

April 30, 2024

Mr. Jay King
North Carolina Department of Environmental Quality
Division of Waste Management, Superfund Section
Dry-cleaning Solvent Cleanup Act Program
1646 Mail Service Center
Raleigh, NC 27699-1646

**Re: Risk Management Plan
Blue Bird Cleaners
3134 Kathleen Avenue
Greensboro, Guilford County, NC
DSCA Site ID DC410044
H&H Job No. DS0-118L**

Dear Jay:

Hart & Hickman, PC (H&H) is pleased to provide the attached Risk Management Plan (RMP) for the former Blue Bird Cleaners site. The former dry-cleaner building for Blue Bird Cleaners is located at 3134 Kathleen Avenue in Greensboro, North Carolina within the larger source property identified as 601 Friendly Center Road in Greensboro, 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



Jeffrey Ollison
Project Environmental Scientist



Christie Zawtocky, PE
Principal Engineer



Enclosure: Risk Management Plan

Risk Management Plan

**Blue Bird Cleaners
3134 Kathleen Avenue
Greensboro, Guilford County
DSCA Site ID DC410044**

**H&H Project No. DS0-118L
April 30, 2024**



**#C-1269 Engineering
#C-245 Geology**

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**Risk Management Plan
Blue Bird Cleaners (DSCA Site ID DC410044)
Greensboro, North Carolina
H&H Job No. DS0-118L**

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Risk Management Plan
Blue Bird Cleaners (DSCA Site ID DC410044)
Greensboro, North Carolina
H&H Job No. DS0-118L

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 Blue Bird Cleaners site (DSCA Site ID DC410044) on behalf of the North Carolina Department of Environmental Quality (NCDEQ), Dry-cleaning Solvent Cleanup Act (DSCA) Program. The former dry-cleaner building for Blue Bird Cleaners is located at 3134 Kathleen Avenue in Greensboro, North Carolina within the larger source property identified as 601 Friendly Center Road in Greensboro, North Carolina, as shown on **Figure 1**. Impacts associated with the former Blue Bird Cleaners site (herein referred to as the “site”) are limited to a portion of the source property (where the dry-cleaning facility was located) and seven off-source properties where groundwater impacts have been detected. The site is as follows:

- Source property – CBL-TRS Friendly Center 2023 LLC, 601 Friendly Center Road, Parcel Identification Number (PIN) 7855401948
- Off-source property – CBL-TRS Friendly Center 2023 LLC, 800 Friendly Center Road, PIN 7855416323
- Off-source property – Rauch Realty Co, 2715 Grandview Avenue, PIN 7855410292
- Off-source property – CBL-TRS Friendly Center 2023 LLC, 3124 W Friendly Avenue, PIN 7855309639
- Off-source property – CBL-TRS Friendly Center 2023 LLC, 607 Green Valley Road, PIN 7855408680
- Off-source property – CBL-TRS Friendly Center 2023 LLC, 603 Green Valley Road PIN 7855407490
- Off-source property – Friends of Greensboro Parks & Recreation Foundation, 3121 W Friendly Avenue, PIN 7854492863

- Off-source property – Junior League of Greensboro North Carolina Inc, 3101 W Friendly Avenue, PIN 7854493989

A map identifying the impacted properties is included as **Figure 2**. 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 Blue Bird Cleaners site indicated that tetrachloroethylene (PCE) is present in soil at concentrations above unrestricted land-use standards. PCE, benzene, 1,2-dichloroethane, methyl tert-butyl ether (MTBE), naphthalene, n-propylbenzene, 1,2,3-trichloropropane, and vinyl chloride 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 seven off-source properties.

H&H completed a risk assessment for the site in accordance with the DSCA Program’s risk assessment procedures in July 2023. The results of the risk assessment indicate that there are risks that exceed target risk levels on the source property and seven off-source properties. These risks will be managed using site-specific land-use controls 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 controls 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 July 7, 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 3** through **7**:

- Exposure Unit #1 (EU#1) encompasses a portion of the source property, where the former dry-cleaner building is located, the surrounding area of impacted soil, and the groundwater source area.
- Exposure Unit #2 (EU#2) – At the time of the risk assessment, EU#2 encompassed the downgradient portion of the groundwater plume on the source property. Subsequently, the source property was subdivided, and EU#2 now includes four off-source properties to the south and southeast.
- Exposure Unit #3 (EU#3) includes one off-source property overlying the cross-gradient northeastern extent of the groundwater plume.
- Exposure Unit #4 (EU#4) includes two off-source properties at the downgradient edge of the groundwater plume.

The protection of groundwater use contamination migration pathway was not evaluated because the groundwater plume is known to discharge into the downgradient surface water body (unnamed tributary of North Buffalo Creek); however, controls preventing exposure to groundwater will be implemented for the area of the groundwater contaminant plume. The protection of surface water use contamination migration pathway was evaluated during the risk assessment. The soil, groundwater, pore water, surface water, sub-slab gas, soil gas, and indoor air data used in the risk assessment are shown on **Figures 3** through **7**. H&H conservatively used the maximum contaminant concentrations detected for each affected media (soil, sub-slab/soil gas, and indoor air) within each exposure unit for the exposure point concentrations (EPCs). The exposure pathways were modeled using the NCDEQ Risk Calculator. The results of the risk assessment are described below.

Exposure Unit #1

Complete exposure pathways for contamination identified within 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 non-residential worker or current or future resident. The indoor air inhalation pathway was evaluated using indoor air contaminant concentration data for the current exposure scenario and sub-slab/soil gas data for a future exposure scenario. The soil exposure pathway was evaluated using soil data.

The results of the risk evaluation for EU#1 indicated exceedances of acceptable risk levels for a future resident or non-residential worker from the indoor inhalation exposure pathway through vapor intrusion. As referenced above, the future exposure scenario was modeled using conservative default attenuation factors applied to sub-slab and soil gas data, which should account for possible future changes in vapor intrusion characteristics associated with building modifications. No exceedances of acceptable risk levels were identified for the current exposure scenario based on indoor air data. To address future vapor intrusion risk exceedances, land-use controls are recommended for the areas of Exposure Unit #1 with risk exceedances. Where sub-slab/soil gas concentrations exceed acceptable risk levels for residential and/or non-residential use, a land-use control specifying that no activities that cause or create a vapor intrusion risk may occur without prior approval of NCDEQ is recommended. This land-use control area is identified as “vapor intrusion control area” on **Figure 8**.

Note that the current exposure scenario for the indoor inhalation exposure pathway was evaluated using indoor air data collected within the former dry-cleaner building after installation of Retro-Coat as a mitigation measure. Indoor air concentrations could increase if the Retro-Coat is not properly maintained. Based on discussions with the DSCA Program, the vapor intrusion restriction included as part of the land-use controls for the source property adequately addresses the long-term maintenance of the Retro-Coat sealant. The former dry-cleaner building is included in the vapor intrusion land-use control area, as identified on the land-use control areas map included as **Figure 8**.

No exceedances of acceptable risk levels were identified for the soil exposure pathway for a current or future resident or future non-residential worker. However, because soil concentrations are present above unrestricted use levels, a land-use control is recommended for the area of impacted soil on the source property to address removal or disturbance of soil in the area where

concentrations exceed unrestricted use levels. 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. This land-use control area is identified on **Figure 8** as 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

Complete exposure pathways identified for EU#2 include indoor inhalation of contaminants through vapor intrusion by a current or future resident or non-residential worker. This exposure pathway was modeled for current and future exposure scenarios using the maximum concentrations detected in soil gas. The results of the risk evaluation for EU#2 did not indicate exceedances of acceptable risk levels. As groundwater is contaminated within EU#2, a land-use control preventing the use of groundwater is recommended, but no other controls are warranted based on the risk assessment results.

Exposure Unit #3

Complete exposure pathways identified for EU#3 include the 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 vapor intrusion exposure pathway was modeled for current and future exposure scenarios using the maximum concentrations detected in soil gas. The soil exposure pathway was modeled using soil data collected within EU#3, although this pathway is not considered a significant concern because the soil concentrations in EU#3 do not exceed the lowest Preliminary Soil Remediation Goals (PSRGs). The results of the risk evaluation for EU#3 did not indicate exceedances of acceptable risk levels. As groundwater is contaminated within EU#3, a land-use control preventing the use of groundwater is recommended, but no other controls are warranted based on the risk assessment results.

Exposure Unit #4

Complete exposure pathways identified for EU#4 include indoor inhalation of contaminants through vapor intrusion. This exposure pathway was modeled for current and future exposure scenarios using the maximum concentrations detected in groundwater. The results of the risk evaluation for EU#4 did not indicate exceedances of acceptable risk levels. As groundwater is contaminated within EU#4, a land-use control preventing the use of groundwater is recommended, but no other controls are 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 groundwater contaminant plume is known to discharge into a downgradient surface water body (unnamed tributary of North Buffalo Creek). Discharge into the surface water body is addressed under the protection of surface water pathway (discussed below). Since the plume discharges into the surface water body, modeling of the downgradient plume extent for the protection of groundwater use pathways was not performed; however, controls preventing the exposure to groundwater will be implemented for the area of the groundwater contaminant plume. The proposed groundwater use control area includes a portion of the source property and seven off-source properties. This area is identified on **Figure 8** as the “groundwater use control area”.

Protection of Surface Water – Contaminant Migration Pathway

For the protection of surface water evaluation, the point of exposure (POE) was determined to be an unnamed tributary of North Buffalo Creek located approximately 1,190 feet south/southeast of the groundwater source area. The POE location is identified on **Figures 6** and **7**. 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 evaluation indicated no exceedances of SSTLs in source soil or groundwater. Additionally, surface water sampling data indicates that the plume has not impacted the tributary at concentrations above Title 15A NCAC 2B .0200 Surface Water Standards (2B Standards). Surface water samples collected over three events between 2018 and

2021 contained no contaminant concentrations above 2B Standards for Class C waters, which are the applicable criteria based on discussions of the water body classification with NCDEQ. The results of a groundwater contaminant plume stability evaluation also indicated that the plume is stable. Based on the surface water sampling data and plume stability demonstration, the protection of surface water pathway is not considered a significant concern. The results of the modeling indicated no exceedances of SSTLs for source soil; therefore, a surface cover restriction limiting infiltration does not appear to be warranted. As such, 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

Historical dry-cleaning operations were conducted by the former Blue Bird Cleaners from 1982 to 2002 within the stand-alone building at 3134 Kathleen Avenue on the current Friendly Center shopping center property. Specifics regarding the former dry-cleaning operations are unknown; however, based on data collected at the site, PCE appears to have been used as a dry-cleaning solvent. Following the closure of the former dry-cleaning business, the building has been utilized for commercial purposes and is currently occupied by CBL Management Office/Security. The source property where the former dry-cleaning facility was located is approximately 6.4 acres in size and includes various commercial retail, office, and restaurant spaces that are a part of the larger shopping center.

The dry-cleaning solvent release was discovered in March 2013 when a limited subsurface assessment was performed at the source property. The limited site investigation included the collection of soil, groundwater, and soil gas samples, and the results indicated that soil,

groundwater, and soil gas were impacted by PCE. The property owner petitioned for entry of the site into the DSCA Program, and the site was certified into the Program in April 2014.

Soil assessment activities conducted at the site in 2014, 2021, and 2023 indicate soil is impacted by PCE at concentrations above the lowest PSRG near the northeastern corner of the source property building. No other volatile organic compounds have been detected in soil at concentrations above the lowest PSRGs. PCE soil impacts extend behind the former dry-cleaning facility to the north underneath the adjacent automotive service center and also to the east beneath the paved parking area towards the east adjacent building (Five Guys restaurant). Vadose zone soil contamination at the site is considered adequately characterized to the criteria described in 15A NCAC 02S.0504 and impacts do not extend beyond the source property.

Groundwater impacts associated with the former Blue Bird Cleaners release primarily consist of PCE, based on historical concentrations detected in the site monitoring wells. Groundwater monitoring events were conducted intermittently between June 2014 and May 2020 to evaluate groundwater contaminant plume stability. The results of the sampling events confirmed that the groundwater contaminant plume associated with the dry-cleaning solvent release is stable. The extent of impacted groundwater is considered adequately delineated and includes the source property and seven off-source properties. Groundwater assessment has not been completed on downgradient off-source properties south of the North Buffalo Creek tributary. However, multiple lines of evidence related to the stream characteristics indicate that the tributary of North Buffalo Creek serves as a hydraulic barrier to groundwater flow and it is reasonable to assume that the plume does not extend significantly beyond the stream to the south onto additional off-source properties; therefore, the plume is considered adequately characterized in accordance with the criteria described in 15A NCAC 02S.0504. Note petroleum constituents have also been identified in groundwater in some areas of the site but are attributed to separate sources unrelated to the dry-cleaning solvent release. Pore water and surface water samples collected along the tributary confirm that the plume is discharging into the creek. A receptor survey was performed, which did not identify private water supply wells within a 1-mile radius of the site.

Vapor intrusion assessment conducted at the site included the collection of indoor air, soil gas, and sub-slab gas samples. Indoor air concentrations from initial sampling conducted in 2014 exceeded acceptable risk levels for non-residential occupancy in the former dry-cleaner building. Therefore, Retro-Coat™ floor sealant was installed in 2015 to cover the concrete slab inside the former dry-cleaner building to mitigate the vapor intrusion concerns. Following installation of the Retro-Coat™ floor sealant, indoor air was resampled in 2015 and 2020 to confirm the effectiveness of the mitigation measures. Results of the post-mitigation indoor air sampling events indicated a reduction in contaminant concentrations to acceptable risk levels. Indoor air samples collected in other nearby buildings in the area of soil gas exceedances indicated no exceedances of acceptable risk levels for residential or non-residential land-use.

Vapor intrusion assessment results for sub-slab gas and soil gas samples collected at the site indicated concentrations above the risk levels considered acceptable by the DSCA Program for residential and/or non-residential land-use. More specifically, sub-slab gas beneath the former dry-cleaner, sub-slab gas beneath the adjacent automotive service center building to the north, and soil gas east of the former dry-cleaning facility on the source property exceeded vapor intrusion risk levels for residential and/or non-residential land use. These risks will be managed through land-use controls as detailed in this RMP.

H&H submitted a Risk Assessment Report for the site on July 7, 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.

Quarterly and periodic groundwater monitoring events were performed at the site from June 2014 to May 2020. PCE, benzene, MTBE, naphthalene, 1,2-dichloroethane, n-propylbenzene, and 1,2,3-trichloropropane were the only constituents detected above 2L Standards during the groundwater monitoring events. Historically benzene, MTBE, naphthalene, 1,2-dichloroethane, n-propylbenzene, and 1,2,3-trichloropropane have been detected at fluctuating concentrations above and below 2L Standards in some site monitoring wells. These compounds are not associated with the dry-cleaning solvent release and their presence is attributed to nearby petroleum release incidents (UST incidents #6393, #19419, #9091, and #5046). Since benzene, MTBE, naphthalene, 1,2-dichloroethane, n-propylbenzene, and 1,2,3-trichloropropane are not considered COCs for the dry-cleaning solvent release, 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 the 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 evaluations indicated stable, decreasing, or no trend for each monitoring well evaluated, with the exception of monitoring wells MW-1 and MW-6 where a probably increasing trend was noted. It should be noted that guidance for the Mann-Kendall Toolkit indicates a “no trend” result can be considered as evidence that the plume concentrations are not increasing at the sampling point, similar to a “stable” result. PCE concentrations in wells MW-1 and MW-6 indicate an increasing trend based on data collected from the time of the monitoring well installations through the latest sampling event. However, evaluation of PCE concentrations in MW-1 and MW-6 for the four most recent sampling events completed in 2018, 2019, and 2020 indicate PCE concentrations in these wells have been stable since 2018. Although historically there were some observed increases in PCE, the more recent data indicate that concentrations have leveled off and the plume has stabilized. Thus, it appears that the overall PCE groundwater plume at the site is stable or decreasing.

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 2**.

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 seven 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. The appropriate remedial action is to implement land-use controls on the source property and seven 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 without prior approval of NCDEQ in the area identified as “groundwater use control” on **Figure 8**. This area encompasses the source property and seven off-source properties.
- No activities that disturb or remove soil will occur without prior approval of NCDEQ in the area of the source property identified as “soil disturbance restriction” on **Figure 8**.
- No activities that cause or create a vapor intrusion risk will occur without prior approval of NCDEQ in the areas of the source property identified as “vapor intrusion restriction” on **Figure 8**.

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 seven impacted off-source properties to comply with the land-use control requirement. The NDCSR for the source property is included in **Appendix C**, and the NDCSRs for each of the seven off-source properties are included in **Appendix D**. 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 assumed to be present at concentrations above unrestricted use standards.

7.0 Long-Term Stewardship Plan

The NDCSR for the source property contains a clause which requires the owner of the former Blue Bird Cleaners source property to submit a notarized “Annual Certification of Land-Use Restrictions” to NCDEQ on an annual basis certifying that the NDCSR remains recorded with the

Register of Deeds and that land-use restrictions (LURs) are being complied with. An example of such a notice is included in **Appendix E**.

8.0 RMP Implementation Schedule

Since the groundwater plume is stable and possible exposure to the contamination is managed through the NDCSRs, no additional site remediation activities are required to implement the RMP. A 30-day public comment period will be held to allow the community an opportunity to comment on the proposed strategy. Following the 30-day period, the owners of off-source properties where dry-cleaning solvent contamination has been detected in groundwater will be notified that a notice will be placed in their chain of title indicating that state regulations prohibit the installation of a water supply well on their property, pursuant to N.C. Gen. Stat. 143-215.104I(b1) and N.C. Gen. Stat. 215.104M. These property owners will have 60 days to appeal this notice, pursuant to N.C. Gen. Stat. 143-215.104S. **Appendix F** includes example documents that will be used to announce the public comment period in the local newspaper and to inform local officials, nearby property owners, and interested parties. Upon completion of the 30-day public comment period, the 60-day appeal period, and the final approval of the RMP, the NDCSRs will be filed with the Guilford 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 Guilford County Register of Deeds. The NDCSR for each property may, at the request of the owner of the property, be canceled by NCDEQ after the risk to public health and the environment associated with the dry-cleaning solvent contamination and any other contaminants included in the dry-cleaning solvent assessment and remediation agreement has been eliminated as a result of remediation of the property. If NCDEQ is notified of a change in site conditions, per the notification requirements detailed in the NDCSR, the RMP will be reviewed to determine if the site conditions have impacted the requirements set forth in the NDCSR and if changes are required. Enforcement of the RMP will be maintained through receipt of the “Annual Certification of Land-Use Restrictions” from the property owner as part of the NDCSR requirements.

10.0 Contingency Plan if RMP Fails

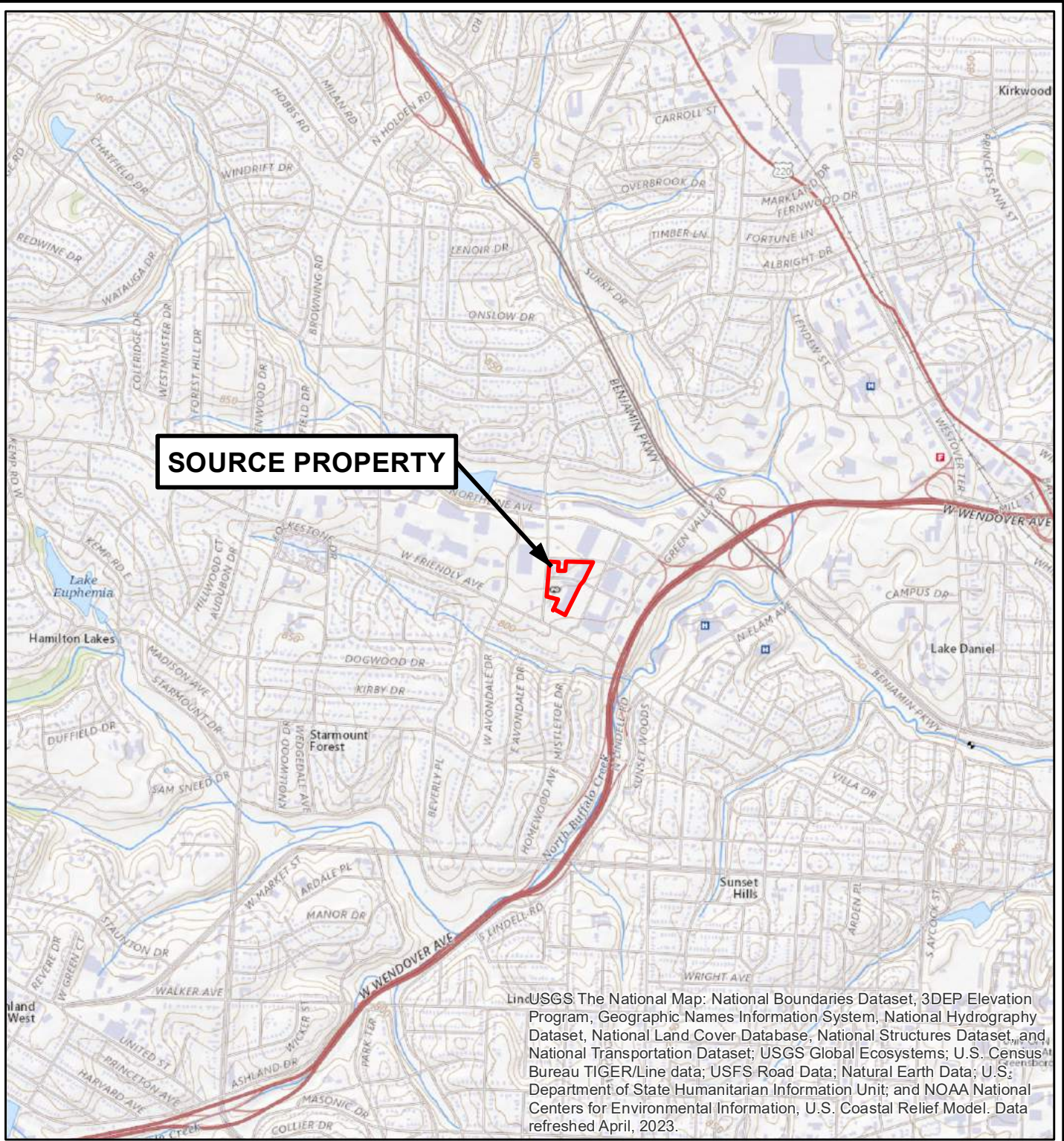
As discussed above, unless the DSCA Program is notified of a change in land-use conditions at the subject site, per the notification requirements detailed in this plan, the RMP will remain in effect until the RMP has met its objectives and is considered a success. Pursuant to N.C.G.S. 143-215.104K, if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

11.0 Conclusions and Recommendations

H&H has prepared this RMP for the former Blue Bird Cleaners site on behalf of the DSCA Program. The results of the risk assessment completed for the site indicate that contaminant concentrations do not pose an unacceptable risk with appropriate land-use controls applied to the impacted properties. The 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

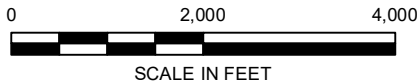
documentation contained in this report, H&H recommends issuance of a “No Further Action” letter.

Figures




SOURCE PROPERTY

Line: USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed April, 2023.



