

April 15, 2024

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Dry-cleaning Solvent Cleanup Act Program  
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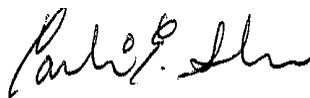
**Re: Risk Management Plan  
One Hour Martinizing  
707 North Person Street  
Raleigh, Wake County, NC  
DSCA Site ID DC920059  
H&H Job No. DS0-104I**

Dear Mike:

Hart & Hickman, PC (H&H) is pleased to provide the attached Risk Management Plan (RMP) for the One Hour Martinizing site. The source property for the One Hour Martinizing site is located at 707 North Person Street in Raleigh, North Carolina. A risk assessment conducted for the site indicates that contaminant concentrations at the site do not pose an unacceptable risk with appropriate land-use controls applied to the impacted properties. The primary purpose of this RMP is to ensure that the assumptions made in the risk assessment remain valid in the future. Based on the documentation outlined in this report, H&H recommends issuance of a No Further Action letter for the site.

H&H appreciates the opportunity to work with you on this project. Should you have any questions or need any additional information, please feel free to contact me.

Sincerely,  
*Hart & Hickman, PC*



Carlin Slusher  
Project Manager



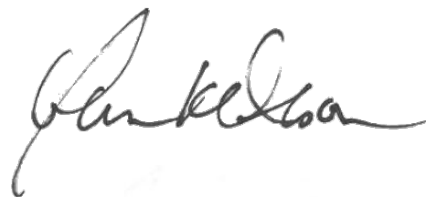
Genna Olson, PG  
Principal Geologist

Enclosure: Risk Management Plan

# Risk Management Plan

**One Hour Martinizing  
707 North Person Street  
Raleigh, Wake County, NC  
DSCA Site ID DC920059**

**H&H Project No. DS0-104I  
April 15, 2024**



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**Risk Management Plan  
One Hour Martinizing (DSCA Site ID DC920059)  
Raleigh, North Carolina  
H&H Job No. DS0-104I**

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**Risk Management Plan  
One Hour Martinizing (DSCA Site ID DC920059)  
Raleigh, North Carolina  
H&H Job No. DS0-104I**

**1.0 Introduction**

Hart & Hickman, PC (H&H) has prepared this Risk Management Plan (RMP) to address dry-cleaning solvent contamination associated with the former One Hour Martinizing site (DSCA Site ID DC920059) on behalf of the North Carolina Department of Environmental Quality (NCDEQ), Dry-cleaning Solvent Cleanup Act (DSCA) Program. The source property for the former One Hour Martinizing dry-cleaning facility is located at 707 North Person Street in Raleigh, Wake County, North Carolina, as shown on **Figure 1**. Impacts associated with the former One Hour Martinizing site (herein referred to as the “site”) are limited to the source property (where the dry-cleaning facility was located), the northern adjacent off-source property, and three additional off-source properties where groundwater impacts have been detected. The site is as follows:

- Source property – RAM3 Investments, LLC, 707 North Person Street, Parcel Identification Number (PIN) 1704823402
- Off-source property – RAM3 Investments, LLC, 709 North Person Street, PIN 1704823426
- Off-source property – EVW Investments, LLC, 711 North Person Street, PIN 1704823550
- Off-source property – William Keith Rhodes, 223 Pace Street, PIN 1704823315
- Off-source property – Tomehall, LLC, 701 North Person Street, PIN 1704823375

Maps identifying the impacted properties are included as **Figures 2** and **3**. Note that the plume associated with the One Hour Martinizing site comingles with plumes originating at several additional DSCA sites in the area, including Flint’s Laundry and Dry Cleaning (DSCA Site ID DC920046), Roy's Drive-In Cleaning (DSCA Site ID DC920057), and Reaves Spic & Span (DSCA Site ID DC920056), as well as non-DSCA contamination incidents as indicated on **Figure 4**. However, sufficient characterization has been performed to designate a reasonable estimate of the area of the comingled plume attributed to the One Hour Martinizing site, which is shown on

**Figure 5.** This RMP has been prepared to specifically and solely address the area of impacts attributed to the One Hour Martinizing site and does not address the areas of impacts attributed to other sites in the area.

Also note that assessment data collected in the area of impacts attributed to the One Hour Martinizing site suggest that unreported releases of petroleum constituents have occurred in the site area. Potential sources for the petroleum impacts include the Messer Transmission building on the source property and a former Amoco gasoline station on the adjacent property to the south. Petroleum impacts are referenced in this report where they are comingled with dry-cleaning solvent impacts; however, this RMP is not intended to address impacts associated with non-dry-cleaning solvent (e.g. petroleum) sources.

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**

Assessment activities completed at the One Hour Martinizing site indicated that tetrachloroethylene (PCE) and benzene are present in soil at concentrations above unrestricted land-use standards. PCE, benzene, ethylbenzene, naphthalene, toluene, xylenes, 1,2,4-trimethylbenzene (TMB), 1,3,5-TMB, isopropylbenzene, n-propylbenzene, and/or styrene are present in groundwater at concentrations above Title 15A NCAC 2L .0202 Groundwater Standards (2L Standards). The impacts are limited to the source property and four off-source properties.

H&H completed a risk assessment for the site in accordance with the DSCA Program's risk assessment procedures in March 2023. The results of the risk assessment indicate that there are risks that exceed target risk levels on the source property and four off-source properties. These risks will be managed using site-specific land-use conditions that have been selected as part of the risk assessment evaluation and which require an RMP. Thus, the objective of this RMP is to ensure that the site-specific land use conditions remain valid in the future.

### 3.0 Summary of Risk Assessment Report

Based on the presence of soil and groundwater impacts above unrestricted use standards, H&H completed a risk assessment to determine the risks associated with the dry-cleaning solvent impacts. This section provides a summary of the Risk Assessment Report, dated March 27, 2023, which recommended no further action status for the site with land-use controls for the affected properties.

The risk assessment consisted of evaluating exposure pathways for the following exposure units, which are shown on **Figures 6** through **12**:

- Exposure Unit #1 (EU#1) encompasses the former dry-cleaning building (PIN 1704823402) and the adjacent parcel to the north (PIN 1704823426) that includes the area of impacted soil. The south parcel is the DSCA source parcel, but both parcels are owned by the same entity (RAM3 Investments, LLC, the DSCA petitioner).
- Exposure Unit #2 (EU#2) encompasses the northern portion of two adjacent properties to the south (PINs 1704823315 and 1704823375) of the source property where groundwater impacts are assumed to be present.
- Exposure Unit #3 (EU#3) encompasses the remainder of the groundwater plume (PIN 1704823550) attributed to the release at the site.

The protection of surface water and protection of groundwater use contamination migration pathways were also evaluated during the risk assessment. The soil, groundwater, sub-slab gas, soil gas, and crawlspace data used in the risk assessment are shown on **Figures 6** through **13**. The results of the risk assessment are described below.

#### Exposure Unit #1

EU#1 encompasses the former dry-cleaning building and the adjacent parcel to the north that includes the area of impacted soil. Complete exposure pathways identified for EU#1 include indoor inhalation of contaminants through vapor intrusion and soil exposure (combined pathways including ingestion, dermal contact, and outdoor inhalation of volatile constituents of concern

[COCs] and particulates) by a current or future resident or non-residential worker. The indoor inhalation pathway was modeled for future risk using sub-slab and soil gas data which incorporate default attenuation factors intended to capture reasonable future vapor intrusion scenarios. Modeling for the current scenario was performed using crawlspace air data. The soil exposure pathway was evaluated using soil data. H&H conservatively used the maximum contaminant concentrations detected for each affected media (soil, sub-slab/soil gas, and crawlspace air) within the exposure unit for the exposure point concentrations (EPCs). The exposure pathways were modeled using the NCDEQ Risk Calculator. The results of the risk evaluation for EU#1 did not indicate exceedances of acceptable risk levels for a current or future resident or non-residential worker for the modeled exposure pathways (indoor inhalation exposure pathway through vapor intrusion and soil combined pathways).

Although no exceedances were identified for future indoor inhalation risk based on soil/sub-slab gas data, impacted soil has been detected at shallow depths (0-1 feet below ground surface [ft bgs]) in certain areas of this exposure unit, and there is concern that soil gas samples collected at deeper depths (5 ft bgs) may not be representative of worst-case future vapor intrusion. Therefore, to conservatively address potential future indoor inhalation risk associated with vapor intrusion, a land-use control is recommended for the area of EU#1 specifying that no activities that cause or create a human health risk from vapor intrusion may occur without prior approval of NCDEQ.

As referenced above, no exceedances of acceptable risk levels were identified for the combined soil exposure pathways for a current or future resident or future non-residential worker. However, because soil concentrations are present above unrestricted use standards, a land-use control is recommended for the area of impacted soil to address removal or disturbance of soil in the area where concentrations exceed unrestricted use standards. The soil disturbance restriction is required to prevent movement of contaminated soil outside the boundaries of the contamination site, which could result in a new contamination site or violate the assumptions of the risk assessment.

The proposed land-use control areas for EU#1 are located on both the source property (PIN 1704823402) and the off-source north adjacent property (PIN 1704823426), both of which are owned by the DSCA petitioner. The proposed land-use control areas are identified on **Figure 14**



as the “vapor intrusion control area” and the “soil disturbance control area”, respectively. Additional details are provided on **Figure 15** for the “soil disturbance control area.” As groundwater is contaminated within EU#1, a land-use control preventing the use of groundwater is also recommended.

### Exposure Unit #2

EU#2 encompasses the northern portion of two adjacent properties to the south (PINs 1704823315 and 1704823375) of the source property. Groundwater impacts associated with the dry-cleaning solvent release are presumed to extend slightly onto these properties based on detection of PCE in monitoring well MW-4, which is located within 5 ft to 10 ft of the respective property boundaries.

Complete exposure pathways identified for EU#2 include indoor inhalation of contaminants through vapor intrusion and soil exposure (combined pathways including ingestion, dermal contact, and outdoor inhalation of volatile COCs and particulates) by a current or future resident or non-residential worker. The indoor inhalation pathway was modeled for current and future risk using soil gas data collected along the source property boundary adjacent to EU#2. The soil exposure pathway was evaluated using soil data although the only detections were low-level concentrations of acetone and 2-butanone that may be attributable to laboratory contamination. H&H conservatively used the maximum contaminant concentrations detected for each affected media (soil and soil gas) within the exposure unit for the EPCs. The exposure pathways were modeled using the NCDEQ Risk Calculator.

The results of the risk evaluation for EU#2 did not indicate exceedances of acceptable risk levels for current or future residents or non-residential workers. Note that a soil disturbance control is not required since soil concentrations do not exceed unrestricted use standards. As groundwater is contaminated within EU#2, a land-use control preventing the use of groundwater is recommended, but no other controls in EU#2 appear warranted based on the risk assessment results.

### Exposure Unit #3

EU#3 encompasses the remainder of the groundwater plume attributed to the dry-cleaning solvent release at the site, which extends onto one additional off-source property to the north (PIN

1704823550). Complete exposure pathways identified for EU#3 include indoor inhalation of contaminants through vapor intrusion and soil exposure (combined pathways including ingestion, dermal contact, and outdoor inhalation of volatile COCs and particulates) by a current or future resident or non-residential worker. The indoor inhalation exposure pathway was modeled for current and future exposure scenarios using the maximum concentrations detected in soil gas. The soil exposure pathway was evaluated using soil data although the only detections were low-level concentrations of toluene and xylenes that are likely attributed to petroleum releases rather than the dry-cleaning solvent release incident. H&H conservatively used the maximum contaminant concentrations detected for each affected media (soil and soil gas) within the exposure unit for the EPCs. The exposure pathways were modeled using the NCDEQ Risk Calculator.

The results of the risk evaluation for EU#3 did not indicate exceedances of acceptable risk levels for current or future residents or non-residential workers. Note that a soil disturbance control is not required since soil concentrations do not exceed unrestricted use standards. As groundwater is contaminated within EU#3, a land-use control preventing the use of groundwater is recommended, but no other controls in EU#3 appear warranted based on the risk assessment results.

#### Protection of Groundwater Use – Contaminant Migration Pathway

The protection of groundwater use pathway evaluates the potential for plume migration towards a downgradient current or future water supply well. The protection of groundwater use pathway was modeled assuming a hypothetical point-of-exposure (POE) at the first property boundary located downgradient of the portion of the comingled groundwater plume attributed to the One Hour Martinizing site, as shown on **Figure 8**. The POE is located 120 feet from the groundwater source area and 170 feet from the soil source area. The shorter distance of 120 feet was conservatively used for modeling.

Modeling results for the protection of groundwater use evaluation indicated exceedances of Site-Specific Target Levels (SSTLs) for source groundwater but not source soil. For soil, the calculated SSTL for PCE was 0.057 milligrams per kilogram (mg/kg), versus the source area PCE concentration in soil of 0.04 mg/kg. Based on the soil contaminant transport modeling results, a

surface cover restriction limiting infiltration does not appear to be warranted for the protection of groundwater use pathway.

For groundwater, the more notable SSTL exceedances for source groundwater were for petroleum constituents that are not attributed to the One Hour Martinizing release incident, including benzene, naphthalene, toluene, 1,2,4-TMB, and xylenes. With regard to SSTL exceedances attributed to the dry-cleaning solvent release, the modeling predicted a PCE concentration of 0.00098 milligrams per liter (mg/L) at the POE, which only slightly exceeds the 2L Standard of 0.0007 mg/L. The calculated SSTL for PCE in groundwater was 0.0045 mg/L, versus the source area PCE concentration in groundwater of 0.0063 mg/L. The modeling is conservative and site characterization data are considered more relevant for evaluation of this pathway. Based on the site characterization data and H&H's understanding of the site conceptual model, the plume associated with the One Hour Martinizing site is not expected to extend significantly beyond the POE. In addition, known groundwater impacts are present on the properties downgradient of the POE that are attributed to the Roy's DSCA site (DSCA Site ID DC920057) and other nearby DSCA sites, and human health risk from exposure to this contamination will be actively monitored and addressed by the DSCA Program for as long as there is a viable petitioner that is complying with their assessment and remediation agreement.

Based on the results of H&H's evaluation, the protection of groundwater use pathway is not a significant concern, assuming that land use controls are implemented for the "groundwater use control area" depicted on **Figure 14**, and remaining groundwater impacts from dry-cleaning solvents outside this area are managed under other active DSCA sites.

#### Protection of Surface Water – Contaminant Migration Pathway

For the protection of surface water evaluation, the POE was determined to be Pigeon House Branch, located approximately 2,770 feet northwest of the groundwater source area. The POE location is identified on **Figure 9**. Modeling was performed using the NCDEQ Risk Calculator and EPCs were defined as the maximum soil and groundwater contaminant concentrations detected at the site.

Modeling results for the protection of surface water use evaluation indicated no exceedances of SSTLs for source groundwater or source soil. Surface water samples have been collected from Pigeon House Branch which indicated detectable PCE and trichloroethylene (TCE), but at concentrations below Title 15A NCAC 2B .0200 Surface Water Standards (2B Standards). These detections are attributed to other releases and are not associated with the One Hour Martinizing site. Site characterization data indicate that the groundwater contaminant plume extent does not reach the surface water POE, nor is the plume extent likely to reach the surface water POE in the future. Based on these data, the protection of surface water pathway is not considered a significant concern. Therefore, no additional land-use controls are recommended for this exposure pathway.

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**

### **4.1 Assessment Activities and Interim Actions**

Based on historical City Directories, a dry-cleaning facility operated in the building at 707 North Person Street from at least 1950 to 1965 under the names Capitol Cleaners, Person Street Launderette, and then One Hour Martinizing. After 1970, the building was occupied by various retail establishments and is currently occupied by Oak City Cycling Project, a bicycle retail store. H&H previously identified concentrations of PCE in groundwater downgradient of the former One Hour Martinizing facility during assessment activities at the cross-gradient Flint's Laundry and Dry-cleaning (DSCA Site ID DC920046) site. The former One Hour Martinizing dry-cleaning facility was identified on the state boiler records and is located approximately 1,600 feet northeast of the former Flint's Laundry and Dry-cleaning facility. H&H subsequently conducted an initial source investigation of the former One Hour Martinizing facility by installing three temporary monitoring wells and advancing three soil borings in June 2016. Laboratory

analytical results from the assessment indicated that PCE was detected in groundwater, suggesting that a release had occurred at the site.

The property owner petitioned for entry of the site into the DSCA Program, and the site was certified into the program in February 2017. The DSCA Program subsequently performed assessment and monitoring activities at the site between 2017 and 2021. The extent of impacted soil and groundwater associated with the dry-cleaning solvent release at the site are adequately characterized per Title 15A NCAC 02S .0504. The extent of soil impacted above Preliminary Soil Remediation Goals (PSRGs) in association with the site dry-cleaning solvent release is confined to the source property and northern adjacent property. The extent of groundwater impacted above 2L Standards in association with the site dry-cleaning solvent release is confined to the source property and four off-source properties. (As referenced in Section 2.0, note that the area of impacts is comingled with releases from other DSCA and non-DSCA release incidents, and this RMP is intended to address impacts solely attributed to the dry-cleaning solvent release at the One Hour Martinizing site.)

A survey for water supply wells in the vicinity indicated five active private water supply wells (WSW-1 through WSW-5) and two abandoned private water supply wells (WSW-6 and WSW-7) within a half mile of the site. Water supply well locations are depicted on **Figure 16**. The active private water supply wells are reportedly used for irrigation. Samples have been collected from three active water supply wells in closest proximity to the plume in the downgradient or cross-gradient directions (WSW-1 through WSW-3). PCE was detected at concentrations above the 2L Standard but below the Environmental Protection Agency (EPA) Maximum Contaminant Level (MCL) in water supply wells WSW-1 and WSW-2, and at a concentration above the 2L Standard and the EPA MCL in water supply well WSW-3. However, impacts in wells WSW-1 through WSW-3 are attributed to the portion of the comingled plume attributed to the Flint's Laundry and Dry-cleaning (DSCA Site ID DC920046) and Reaves Spic & Span (DSCA Site ID DC920056) sites. Based on the contaminant fate and transport modeling for the protection of groundwater use pathway discussed in Section 3.0, impacts associated with the One Hour Martinizing site are not considered a risk for water supply wells in the area.

As referenced above, Pigeon House Branch (North Carolina Surface Water Classification C) is located approximately 2,770 feet northwest of the plume. Based on site characterization activities and H&H's understanding of the contaminant distribution, as well as contaminant fate and transport modeling for the protection of surface water pathway discussed in Section 3.0, Pigeon House Branch does not appear to be threatened by the One Hour Martinizing release and no surface water samples were collected from Pigeon House Branch as part of the One Hour Martinizing assessment. However, surface water samples were collected as part of the City of Raleigh Vehicle Maintenance NCDEQ Inactive Hazardous Sites Branch (IHSB) site assessment. The results of the sampling indicated detections of PCE and TCE but at concentrations below 2B Standards. These detections are attributed to the City of Raleigh Vehicle Maintenance release incident (as shown on **Figure 4**) and are not associated with the One Hour Martinizing release incident.

Vapor intrusion assessment included the collection of crawlspace air, soil gas, and sub-slab gas samples. Two sub-slab gas samples, seven soil gas samples, and one crawlspace air sample have been collected in association with assessment activities conducted for the One Hour Martinizing site from August 2017 to June 2021. Calculated risk levels for each of these samples have not indicated exceedances of acceptable levels for residential or non-residential use.

Four periodic groundwater monitoring events were performed at the site from August 2017 to December 2019. The results of the sampling events confirmed that the groundwater contaminant plume associated with the dry-cleaning solvent release is stable.

H&H submitted a Risk Assessment Report for the site on March 27, 2023. 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.**

Four periodic groundwater monitoring events were performed at the site from August 2017 to December 2019. PCE and various petroleum constituents were detected above 2L Standards in groundwater at the site. However, the petroleum constituents, including benzene, ethylbenzene, naphthalene, toluene, xylenes, 1,2,4-TMB, isopropylbenzene, n-propylbenzene, and styrene, were detected primarily in MW-5, which is the upgradient delineation monitoring well on the source property. No confirmed petroleum releases have been reported upgradient of the site; however, the property adjacent to the source property to the south formerly contained a gas station. (The property is currently occupied by The Station restaurant and the restaurant website reports that the property was historically occupied by an Amoco gas station.) Therefore, petroleum constituents detected in groundwater at the site are attributed to possible petroleum releases on the adjacent property, and are not considered COCs for the dry-cleaning solvent release. Therefore, these compounds were not included in the plume stability evaluation. Based on evaluation of the data, the plume stability analysis for the dry-cleaning solvent release focused on PCE.

The plume stability evaluation included performing a Mann-Kendall statistical analysis of PCE groundwater data using the GSI Mann-Kendall Toolkit. The GSI Mann-Kendall evaluations were performed on all wells showing multiple exceedances of the 2L Standard for PCE. The results indicated a stable trend for PCE in all of the site monitoring wells evaluated. Furthermore, PCE was not detected in Roy's monitoring well MW-4, which is located downgradient of the One Hour Martinizing source area, during the groundwater monitoring events performed to date.

Based on the results of the evaluation, H&H concludes that the groundwater plume associated with the site is stable. The plume stability demonstration, including a table showing historical

groundwater analytical data and GSI Mann-Kendall evaluations, is included in **Appendix A**. The monitoring well locations are shown on **Figure 11**.

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

For the risk assessment, H&H used the maximum concentrations detected at the site as the EPC for each constituent. 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 on the source property and four 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. Remaining contamination is expected to naturally attenuate over time. The appropriate remedial action is to implement land-use controls on the source property and four off-source properties where contamination is present.

## **5.0 Data Collected During RMP Implementation**

No further sampling or other data collection activities are proposed for the site, as long as the assumptions detailed in the 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 site was based on the following land-use controls:

- No activities that encounter, expose, remove or use groundwater will occur in the area identified as “groundwater use control area” on **Figure 14**. This area encompasses the source property and four off-source properties.
- No activities that disturb or remove soil will occur without prior approval of NCDEQ in a portion of the source property and a portion of one off-source property identified as “soil disturbance control area” on **Figures 14** and **15**.
- No activities that cause or create a human health risk from vapor intrusion will occur without prior approval of NCDEQ in the area of the source property and one off-source property identified as “vapor intrusion control area” on **Figure 14**.

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 four impacted off-source properties to comply with the land-use control requirement. The NDCSRs for the source property and the north adjacent off-source property, both of which are owned by the DSCA petitioner, contain land-use restrictions (LURs). The NDCSRs for the three-remaining off-source properties contain a notice referencing state regulations pertaining to groundwater use. The NDCSR for the source property is included in **Appendix C**, the NDCSR for the off-source property also owned by the DSCA petitioner is included in **Appendix D**, and the NDCSR for each of the three-remaining off-source properties are included in **Appendix E**. Refer to the NDCSRs for the specific language to be incorporated to address each of the risk assessment assumptions. A survey plat showing the locations and types of dry-cleaning solvent impacts on the site is included as an exhibit to each NDCSR. The locations of dry-cleaning solvent impacts are where contaminants have been detected or are reasonably presumed to be present at concentrations above unrestricted use standards.

## 7.0 Long-Term Stewardship Plan

The NDCSRs for the source property and the adjacent property to the north contain a clause which requires that the owner of the property submit a notarized “Annual Certification of Land-Use Restrictions” to NCDEQ on an annual basis certifying that the NDCSR remains recorded with the Register of Deeds and that LURs are being complied with. An example of such a notice is included in **Appendix F**.

## 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. Following that 30-day period, the owners of off-source properties not owned by the DSCA petitioner where dry-cleaning solvent contamination has been detected in groundwater will be notified that a notice will be placed in their chain of title indicating that state regulations prohibit the installation of a water supply well on their property, pursuant to N.C. Gen. Stat. 143-215.104I(b1) and N.C. Gen. Stat. 215.104M. These property owners will have 60 days to appeal this notice, pursuant to N.C. Gen. Stat. 143-215.104S. **Appendix G** 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 30-day public comment period, 60-day appeal period, and final approval of the RMP, the NDCSRs will be filed with the Wake 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 Wake 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 owners of the properties where LURs are proposed as part of the NDCSR requirements.

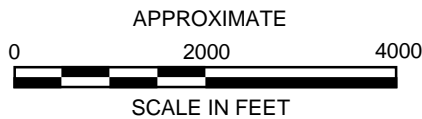
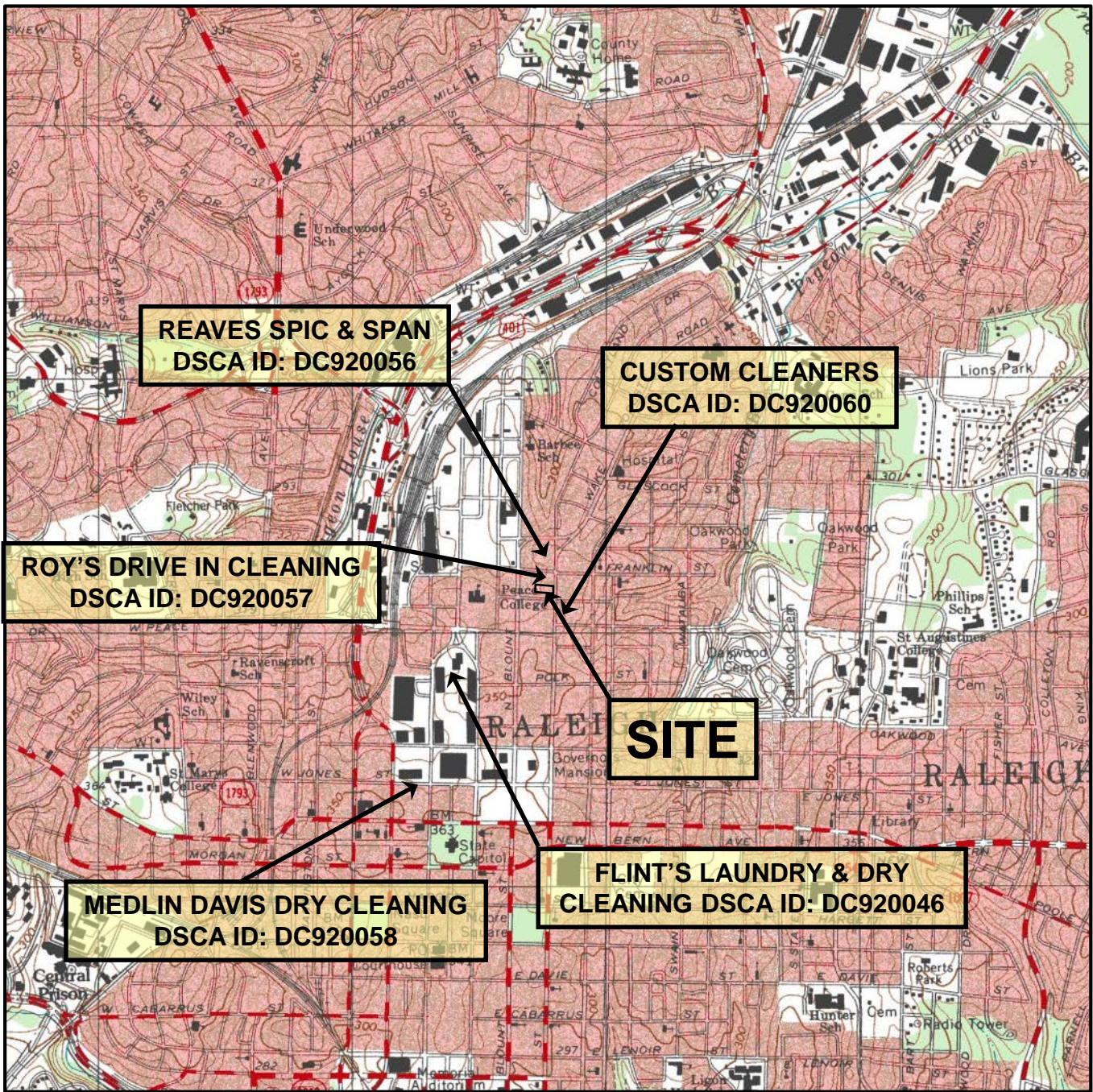
### **10.0 Contingency Plan if RMP Fails**

As discussed above, unless the DSCA Program is notified of a change in land-use conditions at the subject site, per the notification requirements detailed in this plan, the RMP will remain in effect until the RMP has met its objectives and is considered a success. Pursuant to N.C.G.S. 143-215.104K, if any of the LURs set out in the NDCSRs are violated, the owner of the 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 former One Hour Martinizing site on behalf of the DSCA Program. The results of the risk assessment completed for the site indicate that contaminant concentrations do not pose an unacceptable risk with appropriate land-use controls applied to the impacted properties. The groundwater contaminant plume associated with the site appears to be stable. 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



U.S.G.S. QUADRANGLE MAP

**RALEIGH WEST, NORTH CAROLINA (2002)**

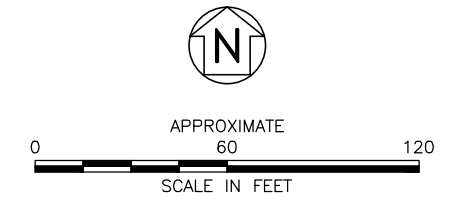
QUADRANGLE  
7.5 MINUTE SERIES (TOPOGRAPHIC)

