently vacant. Dry-cleaning solvent contamination in soil and/or groundwater has been identified at the following parcel(s):

3001 University Parkway, in Winston-Salem; Parcel No. 6826-78-6394.00
2951 University Parkway, in Winston-Salem; Parcel No. 6826-78-7015.00
3000 University Parkway, in Winston-Salem; Parcel No. 6826-78-3210.00
2802 University Parkway, in Winston-Salem; Parcel No. 6826-77-4801.00
0 Carriage Drive, in Winston-Salem; Parcel No. 6826-77-1737.00
0 Regency Drive, in Winston-Salem; Parcel No. 6826-77-3302.00
0 Old Town Club Drive, in Winston-Salem; Parcel No. 6826-57-0920.00

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 http://portal.ncdenr.org/web/wm/DSCA/PublicNotices.

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

Comments must be in writing and submitted to NCDENR no later than _____ __, 20__. Written requests for a public meeting may be submitted to NCDENR no later than _____ __, 20__. Requests for additional information should be directed to Al Chapman at (919)707-8368. All comments and requests should be sent to:

Al Chapman, DSCA Remediation Unit
Division of Waste Management, NCDENR
1646 Mail Service Center
Raleigh, North Carolina 27699-1646

ROY COOPER
Governor
MICHAEL S. REGAN
Secretary
MICHAEL SCOTT
Director

NORTH CAROLINA
Environmental Quality

<Date>

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

Subj: Remediation of Dry-Cleaning Solvent Contamination
DSCA Site # DC340020
XL Cleaners, 3001 University Parkway, Winston-Salem

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:

Al Chapman, 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 Winston-Salem Journal, copies are being sent to owners of property within and contiguous with the area of contamination, and a copy of the Summary will be conspicuously posted at the Site during the public comment period.

If you have any questions, please feel free to contact me at (919)707-8368.

Sincerely,

Al Chapman, DSCA Project Manager
Division of Waste Management, NCDEQ

Attachments: Risk Management Plan

cc: DSCA Site #DC340020 File

ROY COOPER
Governor
MICHAEL S. REGAN
Secretary
MICHAEL SCOTT
Director

NORTH CAROLINA
Environmental Quality

<date>

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

Subj: Dry-Cleaning Solvent Contamination Associated with XL Cleaners, 3001 University Parkway, Winston-Salem, Forsyth County, NC
DSCA ID # DC340020

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 XL Cleaners at 3001 University Parkway in Winston-Salem. The property is currently vacant. A Risk Management Plan (RMP) to address the site contamination has been prepared. You are receiving this letter in accordance with the DSCA Program's statutes, which provide the community an opportunity to review and comment on the proposed RMP. Attached is a ***Summary of the Notice of Intent to Remediate a Dry-Cleaning Solvent Facility or Abandoned Site*** which provides a brief description of the proposed remedy, a web link with more details, and the dates and procedures for commenting on the proposed RMP. We ask that you review these documents. If you do not have access to the internet, we ask that you contact us to request a hard copy.

You are also receiving this letter because your property at <address of property where 2C notice will be filed> lies within an area where dry-cleaning solvents have been detected in groundwater. An evaluation of the risks concluded that the contamination poses no unacceptable risks for the current use of your property. However, because groundwater under your property is contaminated, state regulations 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 XL Cleaners DC340020 site, and see Appendix D. If the proposed remedy is approved, you will be sent a letter describing your rights to appeal the decision to file such a notice in the chain of title, and providing you the option of filing the notice yourself.

If you have questions, please contact me at Al.Chapman@ncdenr.gov or (919) 707-8368.

Sincerely,

Al Chapman, DSCA Project Manager
Division of Waste Management, NCDEQ

Attachments: Summary of the NOI

Cc: DSCA Site # DC340020 File

ROY COOPER
Governor
MICHAEL S. REGAN
Secretary
MICHAEL SCOTT
Director

NORTH CAROLINA
Environmental Quality

<date>

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

Subj: Dry-Cleaning Solvent Contamination Associated with XL Cleaners, 3001 University Parkway, Winston-Salem, Forsyth County, NC, DSCA ID # DC340020

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 XL Cleaners at 3001 University Parkway in Winston-Salem. The property is currently vacant. A remedial strategy to address the site contamination has been prepared, and in accordance with our program's statutes, the community has an opportunity to review and comment on the proposed strategy.

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

If you have questions, please contact me at Al.Chapman@ncdenr.gov or (919) 707-8368.

Sincerely,

Al Chapman, DSCA Project Manager
Division of Waste Management, NCDEQ

Attachments: Summary of the NOI

cc: DSCA Site #DC340020 File