U.S.G.S. QUADRANGLE MAP
GREENSBORO, NORTH CAROLINA 2022
 QUADRANGLE
 7.5 MINUTE SERIES (TOPOGRAPHIC)

TITLE		SITE LOCATION MAP	
PROJECT		FORMER BLUE BIRD CLEANERS DSCA SITE ID: DC410044 3134 KATHLEEN AVENUE GREENSBORO, GUILFORD COUNTY	
		2923 South Tryon Street - Suite 100 Charlotte, North Carolina 28203 704-586-0007 (p) 704-586-0373 (f) License # C-1269 / # C-245 Geology	
DATE: 9-18-23		REVISION NO: 0	
JOB NO: DS0-118		FIGURE NO: 1	



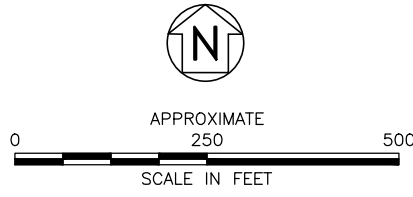
NON-SOURCE PROPERTY INFORMATION			
LOT NUMBER	OWNER NAME	ADDRESS	PIN
1	CBL-TRS FRIENDLY CENTER 2023, LLC	800 FRIENDLY CENTER RD.	7855-41-6323
2	RAUCH REALTY CO.	2715 GRANDVIEW AVE.	7855-41-0292
3	CBL-TRS FRIENDLY CENTER 2023, LLC	3124 W. FRIENDLY AVE.	7855-30-9639
4	CBL-TRS FRIENDLY CENTER 2023, LLC	607 GREEN VALLEY RD.	7855-40-8680
5	CBL-TRS FRIENDLY CENTER 2023, LLC	603 GREEN VALLEY RD.	7855-40-7490
6	FRIENDS OF GREENSBORO PARKS & RECREATION FOUNDATION	3121 W. FRIENDLY AVE.	7854-49-2863
7	JUNIOR LEAGUE OF GREENSBORO NORTH CAROLINA, INC.	3101 W. FRIENDLY AVE.	7854-49-3989

LEGEND

- SOURCE PROPERTY BOUNDARY
- FORMER BLUE BIRD CLEANERS
- IMPACTED OFF-SOURCE PROPERTY
- PROPERTY BOUNDARY
- INTERMITTENT STREAM
- PERENNIAL STREAM
- CULVERTED STREAM
- TYPE II MONITORING WELL
- TYPE III MONITORING WELL

NOTES:

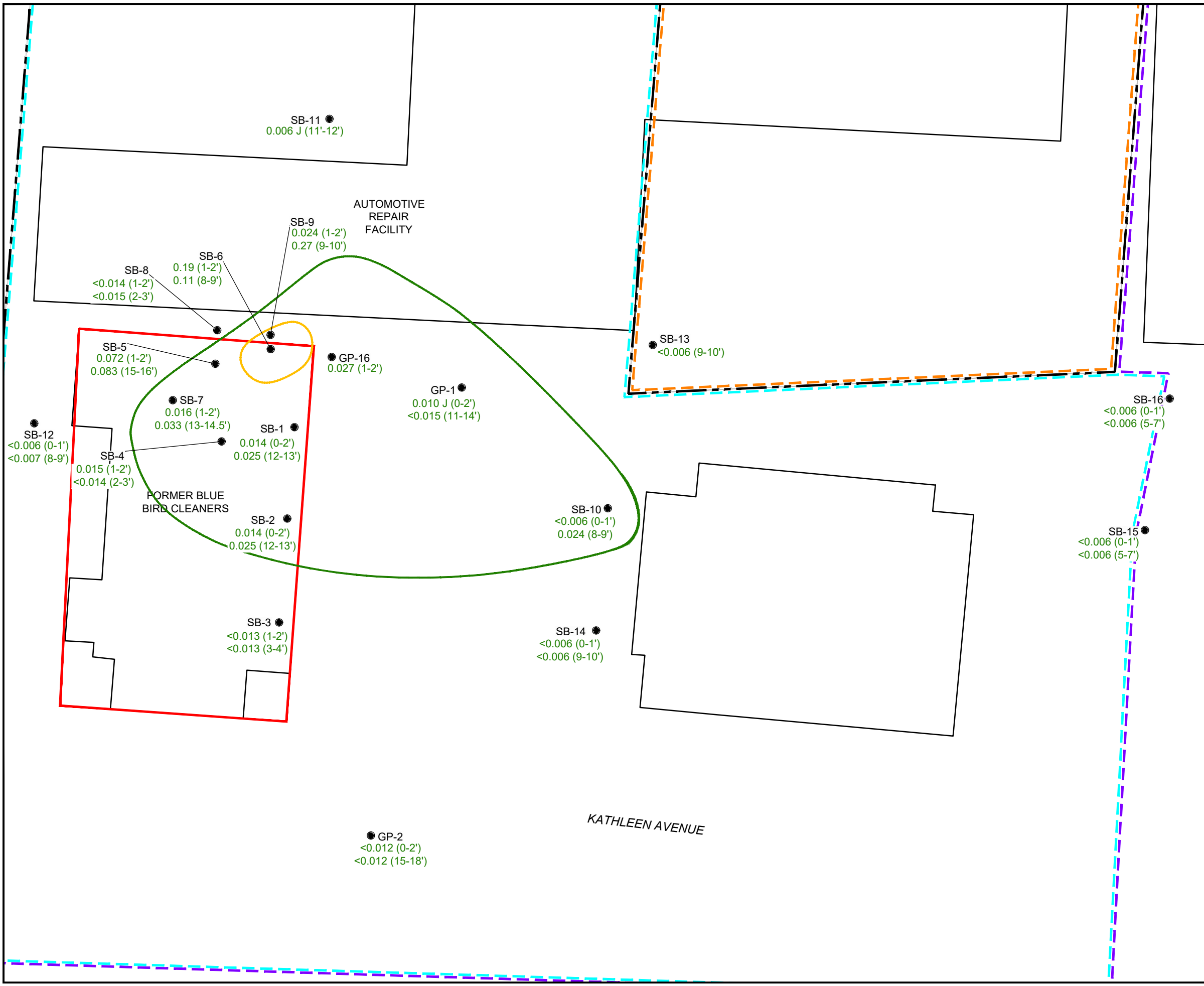
1. AERIAL IMAGERY OBTAINED FROM NC ONEMAP, 2022.
2. BASE DATA OBTAINED FROM GUILFORD COUNTY GIS, 2023.



TITLE	
SITE MAP	
PROJECT	
FORMER BLUE BIRD CLEANERS DSCA SITE ID: DC410044 3134 KATHLEEN AVENUE GREENSBORO, GUILFORD COUNTY	
<small>2923 South Tryon Street-Suite 100 Charlotte, North Carolina 28203 704-586-0007(p) 704-586-0373(f) License # C-1269 / #C-245 Geology</small>	
DATE: 9-21-23	REVISION NO. 0
JOB NO. DS0-118	FIGURE NO. 2

S:\AAA-Master Projects\DSCA - DS0\DS0-118 Blue Bird Cleaners\Reports\2023-11 RMP\Figures\DC410044_20230921_Figures.dwg, FIG. 2 (2), 3/15/2024, 8:46:14 AM, shaynes

S:\AAA-Master Projects\DC410044 - DS0118 Blue Bird Cleaners\Reports\2023-09 RMP\Figures\DC410044_20230921_Soil.dwg, FIG. 3, 10/19/2023 10:43:32 AM, shaynes

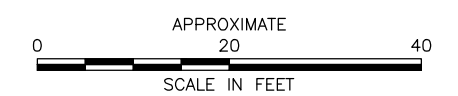


LEGEND

- SOURCE PROPERTY BOUNDARY
- FORMER BLUE BIRD CLEANERS
- PROPERTY BOUNDARY
- SOIL BORING LOCATION
- EXTENT OF SOIL IMPACTS ABOVE PSRGs
- EXPOSURE UNIT #1
- EXPOSURE UNIT #2
- EXPOSURE UNIT #3
- SOIL SOURCE AREA
- 0.024 (1-2') PCE CONCENTRATION IN mg/kg (SAMPLE DEPTH IN FT BGS)

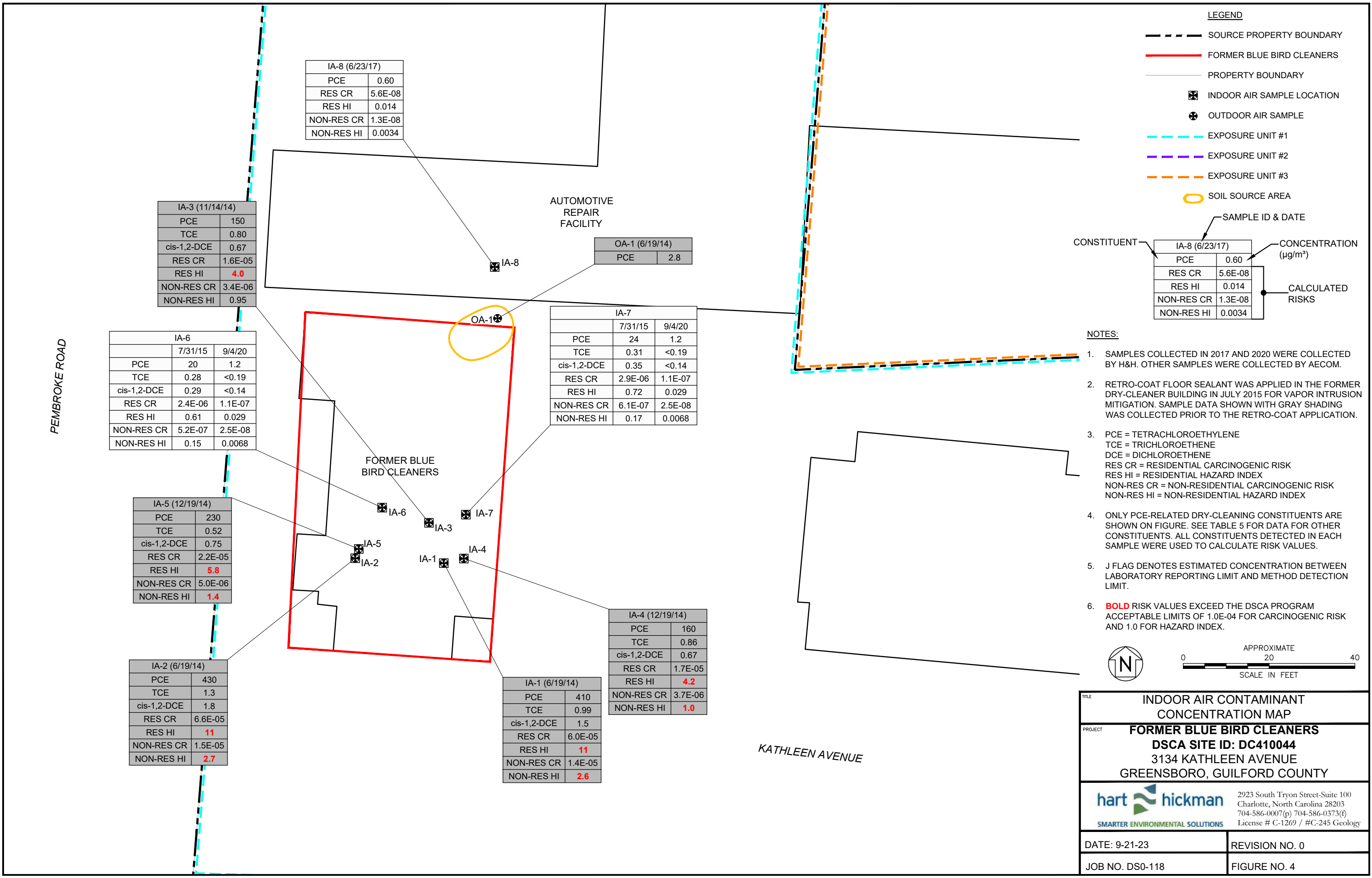
NOTES:

1. PCE = TETRACHLOROETHYLENE
PSRG = PRELIMINARY SOIL REMEDIATION GOAL
mg/kg = MILLIGRAMS PER KILOGRAM
2. ONLY DETECTED DRY-CLEANING SOLVENTS ARE SHOWN ON FIGURE. FOR OTHER CONSTITUENTS, SEE TABLE 2 FOR A COMPLETE SUMMARY OF DETECTIONS.
3. J FLAG DENOTES ESTIMATED CONCENTRATION BETWEEN LABORATORY REPORTING LIMIT AND METHOD DETECTION LIMIT.
4. **BOLD** INDICATES AN EXCEEDANCE OF PROTECTION OF GROUNDWATER PSRG.
5. GP-1, GP-2, GP-16, SB-1 THROUGH SB-9 COLLECTED IN JUNE 2014. SB-10 THROUGH SB-13 COLLECTED IN JUNE 2021. SB-14 COLLECTED IN OCTOBER 2021. SB-15 AND SB-16 COLLECTED IN APRIL 2023.

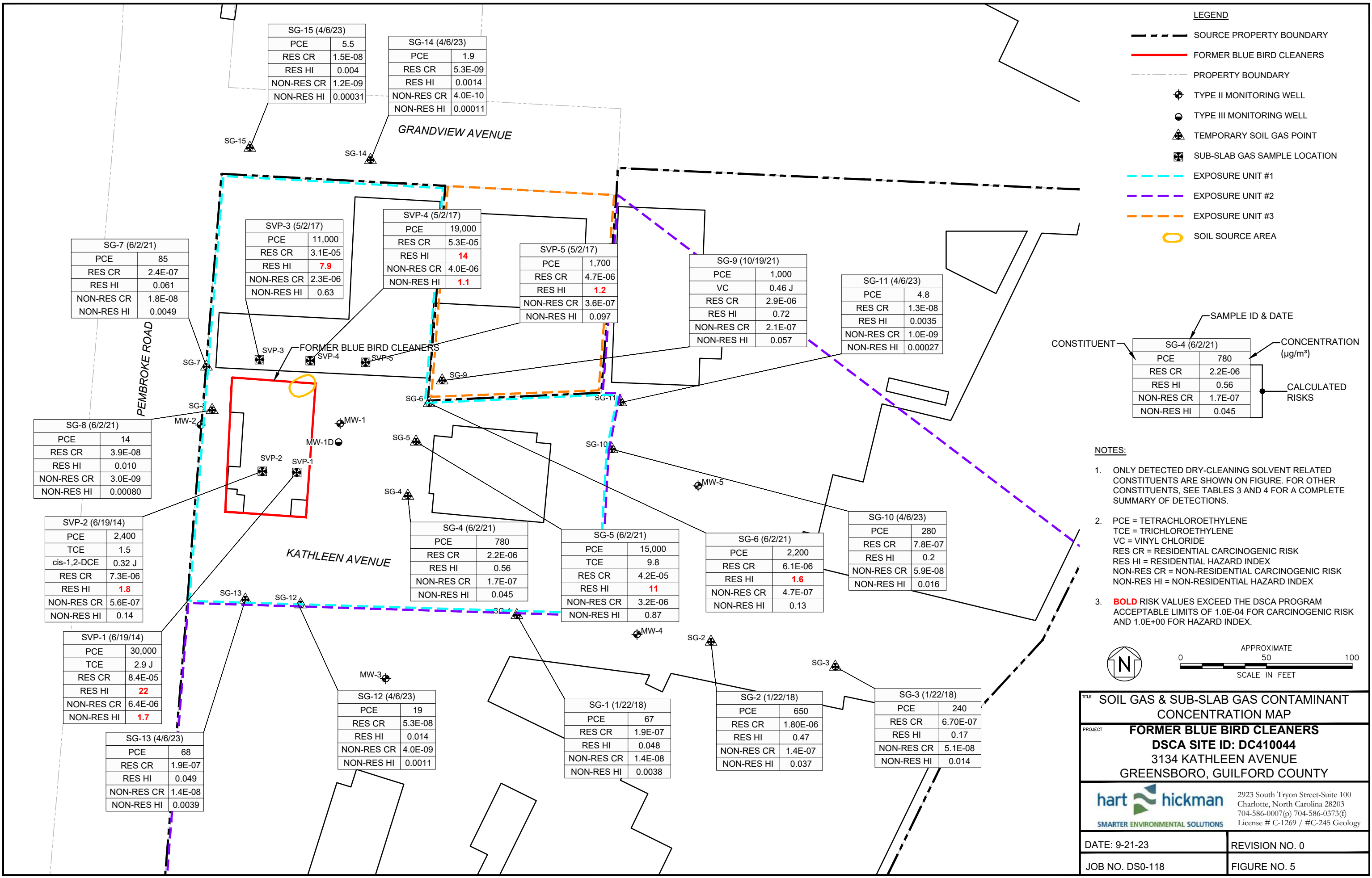


<small>TITLE</small>	SOIL PCE ISOCONCENTRATION MAP		
<small>PROJECT</small>	FORMER BLUE BIRD CLEANERS DSCA SITE ID: DC410044 3134 KATHLEEN AVENUE GREENSBORO, GUILFORD COUNTY		
		2923 South Tryon Street-Suite 100 Charlotte, North Carolina 28203 704-586-0007(p) 704-586-0373(f) License # C-1269 / #C-245 Geology	
<small>DATE:</small>	9-21-23	<small>REVISION NO.</small>	0
<small>JOB NO.</small>	DS0-118	<small>FIGURE NO.</small>	3

S:\AAA-Master Projects\DSCA - DS0\DS0-118 Blue Bird Cleaners\Reports\2023-09 RMP\Figures\DC410044_Soil.dwg, FIG 4, 10/19/2023 10:48:51 AM, shaynes



S:\AAA-Master Projects\DC4-118 Blue Bird Cleaners\Reports\2023-09 RMP\Figures\DC410044_20230921_SG.dwg, FIG 5, 10/18/2023 10:48:33 AM, shaynes



LEGEND

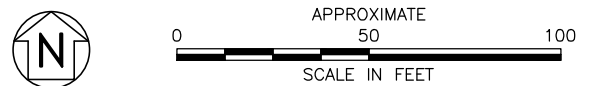
- SOURCE PROPERTY BOUNDARY
- FORMER BLUE BIRD CLEANERS
- PROPERTY BOUNDARY
- TYPE II MONITORING WELL
- TYPE III MONITORING WELL
- TEMPORARY SOIL GAS POINT
- SUB-SLAB GAS SAMPLE LOCATION
- EXPOSURE UNIT #1
- EXPOSURE UNIT #2
- EXPOSURE UNIT #3
- SOIL SOURCE AREA

SAMPLE ID & DATE

CONSTITUENT		SG-4 (6/2/21)		CONCENTRATION (µg/m³)	
	PCE		780		
	RES CR		2.2E-06		
	RES HI		0.56		
	NON-RES CR		1.7E-07		
	NON-RES HI		0.045		

CALCULATED RISKS

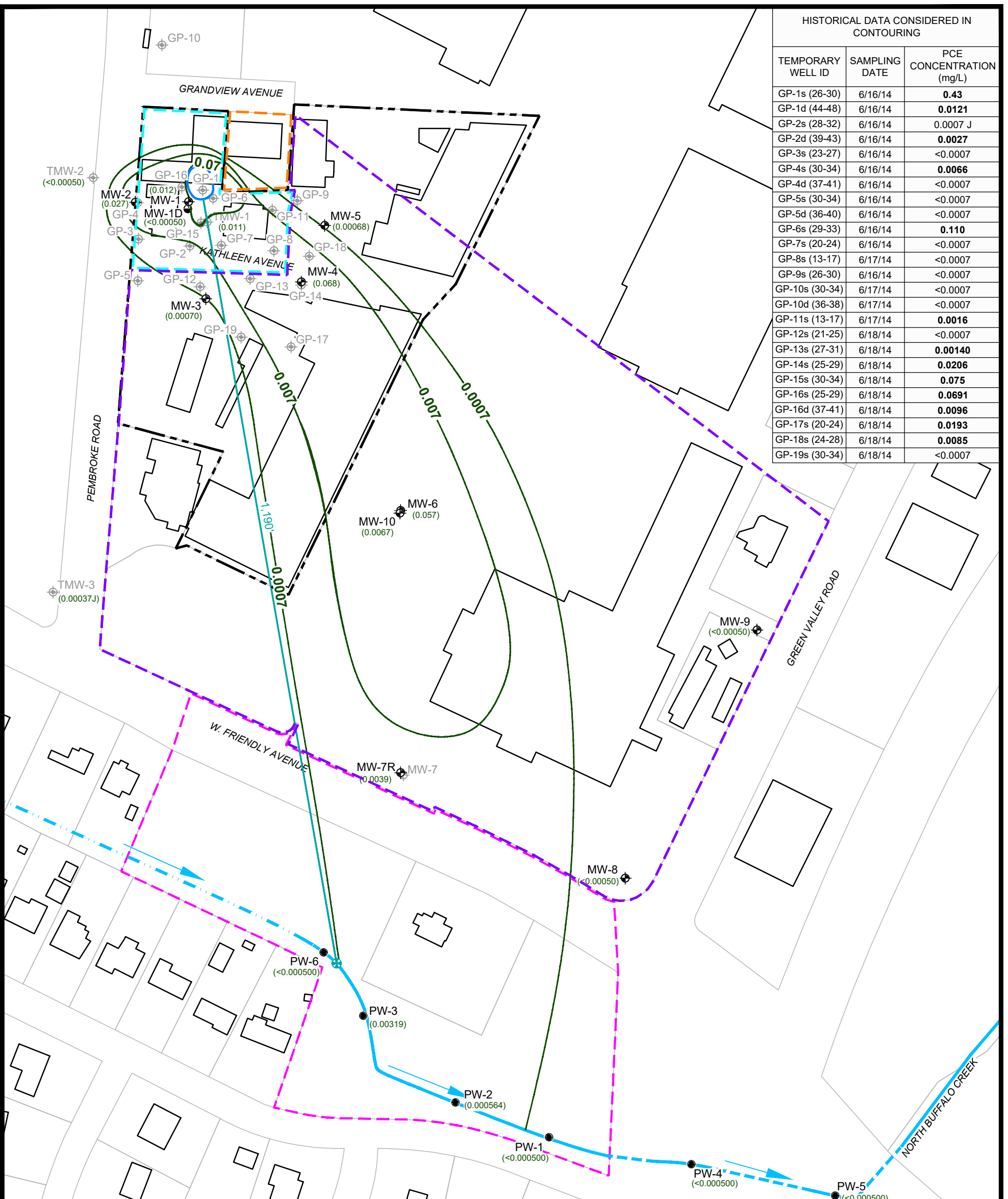
- NOTES:**
1. ONLY DETECTED DRY-CLEANING SOLVENT RELATED CONSTITUENTS ARE SHOWN ON FIGURE. FOR OTHER CONSTITUENTS, SEE TABLES 3 AND 4 FOR A COMPLETE SUMMARY OF DETECTIONS.
 2. PCE = TETRACHLOROETHYLENE
TCE = TRICHLOROETHYLENE
VC = VINYL CHLORIDE
RES CR = RESIDENTIAL CARCINOGENIC RISK
RES HI = RESIDENTIAL HAZARD INDEX
NON-RES CR = NON-RESIDENTIAL CARCINOGENIC RISK
NON-RES HI = NON-RESIDENTIAL HAZARD INDEX
 3. **BOLD** RISK VALUES EXCEED THE DSCA PROGRAM ACCEPTABLE LIMITS OF 1.0E-04 FOR CARCINOGENIC RISK AND 1.0E+00 FOR HAZARD INDEX.



TITLE SOIL GAS & SUB-SLAB GAS CONTAMINANT CONCENTRATION MAP	
PROJECT FORMER BLUE BIRD CLEANERS DSCA SITE ID: DC410044 3134 KATHLEEN AVENUE GREENSBORO, GUILFORD COUNTY	
2923 South Tryon Street-Suite 100 Charlotte, North Carolina 28203 704-586-0007(p) 704-586-0373(f) License # C-1269 / #C-245 Geology	
DATE: 9-21-23	REVISION NO. 0
JOB NO. DS0-118	FIGURE NO. 5

HISTORICAL DATA CONSIDERED IN CONTOURING

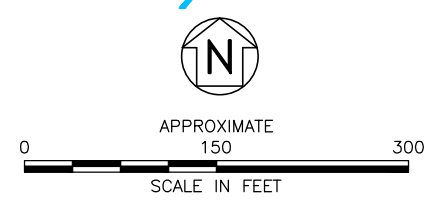
TEMPORARY WELL ID	SAMPLING DATE	PCE CONCENTRATION (mg/L)
GP-1s (26-30)	6/16/14	0.43
GP-1d (44-48)	6/16/14	0.0121
GP-2s (28-32)	6/16/14	0.0007 J
GP-2d (39-43)	6/16/14	0.0027
GP-3s (23-27)	6/16/14	<0.0007
GP-4s (30-34)	6/16/14	0.0066
GP-4d (37-41)	6/16/14	<0.0007
GP-5s (30-34)	6/16/14	<0.0007
GP-5d (36-40)	6/16/14	<0.0007
GP-6s (29-33)	6/16/14	0.110
GP-7s (20-24)	6/16/14	<0.0007
GP-8s (13-17)	6/17/14	<0.0007
GP-9s (26-30)	6/16/14	<0.0007
GP-10s (30-34)	6/17/14	<0.0007
GP-10d (36-38)	6/17/14	<0.0007
GP-11s (13-17)	6/17/14	0.0016
GP-12s (21-25)	6/18/14	<0.0007
GP-13s (27-31)	6/18/14	0.00140
GP-14s (25-29)	6/18/14	0.0206
GP-15s (30-34)	6/18/14	0.075
GP-16s (25-29)	6/18/14	0.0691
GP-16d (37-41)	6/18/14	0.0096
GP-17s (20-24)	6/18/14	0.0193
GP-18s (24-28)	6/18/14	0.0085
GP-19s (30-34)	6/18/14	<0.0007



LEGEND

- SOURCE PROPERTY BOUNDARY
- FORMER BLUE BIRD CLEANERS
- PROPERTY BOUNDARY
- INTERMITTENT STREAM
- PERENNIAL STREAM
- CULVERTED STREAM
- TYPE II MONITORING WELL
- DESTROYED MONITORING WELL
- TYPE III MONITORING WELL
- ABANDONED TEMPORARY MONITORING WELL
- PORE WATER SAMPLING LOCATION
- (0.057) PCE CONCENTRATION (mg/L)
- 0.007- PCE ISOCONCENTRATION CONTOUR (mg/L)
- EXPOSURE UNIT #1
- EXPOSURE UNIT #2
- EXPOSURE UNIT #3
- EXPOSURE UNIT #4
- PROTECTION OF SURFACE WATER POE
- GROUNDWATER SOURCE AREA