TITLE	<b>SITE LOCATION MAP</b>	
PROJECT	<b>ONE HOUR MARTINIZING</b> <b>DSCA SITE ID DC920059</b> 707 NORTH PERSON STREET RALEIGH, WAKE COUNTY, NC	
	 SMARTER ENVIRONMENTAL SOLUTIONS	3921 Sunset Ridge Road, Ste. 301 Raleigh, North Carolina 27607 919-847-4241 (p) 919-847-4261 (f) License # C-1269 / #C-245 Geology
DATE:	6-21-19	REVISION NO: 0
JOB NO:	DS0-104	FIGURE 1

S:\AAA-Master Projects\DC920059 - DS0\DS0-104 - One Hr. Martinizing\Reports\2023-11 Risk Management Plan\Figures\DC920046\_20231103.dwg, FIG. 2, 4/15/2024 2:15:00 PM, shaynes



- LEGEND**
- SOURCE PROPERTY
  - ADDITIONAL PROPERTIES IMPACTED BY DC920059 SITE
  - PARCEL BOUNDARY
  - FORMER ONE HOUR MARTINIZING TENANT SPACE
  - TYPE II MONITORING WELL
  - TEMPORARY MONITORING WELL
  - MW-1 REAVES SPIC & SPAN WELL
  - MW-1 ROY'S DRIVE-IN CLEANING WELL
  - MW-1 ONE HOUR MARTINIZING (OHM) WELL
  - MW-1 CUSTOM CLEANERS WELL

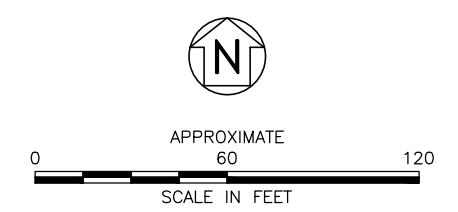


<b>SITE LAYOUT MAP</b>	
<b>PROJECT</b> <b>ONE HOUR MARTINIZING</b> <b>DSCA SITE ID: DC920059</b> <b>707 NORTH PERSON STREET</b> <b>RALEIGH, WAKE COUNTY</b>	
 <small>SMARTER ENVIRONMENTAL SOLUTIONS</small>	3921 Sunset Ridge Road, Suite 301 Raleigh, North Carolina 27607 919-847-4241 (p) 919-847-4261 (f) License # C-1269 / #C-245 Geology
DATE: 11-3-23	REVISION NO. 0
JOB NO. DS0-104	FIGURE NO. 2

S:\AAA-Master Projects\DC920059 - One Hour Martinizing\Reports\2023-11 Risk Management Plan\Figures\DC920046\_20231103.dwg, FIG. 3, 4/15/2024 2:16:37 PM, shaynes

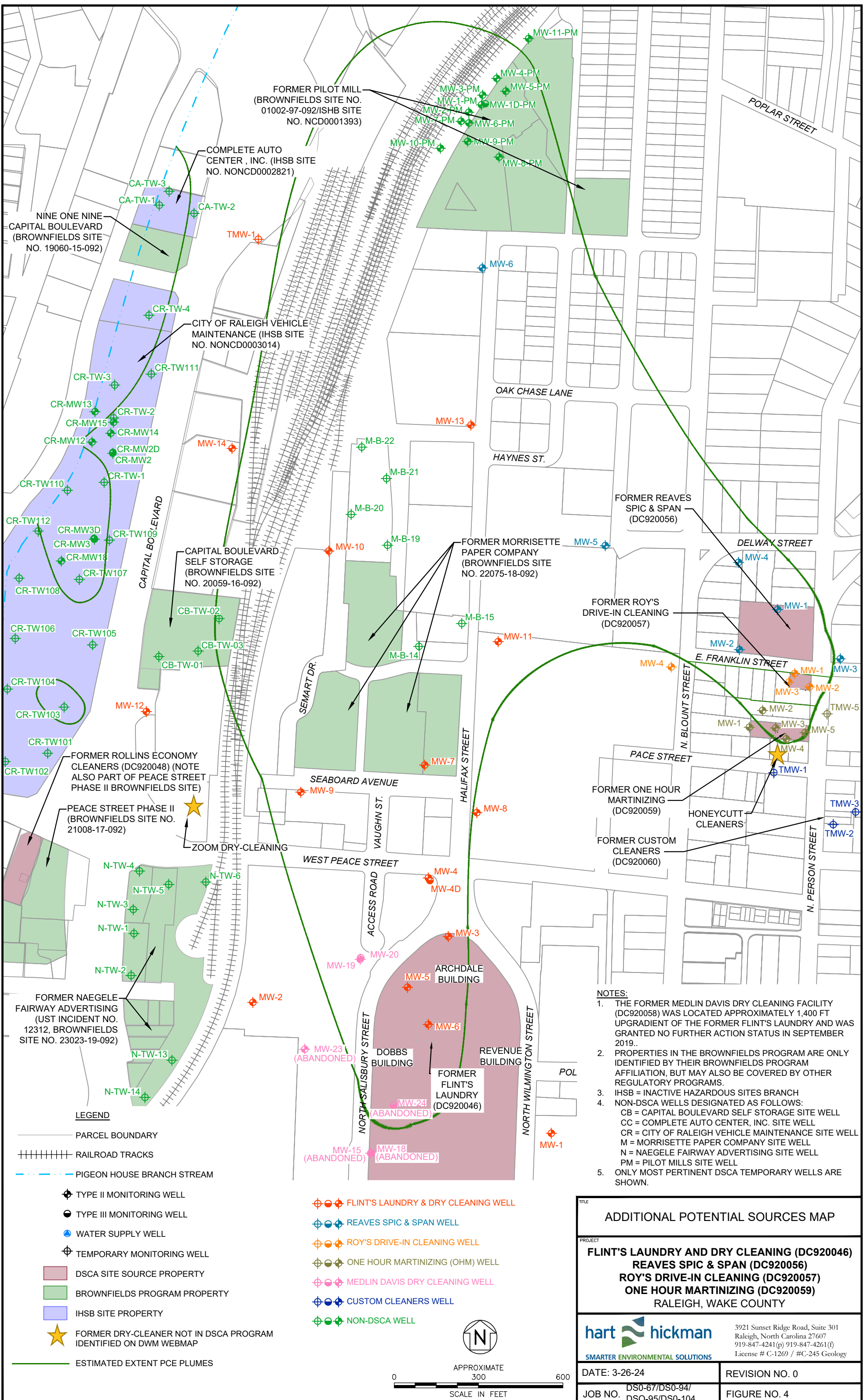


- LEGEND**
- SOURCE PROPERTY
  - ADDITIONAL PROPERTIES IMPACTED BY DC920059 SITE
  - PARCEL BOUNDARY
  - TYPE II MONITORING WELL
  - TEMPORARY MONITORING WELL
  - MW-1  REAVES SPIC & SPAN WELL
  - MW-1  ROY'S DRIVE-IN CLEANING WELL
  - MW-1  ONE HOUR MARTINIZING (OHM) WELL
  - MW-1  CUSTOM CLEANERS WELL



TITLE	SITE MAP
PROJECT	<b>ONE HOUR MARTINIZING DSCA SITE ID: DC920059 707 NORTH PERSON STREET RALEIGH, WAKE COUNTY</b>
	3921 Sunset Ridge Road, Suite 301 Raleigh, North Carolina 27607 919-847-4241(p) 919-847-4261(f) License # C-1269 / #C-245 Geology
DATE: 11-3-23	REVISION NO. 0
JOB NO. DS0-104	FIGURE NO. 3

S:\AA-Master Projects\DCSA - DSO\DS0-104 One Hr Martinizing\Reports\2023-11 Risk Management Plan\Figures\DC920046\_FLINT\_20240326.dwg, FIG. 4, 3/26/2024, 10:21:23 AM, shaynes

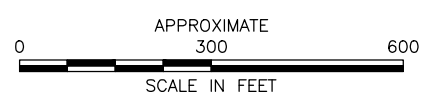


- NOTES:**
1. THE FORMER MEDLIN DAVIS DRY CLEANING FACILITY (DC920058) WAS LOCATED APPROXIMATELY 1,400 FT UPGRADIENT OF THE FORMER FLINT'S LAUNDRY AND WAS GRANTED NO FURTHER ACTION STATUS IN SEPTEMBER 2019.
  2. PROPERTIES IN THE BROWNFIELDS PROGRAM ARE ONLY IDENTIFIED BY THEIR BROWNFIELDS PROGRAM AFFILIATION, BUT MAY ALSO BE COVERED BY OTHER REGULATORY PROGRAMS.
  3. IHSB = INACTIVE HAZARDOUS SITES BRANCH
  4. NON-DSCA WELLS DESIGNATED AS FOLLOWS:  
 CB = CAPITAL BOULEVARD SELF STORAGE SITE WELL  
 CC = COMPLETE AUTO CENTER, INC. SITE WELL  
 CR = CITY OF RALEIGH VEHICLE MAINTENANCE SITE WELL  
 M = MORRISSETTE PAPER COMPANY SITE WELL  
 N = NAEGELE FAIRWAY ADVERTISING SITE WELL  
 PM = PILOT MILLS SITE WELL
  5. ONLY MOST PERTINENT DSCA TEMPORARY WELLS ARE SHOWN.

**LEGEND**

- PARCEL BOUNDARY
- ++++ RAILROAD TRACKS
- PIGEON HOUSE BRANCH STREAM
- ⊕ TYPE II MONITORING WELL
- ⊙ TYPE III MONITORING WELL
- WATER SUPPLY WELL
- ⊕ TEMPORARY MONITORING WELL
- DSCA SITE SOURCE PROPERTY
- BROWNFIELDS PROGRAM PROPERTY
- IHSB SITE PROPERTY
- ★ FORMER DRY-CLEANER NOT IN DSCA PROGRAM IDENTIFIED ON DWM WEBMAP
- ESTIMATED EXTENT PCE PLUMES

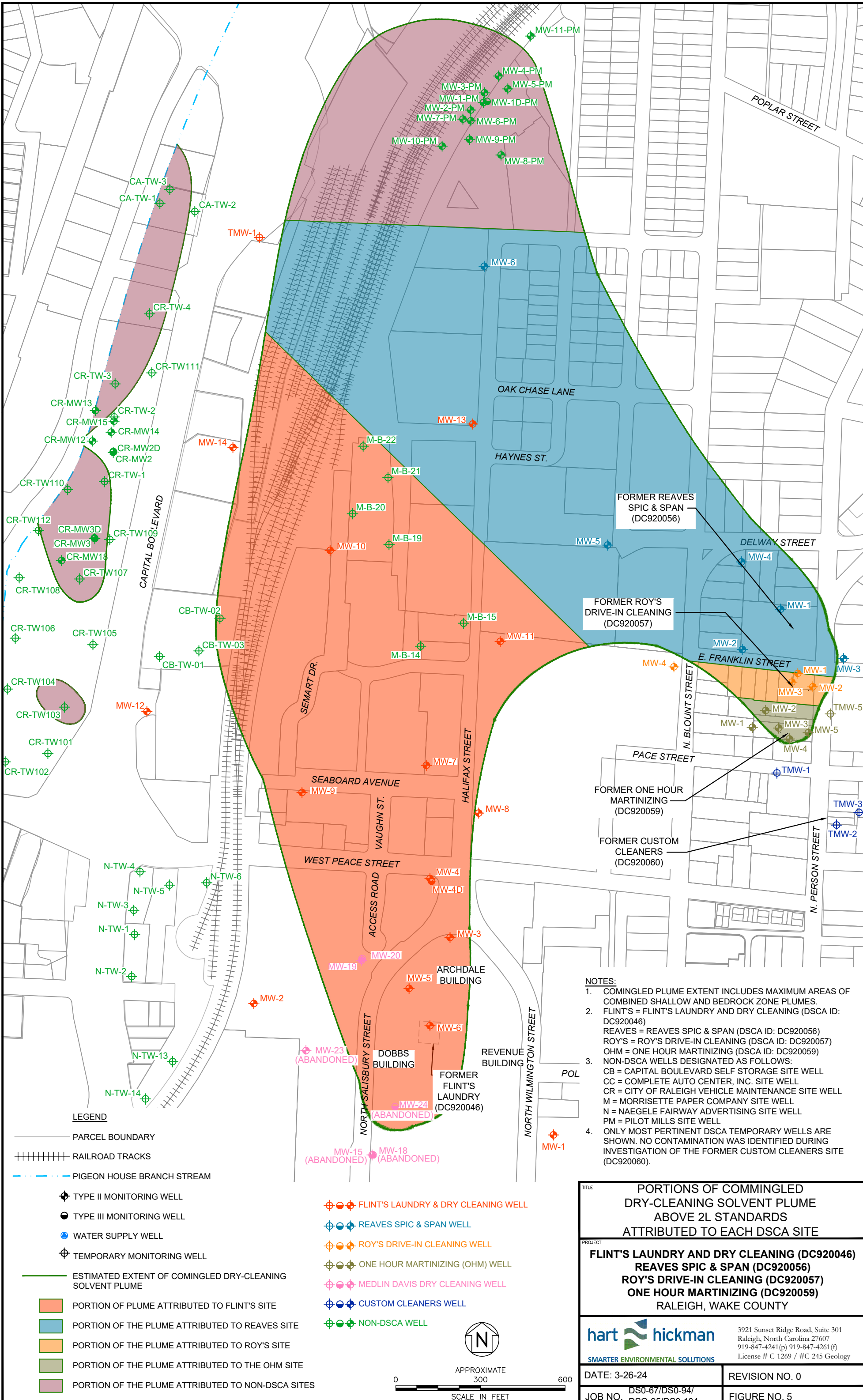
- ⊕ FLINT'S LAUNDRY & DRY CLEANING WELL
- ⊕ REAVES SPIC & SPAN WELL
- ⊕ ROY'S DRIVE-IN CLEANING WELL
- ⊕ ONE HOUR MARTINIZING (OHM) WELL
- ⊕ MEDLIN DAVIS DRY CLEANING WELL
- ⊕ CUSTOM CLEANERS WELL
- ⊕ NON-DSCA WELL



TITLE	
<b>ADDITIONAL POTENTIAL SOURCES MAP</b>	
PROJECT	
<b>FLINT'S LAUNDRY AND DRY CLEANING (DC920046)</b> <b>REAVES SPIC &amp; SPAN (DC920056)</b> <b>ROY'S DRIVE-IN CLEANING (DC920057)</b> <b>ONE HOUR MARTINIZING (DC920059)</b> <b>RALEIGH, WAKE COUNTY</b>	
<small>3921 Sunset Ridge Road, Suite 301          Raleigh, North Carolina 27607          919-847-4241 (p) 919-847-4261 (f)          License # C-1269 / #C-245 Geology</small>	
DATE: 3-26-24	REVISION NO. 0
JOB NO. DSO-67/DSO-94/ DSO-95/DSO-104	FIGURE NO. 4



S:\AA-Master Projects\DC920046 - DS0\DS0-104 One Hr Martinizing\Reports\2023-11 Risk Management Plan\Figures\DC920046\_FLINT\_20240326.dwg, FIG. 5, 3/26/2024, 10:25:46 AM, shaynes



**LEGEND**

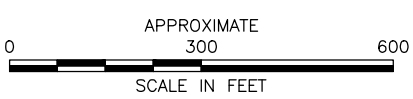
- PARCEL BOUNDARY
- ++++ RAILROAD TRACKS
- - - PIGEON HOUSE BRANCH STREAM
- ⊕ TYPE II MONITORING WELL
- ⊙ TYPE III MONITORING WELL
- WATER SUPPLY WELL
- ⊕ TEMPORARY MONITORING WELL
- ESTIMATED EXTENT OF COMINGLED DRY-CLEANING SOLVENT PLUME
- PORTION OF PLUME ATTRIBUTED TO FLINT'S SITE
- PORTION OF THE PLUME ATTRIBUTED TO REAVES SITE
- PORTION OF THE PLUME ATTRIBUTED TO ROY'S SITE
- PORTION OF THE PLUME ATTRIBUTED TO THE OHM SITE
- PORTION OF THE PLUME ATTRIBUTED TO NON-DSCA SITES

- ⊕ FLINT'S LAUNDRY & DRY CLEANING WELL
- ⊕ REAVES SPIC & SPAN WELL
- ⊕ ROY'S DRIVE-IN CLEANING WELL
- ⊕ ONE HOUR MARTINIZING (OHM) WELL
- ⊕ MEDLIN DAVIS DRY CLEANING WELL
- ⊕ CUSTOM CLEANERS WELL
- ⊕ NON-DSCA WELL

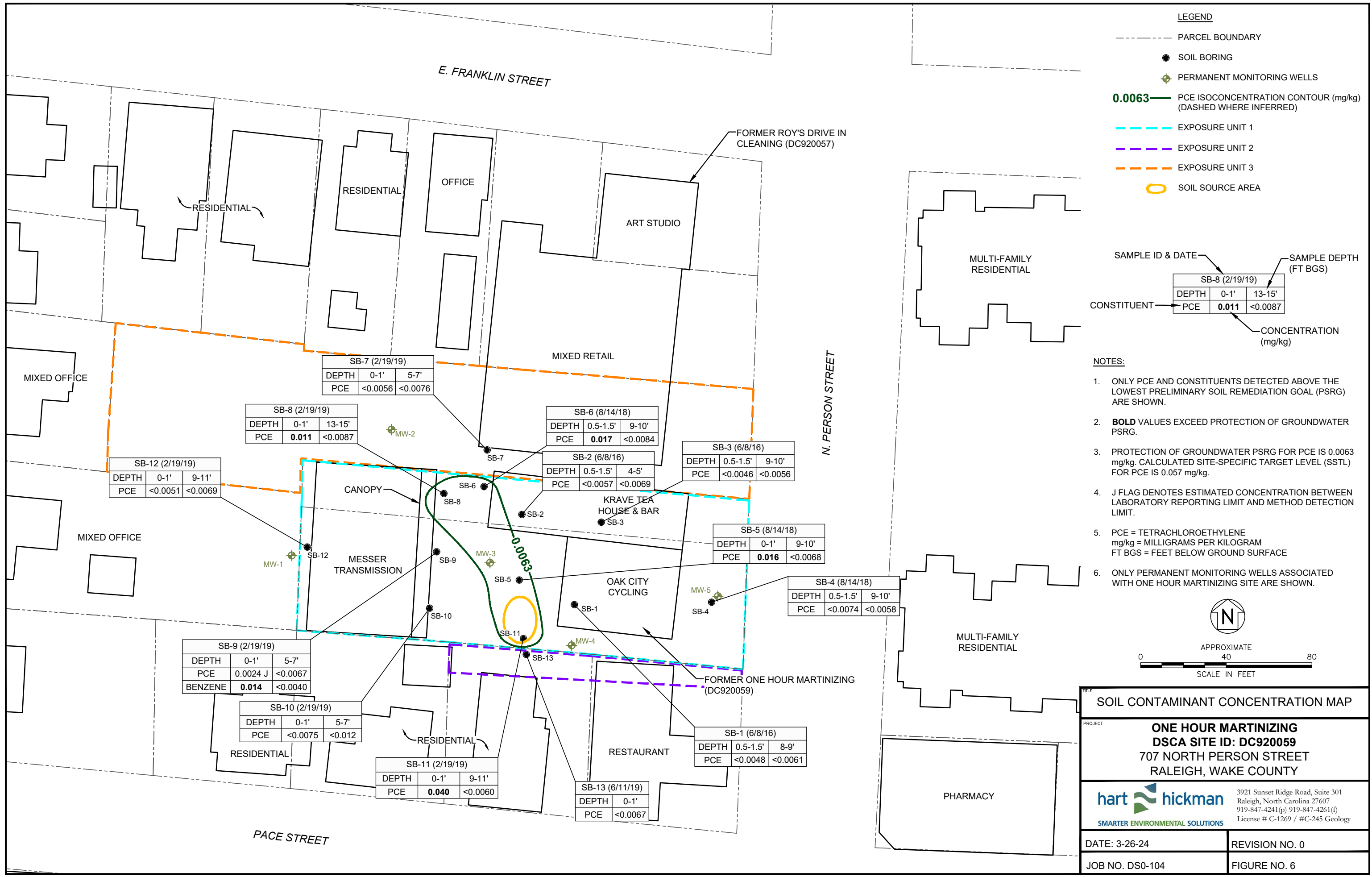
**NOTES:**

1. COMINGLED PLUME EXTENT INCLUDES MAXIMUM AREAS OF COMBINED SHALLOW AND BEDROCK ZONE PLUMES.
2. FLINT'S = FLINT'S LAUNDRY AND DRY CLEANING (DSCA ID: DC920046)  
 REAVES = REAVES SPIC & SPAN (DSCA ID: DC920056)  
 ROY'S = ROY'S DRIVE-IN CLEANING (DSCA ID: DC920057)  
 OHM = ONE HOUR MARTINIZING (DSCA ID: DC920059)
3. NON-DSCA WELLS DESIGNATED AS FOLLOWS:  
 CB = CAPITAL BOULEVARD SELF STORAGE SITE WELL  
 CC = COMPLETE AUTO CENTER, INC. SITE WELL  
 CR = CITY OF RALEIGH VEHICLE MAINTENANCE SITE WELL  
 M = MORRISSETTE PAPER COMPANY SITE WELL  
 N = NAEGELE FAIRWAY ADVERTISING SITE WELL  
 PM = PILOT MILLS SITE WELL
4. ONLY MOST PERTINENT DSCA TEMPORARY WELLS ARE SHOWN. NO CONTAMINATION WAS IDENTIFIED DURING INVESTIGATION OF THE FORMER CUSTOM CLEANERS SITE (DC920060).

<b>PORTIONS OF COMINGLED DRY-CLEANING SOLVENT PLUME ABOVE 2L STANDARDS ATTRIBUTED TO EACH DSCA SITE</b>	
<b>FLINT'S LAUNDRY AND DRY CLEANING (DC920046)</b> <b>REAVES SPIC &amp; SPAN (DC920056)</b> <b>ROY'S DRIVE-IN CLEANING (DC920057)</b> <b>ONE HOUR MARTINIZING (DC920059)</b> <b>RALEIGH, WAKE COUNTY</b>	
<span style="font-size: small; vertical-align: middle;">3921 Sunset Ridge Road, Suite 301 Raleigh, North Carolina 27607 919-847-4241 (p) 919-847-4261 (f) License # C-1269 / #C-245 Geology</span>	
DATE: 3-26-24	REVISION NO. 0
JOB NO. DS0-67/DS0-94/ DS0-95/DS0-104	FIGURE NO. 5



S:\AAA-Master Projects\DC920059 - DSO\DS0-104 One Hr. Martinizing\Reports\2023-11 Risk Management Plan\Figures\DC920059\_20240326\_ATT.dwg, FIG. 6, 4/8/2024 4:35:03 PM, shaynes



**LEGEND**

- PARCEL BOUNDARY
- SOIL BORING
- ⊕ PERMANENT MONITORING WELLS
- 0.0063** PCE ISOCONCENTRATION CONTOUR (mg/kg)  
(DASHED WHERE INFERRED)
- EXPOSURE UNIT 1
- EXPOSURE UNIT 2
- EXPOSURE UNIT 3
- SOIL SOURCE AREA

SAMPLE ID & DATE: SB-8 (2/19/19)

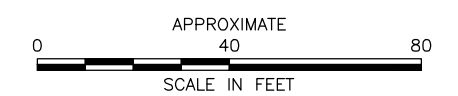
SAMPLE DEPTH (FT BGS): 0-1', 13-15'

DEPTH	0-1'	13-15'
CONSTITUENT	PCE	0.011 <0.0087

CONCENTRATION (mg/kg)

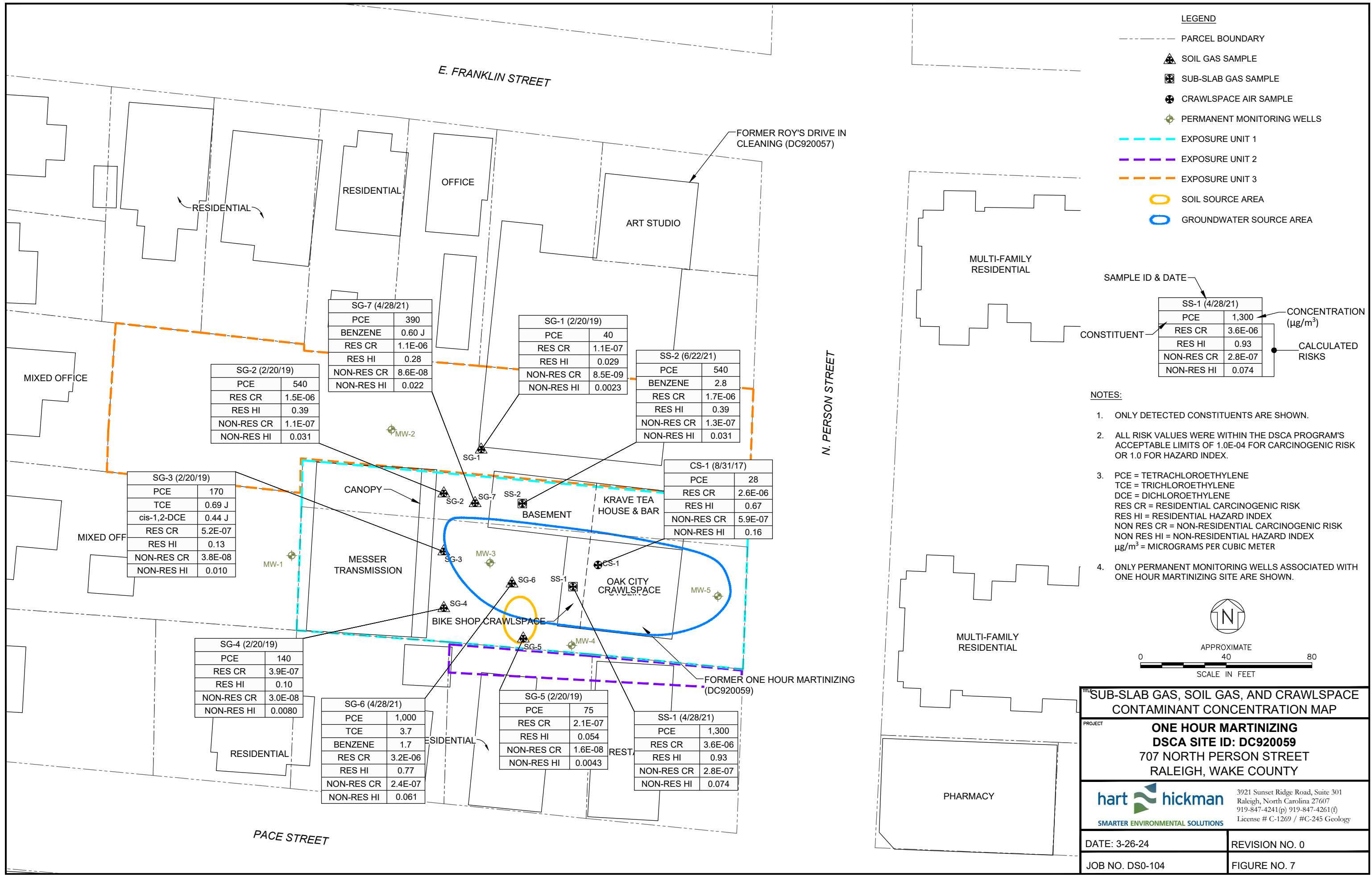
**NOTES:**

1. ONLY PCE AND CONSTITUENTS DETECTED ABOVE THE LOWEST PRELIMINARY SOIL REMEDIATION GOAL (PSRG) ARE SHOWN.
2. **BOLD** VALUES EXCEED PROTECTION OF GROUNDWATER PSRG.
3. PROTECTION OF GROUNDWATER PSRG FOR PCE IS 0.0063 mg/kg. CALCULATED SITE-SPECIFIC TARGET LEVEL (SSTL) FOR PCE IS 0.057 mg/kg.
4. J FLAG DENOTES ESTIMATED CONCENTRATION BETWEEN LABORATORY REPORTING LIMIT AND METHOD DETECTION LIMIT.
5. PCE = TETRACHLOROETHYLENE  
mg/kg = MILLIGRAMS PER KILOGRAM  
FT BGS = FEET BELOW GROUND SURFACE
6. ONLY PERMANENT MONITORING WELLS ASSOCIATED WITH ONE HOUR MARTINIZING SITE ARE SHOWN.