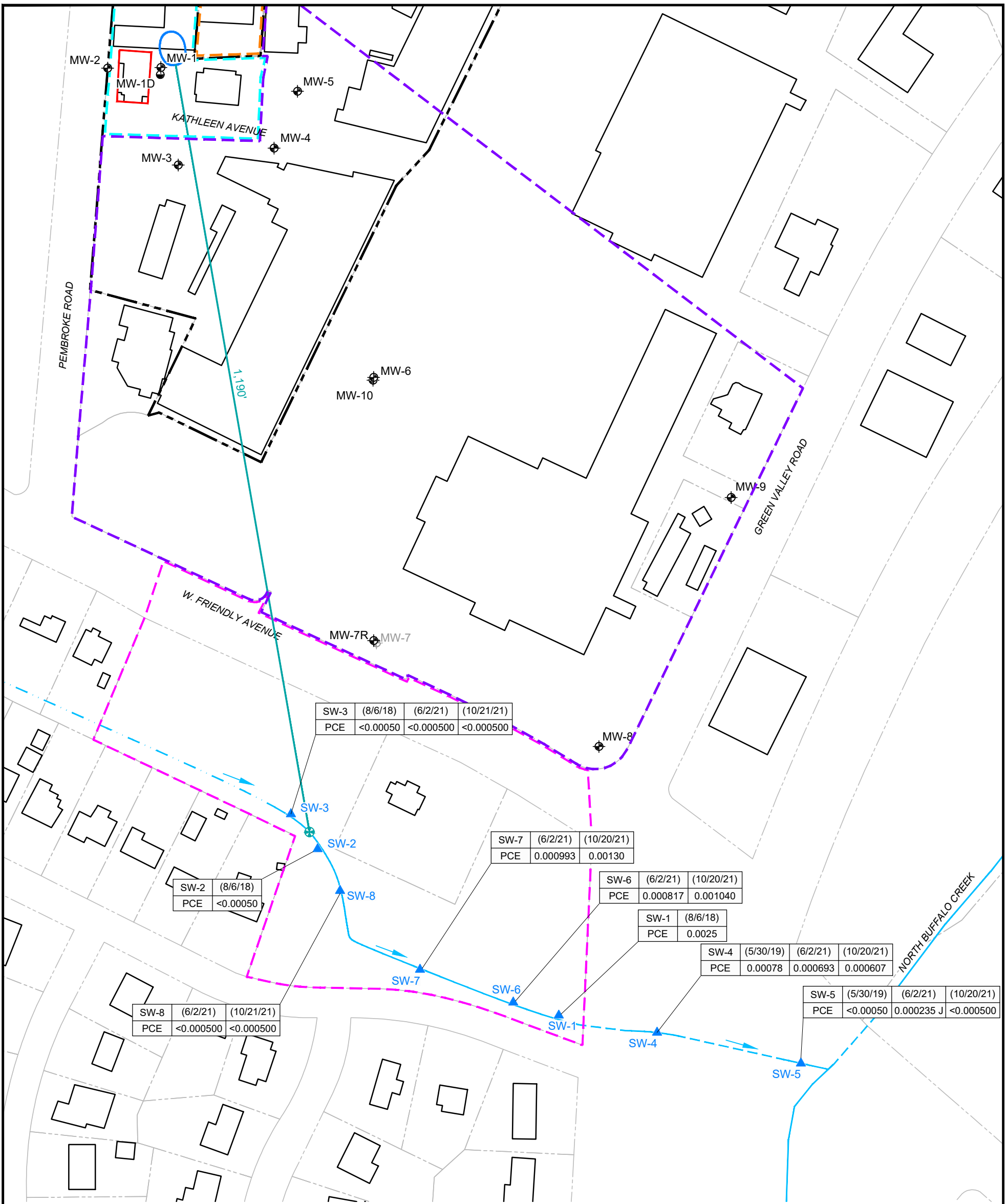
- NOTES:**
1. DATA SHOWN IN THE BODY OF THE FIGURE ADJACENT TO EACH SAMPLE ID IS BASED ON MONITORING WELL SAMPLES COLLECTED ON MAY 18-19, 2020; PORE WATER SAMPLES COLLECTED OCTOBER 20-21, 2021, WITH THE EXCEPTION OF PW-4 COLLECTED JUNE 2, 2021; AND TEMPORARY WELL SAMPLES TMW-1 AND TMW-2 COLLECTED ON MAY 30, 2019, AND TMW-3 COLLECTED ON OCTOBER 29, 2019.
 2. DATA IS SHOWN SEPARATELY FOR DIRECT-PUSH GROUNDWATER SAMPLING LOCATIONS ADVANCED IN 2014 SINCE THE DATA IS EIGHT YEARS OLD AND MAY NOT REPRESENT CURRENT CONDITIONS. HOWEVER, THE DATA WAS CONSIDERED IN CONTOURING AND DELINEATION OF THE GROUNDWATER SOURCE AREA SINCE EXISTING SOURCE AREA MONITORING WELL MW-1 WAS INSTALLED WITH A SCREEN INTERVAL SUBMERGED BELOW THE SURFICIAL WATER TABLE WHERE THE HIGHEST SOURCE AREA CONCENTRATIONS ARE PRESENT.
 3. MONITORING WELLS MW-1 THROUGH MW-6 ARE INSTALLED IN THE SAPROLITE ZONE WITH SCREENS SUBMERGED BELOW THE SURFICIAL WATER TABLE. MONITORING WELLS MW-7 THROUGH MW-10 ARE INSTALLED IN THE SAPROLITE ZONE WITH SCREENS SET ACROSS OR NEAR THE SURFICIAL WATER TABLE. WELL MW-1D IS INSTALLED IN THE DEEPER BEDROCK ZONE.
 4. CONTOURS ARE BASED ON MAXIMUM CONCENTRATIONS MEASURED IN THE SAPROLITE ZONE.
 5. PCE = TETRACHLOROETHYLENE



TITLE	
GROUNDWATER PCE ISOCONCENTRATION MAP	
PROJECT	
FORMER BLUE BIRD CLEANERS	
DSCA SITE ID: DC410044	
3134 KATHLEEN AVENUE	
GREENSBORO, GUILFORD COUNTY	
2923 South Tryon Street-Suite 100 Charlotte, North Carolina 28203 704-586-0007(p) 704-586-0373(f) License # C-1269 / #C-245 Geology	
DATE: 9-21-23	REVISION NO. 0
JOB NO. DS0-118	FIGURE NO. 6

S:\AAA-Master Projects\DSCA - DS0\DS0-118 Blue Bird Cleaners\Reports\2023-09 RMP\Figures\DC410044_20230921_Figures.dwg, FIG. 6, 10/18/2023 10:53:40 AM, shay/nes

S:\AAA-Master Projects\DS0-118 Blue Bird Cleaners\Reports\2023-09 RMP\Figures\DC410044_20230921_SW.dwg, ATTT, 10/18/2023 11:00:44 AM, shaynes



LEGEND

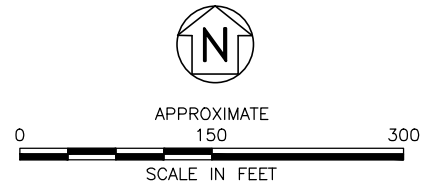
- SOURCE PROPERTY BOUNDARY
- FORMER BLUE BIRD CLEANERS
- PROPERTY BOUNDARY
- INTERMITTENT STREAM
- PERENNIAL STREAM
- CULVERTED STREAM
- TYPE II MONITORING WELL
- ABANDONED MONITORING WELL
- TYPE III MONITORING WELL
- ABANDONED TEMPORARY MONITORING WELL
- SURFACE WATER SAMPLING LOCATION
- PROTECTION OF SURFACE WATER POE
- GROUNDWATER SOURCE AREA

- EXPOSURE UNIT #1
- EXPOSURE UNIT #2
- EXPOSURE UNIT #3
- EXPOSURE UNIT #4

SAMPLE ID	SW-1	(8/6/18)	SAMPLE DATE
CONSTITUENT	PCE	0.0025	CONCENTRATION (mg/L)

NOTES:

1. ONLY DETECTED DRY-CLEANING SOLVENT RELATED CONSTITUENTS ARE SHOWN ON FIGURE. FOR OTHER CONSTITUENTS, SEE TABLE 9 FOR A COMPLETE SUMMARY OF DETECTIONS.
2. PCE = TETRACHLOROETHYLENE
3. J FLAG DENOTES ESTIMATED CONCENTRATION BETWEEN LABORATORY REPORTING LIMIT AND METHOD DETECTION LIMIT.
4. **BOLD** INDICATES EXCEEDANCE OF NC 2B STANDARD FOR SURFACE WATER OR NC 2L STANDARD FOR PORE WATER.



TITLE SURFACE WATER CONTAMINANT CONCENTRATION MAP	
PROJECT FORMER BLUE BIRD CLEANERS DSCA SITE ID: DC410044 3134 KATHLEEN AVENUE GREENSBORO, GUILFORD COUNTY	
2923 South Tryon Street-Suite 100 Charlotte, North Carolina 28203 704-586-0007(p) 704-586-0373(f) License # C-1269 / #C-245 Geology	
DATE: 10-24-22	REVISION NO. 0
JOB NO. DS0-118	FIGURE NO. 7



LEGEND

- SOURCE PROPERTY BOUNDARY
- PROPERTY BOUNDARY
- INTERMITTENT STREAM
- PERENNIAL STREAM
- CULVERTED STREAM
- TYPE II MONITORING WELL
- TYPE III MONITORING WELL
- VAPOR INTRUSION CONTROL AREA
- GROUNDWATER USE CONTROL AREA
- SOIL DISTURBANCE CONTROL AREA

NOTES:

1. AERIAL IMAGERY OBTAINED FROM NC ONEMAP, 2022.
2. BASE DATA OBTAINED FROM GUILFORD COUNTY GIS, 2023.



0 APPROXIMATE 300
 150
 SCALE IN FEET

<small>TITLE</small>	LAND-USE CONTROL AREAS MAP	
<small>PROJECT</small>	FORMER BLUE BIRD CLEANERS DSCA SITE ID: DC410044 3134 KATHLEEN AVENUE GREENSBORO, GUILFORD COUNTY	
		2923 South Tryon Street-Suite 100 Charlotte, North Carolina 28203 704-586-0007(p) 704-586-0373(f) License # C-1269 / #C-245 Geology
DATE: 9-21-23		REVISION NO. 0
JOB NO. DS0-118		FIGURE NO. 8

S:\AAA-Master Projects\DSCA - DS0\DS0-118 Blue Bird Cleaners\Reports\2023-11 RMP\Figures\DC410044_20230921_LUR.dwg, FIG. 8, 3/15/2024, 7:20:27 AM, shay/nes

Appendix A
Plume Stability Demonstration

Table 8: Analytical Data for Groundwater

DSCA ID No.: DC410044

Sample ID	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)	n-Butylbenzene	1,2,3-Trimethylbenzene	1,2,4-Trimethylbenzene	1,2-Dichloroethane	1,3,5-Trimethylbenzene	Bromodichloromethane	Chloroform
		[mg/L]																	
Permanent Monitoring Wells																			
MW-1	11/21/14	0.00068J	<0.001	<0.001	0.59	0.0017J	0.0007J	<0.005	<0.001	<0.001	<0.001	<0.003	<0.001	0.00032J	0.00044J	0.0032	<0.001	<0.001	0.00081J
	05/16/16	<0.001	<0.001	<0.001	<0.001	<0.005	0.00742	<0.005	<0.001	<0.001	<0.001	<0.003	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.005
	01/19/18	<0.00050	<0.00050	<0.00050	0.00092	<0.0010	0.0090	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	0.00080
	10/31/19	<0.00050	<0.00050	<0.00050	0.0012	<0.0010	0.033	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050
	01/31/20	<0.00050	<0.00050	<0.00050	0.00061	0.00025J	0.0083	0.00021J	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	0.0011
	05/19/20	<0.00050	<0.00050	<0.00050	0.00046J	<0.0010	0.012	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	0.0011
MW-1D	11/21/14	<0.001	<0.001	<0.001	0.0036	<0.005	0.17	<0.005	<0.001	<0.001	<0.001	<0.003	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	0.00067J
	10/31/19	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050
	01/31/20	<0.00050	<0.00050	<0.00050	0.46	0.00022J	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	0.00092J	<0.0010	NA	<0.00050	0.0017	<0.00050	<0.00050	0.00054
	05/19/20	0.00020J	<0.00050	<0.00050	0.43	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	0.00046J	<0.0010	NA	<0.00050	0.0018	<0.00050	<0.00050	0.00048J
MW-2	11/21/14	0.00064J	<0.001	<0.001	0.92	<0.005	0.0058	<0.005	<0.001	<0.001	<0.001	<0.003	<0.001	0.00038J	<0.001	0.0015	<0.001	<0.001	0.00058J
	05/16/16	<0.001	<0.001	<0.001	0.0814	<0.005	0.0181	<0.005	<0.001	<0.001	<0.001	<0.003	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.005
	10/30/19	<0.00050	<0.00050	<0.00050	0.00047J	<0.0010	0.016	<0.00050	<0.00050	0.00041J	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050
	05/18/20	<0.00050	0.00027J	<0.00050	0.046	<0.0010	0.027	<0.00050	<0.00050	0.00062	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050
MW-3	11/21/14	<0.001	<0.001	<0.001	<0.001	<0.005	0.0020	<0.005	<0.001	<0.001	<0.001	<0.003	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.005
	05/16/16	<0.001	<0.001	<0.001	<0.001	<0.005	0.00165	<0.005	<0.001	<0.001	<0.001	<0.003	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.005
	10/30/19	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	0.00090	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050
	05/18/20	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	0.00070	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	0.00024J
MW-4	11/21/14	<0.001	<0.001	<0.001	0.0022	<0.005	0.048	<0.005	<0.001	<0.001	<0.001	<0.003	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	0.0014J
	05/16/16	<0.001	<0.001	<0.001	0.00171	<0.005	0.0653	<0.005	<0.001	<0.001	<0.001	<0.003	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.005
	01/19/18	<0.00050	<0.00050	<0.00050	0.0019	<0.0010	0.075	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	0.0015
	10/31/19	<0.00050	<0.00050	<0.00050	0.0011	<0.0010	0.072	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	0.0014
	01/31/20	<0.00050	<0.00050	<0.00050	0.00097	0.00020J	0.050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	0.0022
	05/19/20	<0.00050	<0.00050	<0.00050	0.0011	<0.0010	0.068	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	0.0021
MW-5	11/21/14	<0.001	<0.001	<0.001	0.0019	<0.005	0.0019	<0.005	<0.001	<0.001	<0.001	<0.003	<0.001	<0.001	<0.001	<0.001	<0.001	0.00048J	0.0058
	05/16/16	<0.001	<0.001	<0.001	0.0042	<0.005	0.00166	<0.005	<0.001	<0.001	<0.001	<0.003	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.005
	10/30/19	<0.00050	<0.00050	<0.00050	0.0024	0.00026J	0.00067	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	0.00099
	05/19/20	<0.00050	<0.00050	<0.00050	0.0025	<0.0010	0.00068	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	0.00083

Table 8: Analytical Data for Groundwater

ADT 8

DSCA ID No.: DC410044

Sample ID	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)	n-Butylbenzene	1,2,3-Trimethylbenzene	1,2,4-Trimethylbenzene	1,2-Dichloroethane	1,3,5-Trimethylbenzene	Bromodichloromethane	Chloroform
		[mg/L]																	
MW-6	11/21/14	<0.001	<0.001	<0.001	0.00091J	<0.005	0.031	<0.005	<0.001	<0.001	<0.001	<0.003	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	0.0016J
	05/16/16	<0.001	<0.001	<0.001	0.0015	<0.005	0.0503	<0.005	<0.001	<0.001	<0.001	<0.003	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.005
	01/19/18	<0.00050	<0.00050	<0.00050	0.0022	<0.0010	0.052	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	0.00096
	10/31/19	<0.00050	<0.00050	<0.00050	0.0022	<0.0010	0.064	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	0.0011
	01/31/20	<0.00050	<0.00050	<0.00050	0.0022	<0.0010	0.051	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	0.0012
	05/19/20	<0.00050	<0.00050	<0.00050	0.0025	<0.0010	0.057	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	0.0012
MW-7	05/18/16	<0.001	<0.001	<0.001	<0.001	<0.005	0.00286	<0.005	<0.001	<0.001	<0.001	<0.003	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.005
	01/19/18	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	0.0062	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050
MW-7R	10/30/19	<0.00050	<0.00050	<0.00050	<0.00050	0.00050J	0.0032	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	0.00022J
	01/30/20	<0.00050	<0.00050	<0.00050	<0.00050	0.00023J	0.0013	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050
	05/18/20	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	0.0039	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050
MW-8	05/18/16	<0.001	<0.001	<0.001	<0.001	<0.005	<0.001	<0.005	<0.001	<0.001	<0.001	<0.003	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.005
	10/30/19	<0.00050	<0.00050	<0.00050	<0.00050	0.00050J	0.00030 J	0.00025 J	<0.00050	<0.00050	<0.00050	0.00024 J	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050
	01/30/20	<0.00050	<0.00050	<0.00050	<0.00050	0.00021J	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050
	05/18/20	<0.00050	<0.00050	<0.00050	<0.00050	0.00038J	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050
MW-9	05/18/16	0.190	<0.001	0.265	0.182	0.224	<0.001	0.0133	<0.001	<0.001	<0.001	0.0075	0.00817	0.0466	0.00589	0.0129	0.00337	<0.001	<0.005
	10/30/19	0.038	<0.00050	0.088	0.021	0.080	<0.00050	0.0035	<0.00050	<0.00050	<0.00050	0.0016	0.0021	NA	0.0011	0.0021	0.00042J	<0.00050	<0.00050
	01/30/20	0.039	<0.00050	0.084	0.0075	0.19	<0.00050	0.0040	<0.00050	<0.00050	<0.00050	0.0043	0.0075	NA	0.0022	0.0010	0.00081	<0.00050	<0.00050
	05/18/20	0.0028	<0.00050	0.0013	0.0058	0.0044	<0.00050	0.00022J	<0.00050	<0.00050	<0.00050	0.00030J	0.0017	NA	0.00070	0.0010	<0.00050	<0.00050	<0.00050
MW-10	01/19/18	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	0.016	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050
	10/31/19	<0.00050	<0.00050	<0.00050	0.00032J	<0.0010	0.0078	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	0.00022J
	01/31/20	<0.00050	<0.00050	<0.00050	0.00021J	<0.0010	0.0066	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050
	05/19/20	<0.00050	<0.00050	<0.00050	0.00026J	<0.0010	0.0067	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050
Pore Water Push Points																			
PW-1	08/06/18	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050
	06/02/21	<0.00500	<0.000500	<0.000500	<0.000500	<0.00100	0.000676	<0.000500	<0.000500	<0.000500	<0.000500	<0.000500	<0.00100	NA	<0.000500	<0.000500	<0.000500	<0.000500	<0.000500
	10/20/21	<0.0050	<0.000500	<0.000500	<0.000500	<0.00100	<0.000500	<0.000500	<0.000500	<0.000500	<0.000500	<0.000500	<0.00100	NA	<0.000500	<0.000500	<0.000500	<0.000500	<0.000500
PW-2	08/06/18	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	0.0029	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050
	06/02/21	<0.00500	0.000462 J	<0.000500	<0.000500	<0.00100	<0.000500	<0.000500	<0.000500	0.000227 J	<0.000500	<0.000500	<0.00100	NA	<0.000500	<0.000500	<0.000500	<0.000500	<0.000500
	10/20/21	<0.00500	<0.000500	<0.000500	<0.000500	<0.00100	0.000564	<0.000500	<0.000500	<0.000500	<0.000500	<0.000500	<0.00100	NA	<0.000500	<0.000500	<0.000500	<0.000500	<0.000500

Table 8: Analytical Data for Groundwater

DSCA ID No.: DC410044

Sample ID	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)	n-Butylbenzene	1,2,3-Trimethylbenzene	1,2,4-Trimethylbenzene	1,2-Dichloroethane	1,3,5-Trimethylbenzene	Bromodichloromethane	Chloroform
		[mg/L]																	
PW-3	08/06/18	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	0.0019	<0.00050	<0.00050	0.00058	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050
	06/02/21	<0.00500	<0.000500	<0.000500	<0.000500	<0.00100	<0.000500	<0.000500	<0.000500	<0.000500	<0.000500	<0.000500	<0.00100	NA	<0.000500	<0.000500	<0.000500	<0.000500	<0.000500
	10/21/21	<0.00500	0.0075	<0.000500	<0.000500	<0.00100	0.00319	<0.000500	<0.000500	0.000773	0.000444J	<0.000500	<0.00100	NA	<0.000500	<0.000500	<0.000500	<0.000500	<0.000500
PW-4	06/02/21	<0.00500	<0.000500	<0.000500	<0.000500	<0.00100	<0.000500	<0.000500	<0.000500	<0.000500	<0.000500	<0.000500	<0.00100	NA	<0.000500	<0.000500	<0.000500	<0.000500	<0.000500
PW-5	06/02/21	<0.00500	0.000271 J	<0.000500	0.0279	<0.00100	<0.000500	<0.000500	<0.000500	<0.000500	<0.000500	<0.000500	<0.00100	NA	<0.000500	0.000673	<0.000500	<0.000500	<0.000500
	10/20/21	<0.00500	<0.00500	<0.00500	0.029	<0.00100	<0.000500	<0.000500	<0.000500	<0.000500	<0.000500	<0.000500	<0.00100	NA	<0.000500	0.000508	<0.000500	<0.000500	<0.000500
PW-6	06/02/21	<0.00500	0.00208	<0.000500	<0.000500	<0.00100	<0.000500	<0.000500	<0.000500	0.000586	<0.000500	<0.000500	<0.00100	NA	<0.000500	<0.000500	<0.000500	<0.000500	0.000600
	10/21/21	<0.00500	0.0113	<0.000500	<0.000500	<0.00100	<0.000500	<0.000500	<0.000500	0.000660	0.00383	<0.000500	<0.00100	NA	<0.000500	<0.000500	<0.000500	<0.000500	<0.000500
Temporary Monitoring Wells																			
GP-1s (26-30)	06/16/14	<0.010	<0.010	<0.010	NA	NA	0.43	<0.010	<0.010	<0.010	<0.010	<0.030	NA	NA	NA	NA	NA	NA	NA
GP-1d (44-48)	06/16/14	<0.001	<0.001	<0.001	NA	NA	0.0121	0.0010	<0.001	<0.001	<0.001	0.0012J	NA	NA	NA	NA	NA	NA	NA
GP-2s (28-32)	06/16/14	<0.001	<0.001	<0.001	NA	NA	0.0007J	0.0008J	<0.001	<0.001	<0.001	0.0007J	NA	NA	NA	NA	NA	NA	NA
GP-2d (39-43)	06/16/14	<0.001	<0.001	<0.001	NA	NA	0.0027	0.0006J	<0.001	<0.001	<0.001	0.0006J	NA	NA	NA	NA	NA	NA	NA
GP-3s (23-27)	06/16/14	<0.001	<0.001	<0.001	NA	NA	<0.0007	0.0013	<0.001	<0.001	<0.001	0.0010J	NA	NA	NA	NA	NA	NA	NA
GP-4s (30-34)	06/16/14	<0.001	<0.001	<0.001	NA	NA	0.0066	0.0008J	<0.001	<0.001	<0.001	0.0004J	NA	NA	NA	NA	NA	NA	NA
GP-4d (37-41)	06/16/14	<0.001	<0.001	<0.001	NA	NA	<0.0007	0.0012	<0.001	<0.001	<0.001	0.0008J	NA	NA	NA	NA	NA	NA	NA
GP-5s (30-34)	06/16/14	<0.001	<0.001	<0.001	NA	NA	<0.0007	0.0008J	<0.001	<0.001	<0.001	<0.0030	NA	NA	NA	NA	NA	NA	NA
GP-5d (36-40)	06/16/14	<0.001	<0.001	<0.001	NA	NA	<0.0007	0.0005J	<0.001	<0.001	<0.001	<0.0030	NA	NA	NA	NA	NA	NA	NA
GP-6s (29-33)	06/16/14	<0.010	<0.010	<0.010	NA	NA	0.110	<0.010	<0.010	<0.010	<0.010	<0.030	NA	NA	NA	NA	NA	NA	NA
GP-7s (20-24)	06/16/14	<0.001	<0.001	<0.001	NA	NA	<0.0007	0.0007J	<0.001	<0.001	<0.001	0.0004J	NA	NA	NA	NA	NA	NA	NA
GP-9s (26-30)	06/16/14	<0.001	<0.001	<0.001	NA	NA	<0.0007	0.0006J	<0.001	<0.001	<0.001	<0.0030	NA	NA	NA	NA	NA	NA	NA
GP-10s (30-34)	06/17/14	<0.001	<0.001	0.0009J	NA	NA	<0.0007	<0.001	<0.001	<0.001	<0.001	<0.0030	NA	NA	NA	NA	NA	NA	NA
GP-10d (36-38)	06/17/14	0.140	<0.010	<0.010	NA	NA	<0.0007	<0.010	<0.010	<0.010	<0.010	0.045	NA	NA	NA	NA	NA	NA	NA

Table 8: Analytical Data for Groundwater

DSCA ID No.: DC410044

Sample ID	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)	n-Butylbenzene	1,2,3-Trimethylbenzene	1,2,4-Trimethylbenzene	1,2-Dichloroethane	1,3,5-Trimethylbenzene	Bromodichloromethane	Chloroform
		[mg/L]																	
GP-8s (13-17)	06/17/14	<0.001	<0.001	<0.001	NA	NA	<0.0007	<0.001	<0.001	<0.001	<0.001	<0.0030	NA	NA	NA	NA	NA	NA	NA
GP-11s (13-17)	06/17/14	<0.001	<0.001	<0.001	NA	NA	0.0016	<0.001	<0.001	<0.001	<0.001	<0.0030	NA	NA	NA	NA	NA	NA	NA
GP-12s (21-25)	06/18/14	<0.001	<0.001	<0.001	NA	NA	<0.0007	<0.001	<0.001	<0.001	<0.001	<0.0030	NA	NA	NA	NA	NA	NA	NA
GP-13s (27-31)	06/18/14	<0.001	<0.001	<0.001	NA	NA	0.00140	<0.001	<0.001	<0.001	<0.001	<0.0030	NA	NA	NA	NA	NA	NA	NA
GP-14s (25-29)	06/18/14	<0.001	<0.001	<0.001	NA	NA	0.0206	<0.001	<0.001	<0.001	<0.001	<0.0030	NA	NA	NA	NA	NA	NA	NA
GP-15s (30-34)	06/18/14	<0.001	<0.001	<0.001	NA	NA	0.075	<0.001	<0.001	<0.001	<0.001	<0.0030	NA	NA	NA	NA	NA	NA	NA
GP-16s (25-29)	06/18/14	<0.001	<0.001	<0.001	NA	NA	0.0691	<0.001	<0.001	<0.001	<0.001	<0.0030	NA	NA	NA	NA	NA	NA	NA
GP-16d (37-41)	06/18/14	<0.001	<0.001	<0.001	NA	NA	0.0096	<0.001	<0.001	<0.001	<0.001	<0.0030	NA	NA	NA	NA	NA	NA	NA
GP-17s (20-24)	06/18/14	<0.001	<0.001	<0.001	NA	NA	0.0193	<0.001	<0.001	<0.001	<0.001	<0.0030	NA	NA	NA	NA	NA	NA	NA
GP-18s (24-28)	06/18/14	<0.001	<0.001	<0.001	NA	NA	0.0085	<0.001	<0.001	<0.001	<0.001	<0.0030	NA	NA	NA	NA	NA	NA	NA
GP-19s (30-34)	06/18/14	<0.001	<0.001	<0.001	NA	NA	<0.0007	<0.001	<0.001	<0.001	<0.001	<0.0030	NA	NA	NA	NA	NA	NA	NA
TMW-1 (13-23)	05/30/19	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	0.011	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050
TMW-2 (22-32)	05/30/19	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050
TMW-3 (10-25)	10/29/19	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	0.00037J	<0.00050	<0.00050	<0.00050	<0.00050	<0.0015	<0.0010	NA	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050
2L Standards		0.001	0.07	0.6	0.02	0.006	0.0007	0.6	0.1	0.003	3E-05	0.5	0.07	NE	0.4	0.0004	0.4	0.0006	0.07

Notes:

- 1. Bold** indicates value exceeds NC 2L Standard (or Interim Maximum Allowable Concentration, if 2L Standard not established)
- 2. *** indicates IMAC Standard.
- 3. J** = estimated concentration between laboratory reporting limit and method detection limit.
- 4. NE** = Not Established; **NA** = Not Analyzed

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

ADT 8(1)

DSCA ID No.: DC410044

Sample ID	Sampling Date (mm/dd/yy)	Di-Isopropyl Ether	Isopropylbenzene	n-Propylbenzene	p-Isopropyltoluene	sec-Butylbenzene	Styrene	tert-Butylbenzene	Acetone	Methyl Isobutyl Ketone	Methylene Chloride	1,2,3-Trichloropropane	Carbon Disulfide								
		[mg/L]																			
Permanent Monitoring Wells																					
MW-1	11/21/14	0.0024	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.010	<0.010	<0.0050	<0.0025	NA								
	05/16/16	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.0500	<0.0100	<0.00500	<0.00250	NA								
	01/19/18	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050								
	10/31/19	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050								
	01/31/20	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050								
MW-1D	05/19/20	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050								
	11/21/14	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.010	<0.010	<0.0050	<0.0025	NA								
	10/31/19	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	0.0097	0.00047 J	<0.0010	<0.0010	<0.0050								
	01/31/20	0.0018	0.00063	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0050	0.00023 J	<0.0010	<0.0050							
MW-2	05/19/20	0.0018	0.00056	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050								
	11/21/14	0.0022	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.010	<0.010	<0.0050	<0.0025	NA								
	05/16/16	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.0500	<0.0100	<0.00500	<0.00250	NA								
	10/30/19	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050								
MW-3	05/18/20	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050								
	11/21/14	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.010	<0.010	<0.0050	<0.0025	NA								
	05/16/16	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.0500	<0.0100	<0.00500	<0.00250	NA								
	10/30/19	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050								
MW-4	05/18/20	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050								
	11/21/14	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.010	<0.010	<0.0050	<0.0025	NA								
	05/16/16	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.0500	<0.0100	<0.00500	<0.00250	NA								
	01/19/18	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050								
	10/31/19	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050								
MW-5	01/31/20	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050								
	05/19/20	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050								
	11/21/14	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.0050	<0.010	<0.0050	<0.0025	NA								
	05/16/16	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.0500	<0.0100	<0.00500	<0.00250	NA								
MW-5	10/30/19	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050								
	05/19/20	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050								

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

ADT 8(1)

DSCA ID No.: DC410044

Sample ID	Sampling Date (mm/dd/yy)	Di-Isopropyl Ether	Isopropylbenzene	n-Propylbenzene	p-Isopropyltoluene	sec-Butylbenzene	Styrene	tert-Butylbenzene	Acetone	Methyl Isobutyl Ketone	Methylene Chloride	1,2,3-Trichloropropane	Carbon Disulfide							
		[mg/L]																		
MW-6	11/21/14	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.010	<0.010	<0.0050	<0.0025	NA							
	05/16/16	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.0500	<0.0100	<0.00500	<0.00250	NA							
	01/19/18	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050							
	10/31/19	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050							
	01/31/20	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050							
MW-7	05/18/16	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.0500	<0.0100	<0.00500	<0.00250	NA							
	01/19/18	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050							
MW-7R	10/30/19	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	0.0027J	<0.0050	<0.0010	<0.0010	<0.0050							
	01/30/20	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050							
	05/18/20	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050							
MW-8	05/18/16	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.0500	<0.0100	<0.00500	<0.00250	NA							
	10/30/19	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050							
	01/30/20	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050							
	05/18/20	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050							
MW-9	05/18/16	<0.001	0.0389	0.0834	0.00269	0.0107	0.0165	0.00122	<0.0500	<0.0100	<0.00500	<0.00250	NA							
	10/30/19	0.0012	0.019	0.029	0.00095	0.0062	0.0042	0.0011	<0.0050	<0.0050	<0.0010	0.0022	<0.0050							
	01/30/20	0.00055	0.047	0.058	0.0026	0.012	0.0051	0.0014	<0.0050	<0.0050	<0.0010	0.00079 J	<0.0050							
	05/18/20	0.00044J	0.0016	0.00094	0.00022J	0.0042	<0.00050	0.0013	<0.0050	<0.0050	<0.0010	0.00064 J	<0.0050							
MW-10	01/19/18	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050							
	10/31/19	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050							
	01/31/20	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050							
	05/19/20	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050							
Pore Water Push Points																				
PW-1	08/06/18	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	0.0082	<0.0050	<0.0010	<0.0010	<0.0050							
	06/02/21	<0.00500	<0.00500	<0.000500	<0.000500	<0.000500	<0.000500	<0.00200	0.00338 J	<0.00500	<0.00100	<0.00100	<0.00500							
	10/20/21	<0.00500	<0.00500	<0.000500	<0.000500	<0.000500	<0.000500	<0.00200	<0.00500	<0.00500	<0.00100	<0.00100	<0.00500							
PW-2	08/06/18	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	0.0071	<0.0050	<0.0010	<0.0010	<0.0050							
	06/02/21	<0.00500	<0.00500	<0.000500	0.000346 J	<0.000500	<0.000500	<0.00200	<0.00500	<0.00500	<0.00100	<0.00100	<0.00500							
	10/20/21	<0.00500	<0.00500	<0.000500	<0.000500	<0.000500	<0.000500	<0.00200	0.00212J	<0.00500	<0.00100	<0.00100	<0.00500							

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

ADT 8(1)

DSCA ID No.: DC410044																			
Sample ID	Sampling Date (mm/dd/yy)	Di-Isopropyl Ether	Isopropylbenzene	n-Propylbenzene	p-Isopropyltoluene	sec-Butylbenzene	Styrene	tert-Butylbenzene	Acetone	Methyl Isobutyl Ketone	Methylene Chloride	1,2,3-Trichloropropane	Carbon Disulfide						
		[mg/L]																	
PW-3	08/06/18	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	0.0063	<0.0050	<0.0010	<0.0010	<0.0050						
	06/02/21	<0.00500	<0.00500	<0.000500	<0.000500	<0.000500	<0.000500	<0.00200	0.00854	0.00105 J	<0.00100	<0.00100	<0.00500						
	10/21/20	<0.00500	<0.00500	<0.000500	<0.000500	<0.000500	<0.000500	<0.00200	<0.00500	<0.00500	<0.00100	<0.00100	<0.00500						
PW-4	06/02/21	<0.00500	<0.00500	<0.000500	<0.000500	<0.000500	<0.000500	<0.00200	<0.00500	<0.00500	<0.00100	<0.00100	<0.00500						
PW-5	06/02/21	<0.00500	<0.00500	<0.000500	<0.000500	<0.000500	<0.000500	<0.00200	<0.00500	<0.00500	<0.00100	<0.00100	0.00103 J						
	10/20/21	<0.00500	<0.00500	<0.000500	<0.000500	<0.000500	<0.000500	<0.00200	<0.00500	<0.00500	<0.00100	<0.00100	<0.00500						
PW-6	06/02/21	<0.00500	<0.00500	<0.000500	<0.000500	<0.000500	<0.000500	<0.00200	0.00793	<0.00500	<0.00100	<0.00100	<0.00500						
	10/21/21	<0.00500	<0.00500	<0.000500	<0.000500	<0.000500	<0.000500	<0.00200	<0.00500	<0.00500	<0.00100	<0.00100	<0.00500						
Temporary Monitoring Wells																			
GP-1s (26-30)	6/16/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA						
GP-1d (44-48)	6/16/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA						
GP-2s (28-32)	6/16/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA						
GP-2d (39-43)	6/16/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA						
GP-3s (23-27)	6/16/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA						
GP-4s (30-34)	6/16/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA						
GP-4d (37-41)	6/16/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA						
GP-5s (30-34)	6/16/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA						
GP-5d (36-40)	6/16/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA						
GP-6s (29-33)	6/16/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA						
GP-7s (20-24)	6/16/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA						
GP-9s (26-30)	6/16/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA						
GP-10s (30-34)	6/17/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA						
GP-10d (36-38)	6/17/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA						

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

ADT 8(1)

DSCA ID No.: DC410044

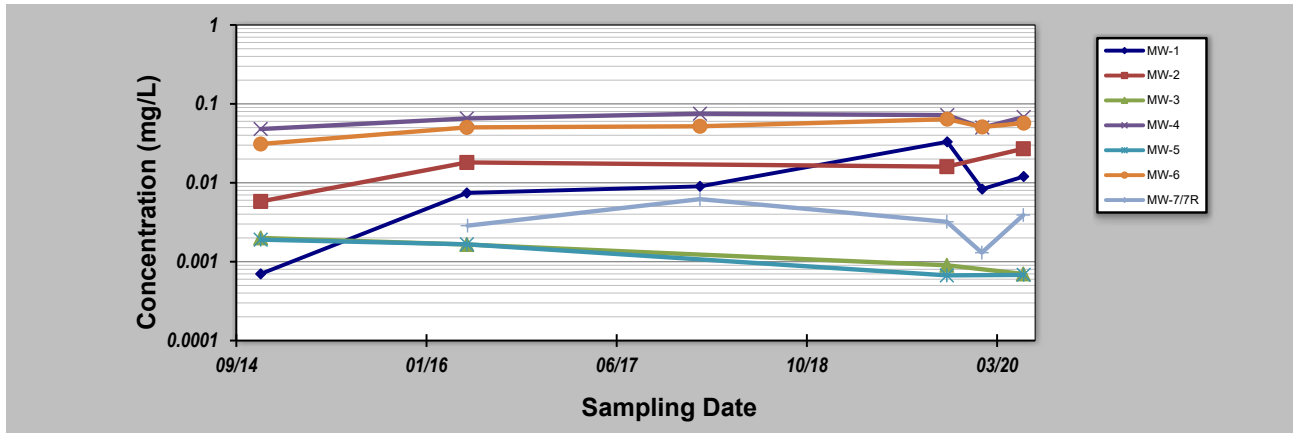
Sample ID	Sampling Date (mm/dd/yy)	Di-Isopropyl Ether	Isopropylbenzene	n-Propylbenzene	p-Isopropyltoluene	sec-Butylbenzene	Styrene	tert-Butylbenzene	Acetone	Methyl Isobutyl Ketone	Methylene Chloride	1,2,3-Trichloropropane	Carbon Disulfide							
		[mg/L]																		
GP-8s (13-17)	6/17/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA							
GP-11s (13-17)	6/17/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA							
GP-12s (21-25)	6/18/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA							
GP-13s (27-31)	6/18/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA							
GP-14s (25-29)	6/18/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA							
GP-15s (30-34)	6/18/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA							
GP-16s (25-29)	6/18/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA							
GP-16d (37-41)	6/18/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA							
GP-17s (20-24)	6/18/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA							
GP-18s (24-28)	6/18/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA							
GP-19s (30-34)	6/18/14	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA							
TMW-1 (13-23)	05/30/19	<0.00050	<0.00050	<0.00050	NA	<0.00050	<0.00050	<0.00050	0.019	<0.00050	<0.0010	<0.0010	<0.0050							
TMW-2 (22-32)	05/30/19	<0.00050	<0.00050	<0.00050	NA	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0010	<0.0010	<0.0050							
TMW-3 (10-25)	10/29/19	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.0050	<0.0050	<0.0010	<0.0010	<0.0050							
2L Standards		0.07	0.07	0.07	0.025	0.07	0.07	0.07	6	0.1	0.005	0.000005	0.7							

- Notes:
1. **Bold** indicates value exceeds NC 2L Standard (or Interim Maximum Allowable Concentration, if 2L Standard not established)
 2. * indicates IMAC Standard.
 3. J = estimated concentration between laboratory reporting limit and method detection limit.
 4. NE = Not Established; NA = Not Analyzed

GSI MANN-KENDALL TOOLKIT for Constituent Trend Analysis

Evaluation Date: 16-Jan-20	Job ID: DC410044
Facility Name: Blue Bird Cleaners	Constituent: PCE
Conducted By: Hart & Hickman	Concentration Units: mg/L

Sampling Point ID:	MW-1	MW-2	MW-3	MW-4	MW-5	MW-6	MW-7/7R	
Sampling Event	PCE CONCENTRATION (mg/L)							
1	21-Nov-14	0.0007	0.0058	0.0020	0.048	0.0019	0.031	
2	16-May-16	0.00742	0.0181	0.0017	0.0653	0.00166	0.0503	
3	18-May-16							0.00286
4	19-Jan-18	0.0090			0.075		0.052	0.0062
5	30-Oct-19		0.016	0.00090		0.00067		0.0032
6	31-Oct-19	0.033			0.072		0.064	
7	30-Jan-20							0.0013
8	31-Jan-20	0.0083			0.050		0.051	
9	18-May-20		0.027	0.00070				0.0039
10	19-May-20	0.012			0.068	0.00068	0.057	
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
Coefficient of Variation:	0.94	0.52	0.47	0.18	0.53	0.22	0.51	
Mann-Kendall Statistic (S):	9	4	-6	3	-4	9	0	
Confidence Factor:	93.2%	83.3%	95.8%	64.0%	83.3%	93.2%	40.8%	
Concentration Trend:	Prob. Increasing	No Trend	Decreasing	No Trend	Stable	Prob. Increasing	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.

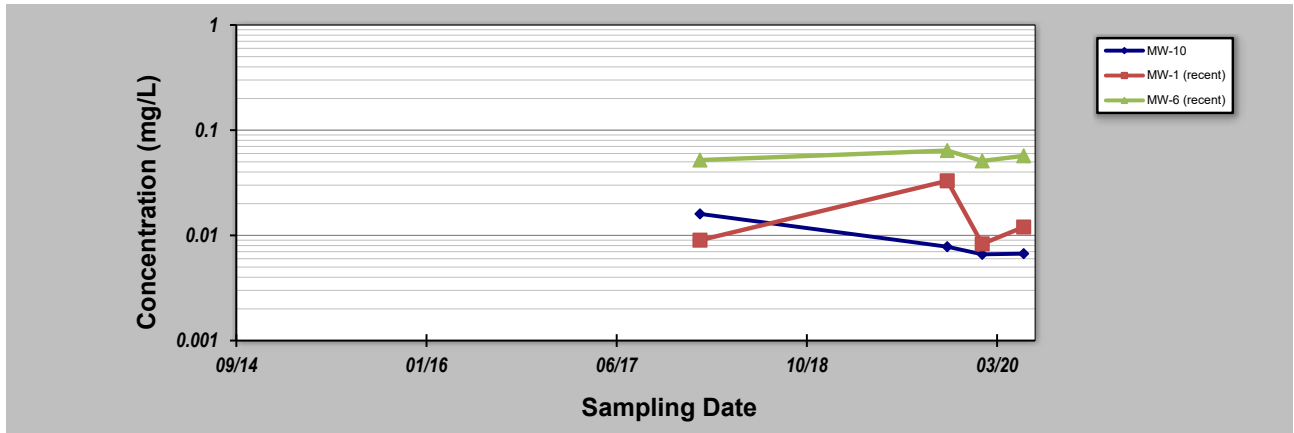
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GSI MANN-KENDALL TOOLKIT for Constituent Trend Analysis

Evaluation Date: **16-Jan-20** Job ID: **DC410044**
 Facility Name: **Blue Bird Cleaners** Constituent: **PCE**
 Conducted By: **Hart & Hickman** Concentration Units: **mg/L**

Sampling Point ID: **MW-10** **MW-1 (recent)** **MW-6 (recent)**

Sampling Event	Sampling Date	PCE CONCENTRATION (mg/L)		
1	21-Nov-14			
2	16-May-16			
3	18-May-16			
4	19-Jan-18	0.016	0.0090	0.052
5	30-Oct-19			
6	31-Oct-19	0.0078	0.033	0.064
7	30-Jan-20			
8	31-Jan-20	0.0066	0.0083	0.051
9	18-May-20			
10	19-May-20	0.0067	0.012	0.057
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
Coefficient of Variation:		0.49	0.75	0.11
Mann-Kendall Statistic (S):		-4	0	0
Confidence Factor:		83.3%	37.5%	37.5%
Concentration Trend:		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.

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Appendix B
Level 1 Ecological Risk Assessment Checklists

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

Site / Location: Blue Bird Cleaners, 3134 Kathleen Avenue, Greensboro, Guilford County, North Carolina

H&H Project No.: DS0-118

DSCA Site ID: DC410044

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, unnamed tributaries of North Buffalo Creek are located approximately 500 feet to the south-southeast and 950 feet to the north of the source property boundary, and North Buffalo Creek is located approximately 1,300 feet to the east of the source property boundary. North Buffalo Creek ultimately feeds into the Haw River.

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

Yes, unnamed tributaries of North Buffalo Creek are located approximately 500 feet to the south-southeast and 950 feet to the north of the source property boundary. An open water impoundment is also located approximately 1,300 feet to the northwest of the source property boundary. Additionally, North Buffalo Creek is located approximately 1,300 feet to the east of the source property boundary.

3. Are there any wetland¹ areas such as marshes or swamps on or within one-half mile of the site?

Yes, a wetland that is identified as a palustrine feature that is dominated by persistent emergent vegetation that is seasonally flooded and diked/impounded (PEM1Ch) is located approximately 2,100 feet to the northwest of the source property boundary on the US Fish and Wildlife Services (USFWS) National Wetlands Inventory (NWI). An additional wetland that is identified as a palustrine feature that is dominated by persistent emergent vegetation that is temporarily flooded and dike/impounded (PEM1Ah) is located approximately 2,300 feet to the northwest of the source property boundary on the USFWS NWI.

4. Are there any sensitive environmental areas² on or within one-half mile of the site?

Yes, a wetland that is identified as a PEM1Ch feature is located approximately 2,100 feet to the northwest of the source property boundary on the USFWS NWI. An additional wetland that is identified as a PEM1Ah feature is located approximately 2,300 feet to the northwest of the source property boundary on the USFWS NWI. Additionally, habitat potentially occupied by federal and/or state endangered or threatened species is located within one-half mile of the site. Possible habitats include a locally-owned recreational open space, roadsides and right-of-way areas, wetlands, an open water impoundment, unnamed tributaries of North Buffalo Creek, and North Buffalo Creek.

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

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

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

No, the Bureau of Indian Affairs Tribal Leaders Directory and the US Department of the Interior Bureau of Land Management's on-line National Data mapper do not identify any areas within a one-half mile radius of the source property owned or used by local tribes.

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

Likely, the USFWS lists three endangered species and two threatened species, as well as one proposed endangered species, one proposed threatened species, one candidate species, and one species under review, in Guilford County. The NC Natural Heritage Program lists five state-listed endangered species and five state-listed threatened species along with eight species of special concern and 12 significantly rare species within Guilford County. The US Fish and Wildlife Service Critical Habitat Mapper did not identify critical habitat on or within one-half mile of the source property. The species identified by the US Fish and Wildlife Service and the NC Natural Heritage Program include mammals, plants, insects, birds, and freshwater vertebrates and invertebrates that can potentially be found in and around a recreational open space, roadsides and right-of-way areas, wetlands, an open water impoundment, unnamed tributaries of North Buffalo Creek, and North Buffalo Creek, which are 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, typical breeding, roosting, and feeding areas of migratory bird species may be present within one-half mile of the source property. The USFWS's Information for Planning and Consultation (IPaC) lists 10 migratory bird species that may be present within the vicinity of the source property during breeding season.

8. Are there any ecologically³, recreationally, or commercially important species on or within one-half mile of the site?

Possible, the recreational and commercial trapping of nuisance species is possible in Guilford 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 within the vicinity of the source property.

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

Possible, the USFWS indicates the presence of the Schweinitz's sunflower (*Helianthus schweinitzii*), green fiveleaf orchid / small whorled pogonia (*Isotria medeoloides*), Atlantic pigtoe (*Fusconaia masoni*), Roanoke logperch (*Percina rex*), and Cape Fear shiner (*Notropis mekistocholas*) as threatened and/or endangered species within Guilford County.

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

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

Level 1 Ecological Risk Assessment
Checklist B for Potential Exposure Pathways
DSCA ID #DC410044

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

Yes. Tetrachloroethylene (PCE) and PCE degradation compounds have been detected in groundwater at the site.

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

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

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

Yes. Based on groundwater elevation measurements and areas of contaminant transport, groundwater at the site flows southeast and discharges into an unnamed tributary of North Buffalo Creek located approximately 500 feet to the south-southeast of the source property boundary.

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

Yes. The PCE plume associated with the site discharges into the downgradient surface water body, an unnamed tributary of North Buffalo Creek. However, the plume is stable and no contaminant concentrations above the NC 2B Standards for Class C Waters have been detected in surface water samples collected between 2018 and 2021.

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

Yes. PCE has been detected in a limited area of surface soil at concentrations above the lowest Preliminary Soil Remediation Goals (PSRGs).

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

Possible. The majority of the impacted soils are covered by buildings or paved surfaces. There is a small section of impacted soils that may intersect an unpaved landscaped area. However, this area is vegetated and would be considered stabilized with a low potential for erosion.

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

Possible. PCE has been detected in a limited area of surface soils. However, the majority of the impacted soils are covered by buildings and paved surfaces. Areas of impacted soil that may not be covered by paved surfaces are minimal and stabilized with vegetation. Therefore, the potential for erosion at these areas is low.

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

Yes. PCE has been detected in a limited area of surface soil at concentrations above the lowest Preliminary Soil Remediation Goals (PSRGs).

3B. Are potential ecological receptors on the site?

Possible. There are small areas of impacted soil not covered by paved surfaces or building slab; therefore, ecological receptors may be present.

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

Possible. PCE has been detected in surface soil samples and ecological receptors may be present at the site. However, the majority of the impacted soils are covered by buildings or paved surfaces.

4A. Are chemicals on the site volatile?

Yes. PCE is a volatile compound.

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

Possible. Impacted soils have been detected at the site and a small section of impacted soil may not be covered by paved surfaces or buildings.

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?

Possible. PCE has been detected in soil samples and a small section of impacted soil may not be covered by paved surfaces or buildings.

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. PCE has been detected in surface and shallow subsurface soils at concentrations above the lowest Preliminary Soil Remediation Goals (PSRGs).

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

Unlikely. Areas of impacted soils that are not covered by paved surfaces or buildings contain landscaped areas with low detections of PCE.

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. The site is primarily impervious with small areas of landscaped or grassy land that potential ecological receptors could feed on; however, the site is located in an urban setting with little habitat for potential ecological receptors.

6D. Do chemicals found on the site bioaccumulate?

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

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

Unlikely. Although impacted groundwater and soil are present at the site and the groundwater plume intersects the downgradient surface water body at low levels, the constituents of concern do not bioaccumulate. As such, it is unlikely that direct ingestion of plants or animals would occur.

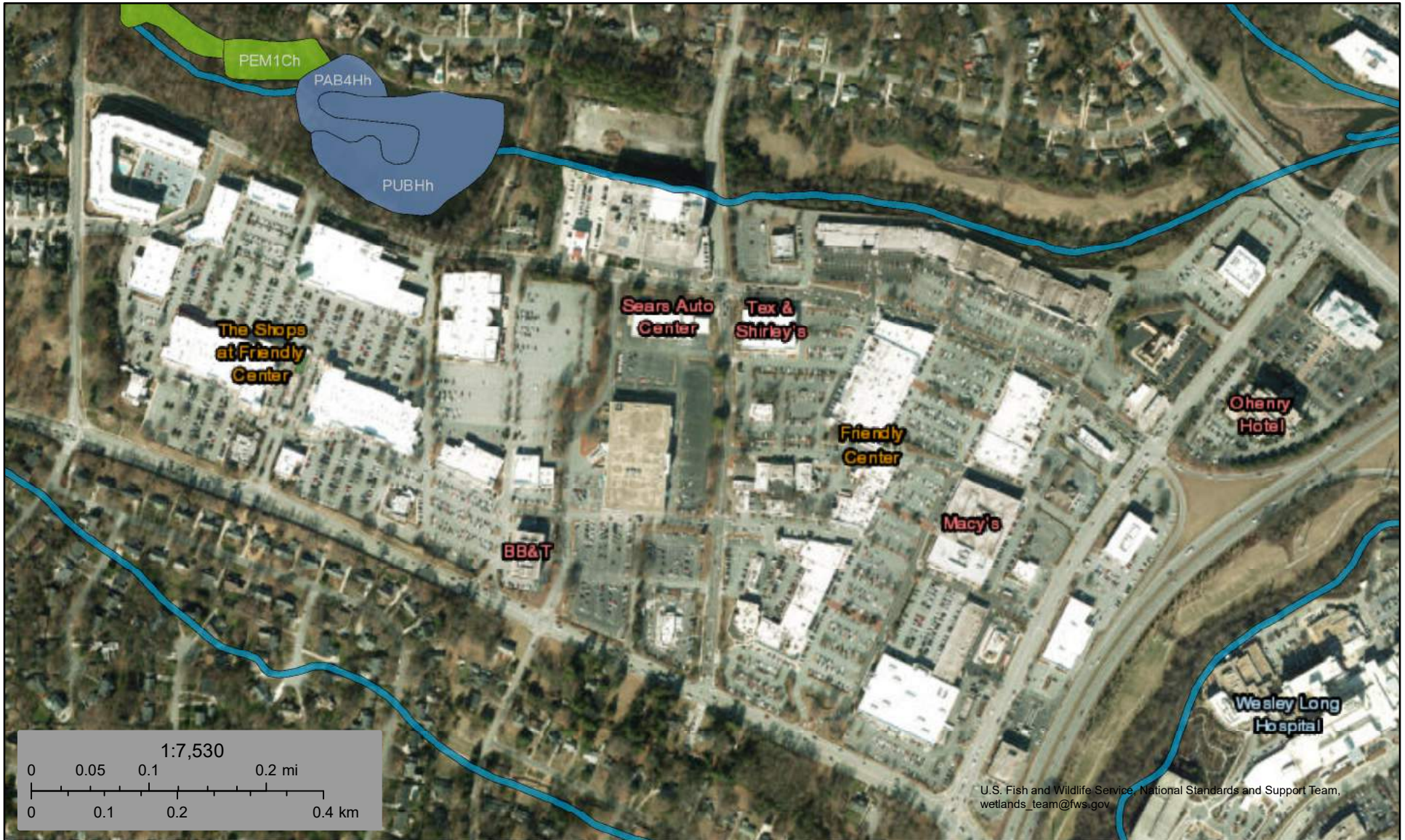
Attachment 1
Examples of Sensitive Environments
DSCA ID #DC410044

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, *Possible habitat in and around a recreational open space, roadsides and right-of-way areas, wetlands, an open water impoundment, unnamed tributaries of North Buffalo Creek, and North Buffalo Creek, which are present within one-half mile of the source property*
- Marine sanctuary, *None near site*
- Areas identified under the coastal zone management act, *None near site*
- Sensitive areas identified under the national estuary program or near coastal waters program, *None near site*
- Critical areas identified under the clean lakes program, *None near site*
- National seashore recreational area, *None near site*
- Habitat known to be used by federal designated or proposed endangered or threatened species, *Possible habitat in and around a recreational open space, roadsides and right-of-way areas, wetlands, an open water impoundment, unnamed tributaries of North*