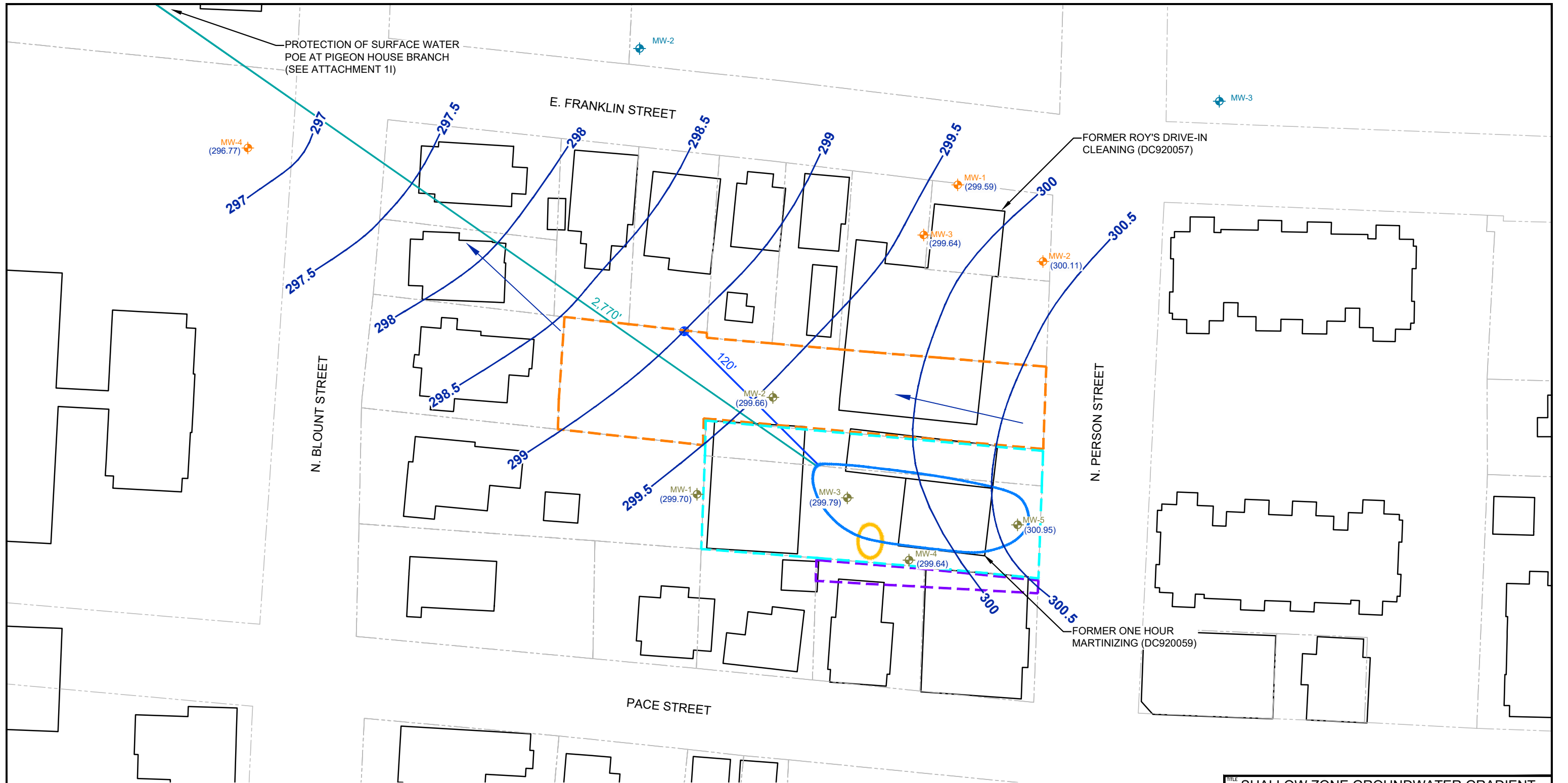


<b>SOIL CONTAMINANT CONCENTRATION MAP</b>	
<b>PROJECT</b>	
<b>ONE HOUR MARTINIZING</b> <b>DSCA SITE ID: DC920059</b> 707 NORTH PERSON STREET RALEIGH, WAKE COUNTY	
 <small>SMARTER ENVIRONMENTAL SOLUTIONS</small>	<small>3921 Sunset Ridge Road, Suite 301          Raleigh, North Carolina 27607          919-847-4241(p) 919-847-4261(f)          License # C-1269 / #C-245 Geology</small>
DATE: 3-26-24	REVISION NO. 0
JOB NO. DS0-104	FIGURE NO. 6

S:\AAA-Master Projects\DS0-104 One Hr. Martinizing\Reports\2023-11 Risk Management Plan\Figures\DC920059\_20240326\_ATT.dwg, FIG. 7, 4/8/2024 4:35:52 PM, shaynes



S:\AAA-Master Projects\DS0-104 One Hr Martinizing\Reports\2023-11 Risk Management Plan\Figures\DC920046\_20240326\_Roys.dwg, FIG 8, 3/26/2024 8:29:23 AM, shaynes

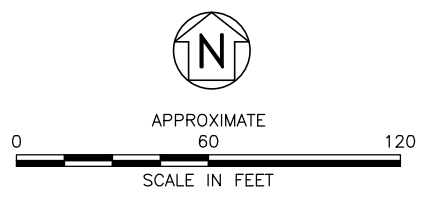



**LEGEND**

- PARCEL BOUNDARY
- ⊕ TYPE II MONITORING WELL
- ⊕ TEMPORARY MONITORING WELL
- (299.66) GROUNDWATER ELEVATION (FT)
- 299 GROUNDWATER ELEVATION CONTOUR (FT)
- INFERRED GROUNDWATER FLOW DIRECTION
- MW-1 ⊕ REAVES SPIC & SPAN WELL
- MW-1 ⊕ ROY'S DRIVE-IN CLEANING WELL
- MW-1 ⊕ ONE HOUR MARTINIZING (OHM) WELL
- MW-1 ⊕ CUSTOM CLEANERS WELL
- EXPOSURE UNIT 1
- EXPOSURE UNIT 2
- EXPOSURE UNIT 3
- ⊕ PROTECTION OF SURFACE WATER POE
- ⊕ PROTECTION OF GROUNDWATER POE
- GROUNDWATER SOURCE AREA
- SOIL SOURCE AREA

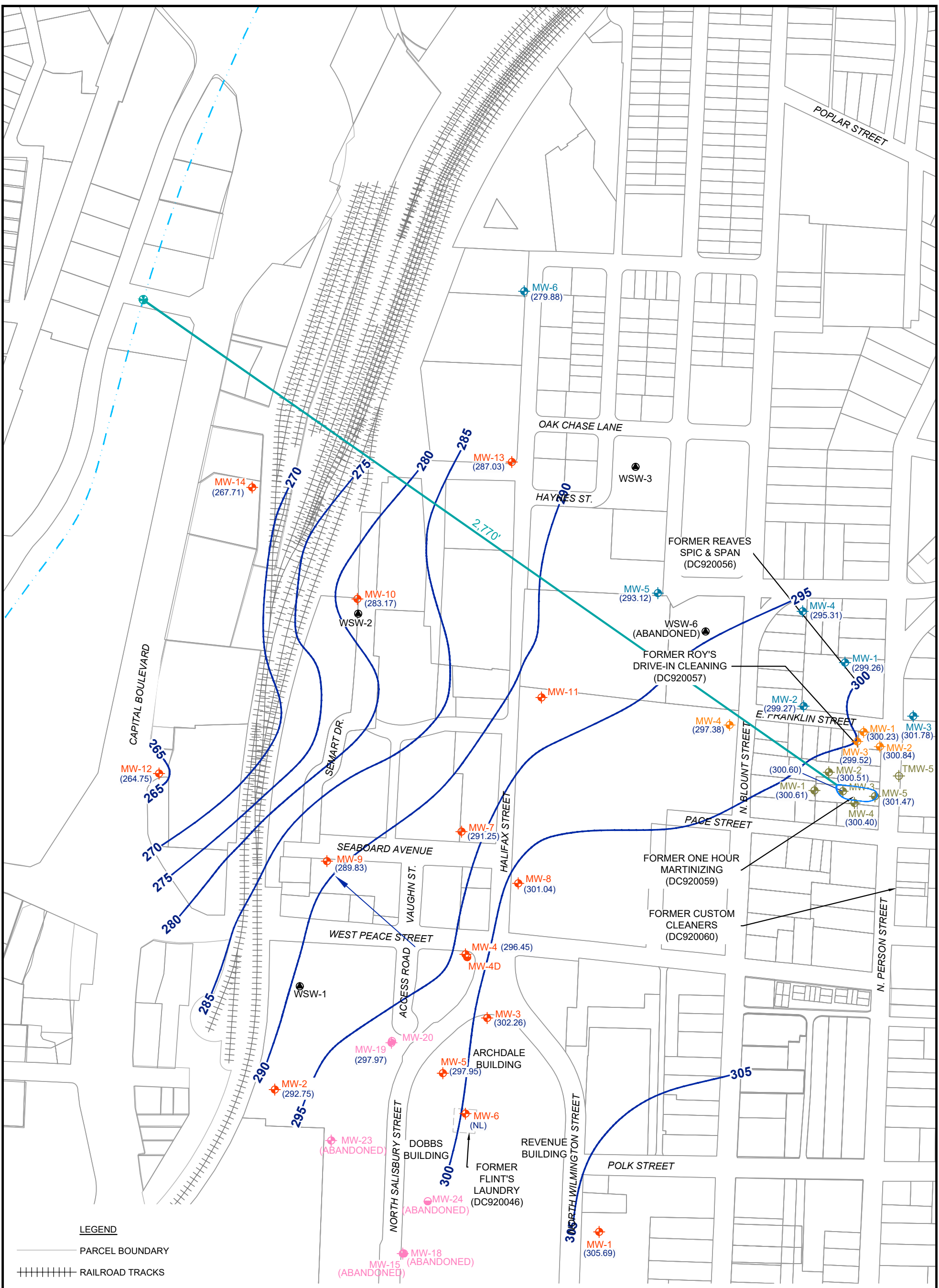
**NOTES:**

1. GROUNDWATER DATA COLLECTED 12/4/19.



TITLE <b>SHALLOW ZONE GROUNDWATER GRADIENT MAP (DECEMBER 2019)</b>	
PROJECT <b>ONE HOUR MARTINIZING DSCA SITE ID: DC920059 707 NORTH PERSON STREET RALEIGH, WAKE COUNTY</b>	
 <span style="font-size: small;">3921 Sunset Ridge Road, Suite 301 Raleigh, North Carolina 27607 919-847-4241(p) 919-847-4261(f) License # C-1269 / #C-245 Geology</span>	
DATE: 3-26-24	REVISION NO. 0
JOB NO. DS0-104	FIGURE NO. 8

S:\AAA-Master Projects\DC920046 - DS0104 - One Hr Martinizing\Reports\2023-11 Risk Management Plan\Figures\DC920046\_20240326\_Flms-RA.dwg, FIG. 9, 3/26/2024, 10:48:08 AM, shaynes

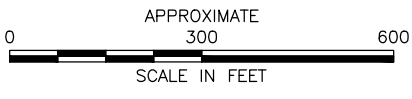


**LEGEND**

- PARCEL BOUNDARY
- ++++ RAILROAD TRACKS
- PIGEON HOUSE BRANCH STREAM
- ⊕ TYPE II MONITORING WELL
- TYPE III MONITORING WELL
- WATER SUPPLY WELL
- (264.75) GROUNDWATER ELEVATION (FT MSL)
- 290 — GROUNDWATER ELEVATION CONTOUR (FT MSL)
- ➔ INFERRED GROUNDWATER FLOW DIRECTION
- ⊕ PROTECTION OF SURFACE WATER POE

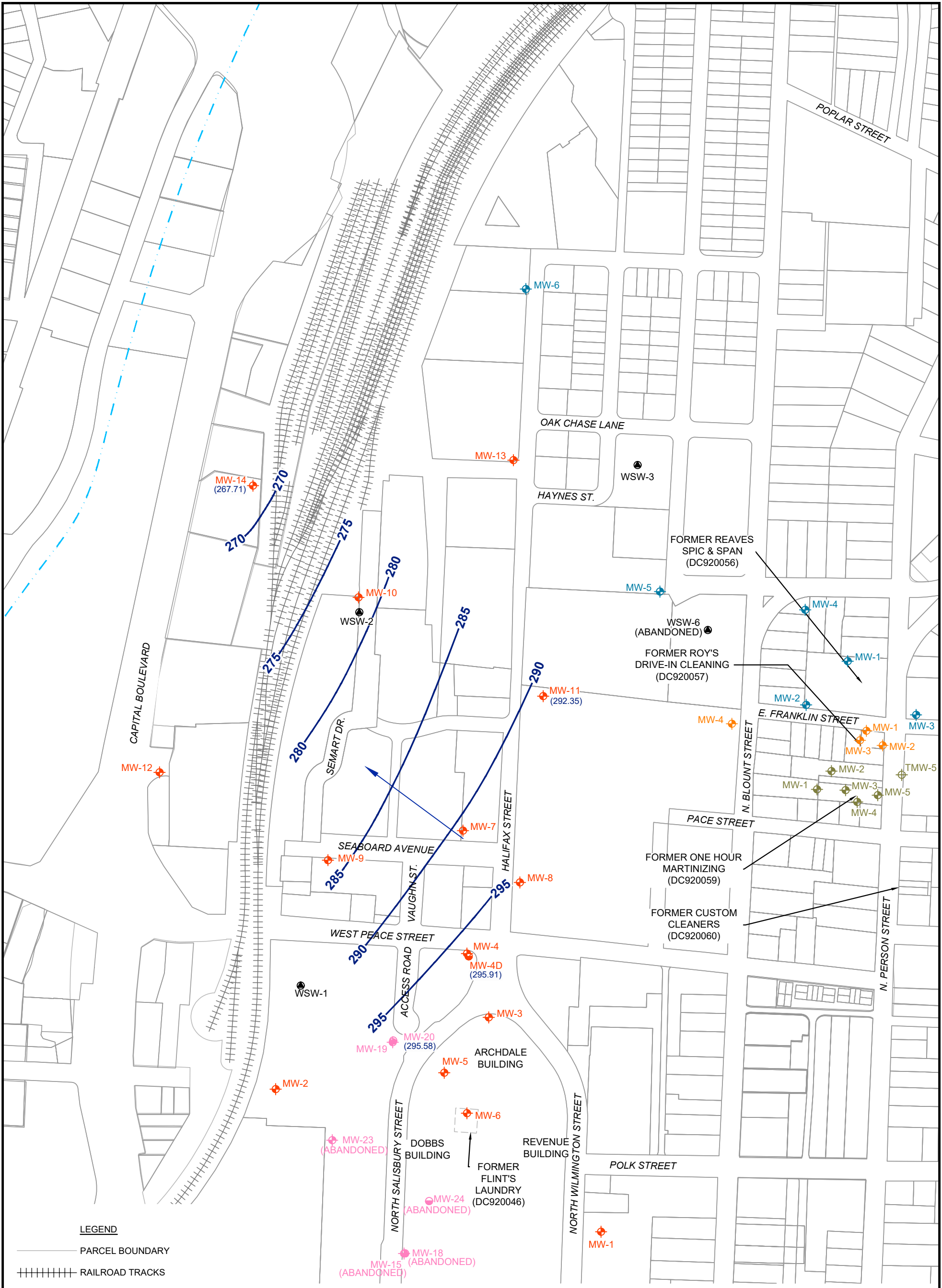
- MW-1 ⊕ FLINT'S LAUNDRY & DRY CLEANING WELL
- MW-1 ⊕ REAVES SPIC & SPAN WELL
- MW-1 ⊕ ROY'S DRIVE-IN CLEANING WELL
- MW-1 ⊕ ONE HOUR MARTINIZING (OHM) WELL
- MW-1 ⊕ MEDLIN DAVIS DRY CLEANING WELL

- NOTES:**
1. MONITORING WELLS GAUGED ON 5/6/20.
  2. NL = NOT LOCATED



<b>SHALLOW ZONE GROUNDWATER GRADIENT MAP (MAY 2020)</b>	
<b>PROJECT</b>	
<b>ONE HOUR MARTINIZING</b>	
<b>DSCA SITE ID: DC920059</b>	
<b>707 NORTH PERSON STREET</b>	
<b>RALEIGH, WAKE COUNTY</b>	
<span style="font-size: small; vertical-align: middle; margin-left: 10px;">3921 Sunset Ridge Road, Suite 301 Raleigh, North Carolina 27607 919-847-4241 (p) 919-847-4261 (f) License # C-1269 / #C-245 Geology</span>	
DATE: 3-26-24	REVISION NO. 0
JOB NO. DS0-104	FIGURE NO. 9

S:\AA-Master Projects\DC920046 - DS0104 - One Hr Martinizing\Reports\2023-11 Risk Management Plan\Figures\DC920046\_20240326\_Flms-RA.dwg, FIG 10, 3/26/2024 10:48:44 AM, shaynes



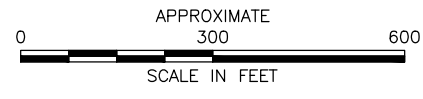
**LEGEND**

- PARCEL BOUNDARY
- ++++ RAILROAD TRACKS
- PIGEON HOUSE BRANCH STREAM
- ◆ TYPE II MONITORING WELL
- TYPE III MONITORING WELL
- WATER SUPPLY WELL
- (292.35) GROUNDWATER ELEVATION (FT MSL)
- 290 — GROUNDWATER ELEVATION CONTOUR (FT MSL) (DASHED WHERE INFERRED)
- INFERRED GROUNDWATER FLOW DIRECTION

- MW-1 ◆ FLINT'S LAUNDRY & DRY CLEANING WELL
- MW-1 ◆ REAVES SPIC & SPAN WELL
- MW-1 ◆ ROY'S DRIVE-IN CLEANING WELL
- MW-1 ◆ ONE HOUR MARTINIZING (OHM) WELL
- MW-1 ◆ MEDLIN DAVIS DRY CLEANING WELL

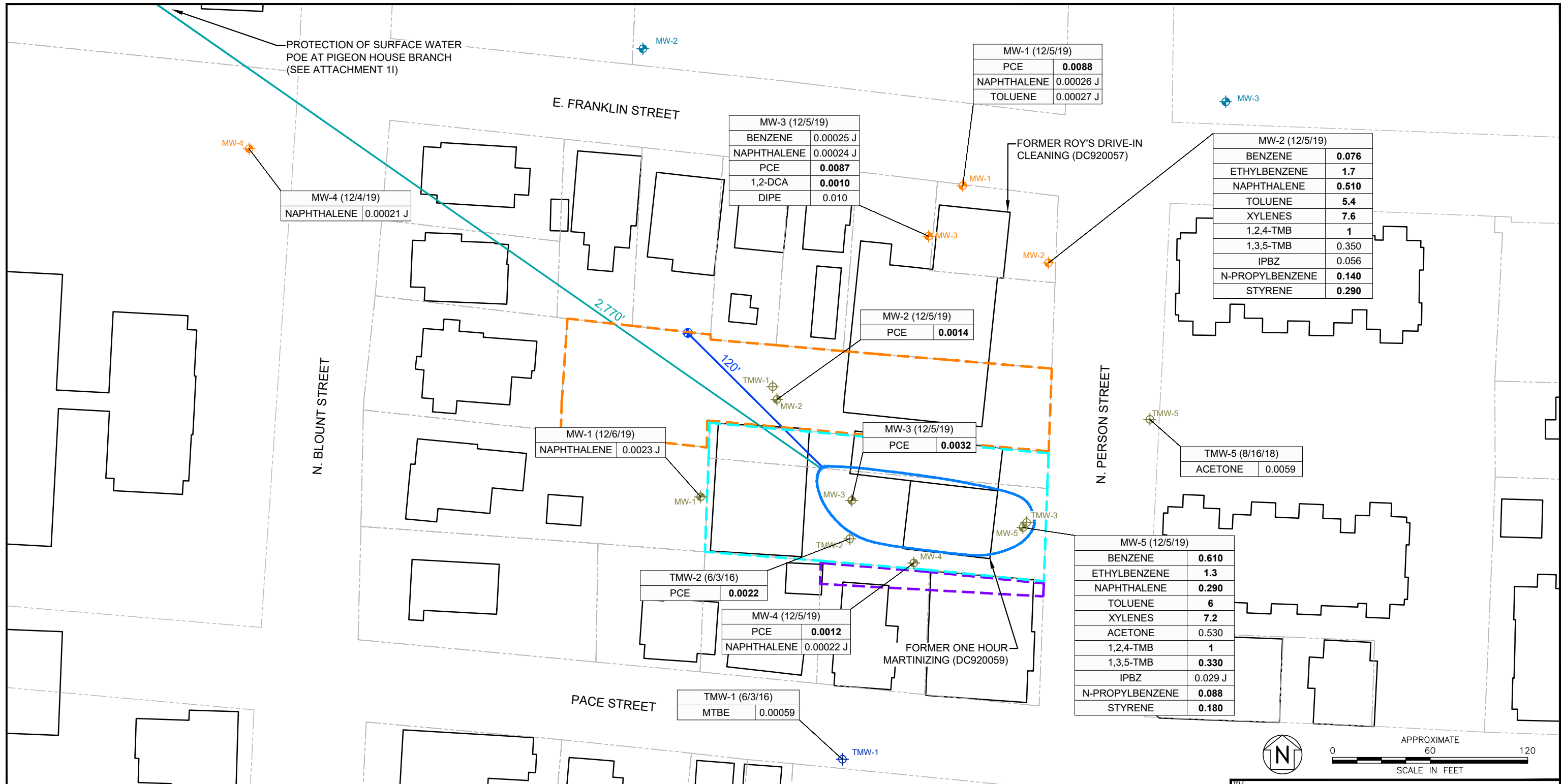
**NOTES:**

1. MONITORING WELLS GAUGED ON 5/6/20.



<b>BEDROCK ZONE GROUNDWATER GRADIENT MAP (MAY 2020)</b>	
<b>PROJECT</b>	
<b>ONE HOUR MARTINIZING</b>	
<b>DSCA SITE ID: DC920059</b>	
<b>707 NORTH PERSON STREET</b>	
<b>RALEIGH, WAKE COUNTY</b>	
<span style="font-size: small; vertical-align: middle;">3921 Sunset Ridge Road, Suite 301 Raleigh, North Carolina 27607 919-847-4241 (p) 919-847-4261 (f) License # C-1269 / #C-245 Geology</span>	
DATE: 3-26-24	REVISION NO. 0
JOB NO. DS0-104	FIGURE NO. 10

S:\AAA-Master Projects\DC920046 - One Hr. Martinizing\Reports\2023-11 Risk Management Plan\Figures\DC920046\_20240326\_Roys.dwg, FIG 11, 3/26/2024 8:31:01 AM, shaynes



PROTECTION OF SURFACE WATER  
POE AT PIGEON HOUSE BRANCH  
(SEE ATTACHMENT 1)

E. FRANKLIN STREET

N. BLOUNT STREET

N. PERSON STREET

PACE STREET

FORMER ROY'S DRIVE-IN  
CLEANING (DC920057)

FORMER ONE HOUR  
MARTINIZING (DC920059)

**LEGEND**

--- PARCEL BOUNDARY

⊕ TYPE II MONITORING WELL

⊕ TEMPORARY MONITORING WELL

MW-1 REAVES SPIC & SPAN WELL

MW-1 ROY'S DRIVE-IN CLEANING WELL

MW-1 ONE HOUR MARTINIZING (OHM) WELL

MW-1 CUSTOM CLEANERS WELL

--- EXPOSURE UNIT 1  
--- EXPOSURE UNIT 2  
--- EXPOSURE UNIT 3

⊕ PROTECTION OF SURFACE WATER POE

⊕ PROTECTION OF GROUNDWATER POE

⊕ GROUNDWATER SOURCE AREA

SAMPLE ID & DATE

MW-4 (12/5/19)	
PCE	<b>0.0012</b>
NAPHTHALENE	0.00022 J

CONSTITUENT

CONCENTRATION  
(mg/L)

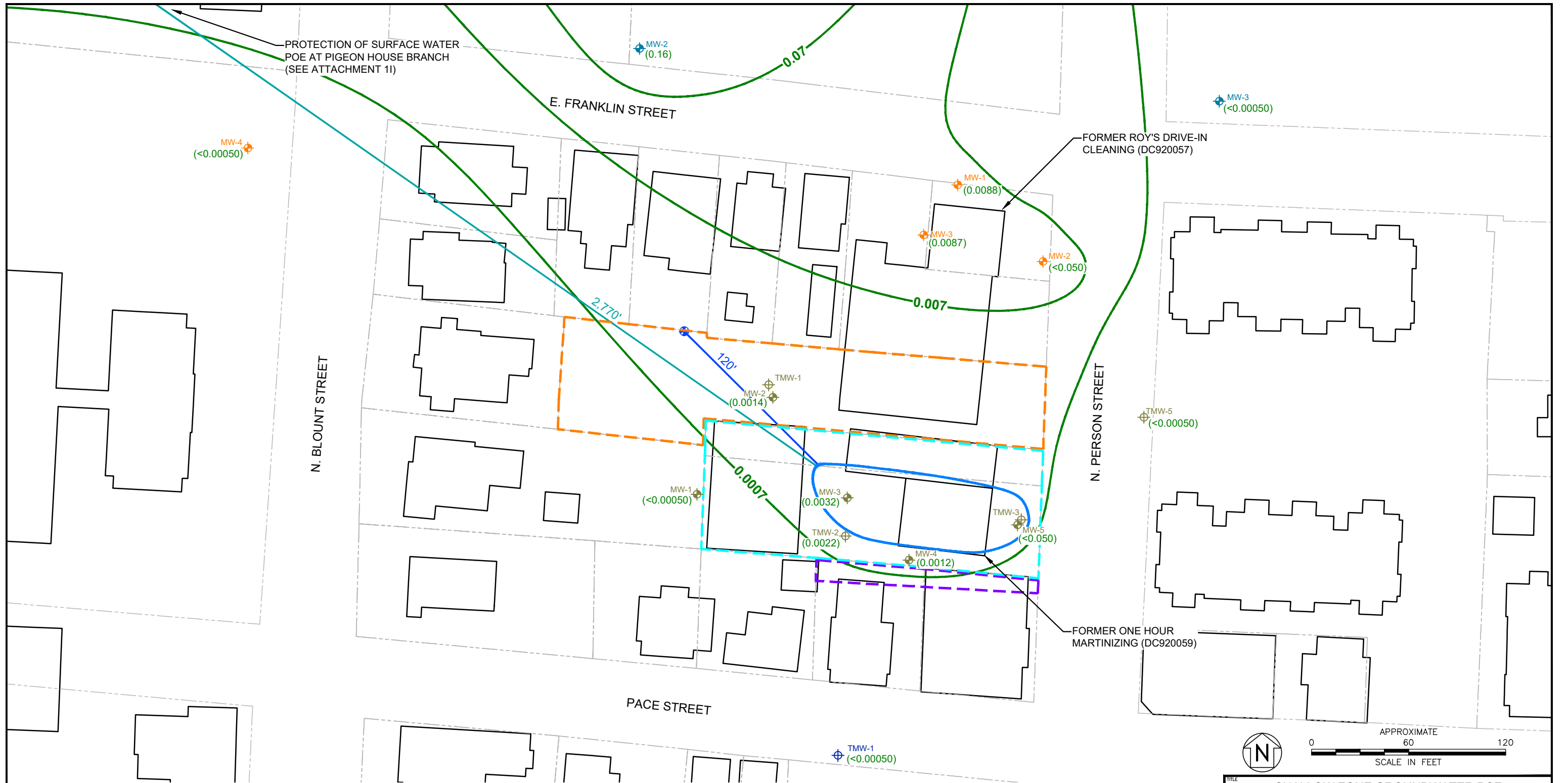
**NOTES:**

- PCE = TETRACHLOROETHYLENE  
TCE = TRICHLOROETHYLENE  
DCA = DICHLOROETHANE  
TMB = TRIMETHYLBENZENE  
IPBZ = ISOPROPYLBENZENE  
DIPE = DIISOPROPYL ETHER  
MTBE = METHYL TERT-BUTYL ETHER  
mg/L = MILLIGRAMS PER LITER  
J FLAG DENOTES ESTIMATED CONCENTRATION BETWEEN LABORATORY REPORTING LIMIT AND METHOD DETECTION LIMIT.
- BOLD** INDICATES CONCENTRATIONS EXCEEDS NC 2L STANDARD. DATA IS SHOWN FOR PERMANENT AND TEMPORARY MONITORING WELLS CONSIDERED MOST PERTINENT TO ONE HOUR MARTINIZING PLUME DELINEATION. NOTE THAT RECENT DATA FROM PERMANENT WELLS MW-2 AND MW-5 IS CONSIDERED MORE REPRESENTATIVE THAN HISTORICAL DATA COLLECTED FROM TEMPORARY WELLS TMW-1 AND TMW-3 AT SIMILAR LOCATIONS.