Buffalo Creek, and North Buffalo Creek, which are present within one-half mile of the source property

- Unit of coastal barrier resources system, ***None near site***
- Coastal barrier (undeveloped), ***None near site***
- Spawning areas critical for the maintenance of fish/shellfish species within river, lake, or coastal tidal waters, ***None near site***
- Migratory pathways and feeding areas critical for maintenance of anadromous fish species within river reaches or areas in lakes or coastal tidal waters in which the fish spend extended periods of time, ***Possible migratory pathway and feeding areas at unnamed tributaries of North Buffalo Creek and North Buffalo Creek located within one-half mile of the source property***
- Terrestrial areas utilized for breeding by large or dense aggregations of animals, ***None near site***
- National river reach designated as recreational, ***None near site***
- Habitat known to be used by state designated endangered or threatened species, ***Possible habitat in and around a recreational open space, roadsides and right-of-way areas, wetlands, an open water impoundment, unnamed tributaries of North Buffalo Creek, and North Buffalo Creek, which are present within one-half mile of the source property***
- Habitat known to be used by species under review as to its federal endangered or threatened status, ***Possible habitat in mature trees, artificial structures, and roadway overpasses located within one-half mile of the source property, and around unnamed tributaries of North Buffalo Creek and North Buffalo Creek located within one-half mile of the source property***
- Coastal barrier (partially developed), ***None near site***
- Particular areas, relatively small in size, important to maintenance of unique biotic communities, ***None near site***
- State designated areas for protection or maintenance of aquatic life, and ***None near site***
- Wetlands. ***Two wetland areas located 2,100 and 2,300 feet to the northwest of the source property***



U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov

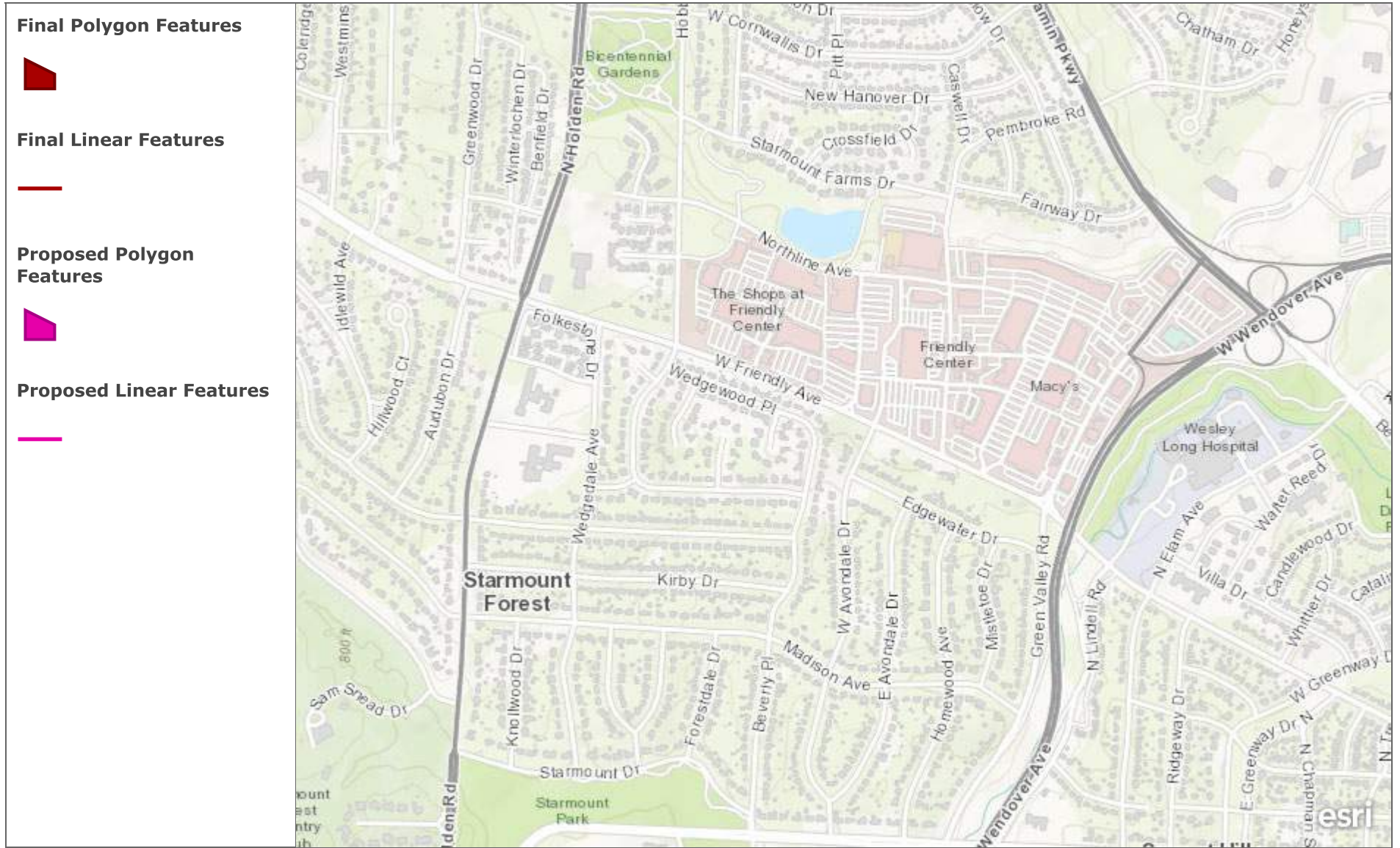
September 11, 2023

Wetlands

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

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

Critical Habitat for Threatened & Endangered Species [USFWS]



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

0.2mi

State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

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

Guilford County, North Carolina



Local office

Raleigh Ecological Services Field Office

☎ (919) 856-4520

📅 (919) 856-4556

MAILING ADDRESS

Post Office Box 33726

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 species¹ 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 Fisheries²).

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:

Mammals

NAME	STATUS
Tricolored Bat <i>Perimyotis subflavus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Flowering Plants

NAME	STATUS
Schweinitz's Sunflower <i>Helianthus schweinitzii</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3849	Endangered
Small Whorled Pogonia <i>Isotria medeoloides</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1890	Threatened

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.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the [Bald and Golden Eagle Protection Act](#) and the [Migratory Bird Treaty Act](#).

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

There are bald and/or golden eagles in your project area.

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

Bald Eagle *Haliaeetus leucocephalus*

Breeds Sep 1 to Jul 31

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.

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.

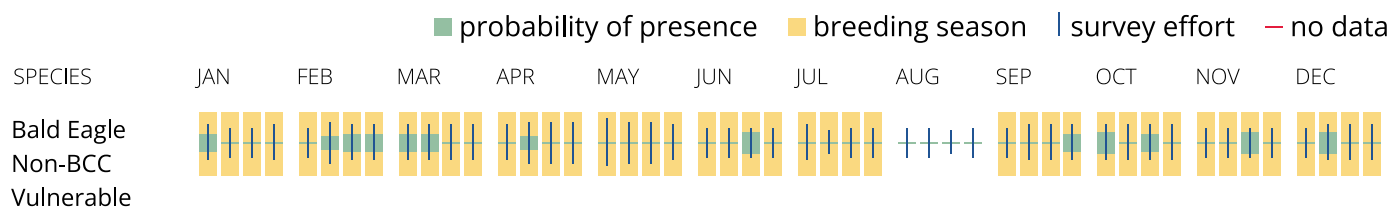
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

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.



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence 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). To see a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs of bald and golden eagles 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 [Rapid Avian Information Locator \(RAIL\) Tool](#).

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. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

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 <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.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
<p>Bald Eagle <i>Haliaeetus leucocephalus</i></p> <p>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.</p>	Breeds Sep 1 to Jul 31

<p>Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399</p>	Breeds May 15 to Oct 10
<p>Cerulean Warbler <i>Dendroica cerulea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/2974</p>	Breeds Apr 28 to Jul 20
<p>Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Mar 15 to Aug 25
<p>Kentucky Warbler <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>Prairie Warbler <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>Prothonotary Warbler <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>Red-headed Woodpecker <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>Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds elsewhere
<p>Wood Thrush <i>Hyllocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 10 to Aug 31

Probability of Presence Summary

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

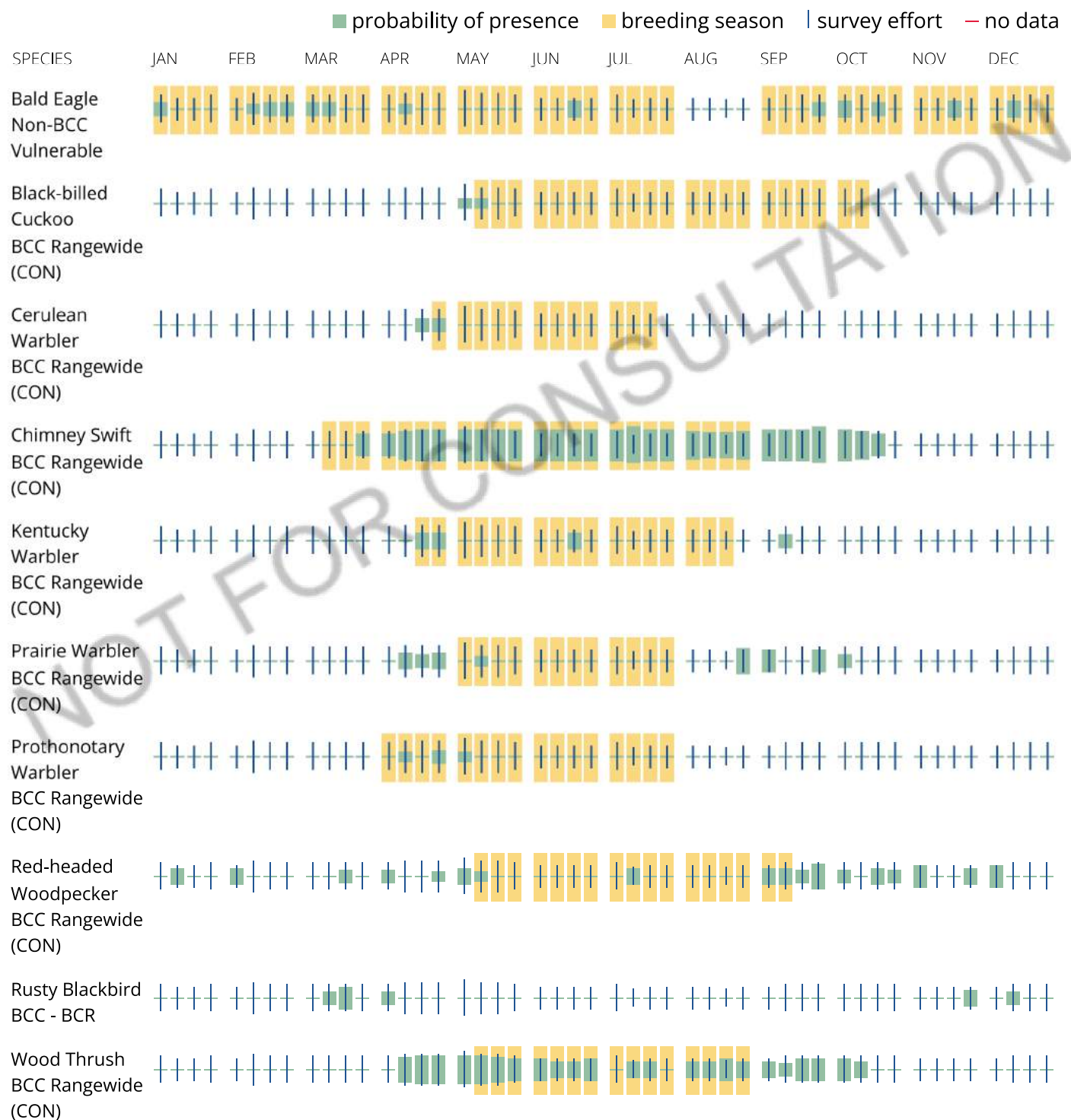
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

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.



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 list of migratory birds that potentially occur 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 [Rapid Avian Information Locator \(RAIL\) 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 or migrating in my 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 query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. 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 (NWI)

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](#).

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

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.

NC Natural Heritage Program Threatened & Endangered Species List
Blue Bird Cleaners
Greensboro, Guilford County, NC
DCSA ID No. DC410044

Common Name	Scientific Name	Taxonomic Group	NC Status	Federal Status	State Rank	Global Rank	County	Habitat Comment
Bald Eagle	<i>Haliaeetus leucocephalus</i>	Bird	T	BGPA	S3B,S3N	G5	Guilford	mature forests near large bodies of water (nesting); rivers, lakes, and sounds (foraging) [breeding evidence only]
Schweinitz's Sunflower	<i>Helianthus schweinitzii</i>	Vascular Plant	E	E	S3	G3	Guilford	open woods, roadsides, and other rights-of-way
Tricolored Bat	<i>Perimyotis subflavus</i>	Mammal	E	PE	S3	G3G4	Guilford	roosts in clumps of leaves (mainly in summer), caves, rock crevices, and other dark and sheltered places
Small Whorled Pogonia	<i>Isotria medeoloides</i>	Vascular Plant	T	T	S1	G2G3	Guilford	forests, especially with white pine
Triangle Floater	<i>Alasmidonta undulata</i>	Freshwater Bivalve	T	none	S3	G4	Guilford	Roanoke, Chowan, Tar, Neuse, Cape Fear drainages
Mole Salamander	<i>Ambystoma talpoideum</i>	Amphibian	SC	none	S2S3	G5	Guilford	breeds in fish-free semipermanent woodland ponds; forages in adjacent woodlands
Grasshopper Sparrow	<i>Ammodramus savannarum</i>	Bird	W1,W5	none	S3B,S1N	G5	Guilford	pastures and other grasslands [breeding season only]
American Barberry	<i>Berberis canadensis</i>	Vascular Plant	SC-V	none	S2	G3G4	Guilford	open forests and glades on basic soils
American Bumble Bee	<i>Bombus pensylvanicus</i>	Sawfly, Wasp, Bee, or Ant	W3	none	S3S4	G3G4	Guilford	open habitats, fields
Greensboro Burrowing Crayfish	<i>Cambarus catagius</i>	Crustacean	SC	none	S1	G2	Guilford	Cape Fear and Yadkin-Pee Dee drainages; Greensboro area to the Uwharries (endemic to North Carolina)
Carolina Ladle Crayfish	<i>Cambarus davidi</i>	Crustacean	SR	none	S3	G3	Guilford	Neuse and Cape Fear drainages (endemic to North Carolina)
Dissected Toothwort	<i>Cardamine dissecta</i>	Vascular Plant	SC-V	none	S2	G4?	Guilford	rich woods, cove forests, bottomlands
Limestone Meadow Sedge	<i>Carex granularis</i>	Vascular Plant	W7	none	S1?	G5	Guilford	pedmont bottomlands, coastal plain marl forests
Scarlet Snake	<i>Cemophora coccinea</i>	Reptile	W1,W5	none	S3	G5	Guilford	sandhills, sandy woods, and other dry woods
Piedmont Horsebalm	<i>Collinsonia tuberosa</i>	Vascular Plant	SR-P	none	S1S2	G3G4	Guilford	rich hardwood forests
Common Raven	<i>Corvus corax</i>	Bird	W2	none	S3	G5	Guilford	cliffs or ledges for nesting; forests or fields (mainly at high elevations) for foraging [breeding evidence only]
Large-bract Tick-trefoil	<i>Desmodium cuspidatum</i> var. <i>cuspidatum</i>	Vascular Plant	W7	none	S2?	G5T5?	Guilford	roadsides and wooded banks of rivers and streams
Crested Woodfern	<i>Dryopteris cristata</i>	Vascular Plant	W1	none	S3	G5	Guilford	bogs, wet woods
Carolina Slabshell	<i>Elliptio congareea</i>	Freshwater Bivalve	W2,W5	none	S3	G3	Guilford	drainages north to the White Oak drainage
Willow Flycatcher	<i>Empidonax traillii</i>	Bird	W2	none	S3B	G5	Guilford	wet thickets in open country, often along streams in broad valleys [breeding season only]
Dusky Grasshopper	<i>Encoptolophus sordidus</i>	Grasshopper or Katydid	W4	none	SU	G5	Guilford	from the state, but no locality or habitat information available
Narrowleaf Willowherb	<i>Epilobium leptophyllum</i>	Vascular Plant	W1	none	S2S3	G5	Guilford	bogs and seeps
Carolina Darter	<i>Etheostoma collis</i>	Freshwater Fish	SC	none	S3	G3	Guilford	Roanoke, Tar, Neuse, Cape Fear, Yadkin-Pee Dee, and Catawba drainages
Fantail Darter	<i>Etheostoma flabellare</i>	Freshwater Fish	W5	none	S3	G5	Guilford	Cape Fear, Neuse, and Tar drainage populations have limited distribution; Pee Dee, Roanoke, New, and French Broad populations stable
Eastern Wahoo	<i>Euonymus atropurpureus</i>	Vascular Plant	W7	none	S2	G5	Guilford	levee forests and rich forests with circumneutral soils
Four-toed Salamander	<i>Hemidactylium scutatum</i>	Amphibian	SC	none	S3	G5	Guilford	pools, bogs, and other wetlands in hardwood forests
Leonard's Skipper	<i>Hesperia leonardus</i>	Butterfly	W2	none	S2S3	G4	Guilford	wooded borders and openings, brushy fields; host plants -- grasses
Large Whorled Pogonia	<i>Isotria verticillata</i>	Vascular Plant	W1	none	S2S3	G5	Guilford	forests
Loggerhead Shrike	<i>Lanius ludovicianus</i>	Bird	SC, W2	none	S2S3B,S3N	G4	Guilford	fields and pastures [breeding season only]
Amber-winged Spreadwing	<i>Lestes eurinus</i>	Dragonfly or Damselfly	W2	none	S3	G5	Guilford	lakes and ponds with emergent vegetation
Sweetflag Spreadwing	<i>Lestes forcipatus</i>	Dragonfly or Damselfly	SR	none	S1S2	G5	Guilford	vegetated ponds
Hooded Merganser	<i>Lophodytes cucullatus</i>	Bird	W3	none	S1B,S4N	G5	Guilford	lakes and ponds, with dead trees for nesting [breeding evidence only]
Long-tailed Weasel	<i>Neogale frenata</i> (syn. <i>Mustela frenata</i>)	Mammal	W3	none	S3	G5	Guilford	forests, brushy areas
Yellow-crowned Night-Heron	<i>Nyctanassa violacea</i>	Bird	SR	none	S2B	G5	Guilford	inland swamps; woods or thickets on maritime islands [breeding evidence only]
Southern Sundrops	<i>Oenothera unguiculata</i>	Vascular Plant	SR-T	none	S1S2	G5T2T3	Guilford	wet clay savannas (Carteret*, Dare, Jones, New Hanover, Onslow, Pender)
Appalachian Snaketail	<i>Ophiogomphus incurvatus</i>	Dragonfly or Damselfly	W2	none	S3	G3	Guilford	small to medium streams
Glade Wild Quinine	<i>Parthenium auriculatum</i>	Vascular Plant	SR-T	none	S3	G3G4	Guilford	glades and openings over mafic rocks
Bachman's Sparrow	<i>Peucaea aestivalis</i>	Bird	SC	none	S3B,S2N	G3	Guilford	open longleaf pine forests, old fields [breeding evidence only]
Purple Fringeless Orchid	<i>Platanthera peramoena</i>	Vascular Plant	T	none	S2	G5	Guilford	bogs, forests
Heller's Rabbit-Tobacco	<i>Pseudognaphalium helleri</i>	Vascular Plant	E	none	S2S3	G4G5T3T4	Guilford	dry woodlands and openings (especially over mafic rocks), longleaf pine sandhills
American Shinleaf	<i>Pyrola americana</i>	Vascular Plant	W1	none	S2S3	G5	Guilford	forests

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Swamp White Oak	<i>Quercus bicolor</i>	Vascular Plant	W1	none	S2	G5	Guilford	upland swamp forests
Chinquapin Oak	<i>Quercus muehlenbergii</i>	Vascular Plant	W1	none	S2	G5	Guilford	calcareous forsts and bluffs
Dwarf Chinquapin Oak	<i>Quercus prinoides</i>	Vascular Plant	E	none	S1	G5	Guilford	dry, rocky slopes
Pale Dock	<i>Rumex altissimus</i>	Vascular Plant	W7	none	S2?	G5	Guilford	low wet places
American Figwort	<i>Scrophularia lanceolata</i>	Vascular Plant	SR-P	none	S1	G5	Guilford	woodlands and forests
Blue Ridge Carrion-flower	<i>Smilax lasioneura</i>	Vascular Plant	SR-P	none	S1	G5	Guilford	oak-hickory forests over mafic rocks
Slender Wedgegrass	<i>Sphenopholis intermedia</i>	Vascular Plant	W7	none	S2	G5	Guilford	moist nutrient-rich forests, barrens, meadows
Lowland Loosestrife	<i>Steironema hybridum</i>	Vascular Plant	SR-P	none	S2?	G5	Guilford	bottomlands
Appalachian Golden-banner	<i>Thermopsis mollis</i>	Vascular Plant	SR-T	none	S2	G3G4	Guilford	dry ridges and open woodlands
Marsh St. John's-wort	<i>Triadenum tubulosum</i>	Vascular Plant	SR-O	none	S2	G4?	Guilford	bogs, peaty wetlands, drawdown sloughs along rivers, drawdown shorelines along man-made reservoirs (Anson, Bertie, Davidson, Forsyth*, Harnett*, Watauga*).
Southern Nodding Trillium	<i>Trillium rugelii</i>	Vascular Plant	W1	none	S3	G4	Guilford	rich woods and coves over mafic and calcareous rocks
Smooth Lesser Horse-gentian	<i>Triosteum angustifolium</i> var. <i>angustifolium</i>	Vascular Plant	W7	none	S2	G5T5	Guilford	mesic forests, bluffs, outcrops, especially over calcareous or mafic rocks (records not yet entered)
Notched Rainbow	<i>Villosa constricta</i>	Freshwater Bivalve	T	none	S3	G3	Guilford	Roanoke, Tar, Neuse, Yadkin-Pee Dee, and Catawba drainages
Eastern Creekshell	<i>Villosa delumbis</i>	Freshwater Bivalve	SR	none	S4	G4	Guilford	Cape Fear, Lumber, Yadkin-Pee Dee, and Catawba drainages
Carolina Creekshell	<i>Villosa vaughaniana</i>	Freshwater Bivalve	E	none	S3	G2G3	Guilford	Cape Fear, Yadkin-Pee Dee, and Catawba drainages (endemic to North Carolina and adjacent South Carolina)
Smooth Earthsnake	<i>Virginia valeriae</i>	Reptile	W2	none	S3	G5	Guilford	deciduous or mixed woods, usually in mesic soils

Notes:

- E = Endangered
- T = Threatened
- SC = Special Concern
- SR = Significantly Rare
- W = Watch List



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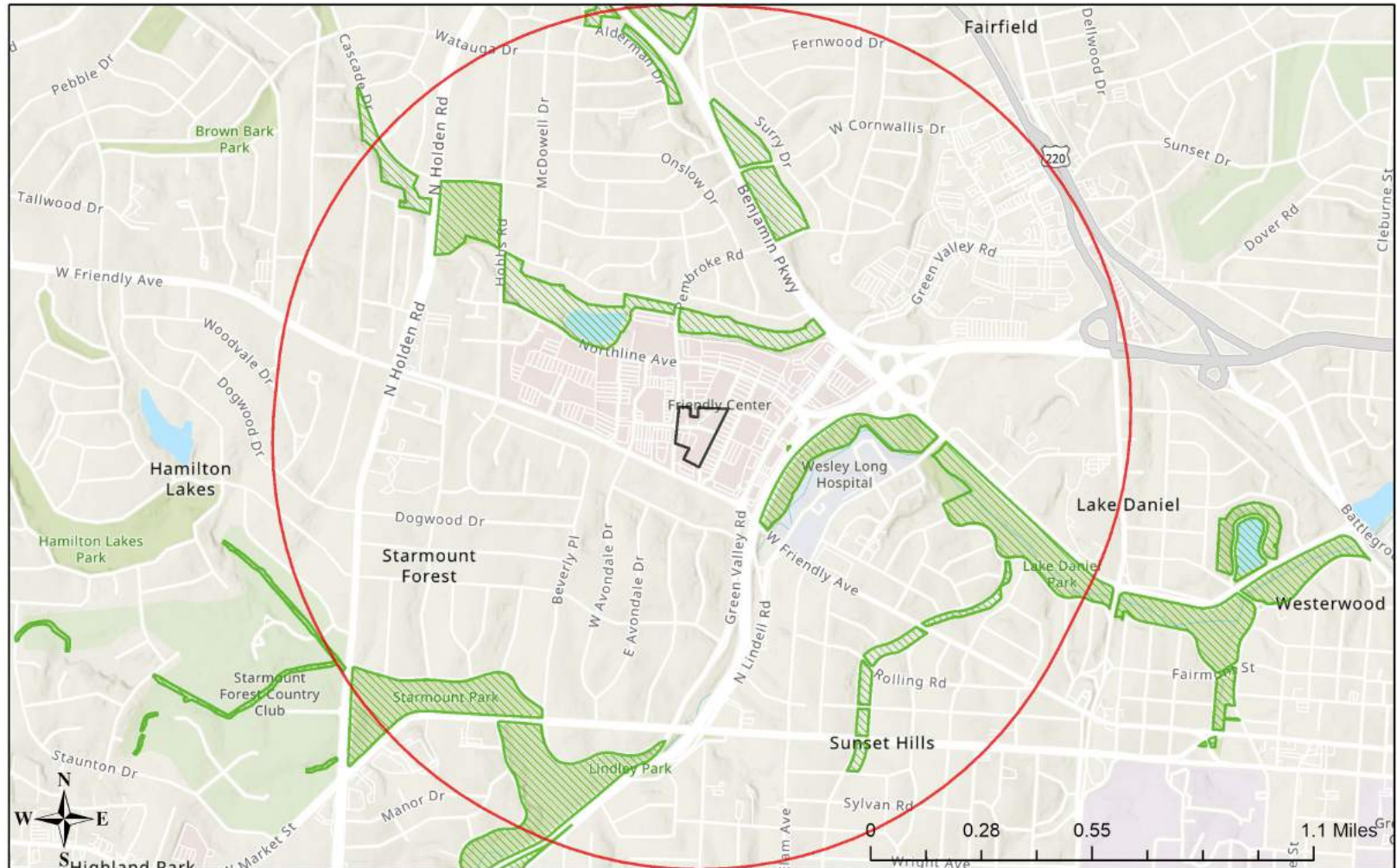
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N zR yy v c y g uwy N zR yy v Wwu R y y														
bNO za 'u gy wy Pu y y bNO Pe 4O za 'u gy wy gu y														

Oyz u x u y u u z u xy ' u u x w xy w vyz x u ' [D7 w' xv6u v y v6 ' 7 y](#) 6Ou u y ' y y u yx gy y vy 94: 8;; E wyDbNbSd4g y OJ 1: 8;; 6
dyu y y v z u y y z y 'u y yu yu y vyz y yw u u y z u w u u x y x ' y bNbSd xu uvu y6

NCNHDE-23280: Blue Bird Cleaners



September 11, 2023

-  Managed Area (MAREA)
-  Buffered Project Boundary
-  Project Boundary

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Appendix C

Notice of Dry-Cleaning Solvent Remediation

Source Property: CBL-TRS Friendly Center 2023, LLC, PIN 7855401948

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: CBL-TRS Friendly Center 2023, 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 CBL-TRS Friendly Center 2023, 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 601 Friendly Center Road, Greensboro, Guilford County, North Carolina, Parcel Identification Number (PIN) 7855401948.

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 8 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 Blue Bird Cleaners (DSCA Site DC410044) located at 3134 Kathleen Avenue, Greensboro, in the Friendly Center shopping center. Dry-cleaning operations were conducted on the Property from approximately 1982 to 2002.

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

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

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

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

Pursuant to NCGS § 143-215.104M, a certified copy of this Notice must be filed within 15 days of receipt of 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. childcare centers, elementary, middle, or high schools; or elder care facilities. Exceptions to this restriction include use of the property for technical or adult education institutions; technical training centers; or tutorial institutions.
 - b. mining or extraction of coal, oil, gas or any mineral or non-mineral substances.
2. No activities that encounter, expose, remove, or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes, or swimming pools that use groundwater, or construction or excavation activities that encounter or expose groundwater) may occur on the Property without prior approval of DEQ.
3. Soil in Area "B" may not be removed or disturbed unless approved in writing in advance by DEQ or its successor in function, except for routine landscape maintenance and emergency utility repair. In the event of emergency utility repair, DEQ shall be given written notice of any such emergency repair no later than the next business day, and further related assessment and remedial measures may be required.
4. Except for routine maintenance, no construction activities or change in Area "A" 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, addition of residential property use on higher floors, and changes to the building slab conditions, including changes to flooring or utilities which may impact the Retro-Coat sealant installed on the slab surface.

5. Structural modifications in Area "A" 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.
6. In January of each year, on or before January 31st, the owner of any portion of the Property shall submit a notarized Annual Certification of Land-Use Restrictions to DEQ certifying that this Notice remains recorded at the Register of Deeds' office, and that the land-use restrictions are being complied with.
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__.

CBL-TRS Friendly Center 2023, 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/they is a Member of CBL-TRS Friendly Center 2023, 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/her/them.

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

LIMITED POWER OF ATTORNEY

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

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

Signature of Property Owner _____

Dated this ____ day of _____, 20__.

STATE OF _____
COUNTY OF _____

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

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

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

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 NAVD88.
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONES "AE" & "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3710785500J, PANEL 7855 EFFECTIVE DATE JUNE 18, 2007 AND FLOOD INSURANCE RATE MAP 3710785400J, PANEL 7854 EFFECTIVE DATE JUNE 18, 2007.
- EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-12-8.1 (B) AND (D) OF THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE.
- THE AREAS AND TYPE OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.
- SOIL BORING LOCATIONS SHOWN ON THE PLAT ARE FROM A MAP TITLED "SOIL PCE (ISOC) CONCENTRATION MAP" PROVIDED BY HART & HICKMAN, PC DATED 5/5/2023.

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

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA COUNTY OF GUILFORD
 CITY OF GREENSBORO, GUILFORD COUNTY

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

REVIEW OFFICER _____ DATE _____

SITE DATA TABLE

NUMBER OF LOTS: 1

ZONING: C-H (COMMERCIAL HIGH DISTRICT)

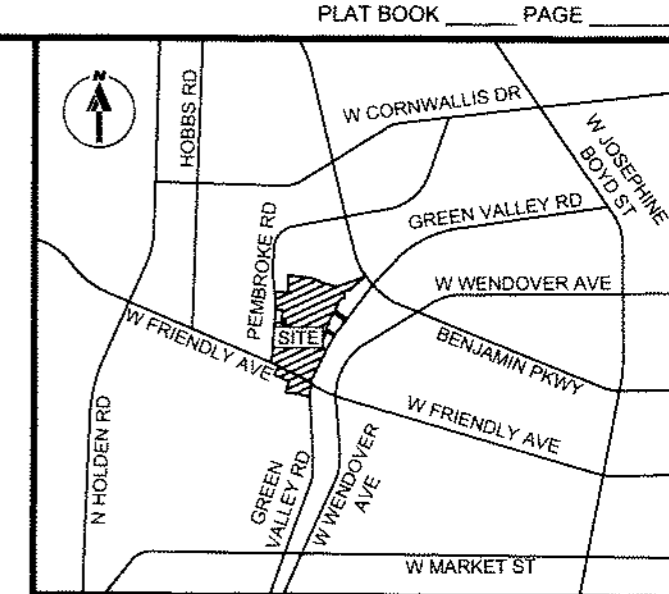
SETBACKS:

MIN. STREET SETBACK 15'
 MIN. REAR SETBACK 0/5"
 MIN. SIDE SETBACK 0/5"
 ADJACENT TO RM-5, RM-8 & ALL R-S DISTRICTS..... 35'

MAX BUILDING HEIGHT:

ADJACENT TO RESIDENTIAL DISTRICTS..... 50'
 ADJACENT TO ALL OTHER DISTRICTS..... NO LIMIT

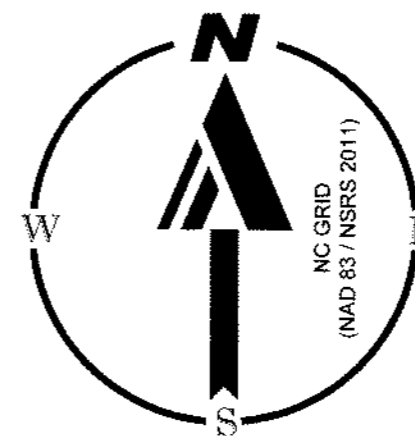
*NO SETBACK REQUIRED, 5' MINIMUM IF ONE PROVIDED
 **MAXIMUM HEIGHT WITHOUT ADDITIONAL SETBACKS



VICINITY MAP
 NOT TO SCALE

REFERENCES:

- DB 3710, PG 1628
- DB 4368, PG 1160
- DB 6785, PG 1847
- DB 6898, PG 2325
- DB 7887, PG 1804
- DB 8030, PG 484
- DB 8716, PG 2354
- DB 8737, PG 2241
- DB 8744, PG 2109
- PB 21, PG 51
- PB 109, PG 84
- PB 173, PG 60
- PB 212, PG 30



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, 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: 08/21/2023-08/22/2023
- DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
- PUBLISHED/FIXED-CONTROL USE: NCVRS
- GEOID MODEL: 2018 (CONUS)
- COMBINED GRID FACTOR(S): 0.99994376
- UNITS: US SURVEY FEET

THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 29TH DAY OF APRIL A.D., 2024

 SURVEYOR NC L-3920

THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED AND HEREBY DEDICATE(S) TO PUBLIC USE AS STREETS, PLAYGROUNDS, PARKS, OPEN SPACES AND EASEMENTS FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT, AND AUTHORIZE(S) THE CITY OF GREENSBORO TO RECORD THIS PLAT IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NC.

CBL - FRIENDLY CENTERS 2023, LLC BY RECORDATION OF THIS PLAT, HEREBY GIVES, GRANTS AND CONVEYS TO AT&T, DUKE ENERGY, PIEDMONT NATURAL GAS COMPANY, CHARTER COMMUNICATIONS (FORMERLY TIME WARNER CABLE) AND THE CITY OF GREENSBORO, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS RIGHT-OF-WAY AND EASEMENTS TO MAINTAIN AND SERVICE THEIR RESPECTIVE WIRES, LINES, CONDUITS AND PIPES IN THEIR PRESENT LOCATIONS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AS NECESSARY, FOR THE PURPOSE OF MAINTAINING AND SERVICING SAID WIRES, LINES, CONDUITS AND PIPES.

WHEN GRADE OF ADJACENT PROPERTY DOES NOT CONFORM TO THE STREET GRADE, AN EASEMENT IS EFFECTIVE FOR THE PURPOSE OF SLOPING EMBANKMENTS FROM STREET GRADE LEVEL AT THE PROPERTY LINE HAVING A SLOPE RATION OF THREE FEET HORIZONTAL FOR EACH FOOT OF VERTICAL DIMENSION.

BY: CBL-TRS JOINT VENTURE, LLC, ITS CHIEF MANAGER
 BY: CBL-TRS MEMBER I, LLC, ITS MANAGING MEMBER

SIGNED BY: _____

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 GUILFORD 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.

CONTAMINANT STATEMENT

GROUNDWATER IN WELLS MW-1, MW-1D, MW-2, 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, METHYL TERT-BUTYL ETHER, AND 1,2-DICHLOROETHANE.

SOIL IN BORINGS GP-1, GP-16, SB-1, SB-4, SB-5, SB-6, SB-7, SB-9, AND SB-10 EXCEEDED THE ASSOCIATED RESIDENTIAL RISK-BASED SCREEN LEVEL (15A NCAC 2S) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE.

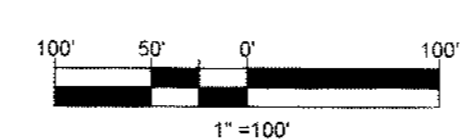
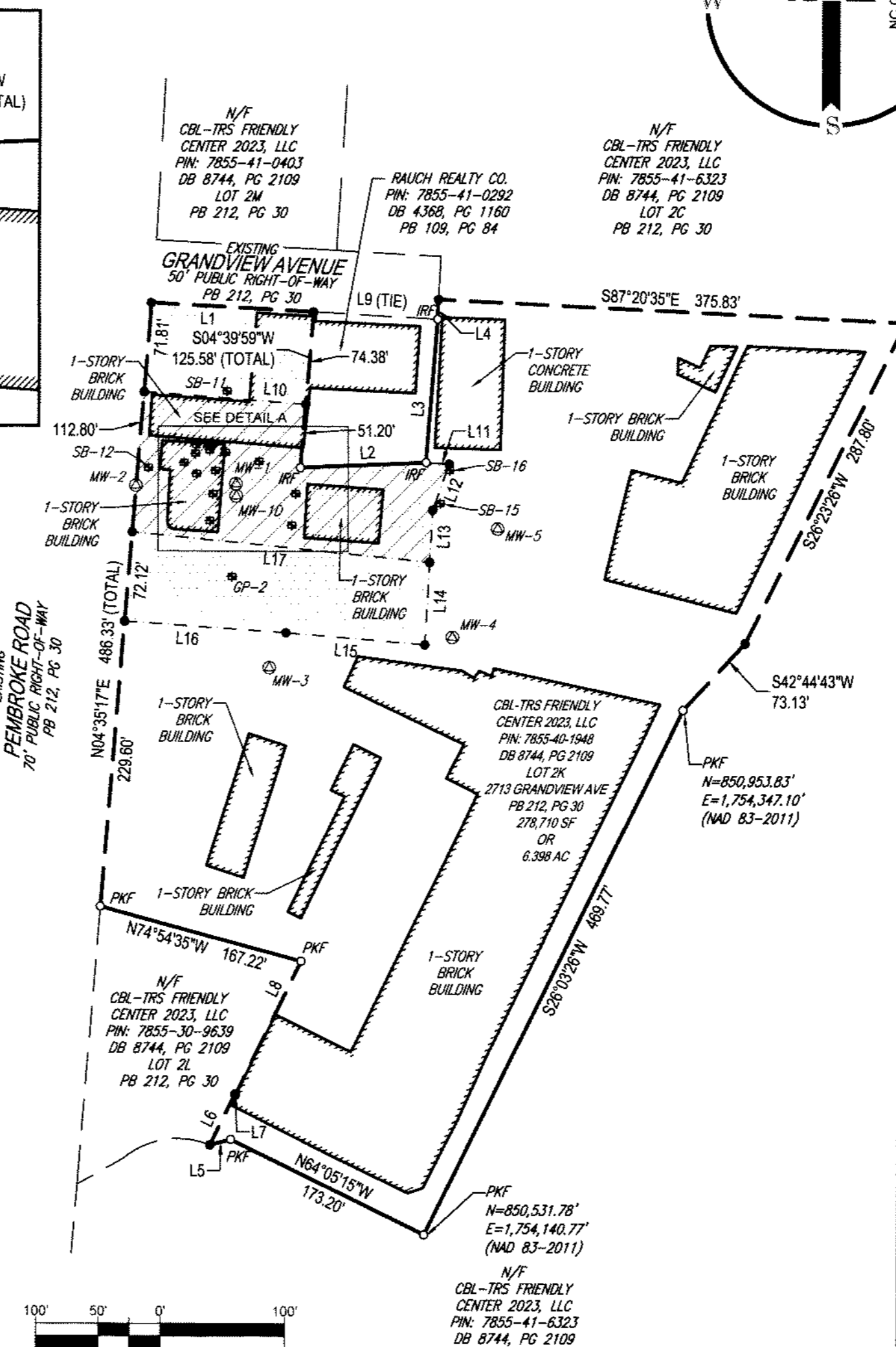
THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THIS PROPERTY, IS RECORDED AT: DEED BOOK: _____ PAGE: _____

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86° 55' 38"E	130.56'
L2	N87° 26' 30"E	101.14'
L3	N04° 22' 58"E	115.56'
L4	N02° 59' 26"E	15.89'
L5	N74° 50' 36"E	17.22'
L6	S25° 49' 42"W	45.47'
L7	N65° 09' 21"W	0.63'
L8	S25° 56' 20"W	119.38'
L9	S86° 52' 58"E	99.80'
L10	N85° 48' 07"W	130.42'
L11	N87° 03' 38"W	18.72'
L12	N19° 28' 58"E	39.27'
L13	N03° 01' 56"E	41.81'
L14	N03° 01' 56"E	66.58'
L15	S85° 20' 32"E	112.10'
L16	S86° 05' 57"E	130.17'
L17	S84° 25' 29"E	240.49'

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	851134.07	1753986.85	818.03
MW-1D	581124.39	1753987.15	817.72
MW-2	851132.59	1753906.43	822.75
MW-3	850986.45	1754014.38	812.78
MW-4	851011.34	1754161.56	812.80
MW-5	851098.74	1754197.44	813.34

LEGEND

- LINE SURVEYED
- - - LINE NOT SURVEYED
- - - ADJACENT PROPERTY LINE NOT SURVEYED
- MONITORING WELLS
- SOIL BORING
- IFP IRON PIPE FOUND
- IRF IRON REBAR FOUND
- PKF PK NAIL FOUND
- COMPUTED POINT
- ▨ AREA A
- ▨ AREA B



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

OWNER: CBL-TRS FRIENDLY CENTER 2023, LLC
 PIN: 7855-40-1948

THE FORMER BLUE BIRD CLEANERS, DSCA SITE ID: DCA10044
 SOURCE PROPERTY ADDRESS: 601 FRIENDLY CENTER RD, GREENSBORO, NC 27408
 CITY OF GREENSBORO, MOREHEAD TOWNSHIP,
 GUILFORD COUNTY, NORTH CAROLINA

FILE NO. NCA230116	BOHLER			4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NORTH CAROLINA 27612 919.578.9009 www.bohlerengineering.com
DATE 04/29/2024	CREW CHIEF PW	DRAWN DET	REVIEWED JT/TET	APPROVED TET
FIELD DATE 08/22/2023	SCALE 1" = 100'			DWG NO. 1 OF 1

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

EXHIBIT B
PROPERTY LEGAL DESCRIPTION

All of Lot 2K as shown on the plat titled "Final Plat I.M.U.D. Friendly Center" recorded in Plat Book 212, Page 30, Guilford County Registry, together with appropriate easements, operating agreements, and declarations defined on Deed Book 8717, Page 604, Guilford County Registry.

Lot 2K is associated with Main Parcel Lot 2 of the Friendly Shopping Center as described in Deed Book 7457, Pages 1910 to 1911, and as shown on Plat Book 109, Page 84, Guilford County Registry.

Appendix D

Notices of Dry-Cleaning Solvent Remediation - Off-Source Properties

Appendix D-1

Off-Source Property: CBL-TRS Friendly Center 2023, LLC, PIN 7855416323

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: CBL-TRS Friendly Center 2023, 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 800 Friendly Center Road, Greensboro, Guilford County, North Carolina, Parcel Identification Number (PIN) 7855416323.

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 8 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 Blue Bird Cleaners (DSCA Site DC410044) located at 3134 Kathleen Avenue, Greensboro, in the Friendly Center shopping center. **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 Guilford 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 NAVD88.
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONES "AE" & "ZONE X". AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3710785500J, PANEL 7855 EFFECTIVE DATE JUNE 18, 2007 AND FLOOD INSURANCE RATE MAP 3710785400J, PANEL 7854 EFFECTIVE DATE JUNE 18, 2007.
- EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-12-8.1 (B) AND (D) OF THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE.
- THE AREAS AND TYPE OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.
- SOIL BORING LOCATIONS SHOWN ON THE PLAT ARE FROM A MAP TITLED "SOIL PCE ISOCONCENTRATION MAP" PROVIDED BY HART & HICKMAN, PC DATED 5/5/2023.

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

MY COMMISSION EXPIRES: _____

REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA COUNTY OF GUILFORD
 CITY OF GREENSBORO, GUILFORD COUNTY

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

REVIEW OFFICER DATE

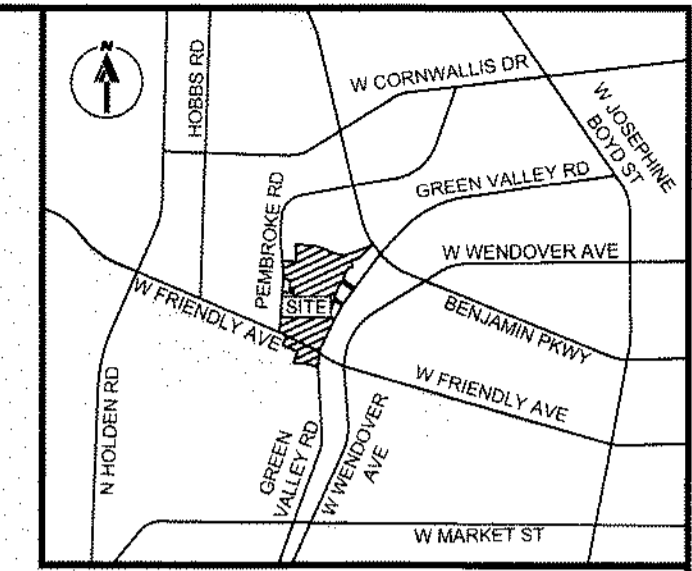
SITE DATA TABLE

NUMBER OF LOTS: 1
 ZONING: C-H (COMMERCIAL HIGH DISTRICT)
 SETBACKS:
 MIN STREET SETBACK.....15'
 MIN REAR SETBACK.....0/5*
 MIN SIDE SETBACK.....0/5*
 ADJACENT TO RM-5, RM-8 & ALL R-S DISTRICTS.....35'
 MAX BUILDING HEIGHT:
 ADJACENT TO RESIDENTIAL DISTRICTS.....50**
 ADJACENT TO ALL OTHER DISTRICTS.....NO LIMIT
 *NO SETBACK REQUIRED, 5' MINIMUM IF ONE PROVIDED
 **MAXIMUM HEIGHT WITHOUT ADDITIONAL SETBACKS

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 GUILFORD COUNTY REGISTER OF DEED'S OFFICE AT BOOK THE BOOK AND PAGE INDICATED IN TABLE A BELOW. 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.



VICINITY MAP
NOT TO SCALE

REFERENCES:

- DB 3710, PG 1628
- DB 4368, PG 1160
- DB 6785, PG 1847
- DB 6898, PG 2325
- DB 7887, PG 1804
- DB 8030, PG 484
- DB 8716, PG 2354
- DB 8737, PG 2241
- DB 8744, PG 2109
- PB 21, PG 51
- PB 109, PG 84
- PB 173, PG 60
- PB 212, PG 30

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, 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: 08/21/2023-08/22/2023
- DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
- PUBLISHED/FIXED-CONTROL USE: NCVRS
- GEOD MODEL: 2018 (CONUS)
- COMBINED GRID FACTOR(S): 0.99994376
- UNITS: US SURVEY FEET

THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 29TH DAY OF APRIL A.D., 2024.

 SURVEYOR NC L-3920

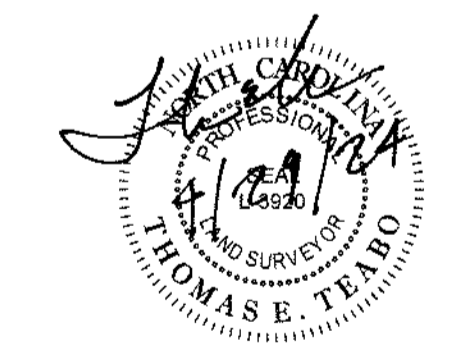


TABLE A - NON-SOURCE OWNER INFORMATION							THE DOCUMENTARY COMPONENT OF THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THIS PROPERTY, IS RECORDED AT:	
LOT NUMBER	PIN	OWNER NAME	ADDRESS	TOWNSHIP	DEED BOOK	DEED PAGE	DEED BOOK	DEED PAGE
1	7855-41-6323	CBL-TRS FRIENDLY CENTER 2023, LLC	800 FRIENDLY CENTER RD, GREENSBORO, NC 27408	MOREHEAD	8744	2109		
2	7855-41-0292	RAUCH REALTY CO.	2715 GRANDVIEW AVE, GREENSBORO, NC 27408	MOREHEAD	4368	1160		
3	7855-30-9639	CBL-TRS FRIENDLY CENTER 2023, LLC	3124 W FRIENDLY AVE., GREENSBORO, NC 27408	MOREHEAD	8744	2109		
4	7855-40-8680	CBL-TRS FRIENDLY CENTER 2023, LLC	607 GREEN VALLEY RD., GREENSBORO, NC 27408	MOREHEAD	8744	2109		
5	7855-40-7490	CBL-TRS FRIENDLY CENTER 2023, LLC	603 GREEN VALLEY RD., GREENSBORO, NC 27408	MOREHEAD	8744	2109		
6	7854-49-2863	FRIENDS OF GREENSBORO PARKS & RECREATION FOUNDATION	3121 W FRIENDLY AVE., GREENSBORO, NC 27408	MOREHEAD	6898	2325		
7	7854-49-3989	JUNIOR LEAGUE OF GREENSBORO NORTH CAROLINA, INC.	3101 W FRIENDLY AVE., GREENSBORO, NC 27408	MOREHEAD	6785	1847		

CONTAMINANT STATEMENT

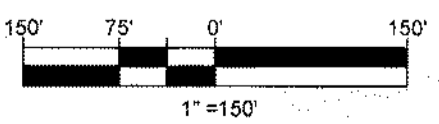
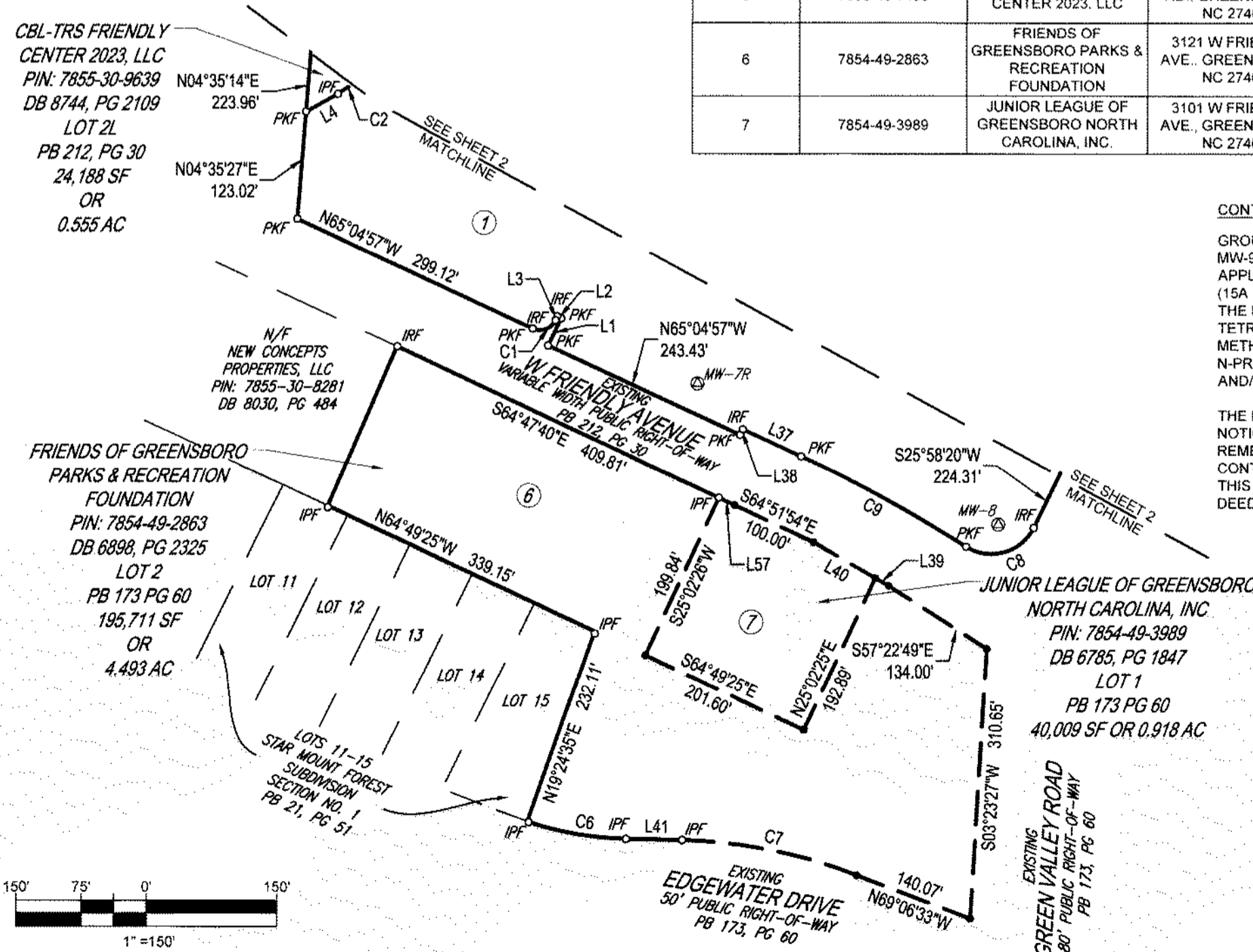
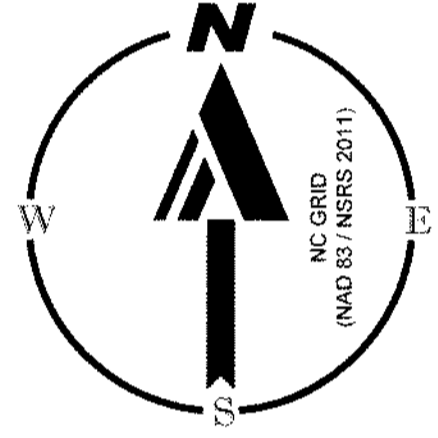
GROUNDWATER IN WELLS MW-6, MW-7R, MW-9 AND MW-10 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L 0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, BENZENE, METHYL TERT-BUTYL ETHER, NAPHTHALENE, N-PROPYLBENZENE, 1,2-DICHLOROETHANE, AND/OR 1,2,3-TRICHLOROPROPANE.