APPROXIMATE  
SCALE IN FEET  
0 60 120

TITLE <b>SHALLOW ZONE GROUNDWATER CONTAMINANT CONCENTRATION MAP (DECEMBER 2019)</b>	
PROJECT <b>ONE HOUR MARTINIZING DSCA SITE ID: DC920059 707 NORTH PERSON STREET RALEIGH, WAKE COUNTY</b>	
<small>3921 Sunset Ridge Road, Suite 301 Raleigh, North Carolina 27607 919-847-4241(p) 919-847-4261(f) License # C-1269 / #C-245 Geology</small>	
DATE: 3-26-24	REVISION NO. 0
JOB NO. DS0-104	FIGURE NO. 11



**LEGEND**

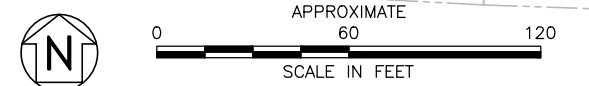
- PARCEL BOUNDARY
- ⊕ TYPE II MONITORING WELL
- ⊕ TEMPORARY MONITORING WELL
- (0.0017) PCE CONCENTRATION (mg/L)
- 0.007— PCE ISOCONCENTRATION CONTOUR (mg/L)

- MW-1 ⊕ REAVES SPIC & SPAN WELL
- MW-1 ⊕ ROY'S DRIVE-IN CLEANING WELL
- MW-1 ⊕ ONE HOUR MARTINIZING (OHM) WELL
- MW-1 ⊕ CUSTOM CLEANERS WELL

- EXPOSURE UNIT 1
- EXPOSURE UNIT 2
- EXPOSURE UNIT 3
- ⊕ PROTECTION OF SURFACE WATER POE
- ⊕ PROTECTION OF GROUNDWATER POE
- GROUNDWATER SOURCE AREA

**NOTES:**

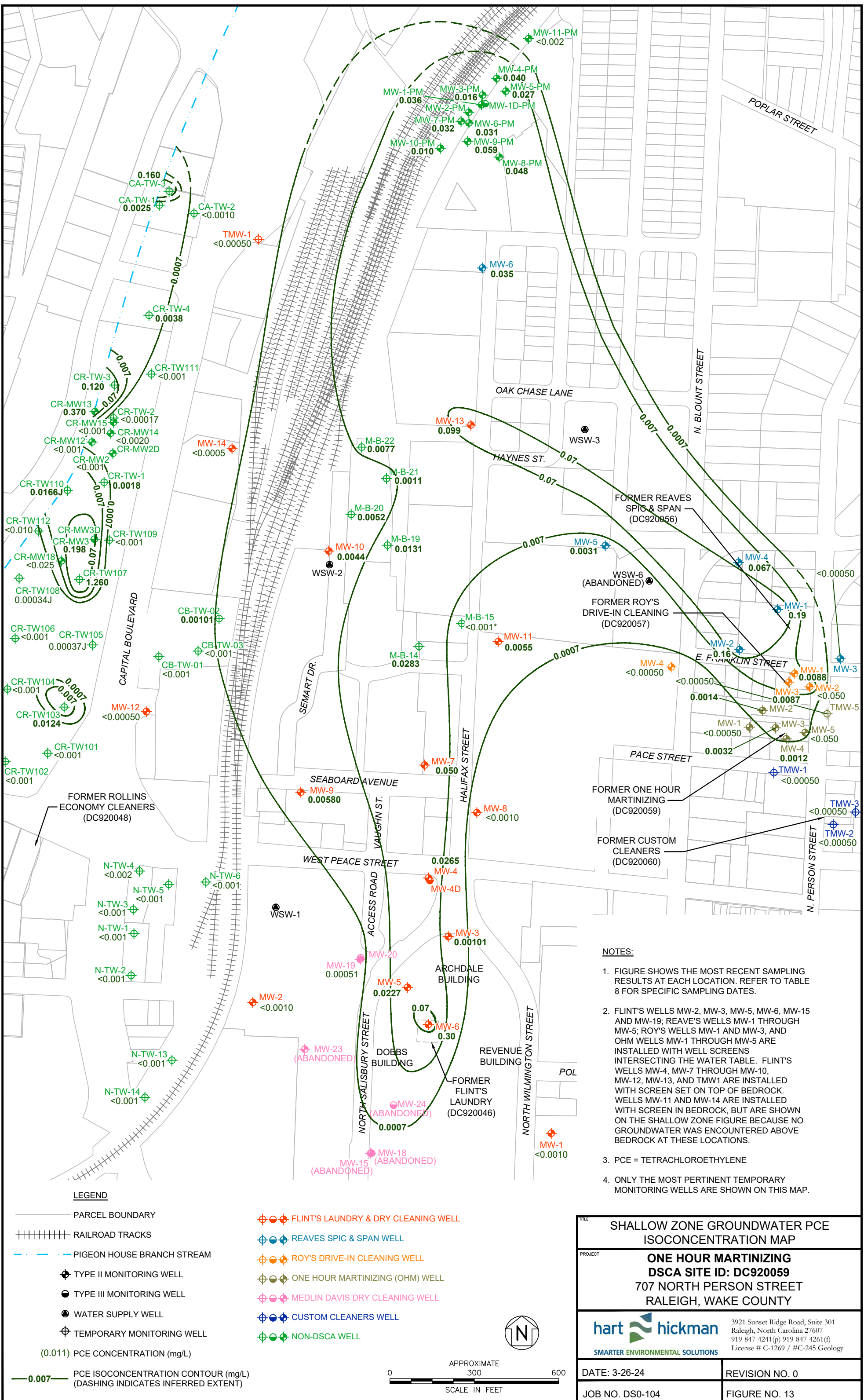
1. SAMPLES COLLECTED ON 12/4/19 THROUGH 12/6/19.
2. PCE = TETRACHLOROETHYLENE  
mg/L = MILLIGRAMS PER LITER
3. DATA IS SHOWN FOR PERMANENT AND TEMPORARY MONITORING WELLS CONSIDERED MOST PERTINENT TO ONE HOUR MARTINIZING PLUME DELINEATION. NOTE THAT RECENT DATA FROM PERMANENT WELLS MW-2 AND MW-5 IS CONSIDERED MORE REPRESENTATIVE THAN HISTORICAL DATA COLLECTED FROM TEMPORARY WELLS TMW-1 AND TMW-3 AT SIMILAR LOCATIONS.



<p><b>SHALLOW ZONE GROUNDWATER PCE ISOCONCENTRATION MAP</b></p>	
<p><b>PROJECT</b></p> <p><b>ONE HOUR MARTINIZING</b>  <b>DSCA SITE ID: DC920059</b>  <b>707 NORTH PERSON STREET</b>  <b>RALEIGH, WAKE COUNTY</b></p>	
<p>SMARTER ENVIRONMENTAL SOLUTIONS</p>	<p>3921 Sunset Ridge Road, Suite 301                  Raleigh, North Carolina 27607                  919-847-4241(p) 919-847-4261(f)                  License # C-1269 / #C-245 Geology</p>
DATE: 3-26-24	REVISION NO. 0
JOB NO. DS0-104	FIGURE NO. 12



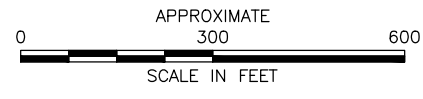
S:\AA-Master Projects\DC920046 - DS0104 - One Hr. Martinizing\Reports\2023-11 Risk Management Plan\Figures\DC920046\_20240326\_PCE.dwg, FIG 13, 3/26/2024 10:50:46 AM, shaynes



- LEGEND**
- PARCEL BOUNDARY
  - ++++ RAILROAD TRACKS
  - PIGEON HOUSE BRANCH STREAM
  - ⊕ TYPE II MONITORING WELL
  - TYPE III MONITORING WELL
  - WATER SUPPLY WELL
  - ⊕ TEMPORARY MONITORING WELL
  - (0.11) PCE CONCENTRATION (mg/L)
  - 0.007— PCE ISOCONCENTRATION CONTOUR (mg/L)  
(DASHING INDICATES INFERRED EXTENT)
  - ⊕ FLINT'S LAUNDRY & DRY CLEANING WELL
  - ⊕ REAVES SPIC & SPAN WELL
  - ⊕ ROY'S DRIVE-IN CLEANING WELL
  - ⊕ ONE HOUR MARTINIZING (OHM) WELL
  - ⊕ MEDLIN DAVIS DRY CLEANING WELL
  - ⊕ CUSTOM CLEANERS WELL
  - ⊕ NON-DSCA WELL

- NOTES:**
- FIGURE SHOWS THE MOST RECENT SAMPLING RESULTS AT EACH LOCATION. REFER TO TABLE 8 FOR SPECIFIC SAMPLING DATES.
  - FLINT'S WELLS MW-2, MW-3, MW-5, MW-6, MW-15 AND MW-19; REAVE'S WELLS MW-1 THROUGH MW-5; ROY'S WELLS MW-1 AND MW-3, AND OHM WELLS MW-1 THROUGH MW-5 ARE INSTALLED WITH WELL SCREENS INTERSECTING THE WATER TABLE. FLINT'S WELLS MW-4, MW-7 THROUGH MW-10, MW-12, MW-13, AND TMW1 ARE INSTALLED WITH SCREEN SET ON TOP OF BEDROCK. WELLS MW-11 AND MW-14 ARE INSTALLED WITH SCREEN IN BEDROCK, BUT ARE SHOWN ON THE SHALLOW ZONE FIGURE BECAUSE NO GROUNDWATER WAS ENCOUNTERED ABOVE BEDROCK AT THESE LOCATIONS.
  - PCE = TETRACHLOROETHYLENE
  - ONLY THE MOST PERTINENT TEMPORARY MONITORING WELLS ARE SHOWN ON THIS MAP.

FILE		SHALLOW ZONE GROUNDWATER PCE ISOCONCENTRATION MAP	
PROJECT		<b>ONE HOUR MARTINIZING</b> <b>DSCA SITE ID: DC920059</b> 707 NORTH PERSON STREET RALEIGH, WAKE COUNTY	
 SMARTER ENVIRONMENTAL SOLUTIONS		3921 Sunset Ridge Road, Suite 301 Raleigh, North Carolina 27607 919-847-4241 (p) 919-847-4261 (f) License # C-1269 / #C-245 Geology	
DATE: 3-26-24	JOB NO. DS0-104		REVISION NO. 0
			FIGURE NO. 13



S:\AAA-Master Projects\DC920059-104 One Hr Martinizing\Reports\2023-11 Risk Management Plan\Figures\DC920046\_20240326\_Roys.dwg, FIG 14, 4/15/2024 2:23:31 PM, shaynes



FORMER ROY'S DRIVE-IN CLEANING (DC920057)

OFF-SOURCE PROPERTY  
PIN: 1704823426  
ADDRESS: 709 N. PERSON STREET  
(PROPERTY OWNED BY DSCA PETITIONER)

FORMER ONE HOUR MARTINIZING (DC920059)

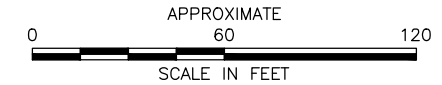
**LEGEND**

- SOURCE PROPERTY
- ADDITIONAL PROPERTIES IMPACTED BY DC920059 SITE
- PARCEL BOUNDARY
- + TYPE II MONITORING WELL
- + TEMPORARY MONITORING WELL

- GROUNDWATER USE CONTROL AREA
- SOIL DISTURBANCE LUR AREA
- VAPOR INTRUSION LUR AREA
- + REAVES SPIC & SPAN WELL
- + ROY'S DRIVE-IN CLEANING WELL
- + ONE HOUR MARTINIZING (OHM) WELL
- + CUSTOM CLEANERS WELL

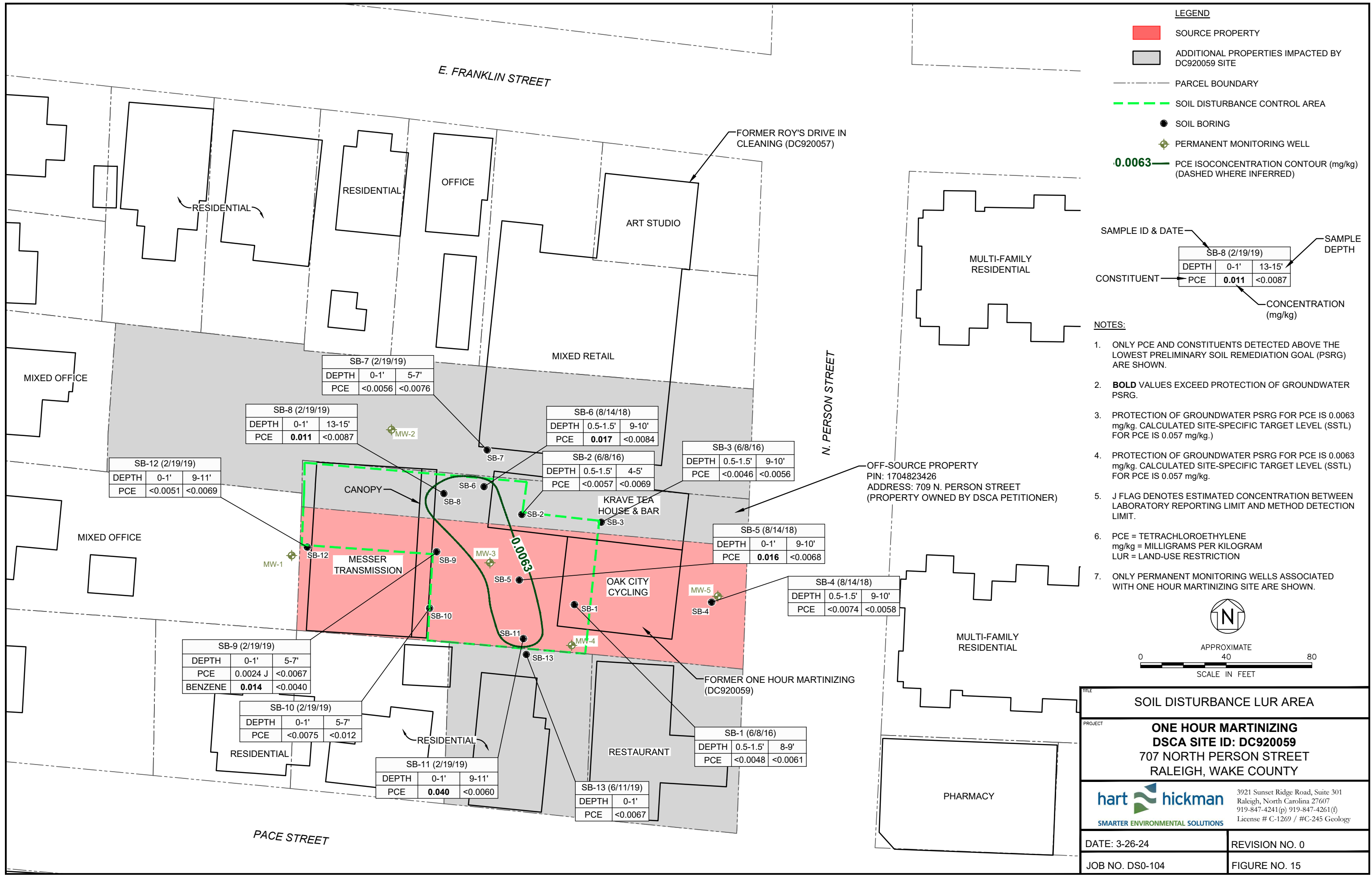
**NOTES:**

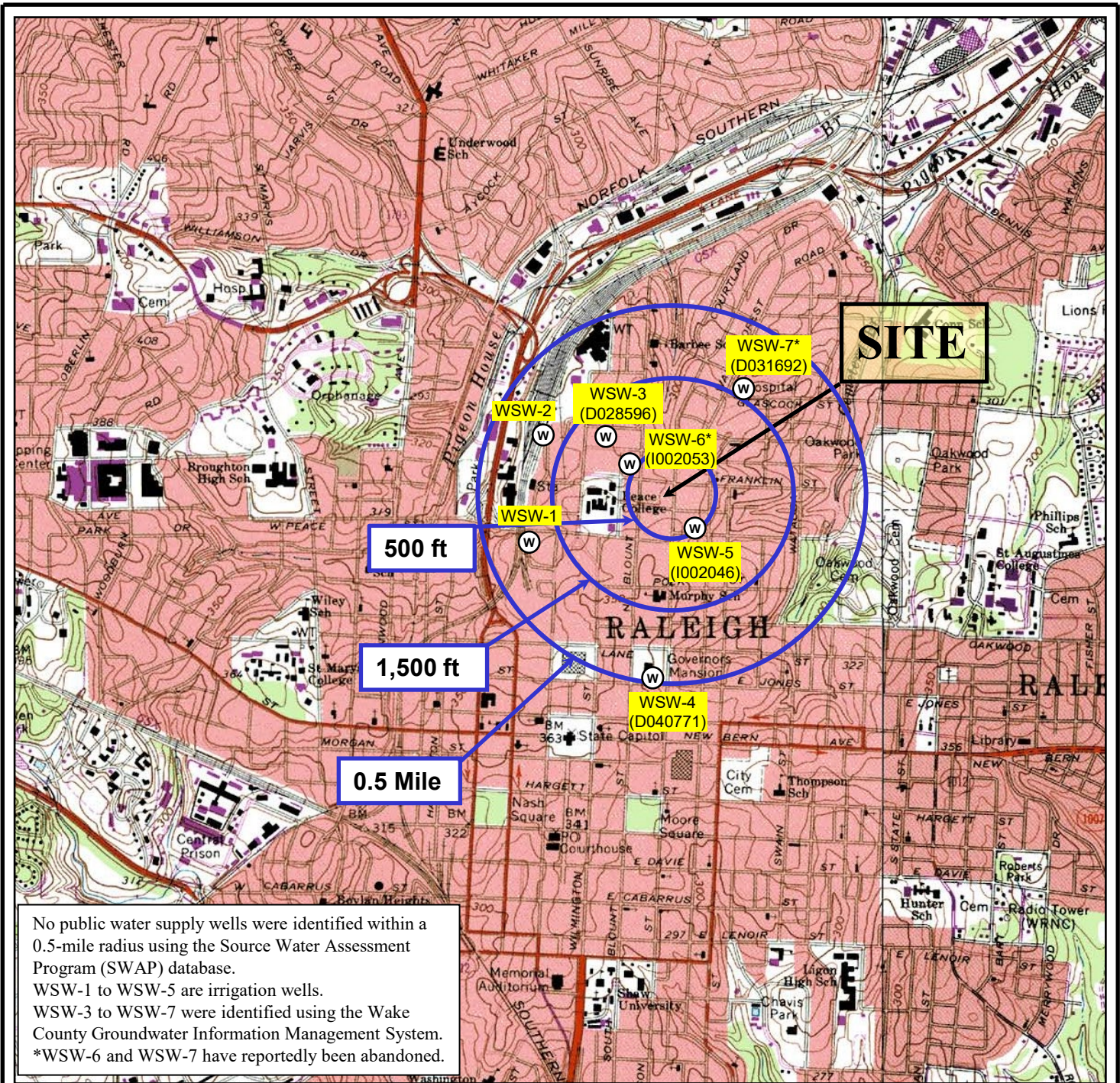
1. LUR = LAND-USE RESTRICTION
2. SEE ATTACHMENT 1R FOR ADDITIONAL DETAILS ON SOIL DISTURBANCE CONTROL AREA.



<b>LAND USE CONTROL AREAS MAP</b>	
<small>PROJECT</small>	<b>ONE HOUR MARTINIZING DSCA SITE ID: DC920059 707 NORTH PERSON STREET RALEIGH, WAKE COUNTY</b>
	<small>3921 Sunset Ridge Road, Suite 301 Raleigh, North Carolina 27607 919-847-4241(p) 919-847-4261(f) License # C-1269 / #C-245 Geology</small>
<small>DATE:</small> 3-26-24	<small>REVISION NO.</small> 0
<small>JOB NO.</small> DS0-104	<small>FIGURE NO.</small> 14

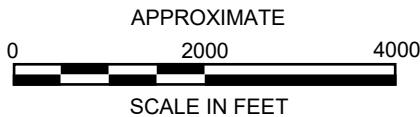
S:\AAA-Master Projects\DCSA - DS0104 - One Hr. Martinizing\Reports\2023-11 Risk Management Plan\Figures\DC920059\_20240326\_ATT.dwg, FIG. 15, 4/15/2024, 2:27:12 PM, shaynes






No public water supply wells were identified within a 0.5-mile radius using the Source Water Assessment Program (SWAP) database.  
 WSW-1 to WSW-5 are irrigation wells.  
 WSW-3 to WSW-7 were identified using the Wake County Groundwater Information Management System.  
 \*WSW-6 and WSW-7 have reportedly been abandoned.

Ⓜ WATER SUPPLY WELL



U.S.G.S. QUADRANGLE MAP  
 RALEIGH WEST, NC 1988

QUADRANGLE  
 7.5 MINUTE SERIES (TOPOGRAPHIC)

TITLE	WATER WELL LOCATION MAP	
PROJECT	ONE HOUR MARTINIZING DSCA SITE ID DC920059 707 N. PERSON ST. RALEIGH, WAKE COUNTY	
 2923 South Tryon Street-Suite 100 Charlotte, North Carolina 28203 704-586-0007 (p) 704-586-0373 (f)		
SMARTER ENVIRONMENTAL SOLUTIONS		
DATE:	9/29/2017	REVISION NO: 0
JOB NO:	DS0-104	FIGURE 16

**Appendix A**  
**Plume Stability Demonstration**

**Table 8: Analytical Data for Groundwater**

**ADT 8**

**DSCA ID No.: DC920057**

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)	Chloroform	Acetone	1,1,1,2-Tetrachloroethane	1,1,2,2-Tetrachloroethane	1,2,3-Trichloropropane	Trichlorofluoromethane	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	4-Isopropyltoluene
		[mg/L]																			
One Hour Martinizing (DC920059) Permanent Monitoring Wells																					
MW-1	08/31/17	0.00084	<0.00050	0.0018	<0.00050	<0.0010	0.00053	0.0057	<0.00050	<0.00050	<0.00050	0.0089	<0.00050	<0.0050	<0.00100	<0.00100	<0.00100	<0.00100	0.0011	<0.00050	<0.00050
	08/21/18	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.00050	0.0044 J	<0.00100	<0.00100	<0.00100	<0.00100	<0.00050	<0.00050	<0.00050
	09/17/19	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.00050	0.0023J	<0.00050	<0.00050	<0.00100	<0.00050	<0.00050	<0.00050	<0.00050
	12/06/19	<0.00050	<0.00050	<0.00050	<0.00050	0.0022 J	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.00050	<0.0050	<0.00050	<0.00050	<0.00100	<0.00050	<0.00050	<0.00050	<0.00050
MW-2	08/31/17	<0.00050	<0.00050	0.00062	<0.00050	<0.0010	0.002	0.0015	<0.00050	<0.00050	<0.00050	0.0031	<0.00050	<0.0050	<0.00100	<0.00100	<0.00100	<0.00100	0.00057	<0.00050	<0.00050
	08/20/18	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	0.0031	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.00050	<0.0050	<0.00100	<0.00100	<0.00100	<0.00100	<0.00050	<0.00050	<0.00050
	09/17/19	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	0.0017	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.00050	0.0032J	<0.00050	<0.00050	<0.00100	<0.00050	<0.00050	<0.00050	<0.00050
	12/05/19	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	0.0014	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.00050	<0.0050	<0.00050	<0.00050	<0.00100	<0.00050	<0.00050	<0.00050	<0.00050
MW-3	08/31/17	0.00054	<0.00050	0.00083	<0.00050	<0.0010	0.0026	0.0031	<0.00050	<0.00050	<0.00050	0.0042	<0.00050	<0.0050	<0.00100	<0.00100	<0.00100	<0.00100	<0.00050	<0.00050	<0.00050
	08/21/18	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	0.0045	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.00050	<0.0050	<0.00100	<0.00100	<0.00100	<0.00100	<0.00050	<0.00050	<0.00050
	09/17/19	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	0.0033	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.00050	<0.0050	<0.00050	<0.00050	<0.00100	<0.00050	<0.00050	<0.00050	<0.00050
	12/05/19	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	0.0032	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.00050	<0.0050	<0.00050	<0.00050	<0.00100	<0.00050	<0.00050	<0.00050	<0.00050
MW-4	08/31/17	0.0018	<0.00050	0.0024	<0.00050	<0.0010	0.0013	0.0094	<0.00050	<0.00050	<0.00050	0.0117	<0.00050	<0.0050	<0.00100	<0.00100	<0.00100	<0.00100	0.0012	<0.00050	<0.00050
	08/21/18	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	0.0027	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.00050	<0.0050	<0.00100	<0.00100	<0.00100	<0.00100	<0.00050	<0.00050	<0.00050
	09/17/19	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	0.00094	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.00050	0.0033J	<0.00050	<0.00050	<0.00100	<0.00050	<0.00050	<0.00050	<0.00050
	12/05/19	<0.00050	<0.00050	<0.00050	<0.00050	0.0022 J	0.0012	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.00050	<0.0050	<0.00050	<0.00050	<0.00100	<0.00050	<0.00050	<0.00050	<0.00050
MW-5	08/31/17	2.4	<0.0050	2	<0.0050	0.46	0.0063	8.1	<0.0050	<0.0050	<0.0050	10.3	<0.0050	<0.050	<0.0050	<0.0050	<0.0100	<0.0050	0.92	0.3	<0.0050
	08/21/18	1.6	<0.0050	2.6	<0.0050	1	<0.0050	11	<0.0050	<0.0050	<0.0050	15	<0.0050	<0.050	<0.0050	<0.0050	<0.0100	<0.0050	2.7	0.93	0.024
	09/17/19	0.46	<0.0050	1.8	<0.0050	0.47	0.0051	7.1	<0.0050	<0.0050	<0.0050	11	<0.0050	0.16	<0.0050	<0.0050	<0.0100	<0.0050	2.2	0.69	0.014
	12/05/19	0.61	<0.050	1.3	<0.050	0.29	<0.050	6	<0.050	<0.050	<0.050	7.2	<0.050	0.53	<0.050	<0.050	<0.100	<0.050	1	0.33	<0.050
One Hour Martinizing (DC920059) Temporary Monitoring Wells																					
TMW-1	06/03/16	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.00050	<0.0050	<0.00100	<0.00100	<0.00100	<0.00100	<0.00050	<0.00050	<0.00050
TMW-2	06/03/16	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	0.0022	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.00050	<0.0050	<0.00100	<0.00100	<0.00100	<0.00100	<0.00050	<0.00050	<0.00050
TMW-3	06/03/16	2.7	<0.0050	2.9	<0.0050	1.1	<0.0050	3.5	<0.0050	<0.0050	<0.0050	14.1	<0.00050	<0.050	<0.00100	<0.00100	<0.00100	<0.00100	2.9	0.87	0.013
TMW-5	08/16/18	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.00050	0.0059	<0.00100	<0.00100	<0.00100	<0.00100	<0.00050	<0.00050	<0.00050
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	0.07	6.0	0.0032	0.0002	0.000005	2	0.4	0.4	0.025

Notes:

1. **Bold** concentrations indicate an exceedance of Title 15A NCAC 2L .0115 Groundwater Standard (2L Standard) or Interim Maximum Allowable Concentration, dated April 2022.
2. NA = not analyzed; N/A = not available.
3. J flag denotes estimated concentration between laboratory reporting limit and method detection limit.
4. Only Medlin-Davis Dry Cleaning wells in the vicinity of Flint's Laundry & Dry Cleaning are included.

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

**ADT 8(1)**

**DSCA ID No.: DC920057**

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	Isopropylbenzene (Cumene)	Isopropyl Ether	n-Butylbenzene	n-Propylbenzene	sec-Butylbenzene	1,2-Dichloroethane	Styrene	Methyl Isobutyl Ketone											
		[mg/L]																		
One Hour Martinizing (DC920059) Permanent Monitoring Wells																				
MW-1	08/31/17	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050											
	08/21/18	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050											
	09/17/19	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050											
	12/06/19	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050											
MW-2	08/31/17	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050											
	08/20/18	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050											
	09/17/19	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050											
	12/05/19	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050											
MW-3	08/31/17	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050											
	08/21/18	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050											
	09/17/19	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050											
	12/05/19	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050											
MW-4	08/31/17	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050											
	08/21/18	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050											
	09/17/19	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050											
	12/05/19	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050											
MW-5	08/31/17	0.038	0.014	0.0052 J	<b>0.11</b>	<0.0050	<0.0050	<b>0.34</b>	0.0060 J											
	08/21/18	<b>0.087</b>	<0.0050	0.048	<b>0.34</b>	0.021	<0.0050	<b>0.36</b>	<0.050											
	09/17/19	0.050	<0.0050	<0.010	<b>0.18</b>	0.014	<0.0050	<b>0.28</b>	<0.050											
	12/05/19	0.029 J	<0.050	<0.100	<b>0.088</b>	<0.050	<0.050	<b>0.18</b>	<0.500											
One Hour Martinizing (DC920059) Temporary Monitoring Wells																				
TMW-1	06/03/16	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050											
TMW-2	06/03/16	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050											
TMW-3	06/03/16	<b>0.11</b>	<0.0050	<b>0.085</b>	<b>0.48</b>	0.032	<0.00050	<b>0.53</b>	<0.050											
TMW-5	08/16/18	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050											
NC 2L Standard		0.07	0.07	0.07	0.07	0.07	0.0004	0.07	0.1											

Notes:  
 1. Bold concentrations indicate an exceedance of Title 15A NCAC 2L .0115 Groundwater Standard (2L Standard) or Interim Maximum Allowable Concentration dated April 2022.  
 2. NA denotes not analyzed; N/A denotes not available.  
 3. J flag denotes estimated concentration between laboratory reporting limit and method detection limit.  
 4. Only Medlin-Davis Dry Cleaning wells in the vicinity of Flint's Laundry & Dry Cleaning are included.

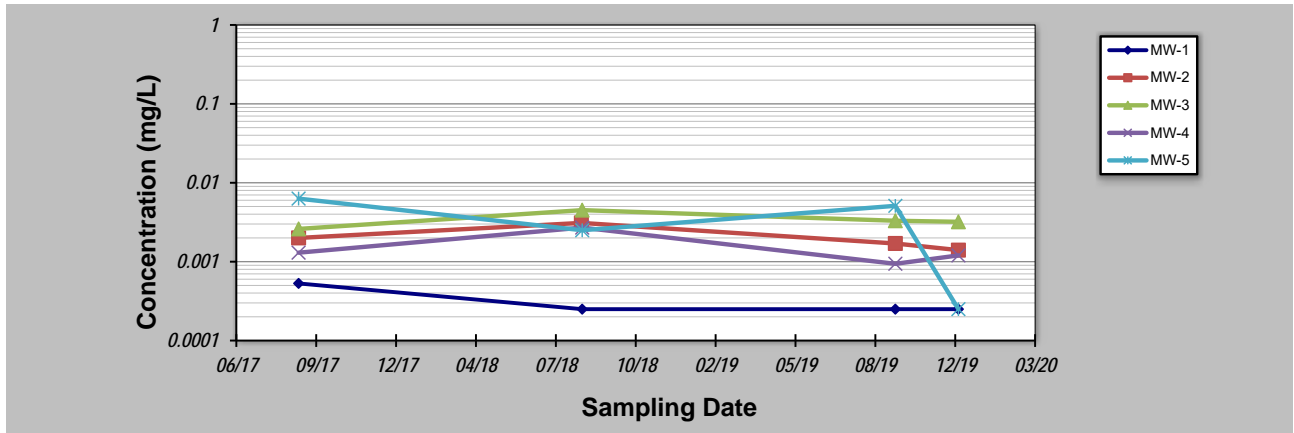
# GSI MANN-KENDALL TOOLKIT for Constituent Trend Analysis

Evaluation Date: **4-Mar-20** Job ID: **DS0.104**  
 Facility Name: **Former One Hour Martinizing** Constituent: **PCE**  
 Conducted By: **Hart & Hickman, PC** Concentration Units: **mg/L**

Sampling Point ID: **MW-1** **MW-2** **MW-3** **MW-4** **MW-5**

Sampling Event	Sampling Date	PCE CONCENTRATION (mg/L)				
1	31-Aug-17	0.00053	0.002	0.0026	0.0013	0.0063
2	20-Aug-18		0.0031			
3	21-Aug-18	0.00025		0.0045	0.0027	0.0025
4	17-Sep-19	0.00025	0.0017	0.0033	0.00094	0.0051
5	5-Dec-19	0.00025	0.0014	0.0032	0.0012	0.00025
6						
7						
8						
9						
10						
11						
12						
13						
14	* Please note: 1/2 reporting limit (RL) utilized for non-detect sample results, as denoted by italicized text.					
15						
16						
17						
18						
19						
20						

Coefficient of Variation:	0.44	0.36	0.23	0.52	0.76
Mann-Kendall Statistic (S):	-3	-4	0	-2	-4
Confidence Factor:	72.9%	83.3%	37.5%	62.5%	83.3%
Concentration Trend:	Stable	Stable	Stable	Stable	Stable

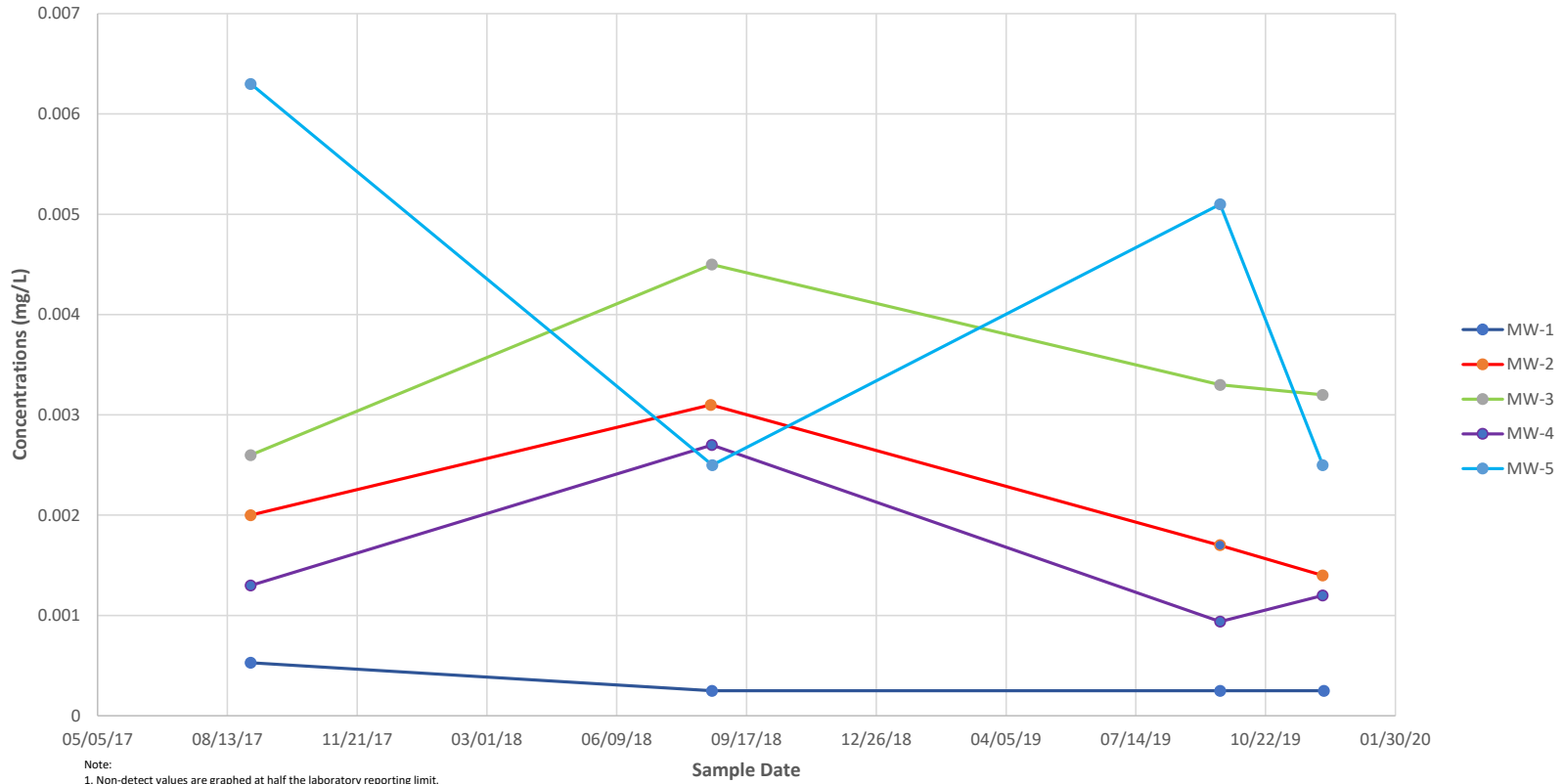


- Notes:**
- At least four independent sampling events per well are required for calculating the trend. *Methodology is valid for 4 to 40 samples.*
  - Confidence in Trend = Confidence (in percent) that constituent concentration is increasing (S>0) or decreasing (S<0): >95% = Increasing or Decreasing;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

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



PCE Concentrations vs Time  
Former One Hour Martinizing (DC920059)  
Raleigh, Wake County



**Appendix B**  
**Level 1 Ecological Risk Assessment Checklists**

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

Site / Location: One Hour Martinizing, 707 North Person Street, Raleigh NC, Wake County, NC  
H&H Project No.: DS0-104F  
DSCA Site ID DC920059

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**, Cemetery Branch is located approximately 2,300 feet east and Pigeon House Branch is located approximately 2,770 feet west-northwest. Cemetery Branch discharges into Pigeon House Branch to the northeast of the property. Pigeon House Branch discharges into Crabtree Creek, which discharges into the Neuse River.

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

**Yes**, Cemetery Branch is located approximately 2,300 feet east and Pigeon House Branch is located approximately 2,770 feet west-northwest.

3. Are there any wetland<sup>1</sup> 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.

4. Are there any sensitive environmental areas<sup>2</sup> on or within one-half mile of the site?

**Yes**, surface water bodies are located approximately 2,300 feet east and 2,770 feet west-northwest of the source property.

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

**No**, the Native American Consultation Database and the US Department of the Interior's Indian Affairs Tribal Leaders Directory 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?

**Possible**, the USFWS lists five endangered, one threatened, six At Risk Species, and one species under the Bald and Golden Eagle Protection Act in Wake County. The NC Natural Heritage Program (NHP) lists, under NC protection status, seven managed areas owned by the local government. The USFWS Critical Habitat Mapper did not identify critical habitats on or within one-half mile of the

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<sup>1</sup> 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.

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

source property. The species identified by the USFWS include vertebrates and invertebrates, as well as plant life that can be found in and around surface water bodies, such as those potentially present within one-half mile 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 USFWS Information for Planning and Consultation (IPaC) lists eight migratory bird species that may be present in Wake County and within the vicinity of the source property. Surface water bodies, such as those present in the vicinity of the source property, are typical breeding, roosting, and feeding areas for migratory bird species.

8. Are there any ecologically<sup>3</sup>, recreationally, or commercially important species on or within one-half mile of the site?

**Unlikely**, recreational fishing is present in Wake County, 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 Wake County and several species, such as the beaver (*Castor canadensis*), are commonly found in North Carolina waterways; however, no information is available on the presence of such species in 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 USFWS indicates the presence of the Cape Fear shiner (*Notropis mekistocholas*), Red-cockaded woodpecker (*Picoides borealis*), Dwarf wedgemussel (*Alasmidonta heterodon*), Tar River spiny mussel (*Parvaspina steinstansana*), Yellow lance (*Elliptio lanceolata*), and Michaux's sumac (*Rhus michauxii*) as threatened and/or endangered species within Wake 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.

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<sup>3</sup> 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 Site ID DC920059**

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

**Yes.** Tetrachloroethylene (PCE) has been detected in groundwater at the site. The PCE plume associated with the former One Hour Martinizing site comingles with groundwater contaminant plumes originating at other nearby Dry-cleaning Solvent Cleanup Act (DSCA) Program sites. However, the PCE plume attributed to One Hour Martinizing has been characterized and is limited to the area within approximately 250 feet of the groundwater source area of One Hour Martinizing.

- 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?

**No.** Based on groundwater elevation measurements and areas of contaminant transport, groundwater at the site flows northwest. As discussed previously, the PCE plume associated with One Hour Martinizing comingles with the contaminant plumes originating from other nearby DSCA Program sites. However, the extent of the PCE plume attributed to One Hour Martinizing is limited to the area within 250 feet of the groundwater source area of One Hour Martinizing. The nearest ecological receptor survey habitat in the downgradient direction is Pigeon House Branch, which is located approximately 2,650 feet west-northwest.

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

**Unlikely.** As discussed above, groundwater at the site flows northwest towards Pigeon House Branch. However, the chlorinated solvent plume associated with One Hour Martinizing has been characterized and does not extend to Pigeon House Branch.

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

**Yes.** PCE and benzene have been detected at concentrations above the lowest Preliminary Soil Remediation Goals (PSRGs) in surface soils. Additionally, toluene and 2-butanone have been detected at concentrations below the lowest PSRGs in surface soils.

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

**Unlikely.** The impacted soils are covered by a concrete building slab and asphalt parking lot, although it should be noted that the asphalt parking lot is in poor condition in several areas. The area is also relatively flat so significant erosion is unlikely.

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

**No.** The impacted soils are covered by a concrete building slab or asphalt and the topography is relatively flat, which prevents runoff or erosion.

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

**Yes.** PCE and benzene have been detected at concentrations above the lowest PSRGs in surface soils. Additionally, toluene and 2-butanone have been detected at concentrations below the lowest PSRGs in surface soils.

3B. Are potential ecological receptors on the site?

**Unlikely.** The site is located in an urban area and ecological receptors are unlikely to be present. In addition, the impacted soils are covered by a concrete building slab and asphalt parking lot, although it should be noted that the asphalt parking lot is in poor condition in several areas.

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

**Unlikely.** The site is located in an urban area and impacted soils are covered by a concrete building slab and asphalt parking lot.

4A. Are chemicals on the site volatile?

**Yes.** PCE, benzene, toluene, and 2-butanone are volatile compounds.

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

**Unlikely.** The impacted soils are covered by a concrete building slab and asphalt parking lot, although it should be noted that the asphalt parking lot is in poor condition in several areas.

**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.** Impacted soils are covered by a concrete building slab or 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 at depths between 0 and 1.5 feet below ground surface (bgs) at concentrations above the lowest PSRGs in the area to the west of the former dry-cleaner.

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

**No.** Impacted soils are covered by a concrete building slab or 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 concrete building slab or asphalt parking lot so 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, benzene, toluene, or 2-butanone does not significantly bioaccumulate.

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

**No.** Impacted soils are covered by a concrete building slab or asphalt parking lot, the groundwater plume does not intersect surface water, and the constituents of concern do not bioaccumulate. As such, it is unlikely that direct ingestion of plants or animals would occur.

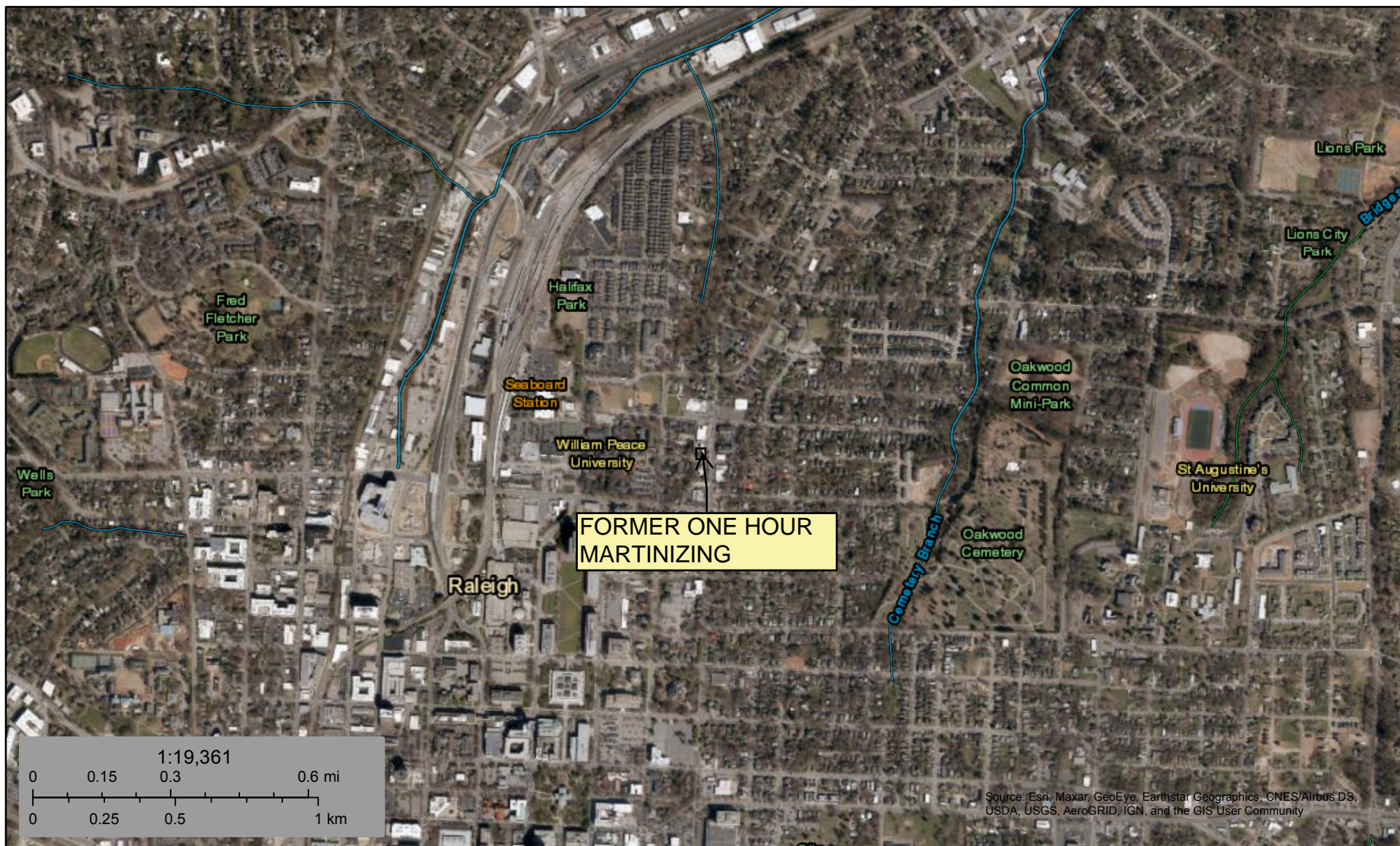
**Attachment 1**  
**Examples of Sensitive Environments**  
**DSCA Site ID DC920059**

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 habitats in Cemetery Branch located approximately 2,300 feet east and Pigeon House Branch located approximately 2,770 feet west-northwest 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, *Possible habitats in Cemetery Branch located approximately 2,300 feet east and Pigeon House Branch located approximately 2,770 feet west-northwest of the source property.*
- Migratory pathways and feeding areas critical for maintenance of anadromous fish species within river reaches or areas in lakes or coastal tidal waters in which the fish spend extended periods of time, *Possible habitats in Cemetery Branch located approximately 2,300 feet east and Pigeon House Branch located approximately 2,770 feet west-northwest of the source property. However, it is unlikely that anadromous fish species would utilize these water bodies.*
- 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 habitats in Cemetery Branch located approximately 2,300 feet east and Pigeon House Branch located approximately 2,770 feet west-northwest of the source property.*
- Habitat known to be used by species under review as to its federal endangered or threatened state, *Possible habitats in Cemetery Branch located approximately 2,300 feet east and Pigeon House Branch located approximately 2,770 feet west-northwest 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, *None near site*
- Wetlands, *None near site*



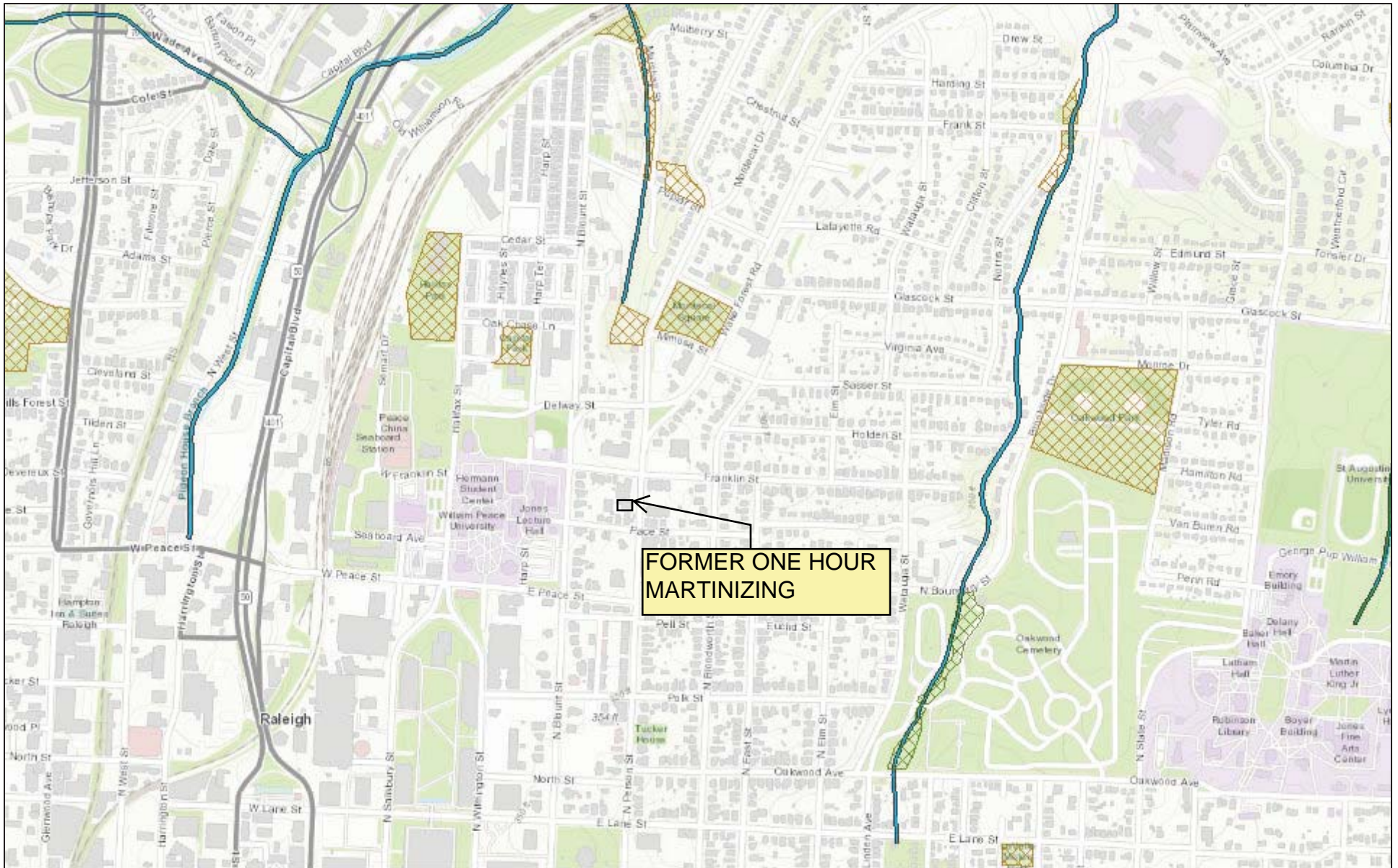
November 6, 2020

**Wetlands**

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

# Managed Areas - One Hour Martinizing



February 12, 2021

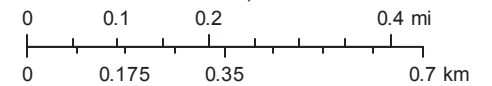
## Managed Areas

- Dedicated Nature Preserve
- Registered Heritage Area

- Conservation Easement
- Other Protection
- Federal Ownership

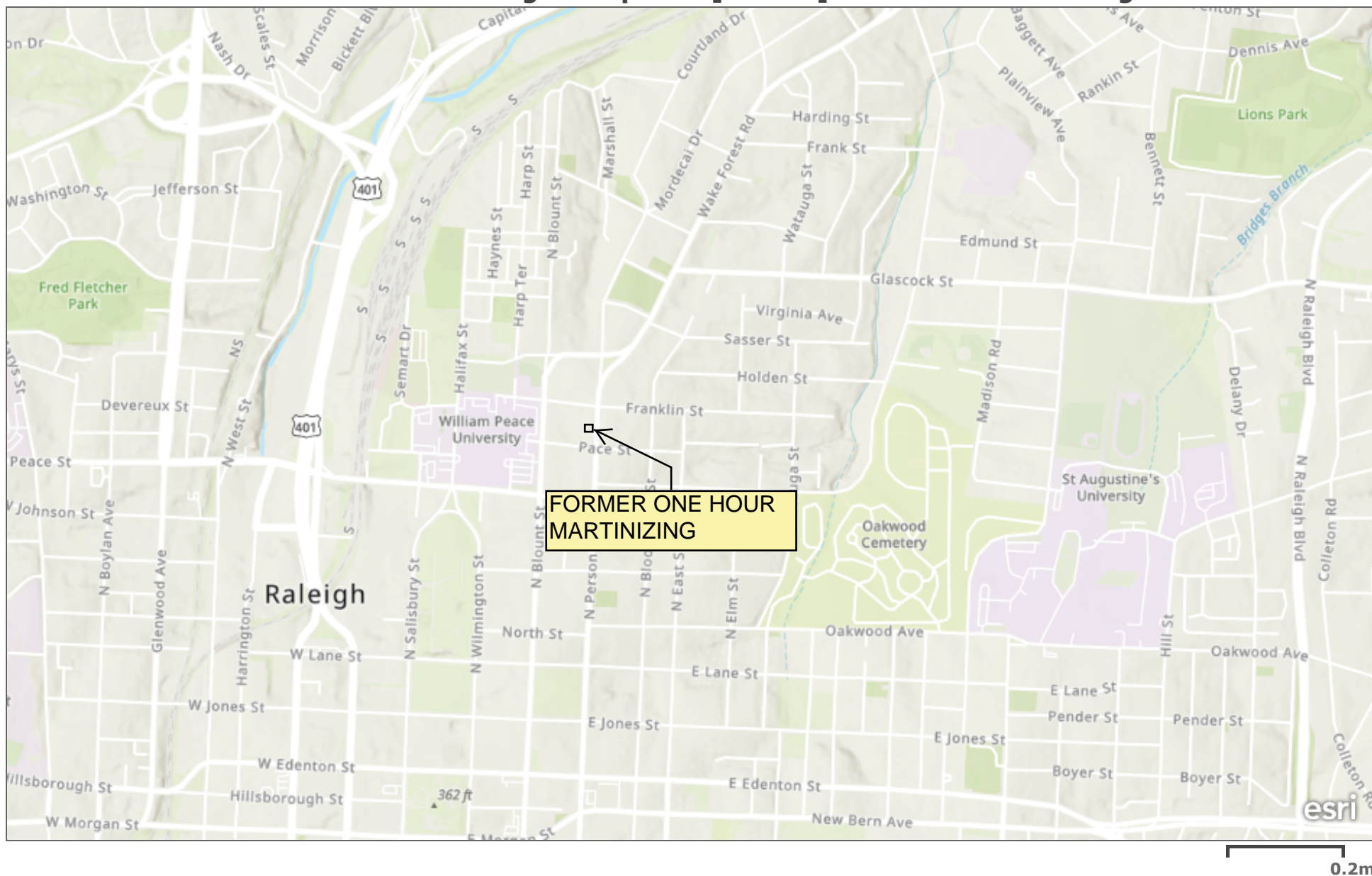
- State Ownership
- Local Government Ownership
- Private

1:13,391



U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands\_team@fws.gov

### Critical Habitat for Threatened & Endangered Species [USFWS] - One Hour Martinizing



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, City of Raleigh, Town of Cary, Johnston County, State of North Carolina DOT, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | The data found in this file were developed by the U.S. Fish & Wildlife Service field offices. For more information please refer to the species level metadata found with the individual shapefiles. The ECOS Joint Development Team is responsible for creating and serving this conglomerate file. No data alterations are made by ECOS.



# Endangered Species, Threatened Species, and Candidate Species, Wake County, North Carolina



Updated: 07-17-2020

Common Name	Scientific name	Federal Status	Record Status
<b>Vertebrate:</b>			
<a href="#">Bald eagle</a>	<i>Haliaeetus leucocephalus</i>	BGPA	Current
<a href="#">Cape Fear shiner</a> <a href="#">Range by Basin</a>	<i>Notropis mekistocholas</i>	E	Current
Carolina madtom <a href="#">Range by Basin</a>	<i>Noturus furiosus</i>	ARS	Current
Neuse River waterdog <a href="#">Range by basin</a>	<i>Necturus lewisi</i>	ARS	Current
<a href="#">Red-cockaded woodpecker</a>	<i>Picoides borealis</i>	E	Current
Southern hognose snake	<i>Heterodon simus</i>	ARS	Obscure
<b>Invertebrate:</b>			
Atlantic pigtoe <a href="#">Range by Basin</a>	<i>Fusconaia masoni</i>	ARS	Current
<a href="#">Dwarf wedgemussel</a> <a href="#">Range by basin</a>	<i>Alasmidonta heterodon</i>	E	Current
Green floater	<i>Lasmigona subviridis</i>	ARS	Current
<a href="#">Tar River spinymussel</a> <a href="#">Range by basin</a>	<i>Parvaspina steinstansana</i>	E	Current
Yellow lance <a href="#">Range by basin</a>	<i>Elliptio lanceolata</i>	T	Current
<b>Vascular Plant:</b>			
Bog spicebush	<i>Lindera subcoriacea</i>	ARS	Current
<a href="#">Michaux's sumac</a>	<i>Rhus michauxii</i>	E	Current
<b>Nonvascular Plant:</b>			
<b>Lichen:</b>			

## 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.

ARS = [At Risk Species](#). Species that are Petitioned, Candidates or Proposed for Listing under the Endangered Species Act. Consultation under Section 7(a)(2) of the ESA is not required for Candidate or Proposed species; although a Conference, as described under Section 7(a)(4) of the ESA is recommended for actions affecting species proposed for listing.

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 - Based on NC Natural Heritage Program information, this taxon is considered to be extant in the county.

Historical - Based on NC Natural Heritage Program information, this taxon is considered to be historical in the county, meaning that all recorded occurrences are either extirpated, have not been found in recent surveys, or have not been surveyed recently enough to be confident they are still present.

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

Wake County, North Carolina



## Local office

Raleigh Ecological Services Field Office

☎ (919) 856-4520

📅 (919) 856-4556

MAILING ADDRESS

Post Office Box 33726  
Raleigh, NC 27636-3726

PHYSICAL ADDRESS

551 Pylon Drive, Suite F

Raleigh, NC 27606-1487

NOT FOR CONSULTATION



# 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<sup>1</sup> 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<sup>2</sup>).