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: _____

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-6	850166.71	1754313.01	804.67
MW-7R	850259.59	1754312.33	793.63
MW-8	850097.28	1754658.54	788.87
MW-9	850457.69	1754860.38	799.68
MW-10	850657.10	1754311.41	804.53

LEGEND

- LINE SURVEYED
- - - LINE NOT SURVEYED
- - - ADJACENT PROPERTY LINE NOT SURVEYED
- ⊙ MONITORING WELLS
- ⊙ SOIL BORINGS
- IPF IRON PIPE FOUND
- IRF IRON REBAR FOUND
- PKF PK NAIL FOUND
- COMPUTED POINT



SEE SHEET 2 FOR LINE AND CURVE TABLES

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

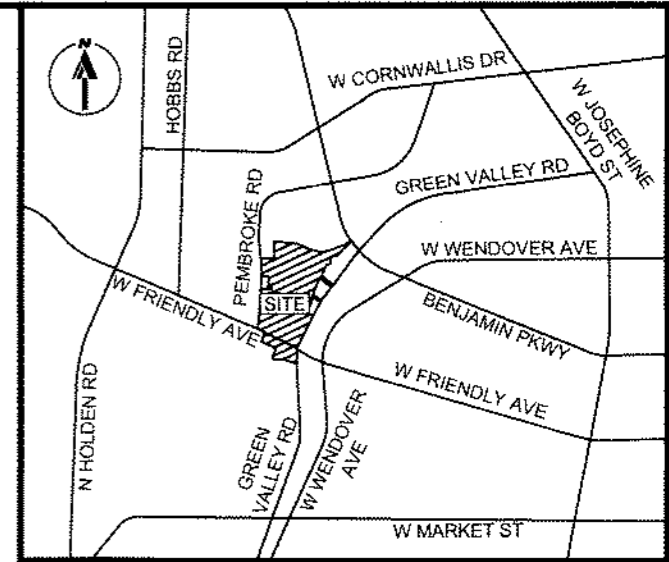
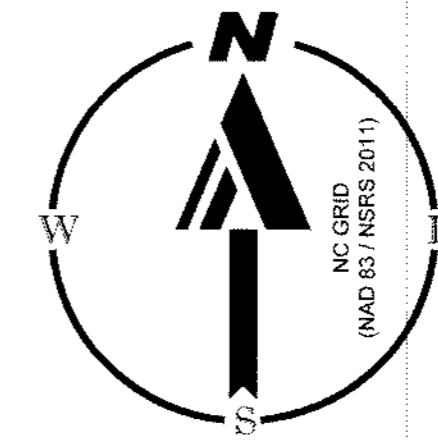
SEE "TABLE A" FOR NON-SOURCE OWNER INFORMATION
 CONTAMINATION SOURCE: THE FORMER BLUE BIRD CLEANERS, DSCA SITE ID: DC410044
 SOURCE PROPERTY ADDRESS: 801 FRIENDLY CENTER RD, GREENSBORO, NC 27408
 CITY OF GREENSBORO, MOREHEAD TOWNSHIP, GUILFORD COUNTY, NORTH CAROLINA

FILE NO. NCA230116
 DATE 04/29/2024
 FIELD DATE 08/22/2023

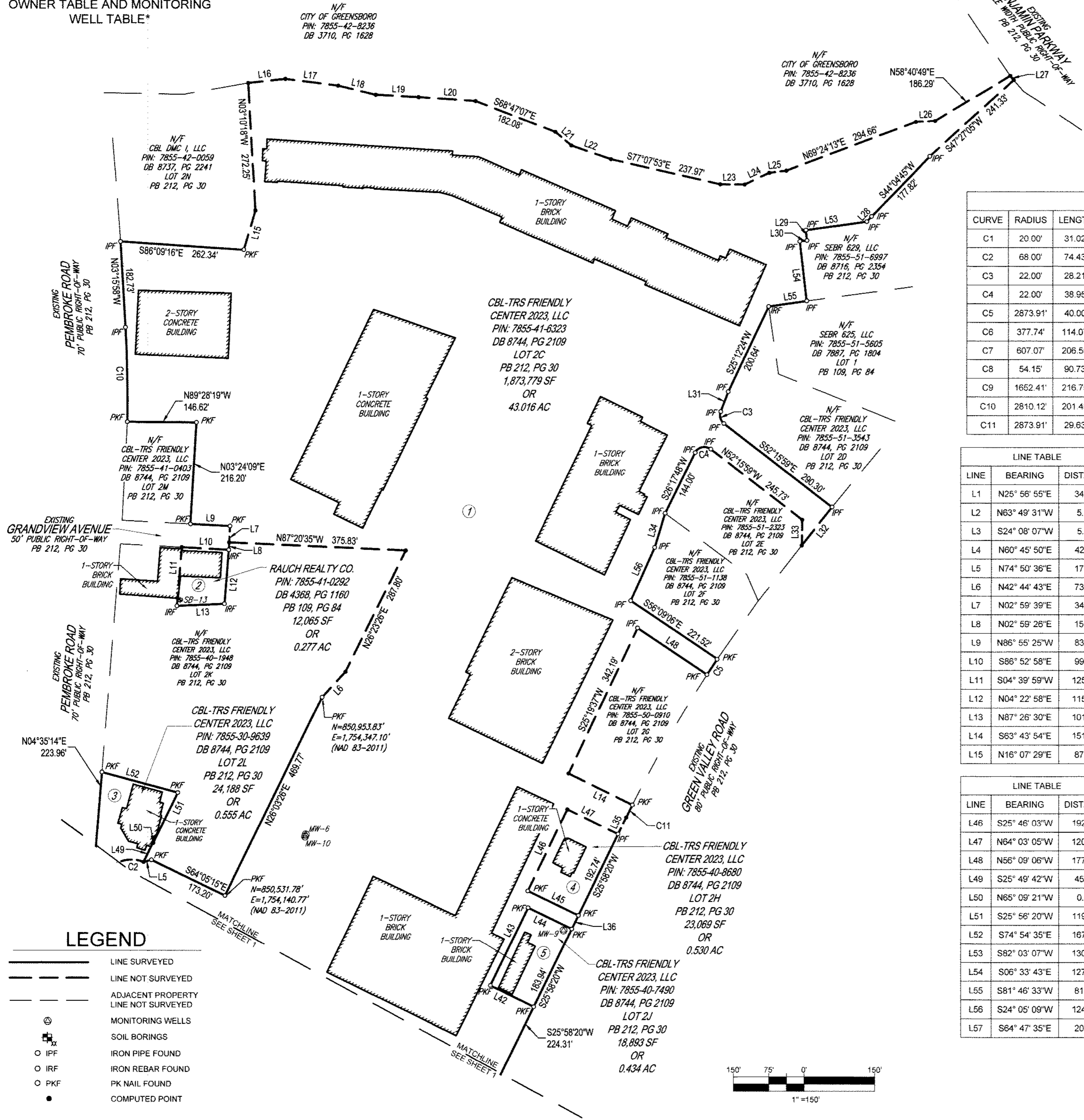
BOHLER 4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NORTH CAROLINA 27612 919.578.9000
 www.bohlerengineering.com

CREW CHIEF PW DRAWN DET REVIEWED JT/TET APPROVED TET SCALE 1" = 150 DWG NO 1 OF 2

SEE SHEET 1 FOR NOTES, CERTIFICATIONS, PROPERTY OWNER TABLE AND MONITORING WELL TABLE



VICINITY MAP
NOT TO SCALE



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	20.00'	31.02'	N70°28'20"E	28.00'	088°51'14"	19.60'
C2	68.00'	74.43'	S81°00'48"W	70.77'	062°42'52"	41.44'
C3	22.00'	28.21'	S15°31'32"E	26.32'	073°28'46"	16.42'
C4	22.00'	38.95'	S77°00'54"W	34.06'	101°26'43"	26.90'
C5	2873.91'	40.00'	S33°19'05"W	40.00'	000°47'51"	20.00'
C6	377.74'	114.07'	S80°04'56"E	113.64'	017°18'10"	57.47'
C7	607.07'	206.55'	N78°51'37"W	205.56'	019°29'41"	104.29'
C8	54.15'	90.73'	N74°14'13"E	80.48'	095°59'45"	60.14'
C9	1652.41'	216.75'	N61°17'16"W	216.59'	007°30'56"	108.53'
C10	2810.12'	201.45'	N01°10'18"W	201.41'	004°06'27"	100.77'
C11	2873.91'	29.63'	S26°15'18"W	29.63'	000°35'27"	14.82'

- REFERENCES:
- DB 3710, PG 1628
 - DB 4368, PG 1160
 - DB 6785, PG 1847
 - DB 6898, PG 2325
 - DB 7887, PG 1804
 - DB 8030, PG 484
 - DB 8718, PG 2354
 - DB 8737, PG 2241
 - DB 8744, PG 2109
 - PB 21, PG 51
 - PB 109, PG 84
 - PB 173, PG 60
 - PB 212, PG 30

LINE TABLE

LINE	BEARING	DISTANCE
L1	N25° 56' 55"E	34.82'
L2	N63° 49' 31"W	5.10'
L3	S24° 08' 07"W	5.14'
L4	N60° 45' 50"E	42.25'
L5	N74° 50' 36"E	17.22'
L6	N42° 44' 43"E	73.13'
L7	N02° 59' 39"E	34.59'
L8	N02° 59' 26"E	15.89'
L9	N86° 55' 25"W	83.90'
L10	S86° 52' 58"E	99.80'
L11	S04° 39' 59"W	125.58'
L12	N04° 22' 58"E	115.56'
L13	N87° 26' 30"E	101.14'
L14	S63° 43' 54"E	151.09'
L15	N16° 07' 29"E	87.04'

LINE TABLE

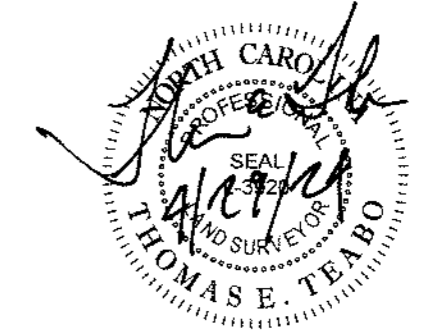
LINE	BEARING	DISTANCE
L16	N83° 50' 12"E	79.60'
L17	S82° 37' 24"E	112.80'
L18	S76° 02' 32"E	82.50'
L19	S86° 45' 20"E	91.32'
L20	S86° 08' 43"E	121.36'
L21	S49° 49' 20"E	44.41'
L22	S70° 53' 50"E	89.03'
L23	S89° 31' 28"E	51.62'
L24	N84° 37' 21"E	57.80'
L25	N82° 50' 24"E	36.59'
L26	N86° 59' 23"E	40.85'
L27	S39° 13' 58"E	11.56'
L28	S43° 39' 15"W	15.50'
L29	S05° 58' 36"E	22.82'
L30	S83° 20' 49"W	15.19'

LINE TABLE

LINE	BEARING	DISTANCE
L31	S21° 12' 55"W	45.21'
L32	S38° 24' 38"W	103.88'
L33	N01° 26' 00"E	54.44'
L34	S17° 07' 43"W	75.99'
L35	S25° 58' 20"W	39.32'
L36	S25° 58' 20"W	32.00'
L37	N65° 04' 32"W	74.11'
L38	S24° 55' 02"W	7.12'
L39	S59° 54' 46"E	17.91'
L40	S59° 54' 49"E	81.92'
L41	N88° 35' 08"W	65.12'
L42	S64° 01' 08"E	102.65'
L43	S25° 54' 11"W	183.79'
L44	N64° 06' 17"W	102.87'
L45	S64° 06' 17"E	119.31'

LINE TABLE

LINE	BEARING	DISTANCE
L46	S25° 46' 03"W	192.85'
L47	N64° 03' 05"W	120.00'
L48	N56° 09' 06"W	177.57'
L49	S25° 49' 42"W	45.47'
L50	N65° 09' 21"W	0.63'
L51	S25° 56' 20"W	119.38'
L52	S74° 54' 35"E	167.22'
L53	S82° 03' 07"W	130.32'
L54	S06° 33' 43"E	127.18'
L55	S81° 46' 33"W	81.69'
L56	S24° 05' 09"W	124.20'
L57	S64° 47' 35"E	20.00'



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 BLUE BIRD CLEANERS, DSCA SITE ID: DC410044

SOURCE PROPERTY ADDRESS: 601 FRIENDLY CENTER RD, GREENSBORO, NC 27408

CITY OF GREENSBORO, MOREHEAD TOWNSHIP, GUILFORD COUNTY, NORTH CAROLINA

FILE NO. NCA230116

DATE 04/29/2024

FIELD DATE 08/22/2023

CREW CHIEF PW

DRAWN DET

REVIEWED JT/TET

APPROVED TET

SCALE 1" = 150'

DWG. NO. 2 OF 2

BOHLER

4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NORTH CAROLINA 27612 919.578.9000

www.bohlerengineering.com

NCBELS: P-1132

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- LEGEND**
- LINE SURVEYED
 - - - LINE NOT SURVEYED
 - - - ADJACENT PROPERTY LINE NOT SURVEYED
 - ⊙ MONITORING WELLS
 - ⊙ SOIL BORINGS
 - IPF IRON PIPE FOUND
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 - PKF PK NAIL FOUND
 - COMPUTED POINT

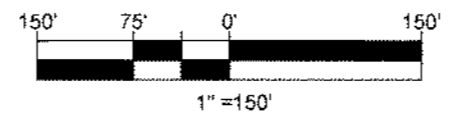


EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

All of Lot 2C as shown on the plat titled "Final Plat I.M.U.D. Friendly Center" recorded in Plat Book 212, Page 30, Guilford County Registry, together with appropriate easements, operating agreements, and declarations defined on Deed Book 8717, Page 604, Guilford County Registry.

Lot 2C is associated with Main Parcel Lot 2 of the Friendly Shopping Center as described in Deed Book 7457, Pages 1910 to 1911, and as shown on Plat Book 109, Page 84, Guilford County Registry.

Appendix D-2

Off-Source Property: Rauch Realty Co. PIN 7855410292

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Rauch Realty Co.

Recorded in Book _____, Page _____

Associated plat recorded in Plat Book _____, Page _____

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this ____ day of _____, 20____. The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 2715 Grandview Avenue, Greensboro, Guilford County, North Carolina, Parcel Identification Number (PIN) 7855410292.

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 8 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 Blue Bird Cleaners (DSCA Site DC410044) located at 3134 Kathleen Avenue, Greensboro, in the Friendly Center shopping center. **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 Guilford 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 NAVD88.
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONES "AE" & "ZONE X". AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3710785500J, PANEL 7855 EFFECTIVE DATE JUNE 18, 2007 AND FLOOD INSURANCE RATE MAP 3710785400J, PANEL 7854 EFFECTIVE DATE JUNE 18, 2007.
- EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-12-8.1 (B) AND (D) OF THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE.
- THE AREAS AND TYPE OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.
- SOIL BORING LOCATIONS SHOWN ON THE PLAT ARE FROM A MAP TITLED "SOIL PCE ISOCONCENTRATION MAP" PROVIDED BY HART & HICKMAN, PC DATED 5/5/2023.

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

MY COMMISSION EXPIRES: _____

REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA COUNTY OF GUILFORD
 CITY OF GREENSBORO, GUILFORD COUNTY

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

REVIEW OFFICER DATE

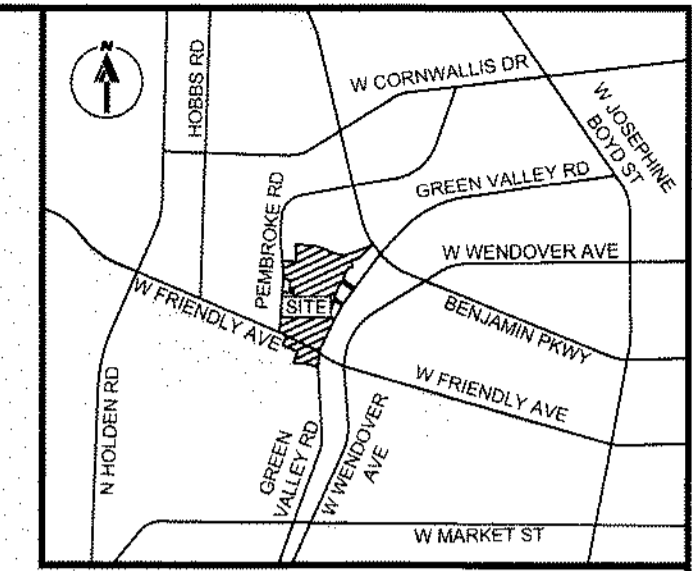
SITE DATA TABLE

NUMBER OF LOTS: 1
 ZONING: C-H (COMMERCIAL HIGH DISTRICT)
 SETBACKS:
 MIN STREET SETBACK.....15'
 MIN REAR SETBACK.....0/5"
 MIN SIDE SETBACK.....0/5"
 ADJACENT TO RM-5, RM-8 & ALL R-S DISTRICTS.....35'
 MAX BUILDING HEIGHT:
 ADJACENT TO RESIDENTIAL DISTRICTS.....50'
 ADJACENT TO ALL OTHER DISTRICTS.....NO LIMIT
 *NO SETBACK REQUIRED, 5' MINIMUM IF ONE PROVIDED
 **MAXIMUM HEIGHT WITHOUT ADDITIONAL SETBACKS

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 GUILFORD COUNTY REGISTER OF DEED'S OFFICE AT BOOK THE BOOK AND PAGE INDICATED IN TABLE A BELOW. 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.



VICINITY MAP
NOT TO SCALE

REFERENCES:

- DB 3710, PG 1628
- DB 4368, PG 1160
- DB 6785, PG 1847
- DB 6898, PG 2325
- DB 7887, PG 1804
- DB 8030, PG 484
- DB 8716, PG 2354
- DB 8737, PG 2241
- DB 8744, PG 2109
- PB 21, PG 51
- PB 109, PG 84
- PB 173, PG 60
- PB 212, PG 30

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, 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: 08/21/2023-08/22/2023
- DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
- PUBLISHED/FIXED-CONTROL USE: NCVRS
- GEOD MODEL: 2018 (CONUS)
- COMBINED GRID FACTOR(S): 0.99994376
- UNITS: US SURVEY FEET

THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 29TH DAY OF APRIL A.D., 2024.

Thomas E. Teabo
 SURVEYOR NC L-3920

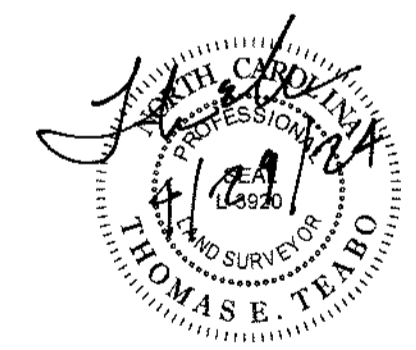


TABLE A - NON-SOURCE OWNER INFORMATION							THE DOCUMENTARY COMPONENT OF THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THIS PROPERTY, IS RECORDED AT:	
LOT NUMBER	PIN	OWNER NAME	ADDRESS	TOWNSHIP	DEED BOOK	DEED PAGE	DEED BOOK	DEED PAGE
1	7855-41-6323	CBL-TRS FRIENDLY CENTER 2023, LLC	800 FRIENDLY CENTER RD, GREENSBORO, NC 27408	MOREHEAD	8744	2109		
2	7855-41-0292	RAUCH REALTY CO.	2715 GRANDVIEW AVE, GREENSBORO, NC 27408	MOREHEAD	4368	1160		
3	7855-30-9639	CBL-TRS FRIENDLY CENTER 2023, LLC	3124 W FRIENDLY AVE., GREENSBORO, NC 27408	MOREHEAD	8744	2109		
4	7855-40-8680	CBL-TRS FRIENDLY CENTER 2023, LLC	607 GREEN VALLEY RD., GREENSBORO, NC 27408	MOREHEAD	8744	2109		
5	7855-40-7490	CBL-TRS FRIENDLY CENTER 2023, LLC	603 GREEN VALLEY RD., GREENSBORO, NC 27408	MOREHEAD	8744	2109		
6	7854-49-2863	FRIENDS OF GREENSBORO PARKS & RECREATION FOUNDATION	3121 W FRIENDLY AVE., GREENSBORO, NC 27408	MOREHEAD	6898	2325		
7	7854-49-3989	JUNIOR LEAGUE OF GREENSBORO NORTH CAROLINA, INC.	3101 W FRIENDLY AVE., GREENSBORO, NC 27408	MOREHEAD	6785	1847		

CONTAMINANT STATEMENT

GROUNDWATER IN WELLS MW-6, MW-7R, MW-9 AND MW-10 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L 0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, BENZENE, METHYL TERT-BUTYL ETHER, NAPHTHALENE, N-PROPYLBENZENE, 1,2-DICHLOROETHANE, AND/OR 1,2,3-TRICHLOROPROPANE.