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. IPaC only shows species that are regulated by USFWS (see FAQ).
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:

## Birds

NAME

STATUS

**Red-cockaded Woodpecker** *Picoides borealis*

Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/7614>

## Amphibians

NAME

STATUS

**Neuse River Waterdog** *Necturus lewisi*

Proposed Threatened

Wherever found

There is **proposed** critical habitat for this species. The location of the critical habitat is not available.<https://ecos.fws.gov/ecp/species/6772>

## Fishes

NAME

STATUS

**Carolina Madtom** *Noturus furiosus*

Proposed Endangered

Wherever found

There is **proposed** critical habitat for this species. The location of the critical habitat is not available.<https://ecos.fws.gov/ecp/species/528>

## Clams

NAME

STATUS

**Atlantic Pigtoe** *Fusconaia masoni*

Proposed Threatened

Wherever found

There is **proposed** critical habitat for this species. The location of the critical habitat is not available.<https://ecos.fws.gov/ecp/species/5164>**Dwarf Wedgemussel** *Alasmodonta heterodon*

Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/784>

## Flowering Plants

NAME

STATUS

**Michaux's Sumac** *Rhus michauxii*

Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/5217>

# 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<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

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 exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). 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, including how to properly interpret and use your migratory bird report, 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.)

<p><b>Bald Eagle</b> <i>Haliaeetus leucocephalus</i>  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.  <a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a></p>	Breeds Sep 1 to Jul 31
<p><b>Blue-winged Warbler</b> <i>Vermivora pinus</i>  This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds May 1 to Jun 30
<p><b>Kentucky Warbler</b> <i>Oporornis formosus</i>  This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Apr 20 to Aug 20
<p><b>Prairie Warbler</b> <i>Dendroica discolor</i>  This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 1 to Jul 31
<p><b>Prothonotary Warbler</b> <i>Protonotaria citrea</i>  This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Apr 1 to Jul 31
<p><b>Red-headed Woodpecker</b> <i>Melanerpes erythrocephalus</i>  This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 10 to Sep 10
<p><b>Rusty Blackbird</b> <i>Euphagus carolinus</i>  This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds elsewhere

**Wood Thrush** *Hylocichla mustelina*

Breeds May 10 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

## 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. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps 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 10km grid cell(s) your project area overlaps. 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. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

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### 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](#) 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 10km grid cell(s) 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 [AKN Phenology 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 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 on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present 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 Eagle Act should such impacts occur.

### Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

## Facilities

## National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

## Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

## 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 tubercid 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.

NOT FOR CONSULTATION

**Appendix C**

**Notice of Dry-Cleaning Solvent Remediation**

**Source Property: RAM3 Investments, LLC, PIN 1704823402**

## NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: RAM3 Investments, LLC

Recorded in Book \_\_\_\_\_, Page \_\_\_\_\_

Associated plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by RAM3 Investments, 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 707 North Person Street, Raleigh, Wake County, North Carolina, Parcel Identification Number (PIN) 1704823402.

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 five 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 One Hour Martinizing (DSCA Site DC920059) located at 707 North Person Street, Raleigh. Dry-cleaning operations were conducted on the Property from approximately 1950 to 1965.

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

(1) A description of the location and dimensions of the areas of potential environmental concern with respect to permanently surveyed benchmarks; and

(2) The type, location and quantity of regulated dry-cleaning solvent contamination and other contaminants known to exist on the Property.

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

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

### **LAND-USE RESTRICTIONS**

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

1. Without prior written approval from DEQ, the Property shall not be used for:
  - a. child care centers or schools; or
  - b. mining or extraction of coal, oil, gas or any mineral or non-mineral substances.
2. No activities that encounter, expose, remove or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes or swimming pools that use groundwater, or construction or excavation activities that encounter or expose groundwater) may occur on the Property without prior approval of DEQ.
3. Except for routine maintenance, no construction activities or change 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.
4. Structural modifications that may cause or create an increased risk from vapor intrusion require the property owner to demonstrate to the satisfaction of DEQ that the indoor air in the structure does not pose an unacceptable risk to the occupants following modifications. These modifications include but are not limited to: modification or replacement of heating, ventilation or air conditioning (HVAC) systems, removal or replacement of the building slab, installation of multiple conduits or piping through the building slab, modifications to building walls or ceilings that may change air flow.

5. 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.
6. In January of each year, on or before January 31<sup>st</sup>, 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.
7. 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.
8. 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\_\_.

RAM3 Investments, 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 RAM3 Investments, LLC, a North Carolina limited liability corporation, and its Manager, and that by authority duly given and as the act of the company, the foregoing Notice of Dry-Cleaning Solvent Remediation was signed in its name by him.

WITNESS my hand and official stamp or seal, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Name typed or printed  
Notary Public

My Commission expires: \_\_\_\_\_  
[Stamp/Seal]

**APPROVAL AND CERTIFICATION**

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

North Carolina Department of Environmental Quality

By:

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

\_\_\_\_\_  
Date



ATTACHMENT

**LIMITED POWER OF ATTORNEY**

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

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

Signature of Property Owner \_\_\_\_\_

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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

WITNESS my hand and official stamp or seal, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Name typed or printed  
Notary Public

My Commission expires: \_\_\_\_\_  
[Stamp/Seal]



**EXHIBIT A**  
**REDUCTION OF SURVEY PLAT**

**NOTES:**

- THE FIRM HAS NEITHER REVIEWED, NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP, AS GUARANTEE OF MARKETABLE TITLE EXCEPTIONS THAT MAY, COULD OR DO ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT/TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
- AREAS COMPUTED BY COORDINATE METHOD.
- PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
- ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
- BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
- VERTICAL DATUM SHOWN HEREON IS NAVD83
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720170400K, PANEL 1704 EFFECTIVE DATE JULY 19, 2022.
- AREAS AND TYPES OF CONTAMINATION DEPICTED HEREON ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.
- SOIL BORINGS SHOWN HEREON ARE PER A CAD FILE PROVIDED BY HART & HICKMAN DATED JULY 12, 2023. LAND USE CONTROL AREAS ARE PER A MAP PROVIDED BY HART & HICKMAN DATED MARCH 13, 2023.

**DEQ ACKNOWLEDGEMENT**

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

WILLIAM F. HUNNEKE  
CHIEF, SUPERFUND SECTION  
DIVISION OF WASTE MANAGEMENT  
STATE OF NORTH CAROLINA  
COUNTY OF WAKE

**NOTARY STATEMENT**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
I, \_\_\_\_\_ A NOTARY PUBLIC OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT \_\_\_\_\_ DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**OWNER ACKNOWLEDGEMENT**

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

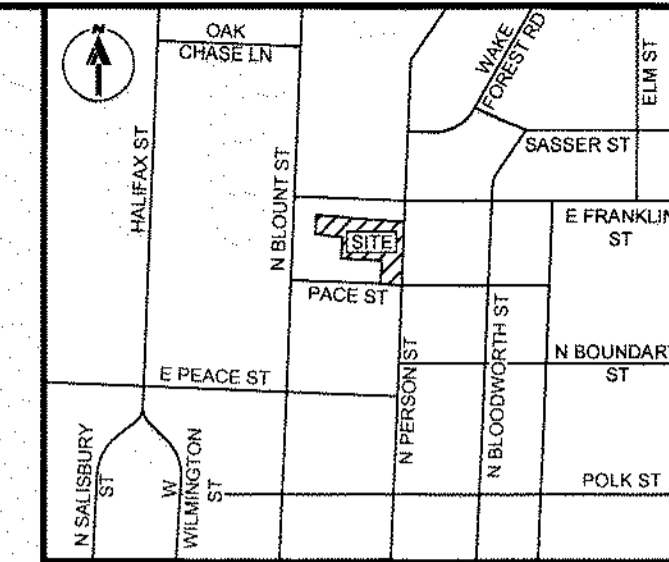
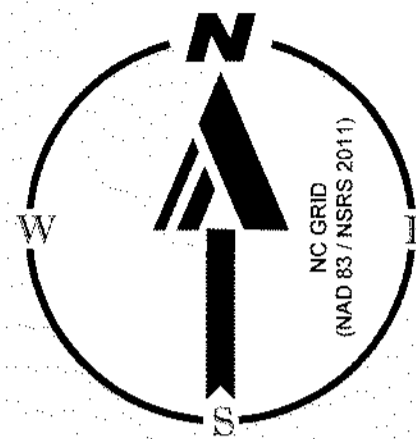
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**NOTARY STATEMENT**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
I, \_\_\_\_\_ A NOTARY PUBLIC OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT \_\_\_\_\_ DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



**VICINITY MAP**  
NOT TO SCALE

- REFERENCES:**
- DB 8489, PG 2725
  - DB 15294, PG 733
  - DB 16433, PG 1284
  - DB 16997, PG 953
  - DB 17618, PG 1728
  - DB 17618, PG 1735
  - DB 18595, PG 1878
  - BM 2007, PG 2917
  - BM 2009, PG 987

**CONTAMINANT STATEMENT**

GROUNDWATER IN WELLS MW-2, MW-3, MW-4, AND MW-5 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L.0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, BENZENE, ETHYLBENZENE, NAPHTHALENE, TOLUENE, XYLENES (TOTAL), 1, 2, 4-TRIMETHYLBENZENE, 1, 3, 5-TRIMETHYLBENZENE, ISOPROPYLBENZENE, N-PROPYLBENZENE, AND STYRENE.

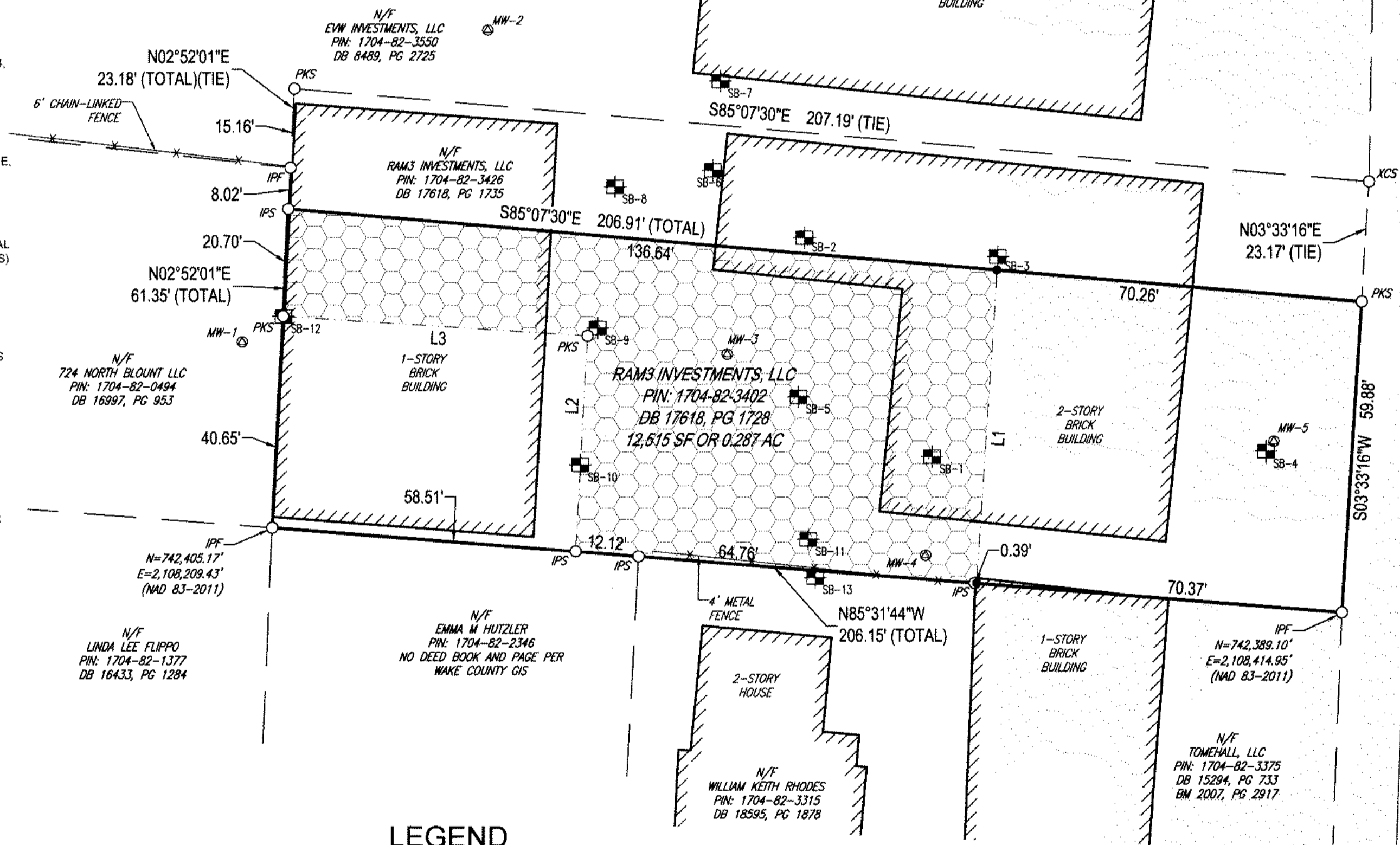
SOIL IN BORINGS SB-5, SB-6, SB-8, SB-9 AND SB-11 EXCEED THE ASSOCIATED RESIDENTIAL RISK-BASED SCREENING LEVEL (15A NCAC 2S) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE AND BENZENE.

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

**DEED STATEMENT**

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



EXISTING N PERSON STREET 65' PUBLIC RIGHT-OF-WAY BM 2009, PG 987

EDGE OF PAVEMENT

**SURVEYOR 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(F)(1)(c)(1), AS AMENDED.

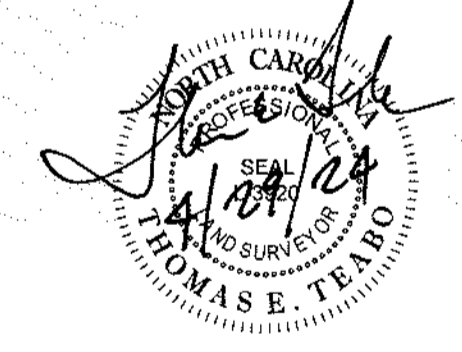
I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: "CLASS A"
- POSITIONAL ACCURACY: 0.04"
- TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
- DATES OF SURVEY: 05/09/2023-01/10/2024
- DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
- PUBLISHED/FIXED-CONTROL USE: NCVRS
- GEOID MODEL: 2018 (CONUS)
- COMBINED GRID FACTOR(S): 0.99990617
- UNITS: US SURVEY FEET

THAT THIS 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 29TH DAY OF APRIL A.D. 2024.

*Thomas E. Teabo*  
SURVEYOR NC L-3920

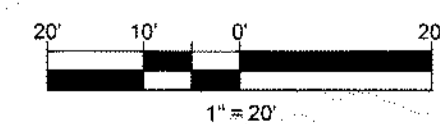


**LEGEND**

- LINE SURVEYED
- - - LINE NOT SURVEYED
- X FENCE
- ⊙ MONITORING WELLS
- ⊕ SOIL BORING
- IPF IRON PIPE FOUND
- IRF IRON REBAR FOUND
- PKF PK NAIL FOUND
- IPS IRON PIPE SET
- PKS PK NAIL SET
- XCS X-CUT SET
- ▨ AREA A

COORDINATE SYSTEM: US STATE PLANE 1983  
ZONE: NORTH CAROLINA 3200  
HORIZONTAL DATUM: NAD 83 (2011)  
VERTICAL DATUM: NAVD 88 (GEOID 2018 CONUS)  
UNIT OF MEASURE: US SURVEY FEET

WELL ID	GRID NORTHING	GRID EASTING	TOP OF CASING ELEVATION
MW-1	742440.84	2108203.59	322.86
MW-2	742500.87	2108250.80	323.26
MW-3	742438.57	2108296.79	325.09
MW-4	742399.96	2108334.98	327.78
MW-5	742421.99	2108401.87	329.45



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N03° 39' 27"E	60.37'
L2	S03° 03' 58"W	41.53'
L3	S86° 22' 40"E	58.63'

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

OWNER: RAM3 INVESTMENTS, LLC  
PIN: 1704-82-3402  
THE FORMER ONE HOUR MARTINIZING, DSCA SITE ID: DC920059  
SITE ADDRESS: 707 N PERSON ST., RALEIGH, NC 27604  
CITY OF RALEIGH  
RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

FILE NO. NCA230043  
DATE 04/29/2024  
FIELD DATE 01/10/2024

**BOHLER** 4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NORTH CAROLINA 27612 919.578.9000 www.bohlerengineering.com

CREW CHIEF JR DET  
DRAWN DET  
REVIEWED JT/TET  
APPROVED TET

SCALE 1" = 20'  
DWG. NO. 1 OF 1

BOHLER ENGINEERING - ALL RIGHTS RESERVED. FOR OTHER THAN THE ORIGINAL PROJECTOR THE COPYING OR REUSE OF THIS DOCUMENT OR PORTIONS THEREOF, FOR PURPOSES OTHER THAN THE ORIGINAL PROJECTOR'S INTENTION, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, IS PROHIBITED.

**EXHIBIT B**  
**PROPERTY LEGAL DESCRIPTION**

**BEGINNING at a point on North Person Street and on the West side thereof twenty three (23) feet and two and one-half (2 1/2) inches South of the southeast of Wayne's (formerly G. C. Payne's) lot, the said point being the southeast corner of lot conveyed by O. C. Gullie and wife to E. R. Pace, thence South along the West side of Person Street Fifty-Six (56) feet nine and one-half (9 1/2) inches, to the line of Morgan and Sears, thence West with said line two hundred and six (206) feet to the line of Lot formerly owned by R. F. Hoke, thence North with said line fifty-six (56) feet and nine and one-half (9 1/2) inches to the line of E. R. Pace, thence East with said line two hundred and six (206) feet to the BEGINNING, being the lot conveyed by O. C. Gullie and wife, to C. A. Jones on the 20th day of July, 1911, and recorded in Book 268, Page 30, in the Office of the Register of Deeds for Wake County, North Carolina.**

**The foregoing property was conveyed to H. M. Hinnant and wife, Marie L. Hinnant, by deed dated January 14, 1947, and recorded in Book 962, at Page 151, Wake County Registry, and by quitclaim deed dated January 30, 1947, and recorded in Book 962, at Page 145, Wake County Registry.**

**Property Address: 705 and 707 N. Person Street, Raleigh, North Carolina**

**Appendix D**  
**Notice of Dry-Cleaning Solvent Remediation**  
**Off-Source Property: RAM3 Investments, LLC, PIN 1704823426**

## NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: RAM3 Investments, LLC  
Recorded in Deed Book \_\_\_\_\_, Page \_\_\_\_\_  
Associated plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by RAM3 Investments, 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 709 North Person Street, Raleigh, Wake County, North Carolina, Parcel Identification Number (PIN) 1704823426.

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 five 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 on this Property are contaminated with dry-cleaning solvents associated with dry-cleaning operations at the former One Hour Martinizing (DSCA Site DC920059) located at 707 North Person Street, Raleigh.

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.

### **LAND-USE RESTRICTIONS**

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

1. The Property shall not be used for mining or extraction of coal, oil, gas or any other mineral or non-mineral substances.
2. No activities that encounter, expose, remove, or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes or swimming pools that use groundwater, or construction or excavation activities that encounter or expose groundwater) may occur on the Property without prior approval by DEQ.
3. Except for routine maintenance, no construction activities or change in 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.
4. Structural modifications that may cause or create an increased risk from vapor intrusion require the property owner to demonstrate to the satisfaction of DEQ that the indoor air in the structure does not pose an unacceptable risk to the occupants following modifications. These modifications include but are not limited to: modification or replacement of heating, ventilation or air conditioning (HVAC) systems, removal or replacement of the building slab, installation of multiple conduits or piping through the building slab, modifications to building walls or ceilings that may change air flow.
5. 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.



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 the Property which is the subject of this Notice shall cause the instrument of any sale, lease, grant, or other transfer of any interest in the Property to include a provision expressly requiring the lessee, grantee, or transferee to comply with this Notice. The failure to include such provision shall not affect the validity or applicability of any land-use restriction identified in this Notice.
8. In January of each year, on or before January 31<sup>st</sup>, 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.

#### **RIGHT OF ENTRY**

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

## **REPRESENTATIONS AND WARRANTIES**

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

- i) that the Property Owner is the sole owner of the Property; **or** that the Property Owner has provided to DEQ the names of all other persons that own an interest in or hold an encumbrance on the Property and have notified such persons of the Property Owner's intention to enter into this Notice;
- ii) that the Property Owner has the power and authority to enter into this Notice, to grant the rights and interests herein provided and to carry out all obligations hereunder; and
- iii) that this Notice will not materially violate or contravene or constitute a material default under any other agreement, document or instrument to which the Property Owner is a party or by which the Property Owner may be bound or affected.

## **ENFORCEMENT**

The above land-use restrictions shall be enforceable without regard to lack of privity of estate or contract, lack of benefit to particular land, or lack of any property interest in particular land. The land-use restrictions shall be enforced by any owner of the Property. The land-use restrictions may also be enforced by DEQ through the remedies provided in NCGS § 143-215.104P or by means of a civil action; by any unit of local government having jurisdiction over any part of the Property; and by any person eligible for liability protection under the DSCA who will lose liability protection if the restrictions are violated. Any attempt to cancel any or all of this Declaration without the approval of the Secretary of DEQ (or its successor in function), or his/her delegate, shall be subject to enforcement by DEQ to the full extent of the law. Failure by any party required-or authorized to enforce any of the above restrictions shall in no event be deemed a waiver of the right to do so thereafter as to the same violation or as to one occurring prior or subsequent thereto.

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

**FUTURE SALES, LEASES, CONVEYANCES, TRANSFERS AND PETITIONS OR  
FILINGS FOR REZONING**

When any portion of the Property subject to this Notice is sold, leased, conveyed or transferred, the deed or other instrument of transfer shall contain in the description section, in no smaller type than that used in the body of the deed or instrument, (1) a statement that the property has been contaminated with dry-cleaning solvent and, if appropriate, cleaned up under the Act and (2) a reference by book and page to the recordation of this Notice.

The Property Owner shall notify DEQ within fourteen (14) calendar days 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\_\_.

RAM3 Investments, 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 RAM3 Investments, LLC, a North Carolina limited liability corporation, and its Manager, and that by authority duly given and as the act of the company, the foregoing Notice of Dry-Cleaning Solvent Remediation was signed in its name by him.

WITNESS my hand and official stamp or seal, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Name typed or printed  
Notary Public

My Commission expires: \_\_\_\_\_  
[Stamp/Seal]

**APPROVAL AND CERTIFICATION**

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

North Carolina Department of Environmental Quality

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

\_\_\_\_\_  
Date

ATTACHMENT

**LIMITED POWER OF ATTORNEY**

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

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

Signature of Property Owner \_\_\_\_\_

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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

WITNESS my hand and official stamp or seal, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Name typed or printed  
Notary Public

My Commission expires: \_\_\_\_\_  
[Stamp/Seal]

**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 Wake County

By: \_\_\_\_\_  
(signature) Date

Name typed or printed: \_\_\_\_\_

Deputy/Assistant Register of Deeds

**EXHIBIT A**  
**REDUCTION OF SURVEY PLAT**

**NOTES:**

- THE FIRM HAS NEITHER REVIEWED, NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP, AS GUARANTEE OF MARKETABLE TITLE EXCEPTIONS THAT MAY, COULD OR DO ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT/TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
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**DEQ ACKNOWLEDGEMENT**

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

WILLIAM F. HUNNEKE \_\_\_\_\_ DATE \_\_\_\_\_  
 CHIEF, SUPERFUND SECTION  
 DIVISION OF WASTE MANAGEMENT  
 STATE OF NORTH CAROLINA  
 COUNTY OF WAKE

NOTARY STATEMENT  
 STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_ A NOTARY PUBLIC OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

**OWNER ACKNOWLEDGEMENT**

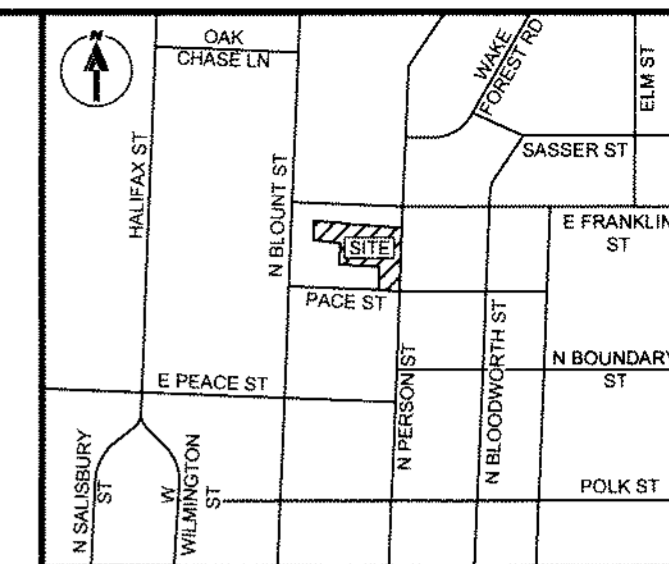
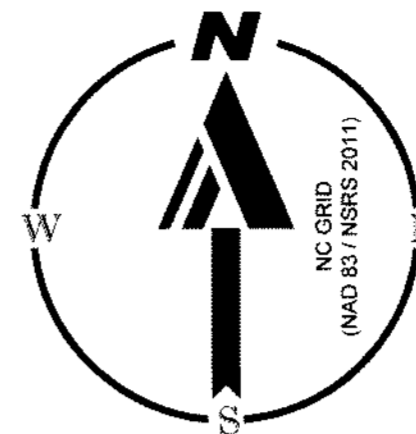
I ACKNOWLEDGE THAT I HAVE FULL AUTHORITY TO LEGALLY EXECUTE A DEED FOR THIS PROPERTY.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NOTARY STATEMENT  
 STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_ A NOTARY PUBLIC OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT I DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_



**VICINITY MAP**  
NOT TO SCALE

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  - BM 2009, PG 987

**CONTAMINANT STATEMENT**

GROUNDWATER IN WELLS MW-2, MW-3, MW-4, AND MW-5 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L 0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, BENZENE, ETHYLBENZENE, NAPHTHALENE, TOLUENE, XYLENES (TOTAL), 1, 2, 4-TRIMETHYLBENZENE, 1, 3, 5-TRIMETHYLBENZENE, ISOPROPYLBENZENE, N-PROPYLBENZENE, AND STYRENE.

SOIL IN BORINGS SB-5, SB-6, SB-8, SB-9, AND SB-11 EXCEEDED THE ASSOCIATED RESIDENTIAL RISK-BASED SCREENING LEVEL (15A NCAC 2S) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE AND BENZENE.

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

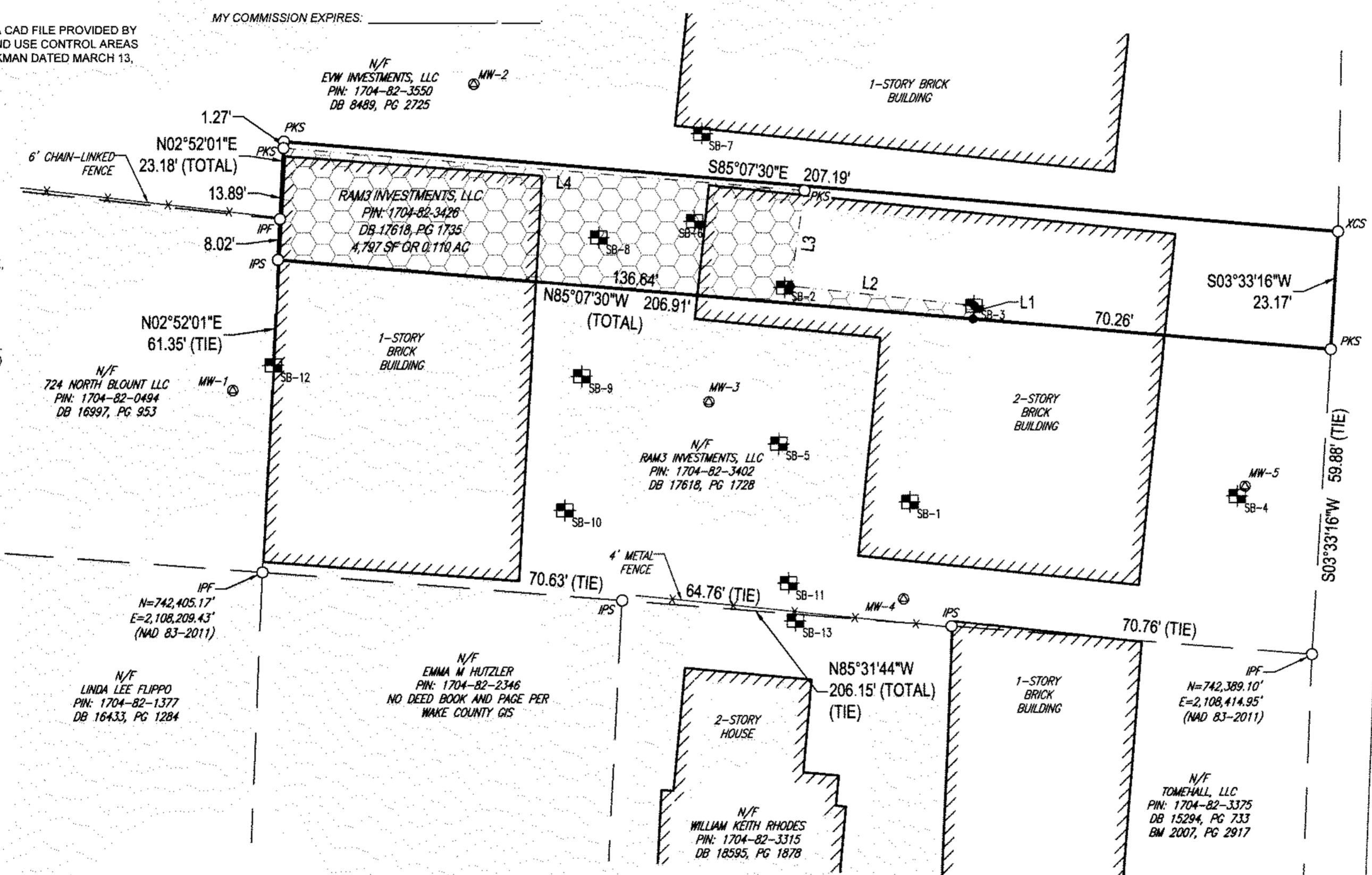
**DEED STATEMENT**

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 WAKE COUNTY REGISTER OF DEEDS OFFICE AT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT, SUPERFUND SECTION, DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM, OR ITS SUCCESSOR IN FUNCTION, 1646 MAIL SERVICE CENTER, RALEIGH, NC 27699-1545.

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



EDGE OF PAVEMENT  
EXISTING  
N PERSON STREET  
65' PUBLIC RIGHT-OF-WAY  
BM 2009, PG 987

**SURVEYOR 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(F)(1)(i)(c)(1), AS AMENDED.

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

- CLASS OF SURVEY: "CLASS A"
- POSITIONAL ACCURACY: 0.04'
- TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
- DATES OF SURVEY: 05/09/2023-01/10/2024
- DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
- PUBLISHED/FIXED-CONTROL USE: NCVRS
- GEOID MODEL: 2018 (CONUS)
- COMBINED GRID FACTOR(S): 0.99990617
- UNITS: US SURVEY FEET

THAT THIS 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 29TH DAY OF APRIL A.D., 2024

*Thomas E. Teabo*  
 SURVEYOR NC L-3920



**LEGEND**

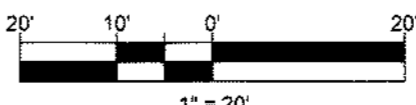
- LINE SURVEYED
- - - LINE NOT SURVEYED
- x FENCE
- ⊙ MONITORING WELLS
- ⊕ SOIL BORING
- IPF IRON PIPE FOUND
- IRF IRON REBAR FOUND
- PKF PK NAIL FOUND
- IPS IRON PIPE SET
- PKS PK NAIL SET
- XCS X-CUT SET
- COMPUTED POINT
- ⊞ AREA A

COORDINATE SYSTEM: US STATE PLANE 1983  
 ZONE: NORTH CAROLINA 3200  
 HORIZONTAL DATUM: NAD 83 (2011)  
 VERTICAL DATUM: NAVD 88 (GEOID 2018 CONUS)  
 UNIT OF MEASURE: US SURVEY FEET

WELL ID	GRID NORTHING	GRID EASTING	TOP OF CASING ELEVATION
MW-1	742440.84	2108203.59	322.86
MW-2	742500.87	2108250.80	323.26
MW-3	742438.57	2108296.79	325.09
MW-4	742399.96	2108334.98	327.78
MW-5	742421.99	2108401.87	329.45

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N05° 47' 03"E	2.59'
L2	N83° 51' 48"W	36.28'
L3	N08° 20' 16"E	18.93'
L4	N85° 20' 29"W	102.33'



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**SURVEY PLAT - EXHIBIT A TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION NON-SOURCE PROPERTY**

OWNER: RAM3 INVESTMENTS, LLC  
 PIN: 1704-82-3426  
 DB 17618, PG 1735

SITE ADDRESS: 709 N PERSON ST., RALEIGH, NC 27604  
 CONTAMINATION SOURCE: THE FORMER ONE HOUR MARTINIZING, DSCA SITE ID: DC920059  
 SOURCE PROPERTY ADDRESS: 707 N. PERSON ST., RALEIGH, NC 27604  
 CITY OF RALEIGH  
 RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

FILE NO. NCA230043

DATE 04/29/2024

FIELD DATE 01/10/2024

CREW CHIEF JR

DRAWN DET

REVIEWED JT/TET

APPROVED TET

SCALE 1" = 20'

DWG. NO. 1 OF 1

**BOHLER //**

4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NORTH CAROLINA 27612 919.578.9000  
 www.bohlerengineering.com

■ 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**

**That certain lot or parcel of land located on the West side of North Person Street in the City of Raleigh, N.C. adjoining the lands of Elvis Watkins, et al, and bounded by a line beginning at the southeast corner of Elvis Watkins' lot and running thence Westwardly with his lot 206 feet to the East line of the lot formerly owned by M. F. Hoke, thence Southwardly with said Hoke's line 23 feet 2 inches to a stake in Charles Jones' line; thence Eastwardly 154 feet 5 inches to a stake 26 1/2 feet South of Elvis Watkins' southern line; thence with said Jones' line East 51 feet 9 inches to a stake on the West side of North Person Street; thence North with said street 23 feet 2 inches to the point of BEGINNING, being the same lot which was conveyed to E. H. Gattis by Daniel Allen, by deed dated October 9, 1924, recorded in Book 451, Page 248, Wake County Registry of Deeds, and being also the same lot which is mentioned and described as the second tract in the deed from William T. Hatch to E. H. Gattis and wife, recorded in Book 670, Page 393, Wake County Registry of Deeds.**

**The foregoing property was conveyed to H. M. Hinnant by deed dated March 24, 1939, and recorded in Book 805, at Page 10, Wake County Registry.**

**Property Address: 709 N. Person Street, Raleigh, North Carolina**

**Appendix E**  
**Notices of Dry-Cleaning Solvent Remediation – Additional Off-Source Properties**

**Appendix E-1**

**Off-Source Property: EVW Investments, LLC, PIN 1704823550**

## NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: EVW Investments, LLC

Recorded in Book \_\_\_\_\_, Page \_\_\_\_\_

Associated plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 711 North Person Street, Raleigh, Wake County, North Carolina, Parcel Identification Number (PIN) 1704823550.

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 five 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 One Hour Martinizing (DSCA Site DC920059) located at 707 North Person Street, Raleigh. **A risk assessment of the contaminated property concluded that the dry-cleaning solvent 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.

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

**CANCELLATION OF THE NOTICE**

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

**APPROVAL AND CERTIFICATION OF NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY**

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

North Carolina Department of Environmental Quality

By: \_\_\_\_\_ Date \_\_\_\_\_  
William F. Hunneke  
Chief, Superfund Section  
Division of Waste Management

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

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

\_\_\_\_\_  
Name typed or printed  
Notary Public

My Commission expires: \_\_\_\_\_  
[Stamp/Seal]

**CERTIFICATION OF REGISTER OF DEEDS**

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

Register of Deeds for Wake County

By: \_\_\_\_\_

\_\_\_\_\_ Date

Name typed or printed: \_\_\_\_\_

Deputy/Assistant Register of Deeds

**EXHIBIT A**

**SURVEY PLAT REDUCTION**



**NOTES:**

- THE FIRM HAS NEITHER REVIEWED, NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP, AS GUARANTEE OF MARKETABLE TITLE EXCEPTIONS THAT MAY, COULD OR DO ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT/TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
- AREAS COMPUTED BY COORDINATE METHOD.
- PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
- ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
- BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
- VERTICAL DATUM SHOWN HEREON IS NAVD83
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720170400K, PANEL 1704 EFFECTIVE DATE JULY 19, 2022.
- AREAS AND TYPES OF CONTAMINATION DEPICTED HEREON ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.
- LAND USE CONTROL AREAS ARE PER A MAP PROVIDED BY HART & HICKMAN DATED MARCH 13, 2023.

**DEQ ACKNOWLEDGEMENT**

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

WILLIAM F. HUNNEKE  
CHIEF, SUPERFUND SECTION  
DIVISION OF WASTE MANAGEMENT  
STATE OF NORTH CAROLINA  
COUNTY OF WAKE

**NOTARY STATEMENT**

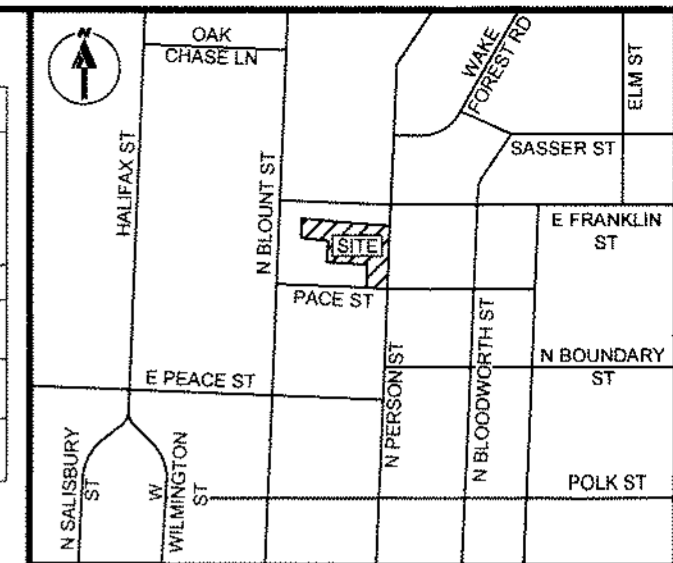
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

PIN	OWNER NAME	ADDRESS	TOWNSHIP	DEED BOOK	DEED PAGE	THE DOCUMENTARY COMPONENT OF THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THIS PROPERTY, IS RECORDED AT:	
						DEED BOOK	DEED PAGE
1704-82-3550	EVW INVESTMENTS, LLC	711 N PERSON ST., RALEIGH, NC 27604	RALEIGH	8489	2725		
1704-82-3315	WILLIAM KEITH RHODES	223 PACE ST., RALEIGH, NC 27604	RALEIGH	18595	1878		
1704-82-3375	TOMEHALL, LLC	701 N PERSON ST., RALEIGH, NC 27604	RALEIGH	15294	733		



COORDINATE SYSTEM: US STATE PLANE 1983  
ZONE: NORTH CAROLINA 3200  
HORIZONTAL DATUM: NAD 83 (2011)  
VERTICAL DATUM: NAVD 88 (GEOID 2018 CONUS)  
UNIT OF MEASURE: US SURVEY FEET

WELL ID	GRID NORTHING	GRID EASTING	TOP OF CASING ELEVATION
MW-1	742440.84	2108203.59	322.86
MW-2	742500.87	2109250.80	323.26
MW-3	742438.57	2108296.79	325.09
MW-4	742399.96	2108334.98	327.78
MW-5	742421.99	2108401.87	329.45

**REFERENCES:**

- DB 8489, PG 2725
- DB 15294, PG 733
- DB 16433, PG 1284
- DB 16997, PG 953
- DB 17618, PG 1728
- DB 17618, PG 1735
- DB 18595, PG 1878
- BM 2007, PG 2917
- BM 2009, PG 987

**CONTAMINANT STATEMENT**

GROUNDWATER IN WELLS MW-2, MW-3, MW-4, AND MW-5 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L.0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, BENZENE, ETHYLBENZENE, NAPHTHALENE, TOLUENE, XYLENES (TOTAL), 1, 2, 4-TRIMETHYLBENZENE, 1, 3, 5-TRIMETHYLBENZENE, ISOPROPYLBENZENE, N-PROPYLBENZENE, AND STYRENE.

**DEED STATEMENT**

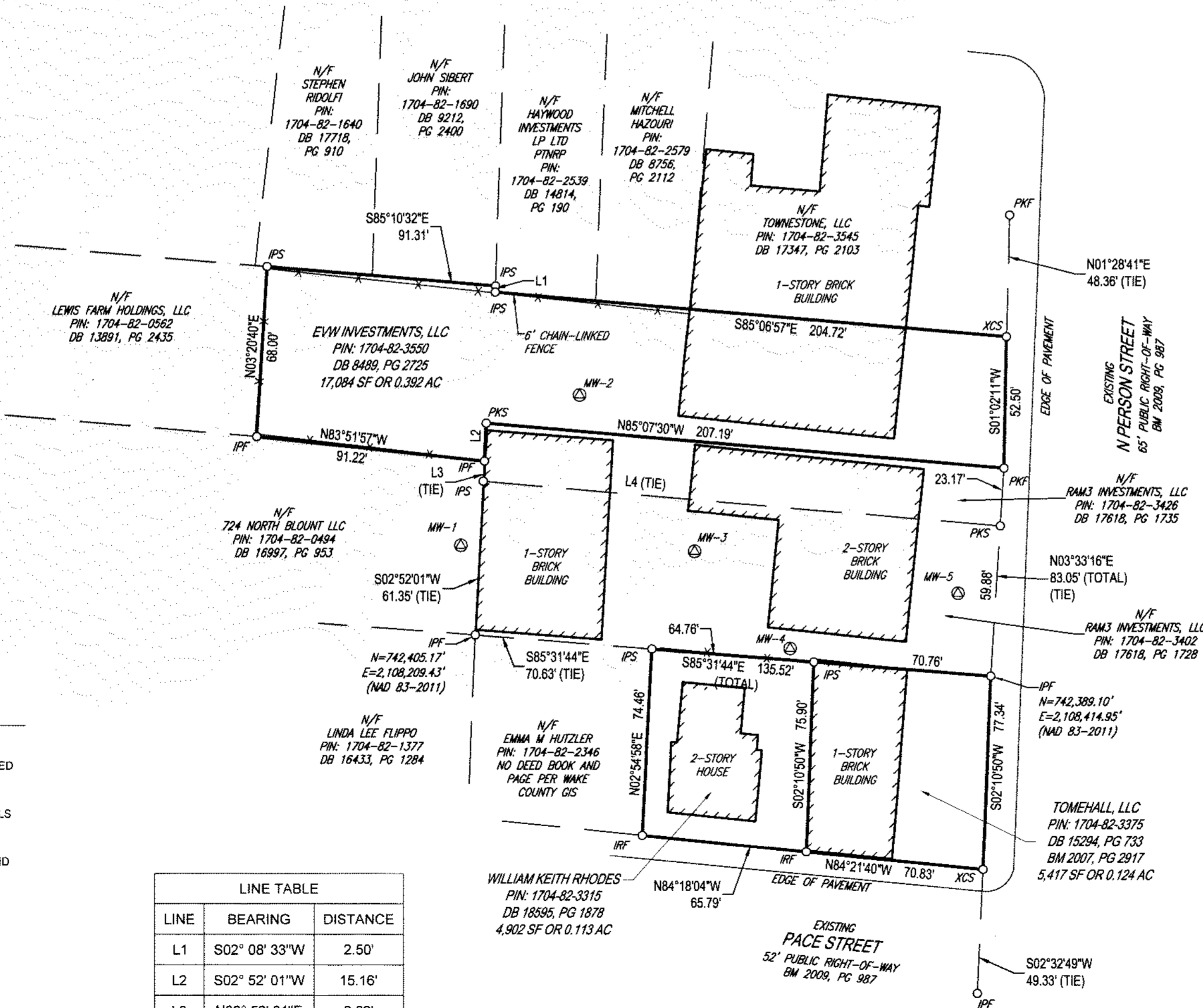
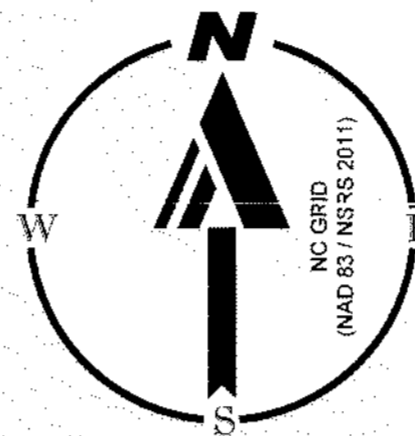
N.C.G.S. 143-215.104M(d) REQUIRES THAT WHEN PROPERTY FOR WHICH A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION HAS BEEN FILED IS SOLD, LEASED, CONVEYED OR TRANSFERRED, THE DEED OR OTHER INSTRUMENT OF TRANSFER SHALL CONTAIN IN THE DESCRIPTION SECTION, IN NO SMALLER TYPE THAN THAT USED IN THE BODY OF THE 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 WAKE COUNTY REGISTER OF DEEDS OFFICE AT THE BOOK AND PAGE INDICATED IN TABLE A. QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT, SUPERFUND SECTION, DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM, OR ITS SUCCESSOR IN FUNCTION. 1646 MAIL SERVICE CENTER, RALEIGH, NC 27699-1646.

**LEGEND**

- LINE SURVEYED
- - - LINE NOT SURVEYED
- x FENCE
- ⊙ MONITORING WELLS
- IPF IRON PIPE FOUND
- IRF IRON REBAR FOUND
- PKF PK NAIL FOUND
- IPS IRON PIPE SET
- PKS PK NAIL SET
- XCS X-CUT SET

LINE	BEARING	DISTANCE
L1	S02° 08' 33"W	2.50'
L2	S02° 52' 01"W	15.16'
L3	N02° 52' 01"E	8.02'
L4	N85° 07' 30"W	206.91'



**SURVEYOR 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(F)(1)(c)(i), 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:

- CLASS OF SURVEY: "CLASS A"
- POSITIONAL ACCURACY: 0.04'
- TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
- DATES OF SURVEY: 05/09/2023-01/10/2024
- DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
- PUBLISHED/FIXED-CONTROL USE: NCVRS
- GEOID MODEL: 2018 (CONUS)
- COMBINED GRID FACTOR(S): 0.99990617
- UNITS: US SURVEY FEET

THAT THIS 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 27TH DAY OF APRIL A.D. 2024.

\_\_\_\_\_  
SURVEYOR NC LC-3920



**SURVEY PLAT - EXHIBIT A TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION NON-SOURCE PROPERTIES**  
SEE "TABLE A" FOR NON-SOURCE OWNER INFORMATION  
CONTAMINATION SOURCE: THE FORMER ONE HOUR MARTINIZING, DSCA SITE ID: DC920059  
SOURCE PROPERTY ADDRESS: 707 N. PERSON STREET, RALEIGH, NC 27604  
CITY OF RALEIGH, RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA NCBELS: P-1132

FILE NO. NCA230043	<b>BOHLER</b> 4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NORTH CAROLINA 27612 919.578.9000 www.bohlerengineering.com
DATE 04/29/2024	
FIELD DATE 01/10/2024	CREW CHIEF JR
	DRAWN DET
	REVIEWED JT/TET
	APPROVED TET
	SCALE 1" = 40'
	DWG. NO. 1 OF 1

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## EXHIBIT B

### LEGAL DESCRIPTION FOR PROPERTY

711 North Person Street as described in Deed Box 1527 at Page 279 and Deed Book 2319 at Page 266, both in the Wake County Registry, and as more particularly described as follows:

BEGINNING at an iron pipe in the western line of North Person Street, said iron pipe being distant in a northern direction as measured along the western line of North Person Street 156.63 feet from the intersection with the northern line of Pace Street, said beginning point also being a common corner with the property of Robert M. Hutzler and wife, Emma M. Hutzler; runs thence with the Hutzler line North 81° 1' 41" West 205.25 feet to an iron pipe, the northwestern corner of the Hutzler property; runs thence South 5° 43' West 15.17 feet to an iron pipe; runs thence North 81° 1' 58" West 90.75 feet to an iron pipe; runs thence North 5° 16' 22" East 70.13 feet to an iron pipe; runs thence South 81° 4' 43" East 91.29 feet to an iron pipe; runs thence South 5° 43' West 2.5 feet to an iron pipe; and runs thence South 81° 1' 8" East 204.72 feet to an iron pipe in the western line of North Person Street; runs thence with the western line of North Person Street South 5° 8' West 52.50 feet to the point of BEGINNING, as described on map entitled "Property of Wright Brothers Electric Company, Inc." by John Y. Phelps, Jr., Registered Land Surveyor, dated September 11, 1992.

**Appendix E-2**

**Off-Source Property: William Keith Rhodes, PIN 1704823315**

## NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: William Keith Rhodes

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 223 Pace Street, Raleigh, Wake County, North Carolina, Parcel Identification Number (PIN) 1704823315.

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 five 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 One Hour Martinizing (DSCA Site DC920059) located at 707 North Person Street, Raleigh. **A risk assessment of the contaminated property concluded that the dry-cleaning solvent 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.

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

**CANCELLATION OF THE NOTICE**

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

**APPROVAL AND CERTIFICATION OF NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY**

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

North Carolina Department of Environmental Quality

By: \_\_\_\_\_ Date \_\_\_\_\_  
William F. Hunneke  
Chief, Superfund Section  
Division of Waste Management

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

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

\_\_\_\_\_  
Name typed or printed  
Notary Public

My Commission expires: \_\_\_\_\_  
[Stamp/Seal]

**CERTIFICATION OF REGISTER OF DEEDS**

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

Register of Deeds for Wake County

By: \_\_\_\_\_

\_\_\_\_\_ Date

Name typed or printed: \_\_\_\_\_

Deputy/Assistant Register of Deeds

**EXHIBIT A**

**SURVEY PLAT REDUCTION**



**NOTES:**

- THE FIRM HAS NEITHER REVIEWED, NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP, AS GUARANTEE OF MARKETABLE TITLE EXCEPTIONS THAT MAY, COULD OR DO ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT/TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
- AREAS COMPUTED BY COORDINATE METHOD.
- PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
- ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK.
- BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011).
- VERTICAL DATUM SHOWN HEREON IS NAVD83
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720170400K, PANEL 1704 EFFECTIVE DATE JULY 19, 2022.
- AREAS AND TYPES OF CONTAMINATION DEPICTED HEREON ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.
- LAND USE CONTROL AREAS ARE PER A MAP PROVIDED BY HART & HICKMAN DATED MARCH 13, 2023.

**DEQ ACKNOWLEDGEMENT**

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

WILLIAM F. HUNNEKE  
CHIEF, SUPERFUND SECTION  
DIVISION OF WASTE MANAGEMENT  
STATE OF NORTH CAROLINA  
COUNTY OF WAKE

**NOTARY STATEMENT**

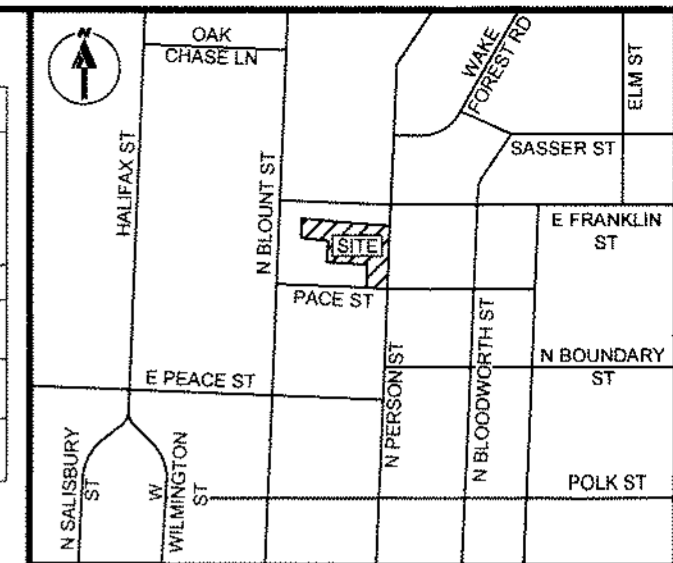
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, A NOTARY PUBLIC OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT \_\_\_\_\_ DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

PIN	OWNER NAME	ADDRESS	TOWNSHIP	DEED BOOK	DEED PAGE	THE DOCUMENTARY COMPONENT OF THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THIS PROPERTY, IS RECORDED AT:	
						DEED BOOK	DEED PAGE
1704-82-3550	EVW INVESTMENTS, LLC	711 N PERSON ST., RALEIGH, NC 27604	RALEIGH	8489	2725		
1704-82-3315	WILLIAM KEITH RHODES	223 PACE ST., RALEIGH, NC 27604	RALEIGH	18595	1878		
1704-82-3375	TOMEHALL, LLC	701 N PERSON ST., RALEIGH, NC 27604	RALEIGH	15294	733		



COORDINATE SYSTEM: US STATE PLANE 1983  
ZONE: NORTH CAROLINA 3200  
HORIZONTAL DATUM: NAD 83 (2011)  
VERTICAL DATUM: NAVD 88 (GEOID 2018 CONUS)  
UNIT OF MEASURE: US SURVEY FEET

WELL ID	GRID NORTHING	GRID EASTING	TOP OF CASING ELEVATION
MW-1	742440.84	2108203.59	322.86
MW-2	742500.87	2109250.80	323.26
MW-3	742438.57	2108296.79	325.09
MW-4	742399.96	2108334.98	327.78
MW-5	742421.99	2108401.87	329.45

**REFERENCES:**

- DB 8489, PG 2725
- DB 15294, PG 733
- DB 16433, PG 1284
- DB 16997, PG 953
- DB 17618, PG 1728
- DB 17618, PG 1735
- DB 18595, PG 1878
- BM 2007, PG 2917
- BM 2009, PG 987

**CONTAMINANT STATEMENT**

GROUNDWATER IN WELLS MW-2, MW-3, MW-4, AND MW-5 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L.0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, BENZENE, ETHYLBENZENE, NAPHTHALENE, TOLUENE, XYLENES (TOTAL), 1, 2, 4-TRIMETHYLBENZENE, 1, 3, 5-TRIMETHYLBENZENE, ISOPROPYLBENZENE, N-PROPYLBENZENE, AND STYRENE.

**DEED STATEMENT**

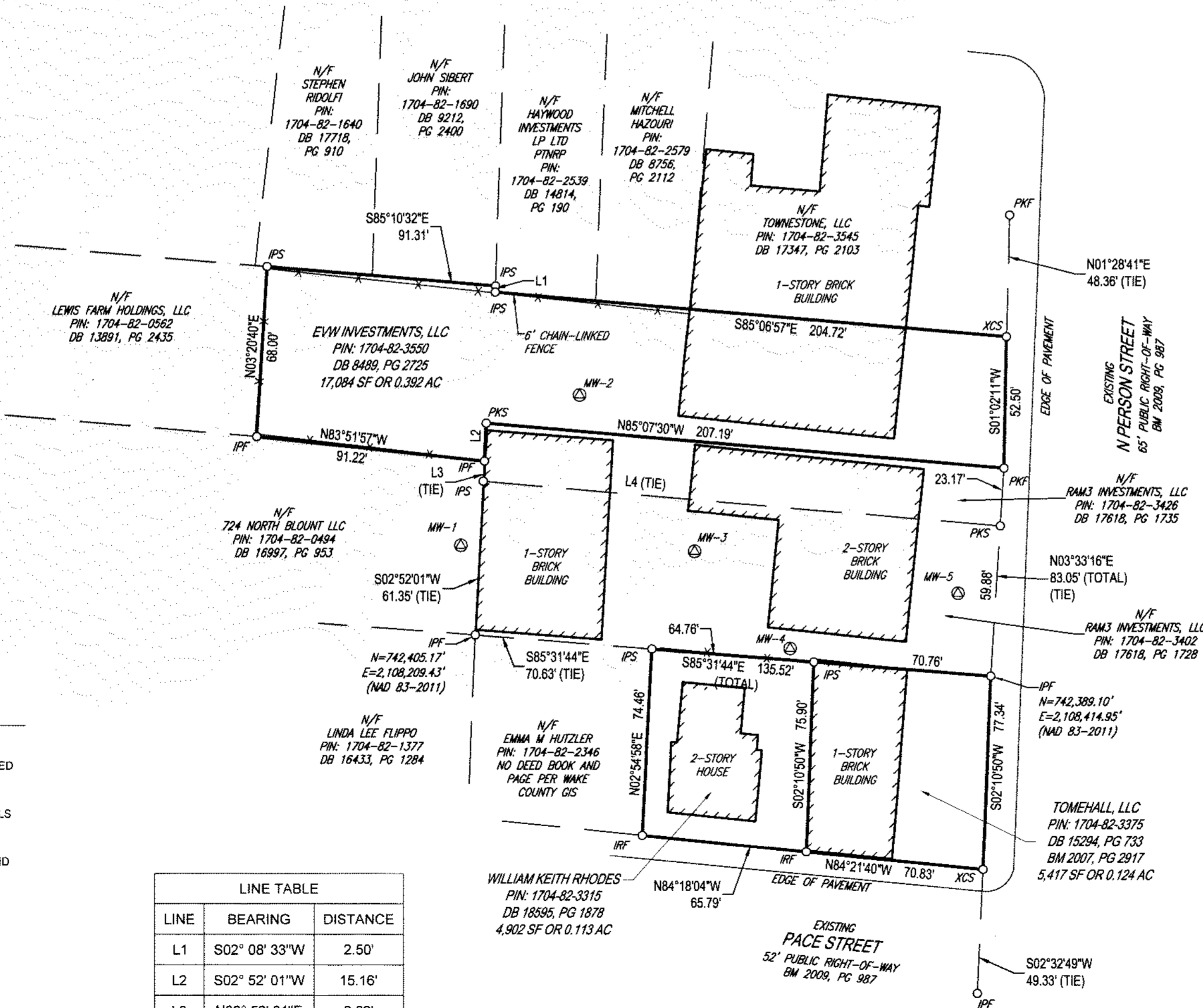
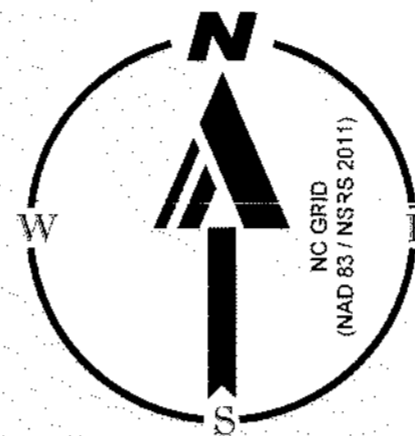
N.C.G.S. 143-215.104M(d) REQUIRES THAT WHEN PROPERTY FOR WHICH A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION HAS BEEN FILED IS SOLD, LEASED, CONVEYED OR TRANSFERRED, THE DEED OR OTHER INSTRUMENT OF TRANSFER SHALL CONTAIN IN THE DESCRIPTION SECTION, IN NO SMALLER TYPE THAN THAT USED IN THE BODY OF THE 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 WAKE COUNTY REGISTER OF DEEDS OFFICE AT THE BOOK AND PAGE INDICATED IN TABLE A. QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT, SUPERFUND SECTION, DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM, OR ITS SUCCESSOR IN FUNCTION. 1646 MAIL SERVICE CENTER, RALEIGH, NC 27699-1646.

**LEGEND**

- LINE SURVEYED
- - - LINE NOT SURVEYED
- x FENCE
- ⊙ MONITORING WELLS
- IPF IRON PIPE FOUND
- IRF IRON REBAR FOUND
- PKF PK NAIL FOUND
- IPS IRON PIPE SET
- PKS PK NAIL SET
- XCS X-CUT SET

LINE	BEARING	DISTANCE
L1	S02° 08' 33"W	2.50'
L2	S02° 52' 01"W	15.16'
L3	N02° 52' 01"E	8.02'
L4	N85° 07' 30"W	206.91'



**SURVEYOR 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(F)(1)(c)(i), 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:

- CLASS OF SURVEY: "CLASS A"
- POSITIONAL ACCURACY: 0.04'
- TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
- DATES OF SURVEY: 05/09/2023-01/10/2024
- DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
- PUBLISHED/FIXED-CONTROL USE: NCVRS
- GEOID MODEL: 2018 (CONUS)
- COMBINED GRID FACTOR(S): 0.99990617
- UNITS: US SURVEY FEET

THAT THIS 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 27TH DAY OF APRIL A.D. 2024.

\_\_\_\_\_  
SURVEYOR NC LC-3920



**SURVEY PLAT - EXHIBIT A TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION NON-SOURCE PROPERTIES**  
SEE "TABLE A" FOR NON-SOURCE OWNER INFORMATION  
CONTAMINATION SOURCE: THE FORMER ONE HOUR MARTINIZING, DSCA SITE ID: DC920059  
SOURCE PROPERTY ADDRESS: 707 N. PERSON STREET, RALEIGH, NC 27604  
CITY OF RALEIGH, RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA NCBELS: P-1132

FILE NO. NCA230043	<b>BOHLER</b>	4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NORTH CAROLINA 27612 919.578.9000 www.bohlerengineering.com
DATE 04/29/2024		<ul style="list-style-type: none"> <li>■ UPTON, NY ■ BOSTON, MA ■ NEW YORK, NY ■ METRO ■ WAREHOUSES ■ PHILADELPHIA ■ SOUTH EASTERN ■ LEHIGH VALLEY, PA ■ SOUTH EASTERN, PA</li> <li>■ BALTIMORE, MD ■ SOUTH EASTERN, VA ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC</li> </ul>
FIELD DATE 01/10/2024	CREW CHIEF JR	DRAWN DET
	REVIEWED JT/TET	APPROVED TET
	SCALE 1" = 40'	DWG. NO. 1 OF 1

BOHLER ENGINEERING - ALL RIGHTS RESERVED. THE COPYING OR REUSE OF THIS DOCUMENT OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING IS PROHIBITED.

## **EXHIBIT B**

### **LEGAL DESCRIPTION FOR PROPERTY**

BEGINNING at an existing iron pipe in the 200 block of Pace Street, said pipe being in the northern right of way of Pace Street; thence North 05 degrees 33 minutes 02 seconds East 73.75 feet to a new iron pipe; thence running South 83 degrees 13 minutes 58 seconds East 66.87 feet to a point, thence running South 05 degrees 33 minutes 36 seconds West 75.58 feet to a cap and nail in a building the in (sic) northern right of way line of Pace Street; thence running North 81 degrees 40 minutes 00 seconds West 66.92 feet to the point and place of beginning and being the property located at 223 Pace Street according to that survey by John Y. Phelps, Registered Land Surveyor, dated 03/07/94, and entitled "Property of Mary Watson Nooe, Kenneth H. Pollock & Byron E. Gregg, Jr."

Property Address: 223 Pace Street, Raleigh, NC 27604

Parcel Identifier No.: 0041549

**Appendix E-3**

**Off-Source Property: Tomehall, LLC, PIN 1704823375**

## NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Tomehall, 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 701 North Person Street, Raleigh, Wake County, North Carolina, Parcel Identification Number (PIN) 1704823375.

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 five 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 One Hour Martinizing (DSCA Site DC920059) located at 707 North Person Street, Raleigh. **A risk assessment of the contaminated property concluded that the dry-cleaning solvent 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.

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

**CANCELLATION OF THE NOTICE**

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

**APPROVAL AND CERTIFICATION OF NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY**

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

North Carolina Department of Environmental Quality

By: \_\_\_\_\_ Date \_\_\_\_\_  
William F. Hunneke  
Chief, Superfund Section  
Division of Waste Management

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

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

\_\_\_\_\_  
Name typed or printed  
Notary Public

My Commission expires: \_\_\_\_\_  
[Stamp/Seal]

**CERTIFICATION OF REGISTER OF DEEDS**

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

Register of Deeds for Wake County

By: \_\_\_\_\_

\_\_\_\_\_ Date

Name typed or printed: \_\_\_\_\_

Deputy/Assistant Register of Deeds

**EXHIBIT A**

**SURVEY PLAT REDUCTION**



**NOTES:**

- THE FIRM HAS NEITHER REVIEWED, NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP, AS GUARANTEE OF MARKETABLE TITLE EXCEPTIONS THAT MAY, COULD OR DO ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT/TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
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- ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
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- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3720170400K, PANEL 1704 EFFECTIVE DATE JULY 19, 2022.
- AREAS AND TYPES OF CONTAMINATION DEPICTED HEREON ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.
- LAND USE CONTROL AREAS ARE PER A MAP PROVIDED BY HART & HICKMAN DATED MARCH 13, 2023.

**DEQ ACKNOWLEDGEMENT**

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

WILLIAM F. HUNNEKE  
CHIEF, SUPERFUND SECTION  
DIVISION OF WASTE MANAGEMENT  
STATE OF NORTH CAROLINA  
COUNTY OF WAKE

**NOTARY STATEMENT**

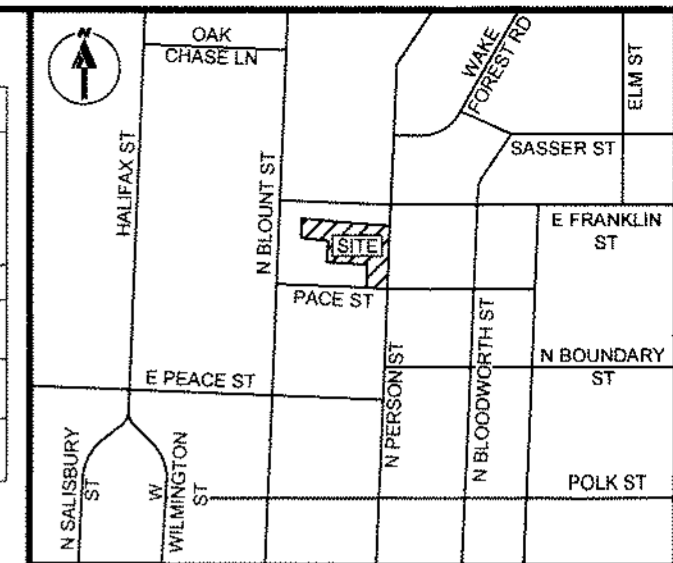
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, A NOTARY PUBLIC OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT \_\_\_\_\_ DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

PIN	OWNER NAME	ADDRESS	TOWNSHIP	DEED BOOK	DEED PAGE	THE DOCUMENTARY COMPONENT OF THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THIS PROPERTY, IS RECORDED AT:	
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COORDINATE SYSTEM: US STATE PLANE 1983  
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**REFERENCES:**

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- DB 16997, PG 953
- DB 17618, PG 1728
- DB 17618, PG 1735
- DB 18595, PG 1878
- BM 2007, PG 2917
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**DEED STATEMENT**

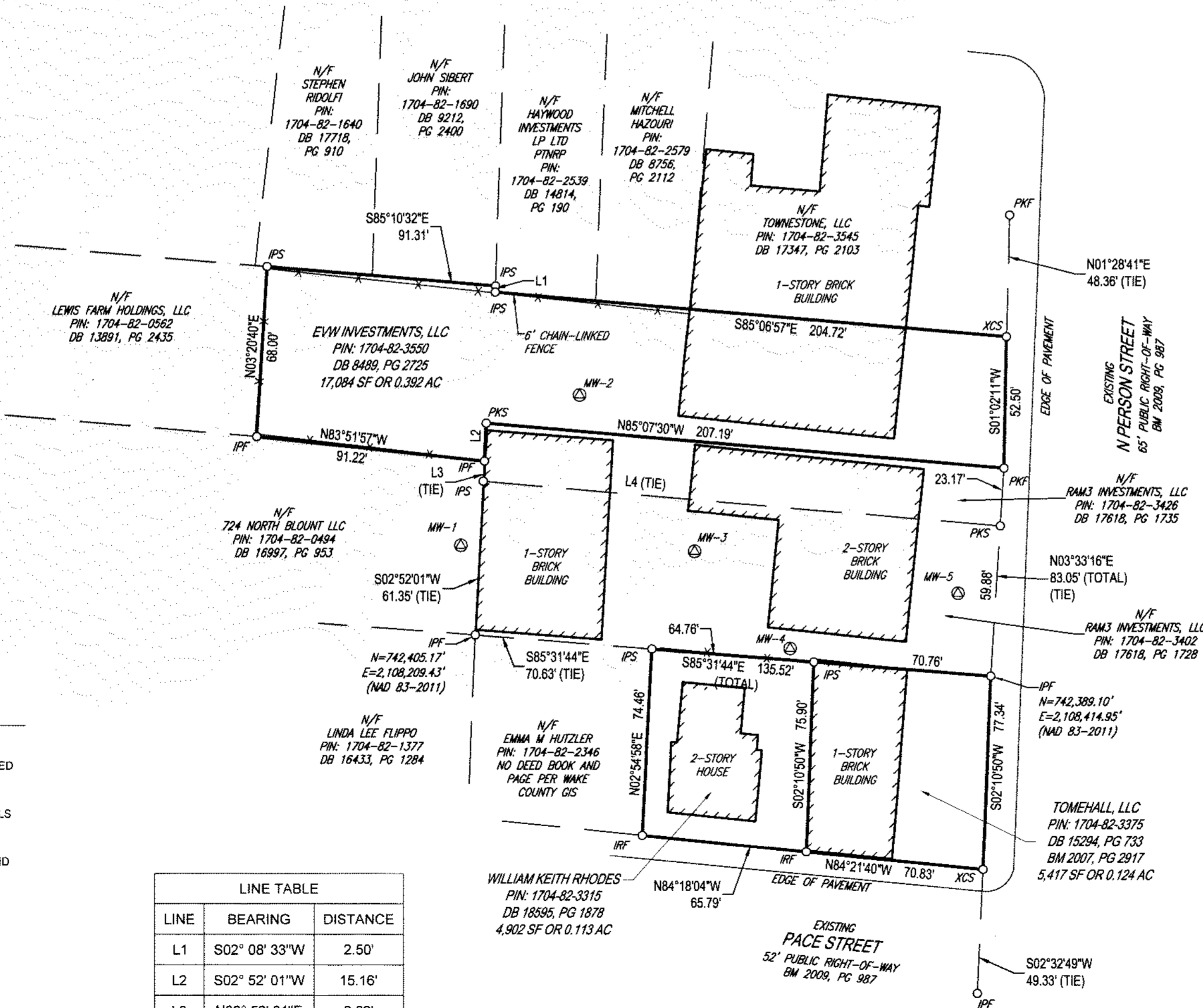
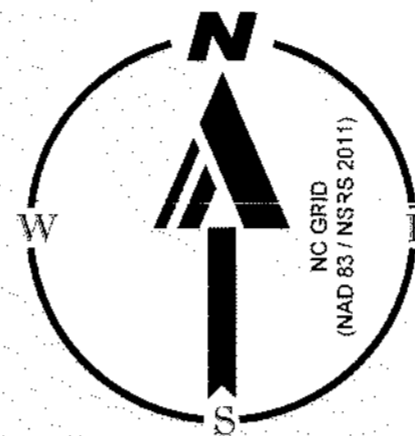
N.C.G.S. 143-215.104M(d) REQUIRES THAT WHEN PROPERTY FOR WHICH A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION HAS BEEN FILED IS SOLD, LEASED, CONVEYED OR TRANSFERRED, THE DEED OR OTHER INSTRUMENT OF TRANSFER SHALL CONTAIN IN THE DESCRIPTION SECTION, IN NO SMALLER TYPE THAN THAT USED IN THE BODY OF THE 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 WAKE COUNTY REGISTER OF DEEDS OFFICE AT THE BOOK AND PAGE INDICATED IN TABLE A. QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT, SUPERFUND SECTION, DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM, OR ITS SUCCESSOR IN FUNCTION. 1646 MAIL SERVICE CENTER, RALEIGH, NC 27699-1646.

**LEGEND**

- LINE SURVEYED
- - - LINE NOT SURVEYED
- x FENCE
- ⊙ MONITORING WELLS
- IPF IRON PIPE FOUND
- IRF IRON REBAR FOUND
- PKF PK NAIL FOUND
- IPS IRON PIPE SET
- PKS PK NAIL SET
- XCS X-CUT SET

LINE	BEARING	DISTANCE
L1	S02° 08' 33"W	2.50'
L2	S02° 52' 01"W	15.16'
L3	N02° 52' 01"E	8.02'
L4	N85° 07' 30"W	206.91'



**SURVEYOR 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(F)(1)(c)(i), 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:

- CLASS OF SURVEY: "CLASS A"
- POSITIONAL ACCURACY: 0.04'
- TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
- DATES OF SURVEY: 05/09/2023-01/10/2024
- DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
- PUBLISHED/FIXED-CONTROL USE: NCVRS
- GEOID MODEL: 2018 (CONUS)
- COMBINED GRID FACTOR(S): 0.99990617
- UNITS: US SURVEY FEET

THAT THIS 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 27TH DAY OF APRIL A.D. 2024.

\_\_\_\_\_  
SURVEYOR NC LC-3920



**SURVEY PLAT - EXHIBIT A TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION NON-SOURCE PROPERTIES**  
SEE "TABLE A" FOR NON-SOURCE OWNER INFORMATION  
CONTAMINATION SOURCE: THE FORMER ONE HOUR MARTINIZING, DSCA SITE ID: DC920059  
SOURCE PROPERTY ADDRESS: 707 N. PERSON STREET, RALEIGH, NC 27604  
CITY OF RALEIGH, RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA NCBELS: P-1132

FILE NO. NCA230043	<b>BOHLER</b> 4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NORTH CAROLINA 27612 919.578.9000 www.bohlerengineering.com
DATE 04/29/2024	
FIELD DATE 01/10/2024	CREW CHIEF JR
REVIEWED JT/TET	APPROVED TET
SCALE 1" = 40'	DWG. NO. 1 OF 1

BOHLER ENGINEERING - ALL RIGHTS RESERVED. THE COPYING OR REUSE OF THIS DOCUMENT OR PORTIONS THEREOF FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING IS PROHIBITED.

## EXHIBIT B

### LEGAL DESCRIPTION FOR PROPERTY

BEGINNING at a point at the intersection of the western right-of-way line of North Person Street and the northern right-of-way line of Pace Street, said point being located North 05° 04' East a distance of 267.14 feet to an existing iron pipe; running thence along and with the western right-of-way line of North Person Street North 05° 04' East a distance of 76.67 feet to a point, the southeast corner of the property now or formerly owned by R. & E. Hutzler; running thence along and with the southern boundary of the Hutzler property North 81° 28' 30" West a distance of 70.67 feet to a point, the northeast corner of the property now or formerly owned by G. J. Leggett; running thence along and with the eastern line of the Leggett property South 05° 04' West a distance of 76.67 feet to a point; running thence along with the northern right-of-way line of Pace Street South 81° 28' 30" East a distance of 70.67 feet to the POINT AND PLACE OF BEGINNING, consisting of 5,408.4 sq. ft., all as shown on that plat of survey prepared by John Y. Phelps, Jr., R.L.S., dated June 13, 1988, to which plat reference is hereby made for a more particular description of same, and being the same property conveyed to N. A. Dunn, Inc. by deed recorded in Book 3171 at Page 110, and to Jason P. Bell by deed recorded in Book 4283, Page 818, Wake County Registry.

**Appendix F**  
**Example Annual Certification of Land-Use Restrictions**



NORTH CAROLINA  
Environmental Quality

ROY COOPER

*Governor*

ELIZABETH S. BISER

*Secretary*

MICHAEL SCOTT

*Director*

<date>

<property owner>

<address>

<city, state, zip>

Subj: Annual Certification of Land-Use Restrictions  
One Hour Martinizing, 707 North Person Street  
Raleigh, Wake County, North Carolina  
DSCA Site ID DC920059

Dear <property owner>:

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

As owner of at least a portion of the DSCA Site, you are required to comply with Condition 6 of the Notice by submitting to DEQ a notarized Annual Certification of Land-Use Restrictions certifying that the Notice remains recorded at the Wake County Register of Deeds’ office and that the Land-Use Restrictions are being complied with. Please complete the enclosed Annual Certification of Land-Use Restrictions and return it to me on or before **January 31, 20\_\_** at the following address:

**NCDEQ**  
**Division of Waste Management**  
**DSCA/Mike Cunningham**  
**1646 Mail Service Center**  
**Raleigh, NC 27699-1646**



In accordance with § 143-215.104M(f), any person who fails to comply within the time specified in this letter, shall then be subject to the applicable enforcement procedures. The Notice further states that if a land-use restriction is violated, the owner of the contamination site at the time the land-use restriction is violated, the owner's successors and assigns, and the owner's agents who direct or contract for alteration of the contamination site in violation of a land-use restriction shall be liable for remediation of all contaminants to unrestricted use standards.

If you have any questions concerning these documents or the site, please contact me at (919) 707-8361 or via email at [mike.cunningham@deq.nc.gov](mailto:mike.cunningham@deq.nc.gov).

Sincerely,

Mike Cunningham, Project Manager  
DSCA Remediation Unit  
Superfund Section  
Division of Waste Management

Attachments: Annual Certification of Land-Use Restrictions form

cc: DSCA Site ID DC920059 File



**Annual Certification of Land-Use Restrictions**

**Site Name:** One Hour Martinizing  
**Site Address:** 707 North Person Street, Raleigh, Wake  
**DSCA Site ID:** DC920059

**ANNUAL CERTIFICATION of LAND-USE RESTRICTIONS**

Pursuant to land-use restriction number 6 (the land-use restrictions are included as part of this form for reference) in the Notice of Dry-Cleaning Solvent Remediation (Notice) signed by RAM3 Investments, LLC (property owner at time of recordation) and recorded in Deed Book <blank>, Page <blank> on <date> at the Wake County Register of Deeds Office, RAM3 Investments, LLC hereby certifies, as the current owner of at least part of the property that is the subject of the Notice, that the Notice remains recorded at the Wake County Register of Deeds office and the land-use restrictions therein are being complied with.

Duly executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

RAM3 Investments, 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 G**  
**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 Environmental Quality  
Division of Waste Management  
Dry-Cleaning Solvent Cleanup Act (DSCA) Program**

One Hour Martinizing  
DSCA Site ID DC920059

Pursuant to N.C.G.S. §143-215.104L, on behalf of RAM3 Investments, LLC, the North Carolina Department of Environmental Quality's (NCDEQ's) private contractor has prepared a Notice of Intent to Remediate a Dry-Cleaning Solvent Facility or Abandoned Site (NOI). The purpose of this Summary of the NOI is to notify the community of the proposed remedy for the contamination site and invite comment on the proposed remedy.

One Hour Martinizing formerly conducted dry-cleaning operations at 707 North Person Street in Raleigh, North Carolina. The property is currently occupied by Oak City Cycling. Dry-cleaning solvent contamination in soil and/or groundwater has been identified at the following parcel(s):

707 North Person Street, in Raleigh; Parcel No. 1704823402  
709 North Person Street, in Raleigh; Parcel No. 1704823426  
711 North Person Street, in Raleigh; Parcel No. 1704823550  
223 Pace Street, in Raleigh; Parcel No. 1704823315  
701 North Person Street, in Raleigh; Parcel No. 1704823375

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 [deq.nc.gov/ncdsca](http://deq.nc.gov/ncdsca) under "DSCA Public Notices and Announcements".

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

Comments must be in writing and submitted to NCDEQ no later than [REDACTED], 20[REDACTED]. Written requests for a public meeting may be submitted to NCDEQ no later than [REDACTED], 20[REDACTED]. Requests for additional information should be directed to Mike Cunningham at (919)707-8361. All comments and requests should be sent to:

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



ROY COOPER  
Governor  
ELIZABETH S. BISER  
Secretary  
MICHAEL SCOTT  
Director



<date>

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

Subj: Dry-Cleaning Solvent Contamination at One Hour Martinizing, 707 North Person Street, Raleigh, Wake County, NC  
DSCA Site ID DC920059

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 One Hour Martinizing at 707 North Person Street in Raleigh. The property is currently occupied by Oak City Cycling. 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 and wish to view this document, we ask that you contact us to request a hard copy of the complete NOI.

If you have questions, please contact me at [mike.cunningham@deq.nc.gov](mailto:mike.cunningham@deq.nc.gov) or (919) 707-8361.

Sincerely,

Mike Cunningham, DSCA Project Manager  
Division of Waste Management, NCDEQ

Attachments: Summary of the NOI

cc: DSCA Site ID DC920059 File





NORTH CAROLINA  
Environmental Quality

ROY COOPER  
Governor

ELIZABETH S. BISER  
Secretary

MICHAEL SCOTT  
Director

<date>

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

Subj: Dry-Cleaning Solvent Contamination Associated with One Hour Martinizing,  
707 North Person Street, Raleigh, Wake County, NC  
DSCA Site ID DC920059

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 One Hour Martinizing at 707 North Person Street in Raleigh. The property is currently occupied by Oak City Cycling. 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.



North Carolina Department of Environmental Quality | Division of Waste Management  
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646  
919.707.8200

If you would like to see an example of this notice, please go to [deq.nc.gov/ncdsca](http://deq.nc.gov/ncdsca) and click “DSCA Public Notices and Announcements” on the right-hand side of the web page. Open the “Risk Management Plan” for the One Hour Martinizing and DC920059 site and see Attachment [#]. If the proposed remedy is approved, you will be sent a letter describing your rights to appeal the decision to file such a notice in the chain of title, and providing you the option of filing the notice yourself.

If you have questions, please contact me at [mike.cunningham@deq.nc.gov](mailto:mike.cunningham@deq.nc.gov) or (919) 707-8361.

Sincerely,

Mike Cunningham, DSCA Project Manager  
Division of Waste Management, NCDEQ

Attachment: Summary of the NOI

cc: DSCA Site ID DC920059 File



North Carolina Department of Environmental Quality | Division of Waste Management  
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646  
919.707.8200



NORTH CAROLINA  
Environmental Quality

ROY COOPER  
Governor

ELIZABETH S. BISER  
Secretary

MICHAEL SCOTT  
Director

Date

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

Subj: Dry-Cleaning Solvent Contamination Associated with One Hour Martinizing,  
707 North Person Street, Raleigh, Wake County, NC  
DSCA Site ID DC920059

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 One Hour Martinizing at 707 North Person Street in Raleigh. The property is currently occupied by Oak City Cycling. That site has been certified into the DSCA Program, and a remedial strategy to address the site contamination has been prepared. A public comment period was held from \_\_\_\_\_ to \_\_\_\_\_, during which the community had an opportunity to comment on the proposed remedial strategy. Any comments received were addressed, and the proposed remedial strategy is now approved as final.

You are receiving this letter because your property lies within an area where dry-cleaning solvents have been detected in groundwater. An evaluation of the risks concluded that the contamination poses no unacceptable risks for the current use of your property. The approved remedial strategy provides that a notice will be recorded in the chain of title for your property indicating that groundwater is contaminated with dry-cleaning solvents and that regulations in 15A North Carolina Administrative Code 02C.0107(b)(1) prohibit installation of a water supply well into an aquifer that is contaminated. If you have an existing water supply well, it must be maintained in accordance with 15A North Carolina Administrative Code 02C.0112 whereby it will not be a source or channel of contamination to the water supply or aquifer.

The proposed Notice of Dry-Cleaning Solvent Remediation applicable to your property is attached hereto as Attachment A. You have the option of recording the Notice yourself, however, if you elect not to, the DSCA Program will record the Notice in the chain of title for your property. Should you elect to record the Notice yourself, we will send you detailed instructions along with the final documents that will need to be presented at the Wake County Register of Deeds Office for recordation.



If you wish to appeal the decision to file the Notice, you are entitled to a hearing. Your request for a hearing must be in form of a written petition, complying with the requirements of Chapter 150B of the General Statutes of North Carolina. The petition must be filed with the Office of Administrative Hearings, 6714 Mail Service Center, Raleigh, NC 27699-6714. The petition must be received and filed by the Office of Administrative Hearings within sixty (60) days of receipt of this letter.

In addition to filing the original written petition with the Office of Administrative Hearings, a copy of this petition must be served on this office as follows:

Mr. Bill Lane, General Counsel  
Department of Environmental Quality  
1601 Mail Service Center  
Raleigh, North Carolina 27699-1601

Please notify the DSCA Program within sixty (60) days of receipt of this letter if you wish to record the Notice in the chain of title for your property yourself. If no response is received from you within that time, and no appeal is filed, the DSCA Program will proceed with recording the Notice.

If you have questions, please contact me via email at [mike.cunningham@deq.nc.gov](mailto:mike.cunningham@deq.nc.gov), or by phone at (919) 707-8361 or Delonda Alexander via email at [delonda.alexander@deq.nc.gov](mailto:delonda.alexander@deq.nc.gov) or by phone at (919) 707-8365.

Sincerely,

Mike Cunningham  
DSCA Project Manager  
Division of Waste Management,  
NCDEQ

Delonda Alexander  
DSCA Remediation Unit Supervisor  
Division of Waste Management,  
NCDEQ

Attachment: Proposed Notice of Dry-Cleaning Solvent Remediation

cc: DSCA Site ID DC920059 File





NORTH CAROLINA  
Environmental Quality

ROY COOPER

Governor

ELIZABETH S. BISER

Secretary

MICHAEL SCOTT

Director

<Date>

Marchell Adams-David  
City Manager  
222 W. Hargett St. 2nd Floor  
Raleigh, NC 27601

Subj: Remediation of Dry-Cleaning Solvent Contamination  
DSCA Site ID DC920059  
One Hour Martinizing, 707 North Person Street, Raleigh

Dear Ms. Adams-David:

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. If you would like to view the documents, please go to [deq.nc.gov/ncdsca](http://deq.nc.gov/ncdsca) and select "DSCA Public Notices and Announcements" on the right-hand side of the web page.

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:

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

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

Sincerely,

Mike Cunningham, DSCA Project Manager  
Division of Waste Management, NCDEQ





NORTH CAROLINA  
Environmental Quality

ROY COOPER

Governor

ELIZABETH S. BISER

Secretary

MICHAEL SCOTT

Director

<Date>

Rebecca Kaufman  
Wake County Health Director  
10 Sunnybrook Road, Ste 304  
Raleigh, NC 27610

Subj: Remediation of Dry-Cleaning Solvent Contamination  
DSCA Site ID DC920059  
One Hour Martinizing, 707 North Person Street, Raleigh

Dear Ms. Kaufman:

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).

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

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

Sincerely,

Mike Cunningham, DSCA Project Manager  
Division of Waste Management, NCDEQ





ROY COOPER  
Governor

ELIZABETH S. BISER  
Secretary

MICHAEL SCOTT  
Director

<Date>

Joseph Threadcraft, Ph.D., P.E.  
Wake County Environmental Services Director  
336 Fayetteville Street  
Raleigh, NC 27601

Subj: Remediation of Dry-Cleaning Solvent Contamination  
DSCA Site ID DC920059  
One Hour Martinizing, 707 North Person Street, Raleigh

Dear Mr. Threadcraft:

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. If you would like to view the documents, please go to [deq.nc.gov/ncdsca](http://deq.nc.gov/ncdsca) and select "DSCA Public Notices and Announcements" on the right-hand side of the web page.

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

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

Sincerely,

Mike Cunningham, DSCA Project Manager  
Division of Waste Management, NCDEQ