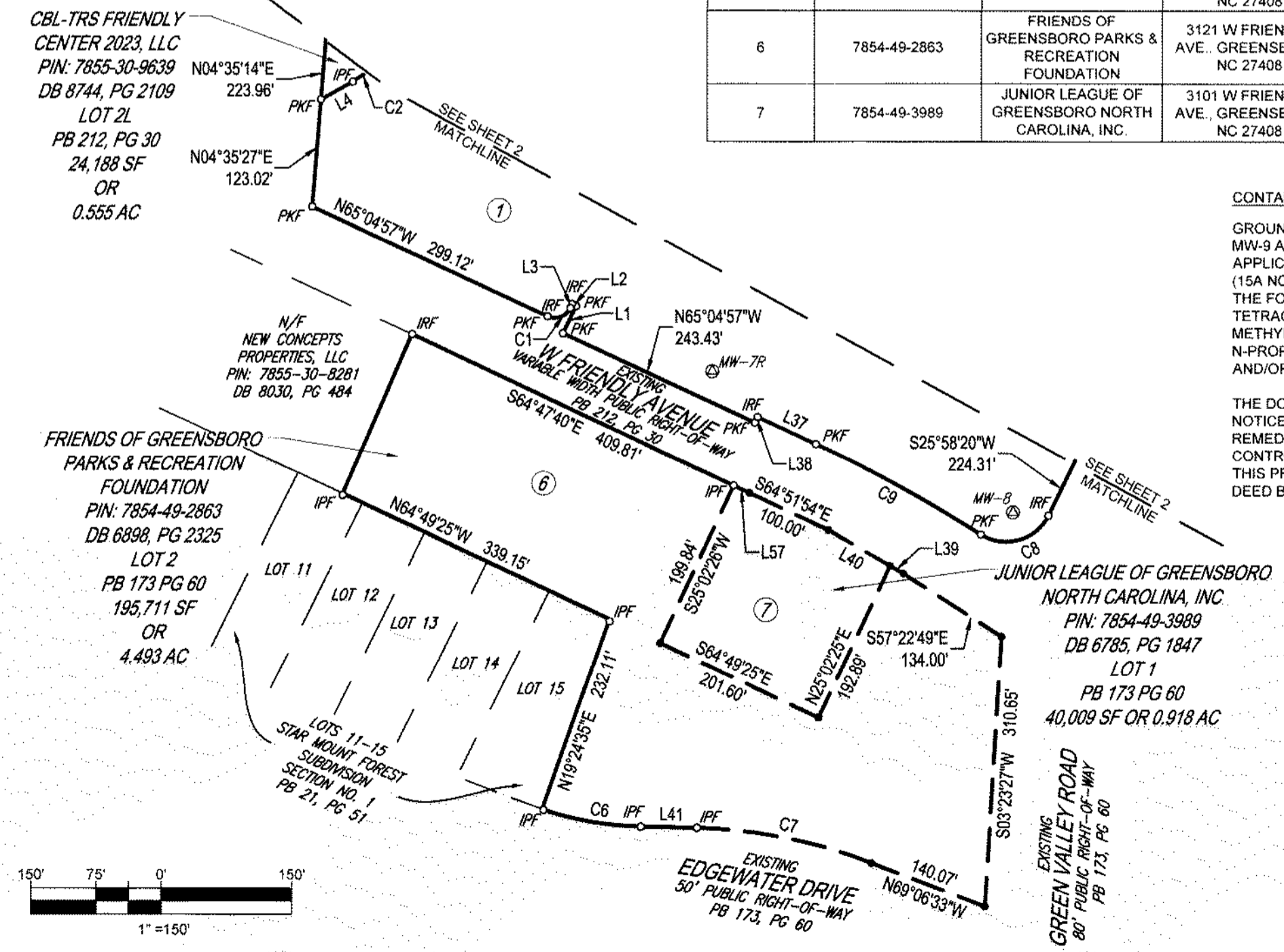
THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THIS PROPERTY, IS RECORDED AT: DEED BOOK: _____ PAGE: _____

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-6	850166.71	1754313.01	804.67
MW-7R	850259.59	1754312.33	793.63
MW-8	850097.28	1754658.54	788.87
MW-9	850457.69	1754860.38	799.68
MW-10	850657.10	1754311.41	804.53

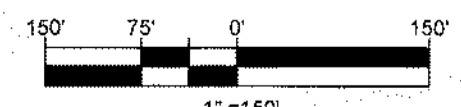
LEGEND

- LINE SURVEYED
- - - LINE NOT SURVEYED
- - - ADJACENT PROPERTY LINE NOT SURVEYED
- ⊙ MONITORING WELLS
- ⊙ SOIL BORINGS
- ⊙ IPF IRON PIPE FOUND
- ⊙ IRF IRON REBAR FOUND
- ⊙ PKF PK NAIL FOUND
- COMPUTED POINT



SEE SHEET 2 FOR LINE AND CURVE TABLES

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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 BLUE BIRD CLEANERS, DSCA SITE ID: DC410044
 SOURCE PROPERTY ADDRESS: 801 FRIENDLY CENTER RD, GREENSBORO, NC 27408
 CITY OF GREENSBORO, MOREHEAD TOWNSHIP, GUILFORD COUNTY, NORTH CAROLINA

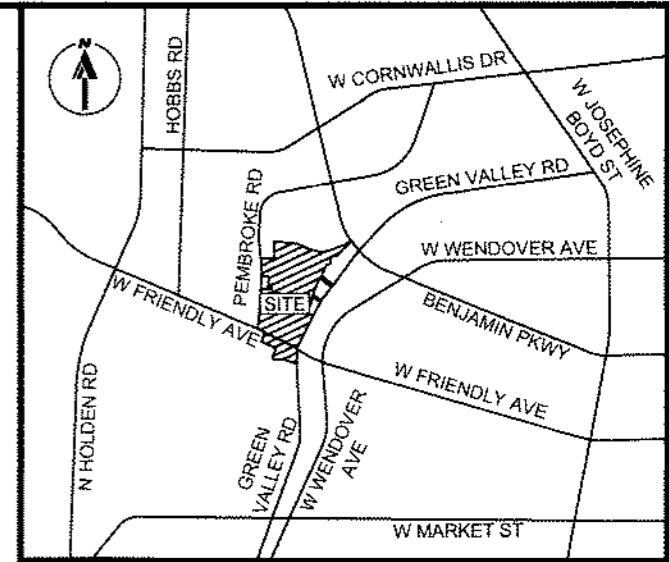
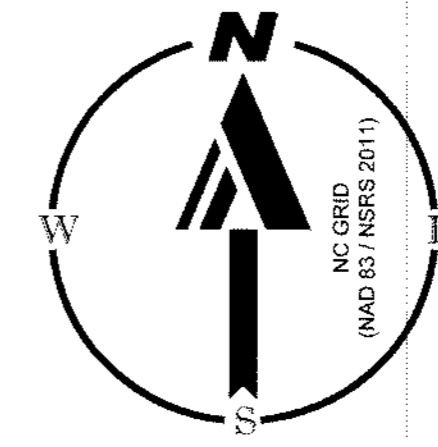
FILE NO. NCA230116
 DATE 04/29/2024
 FIELD DATE 08/22/2023

BOHLER 4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NORTH CAROLINA 27612-5195-9000
 www.bohlerengineering.com

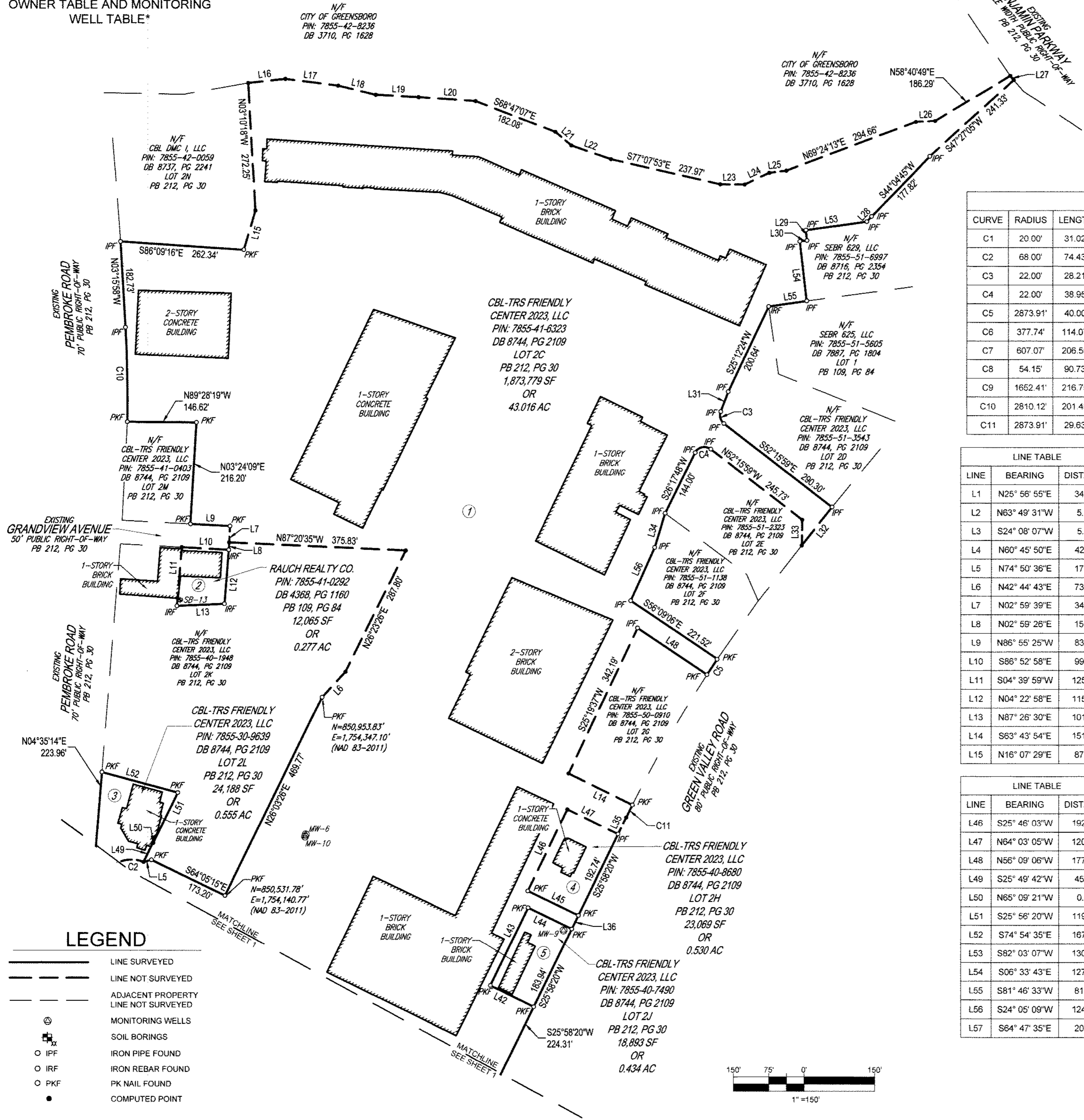
CREW CHIEF PW
 DRAWN DET
 REVIEWED JT/TET
 APPROVED TET

SCALE 1" = 150'
 DWG NO 1 OF 2

SEE SHEET 1 FOR NOTES, CERTIFICATIONS, PROPERTY OWNER TABLE AND MONITORING WELL TABLE



VICINITY MAP
NOT TO SCALE



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	20.00'	31.02'	N70°28'20"E	28.00'	088°51'14"	19.60'
C2	68.00'	74.43'	S81°00'48"W	70.77'	062°42'52"	41.44'
C3	22.00'	28.21'	S15°31'32"E	26.32'	073°28'46"	16.42'
C4	22.00'	38.95'	S77°00'54"W	34.06'	101°26'43"	26.90'
C5	2873.91'	40.00'	S33°19'05"W	40.00'	000°47'51"	20.00'
C6	377.74'	114.07'	S80°04'56"E	113.64'	017°18'10"	57.47'
C7	607.07'	206.55'	N78°51'37"W	205.56'	019°29'41"	104.29'
C8	54.15'	90.73'	N74°14'13"E	80.48'	095°59'45"	60.14'
C9	1652.41'	216.75'	N61°17'16"W	216.59'	007°30'56"	108.53'
C10	2810.12'	201.45'	N01°10'18"W	201.41'	004°06'27"	100.77'
C11	2873.91'	29.63'	S26°15'18"W	29.63'	000°35'27"	14.82'

- REFERENCES:
- DB 3710, PG 1628
 - DB 4368, PG 1160
 - DB 6785, PG 1847
 - DB 6898, PG 2325
 - DB 7887, PG 1804
 - DB 8030, PG 484
 - DB 8718, PG 2354
 - DB 8737, PG 2241
 - DB 8744, PG 2109
 - PB 21, PG 51
 - PB 109, PG 84
 - PB 173, PG 60
 - PB 212, PG 30

LINE TABLE

LINE	BEARING	DISTANCE
L1	N25° 56' 55"E	34.82'
L2	N63° 49' 31"W	5.10'
L3	S24° 08' 07"W	5.14'
L4	N60° 45' 50"E	42.25'
L5	N74° 50' 36"E	17.22'
L6	N42° 44' 43"E	73.13'
L7	N02° 59' 39"E	34.59'
L8	N02° 59' 26"E	15.89'
L9	N86° 55' 25"W	83.90'
L10	S86° 52' 58"E	99.80'
L11	S04° 39' 59"W	125.58'
L12	N04° 22' 58"E	115.56'
L13	N87° 26' 30"E	101.14'
L14	S63° 43' 54"E	151.09'
L15	N16° 07' 29"E	87.04'

LINE TABLE

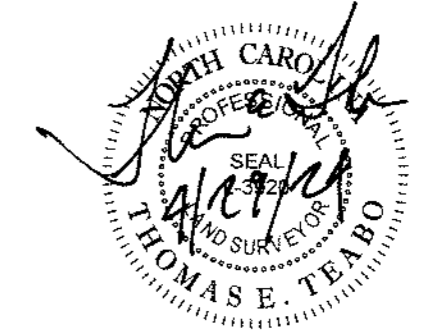
LINE	BEARING	DISTANCE
L16	N83° 50' 12"E	79.60'
L17	S82° 37' 24"E	112.80'
L18	S76° 02' 32"E	82.50'
L19	S86° 45' 20"E	91.32'
L20	S86° 08' 43"E	121.36'
L21	S49° 49' 20"E	44.41'
L22	S70° 53' 50"E	89.03'
L23	S89° 31' 28"E	51.62'
L24	N64° 37' 21"E	57.80'
L25	N82° 50' 24"E	36.59'
L26	N86° 59' 23"E	40.85'
L27	S39° 13' 58"E	11.56'
L28	S43° 39' 15"W	15.50'
L29	S05° 58' 36"E	22.82'
L30	S83° 20' 49"W	15.19'

LINE TABLE

LINE	BEARING	DISTANCE
L31	S21° 12' 55"W	45.21'
L32	S38° 24' 38"W	103.88'
L33	N01° 26' 00"E	54.44'
L34	S17° 07' 43"W	75.99'
L35	S25° 58' 20"W	39.32'
L36	S25° 58' 20"W	32.00'
L37	N65° 04' 32"W	74.11'
L38	S24° 55' 02"W	7.12'
L39	S59° 54' 46"E	17.91'
L40	S59° 54' 49"E	81.92'
L41	N88° 35' 08"W	65.12'
L42	S64° 01' 08"E	102.65'
L43	S25° 54' 11"W	183.79'
L44	N64° 06' 17"W	102.87'
L45	S64° 06' 17"E	119.31'

LINE TABLE

LINE	BEARING	DISTANCE
L46	S25° 46' 03"W	192.85'
L47	N64° 03' 05"W	120.00'
L48	N56° 09' 06"W	177.57'
L49	S25° 49' 42"W	45.47'
L50	N65° 09' 21"W	0.63'
L51	S25° 56' 20"W	119.38'
L52	S74° 54' 35"E	167.22'
L53	S82° 03' 07"W	130.32'
L54	S06° 33' 43"E	127.18'
L55	S81° 46' 33"W	81.69'
L56	S24° 05' 09"W	124.20'
L57	S64° 47' 35"E	20.00'



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 BLUE BIRD CLEANERS, DSCA SITE ID: DC410044

SOURCE PROPERTY ADDRESS: 601 FRIENDLY CENTER RD, GREENSBORO, NC 27408

CITY OF GREENSBORO, MOREHEAD TOWNSHIP, GUILFORD COUNTY, NORTH CAROLINA

FILE NO. NCA230116

DATE 04/29/2024

FIELD DATE 08/22/2023

CREW CHIEF PW

DRAWN DET

REVIEWED JT/TET

APPROVED TET

SCALE 1" = 150'

DWG. NO. 2 OF 2

BOHLER

4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NORTH CAROLINA 27612 919.578.9000

www.bohlerengineering.com

NCBELS: P-1132

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- LEGEND**
- LINE SURVEYED
 - - - LINE NOT SURVEYED
 - - - ADJACENT PROPERTY LINE NOT SURVEYED
 - ⊙ MONITORING WELLS
 - ⊙ SOIL BORINGS
 - ⊙ IPF IRON PIPE FOUND
 - ⊙ IRF IRON REBAR FOUND
 - ⊙ PKF PK NAIL FOUND
 - COMPUTED POINT

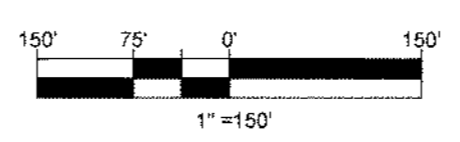


EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

Beginning at an iron pipe located in the southern right-of-way line of Grandview Avenue, said beginning point being located South $87^{\circ} 21' 16''$ East 130.39 feet from the intersection of the southern right-of-way line of Grandview Avenue with the eastern right-of-way line of Pembroke Road (said beginning point also being the northwestern corner of Rauch Realty Co.); and from said point of beginning thence with the western property line of Rauch Realty Co. South $04^{\circ} 09' 20''$ West 125.78 feet to an iron pipe, the southwestern corner of Rauch Realty Co.; thence with the southern property line of Rauch Realty Co North $86^{\circ} 57' 11''$ East 100.70 feet to an iron pipe, the southeastern corner of Rauch Realty Co; thence with the eastern property line of Rauch Realty Co. North $04^{\circ} 11' 54''$ East 115.79 feet to an iron pipe in the southern right-of-way line of Grandview Avenue; and thence with the southern right-of-way line of Grandview Avenue North $87^{\circ} 21' 16''$ West 100.03 feet to an iron pipe, the point of beginning; the above described property is that property now owned by Rauch Realty Company which is located on Grandview Avenue.

Appendix D-3

Off-Source Property: CBL-TRS Friendly Center 2023, LLC, PIN 7855309639

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: CBL-TRS Friendly Center 2023, 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 3124 W Friendly Avenue, Greensboro, Guilford County, North Carolina, Parcel Identification Number (PIN) 7855309639.

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 8 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 Blue Bird Cleaners (DSCA Site DC410044) located at 3134 Kathleen Avenue, Greensboro, in the Friendly Center shopping center. **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 Guilford 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 NAVD88.
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONES "AE" & "ZONE X". AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3710785500J, PANEL 7855 EFFECTIVE DATE JUNE 18, 2007 AND FLOOD INSURANCE RATE MAP 3710785400J, PANEL 7854 EFFECTIVE DATE JUNE 18, 2007.
- EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-12-8.1 (B) AND (D) OF THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE.
- THE AREAS AND TYPE OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.
- SOIL BORING LOCATIONS SHOWN ON THE PLAT ARE FROM A MAP TITLED "SOIL PCE ISOCONCENTRATION MAP" PROVIDED BY HART & HICKMAN, PC DATED 5/5/2023.

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

MY COMMISSION EXPIRES: _____

REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA COUNTY OF GUILFORD
 CITY OF GREENSBORO, GUILFORD COUNTY

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

REVIEW OFFICER DATE

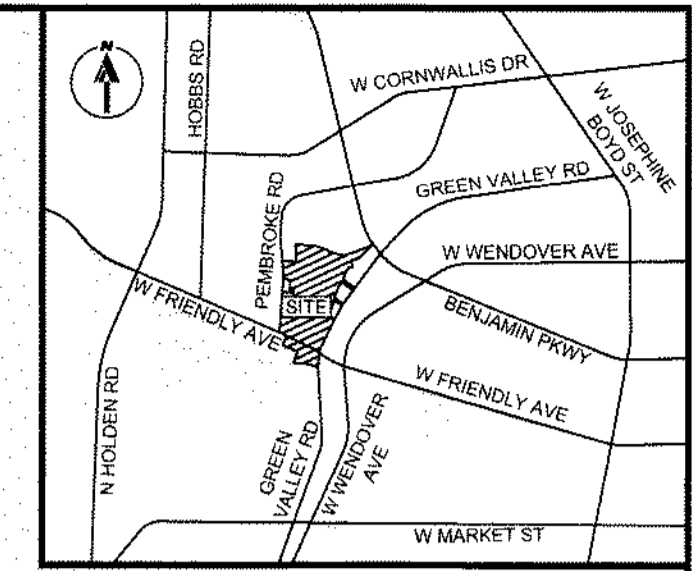
SITE DATA TABLE

NUMBER OF LOTS: 1
 ZONING: C-H (COMMERCIAL HIGH DISTRICT)
 SETBACKS:
 MIN STREET SETBACK.....15'
 MIN REAR SETBACK.....0/5"
 MIN SIDE SETBACK.....0/5"
 ADJACENT TO RM-5, RM-8 & ALL R-S DISTRICTS.....35'
 MAX BUILDING HEIGHT:
 ADJACENT TO RESIDENTIAL DISTRICTS.....50"
 ADJACENT TO ALL OTHER DISTRICTS.....NO LIMIT
 *NO SETBACK REQUIRED, 5' MINIMUM IF ONE PROVIDED
 **MAXIMUM HEIGHT WITHOUT ADDITIONAL SETBACKS

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 GUILFORD COUNTY REGISTER OF DEED'S OFFICE AT BOOK THE BOOK AND PAGE INDICATED IN TABLE A BELOW. 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.



VICINITY MAP
NOT TO SCALE

REFERENCES:

- DB 3710, PG 1628
- DB 4368, PG 1160
- DB 6785, PG 1847
- DB 6898, PG 2325
- DB 7887, PG 1804
- DB 8030, PG 484
- DB 8716, PG 2354
- DB 8737, PG 2241
- DB 8744, PG 2109
- PB 21, PG 51
- PB 109, PG 84
- PB 173, PG 60
- PB 212, PG 30

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, AS AMENDED.

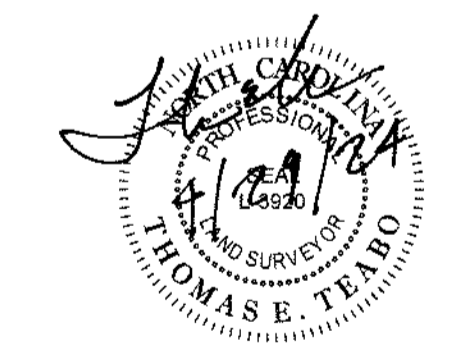
I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: "CLASS A"
- POSITIONAL ACCURACY: 0.04'
- TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
- DATES OF SURVEY: 08/21/2023-08/22/2023
- DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
- PUBLISHED/FIXED-CONTROL USE: NCVRS
- GEOD MODEL: 2018 (CONUS)
- COMBINED GRID FACTOR(S): 0.99994376
- UNITS: US SURVEY FEET

THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 29TH DAY OF APRIL A.D., 2024.

 SURVEYOR NC L-3920



LOT NUMBER	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
1	7855-41-6323	CBL-TRS FRIENDLY CENTER 2023, LLC	800 FRIENDLY CENTER RD, GREENSBORO, NC 27408	MOREHEAD	8744	2109		
2	7855-41-0292	RAUCH REALTY CO.	2715 GRANDVIEW AVE, GREENSBORO, NC 27408	MOREHEAD	4368	1160		
3	7855-30-9639	CBL-TRS FRIENDLY CENTER 2023, LLC	3124 W FRIENDLY AVE., GREENSBORO, NC 27408	MOREHEAD	8744	2109		
4	7855-40-8680	CBL-TRS FRIENDLY CENTER 2023, LLC	607 GREEN VALLEY RD., GREENSBORO, NC 27408	MOREHEAD	8744	2109		
5	7855-40-7490	CBL-TRS FRIENDLY CENTER 2023, LLC	603 GREEN VALLEY RD., GREENSBORO, NC 27408	MOREHEAD	8744	2109		
6	7854-49-2863	FRIENDS OF GREENSBORO PARKS & RECREATION FOUNDATION	3121 W FRIENDLY AVE., GREENSBORO, NC 27408	MOREHEAD	6898	2325		
7	7854-49-3989	JUNIOR LEAGUE OF GREENSBORO NORTH CAROLINA, INC.	3101 W FRIENDLY AVE., GREENSBORO, NC 27408	MOREHEAD	6785	1847		

CONTAMINANT STATEMENT

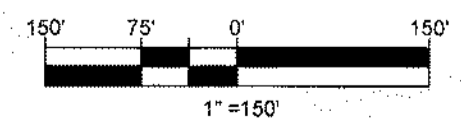
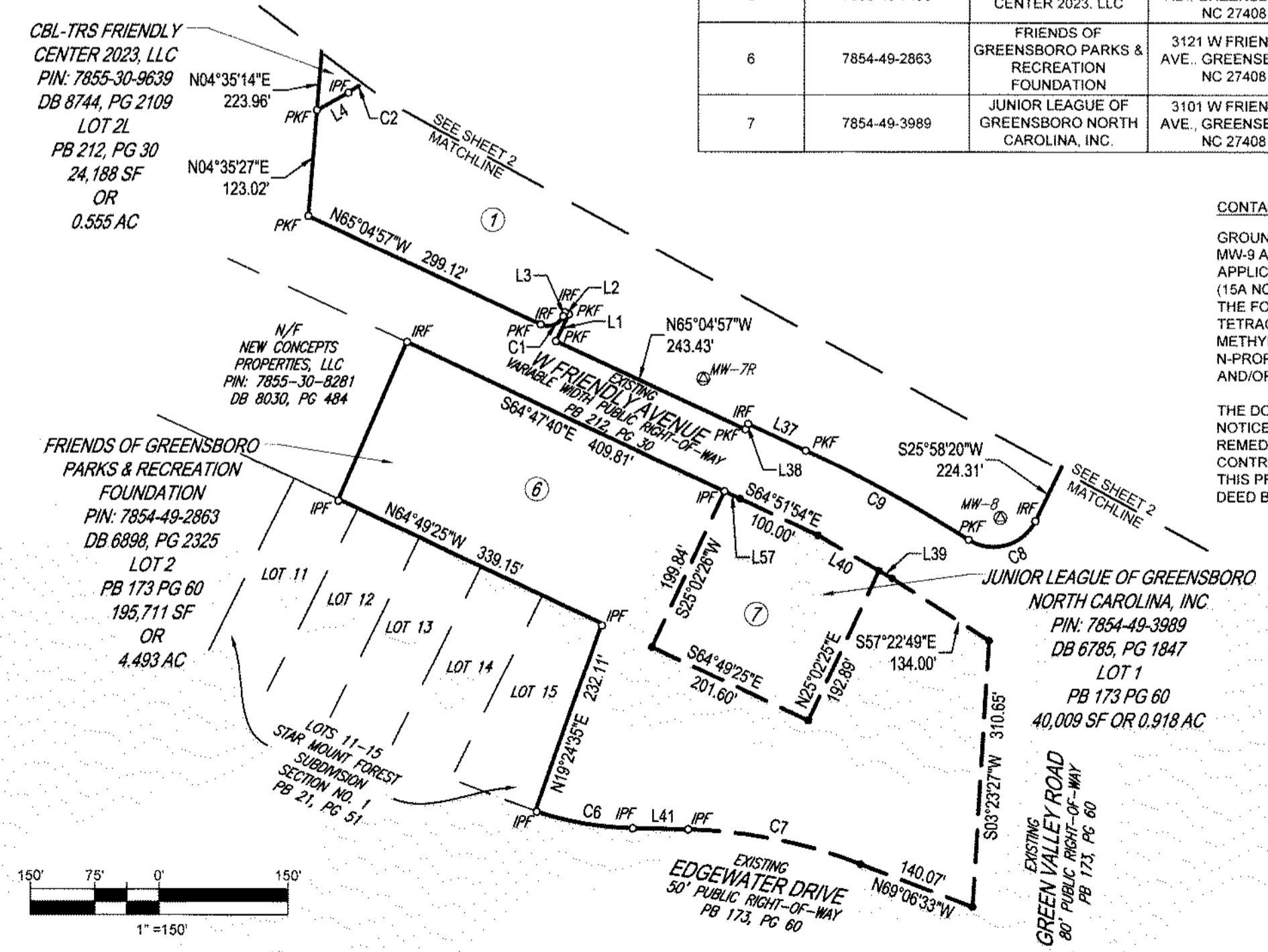
GROUNDWATER IN WELLS MW-6, MW-7R, MW-9 AND MW-10 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L 0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, BENZENE, METHYL TERT-BUTYL ETHER, NAPHTHALENE, N-PROPYLBENZENE, 1,2-DICHLOROETHANE, AND/OR 1,2,3-TRICHLOROPROPANE.

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: _____

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-6	850166.71	1754313.01	804.67
MW-7R	850259.59	1754312.33	793.63
MW-8	850097.28	1754658.54	788.87
MW-9	850457.69	1754860.38	799.68
MW-10	850657.10	1754311.41	804.53

LEGEND

- LINE SURVEYED
- - - LINE NOT SURVEYED
- - - ADJACENT PROPERTY LINE NOT SURVEYED
- ⊙ MONITORING WELLS
- ⊙ SOIL BORINGS
- ⊙ IPF IRON PIPE FOUND
- ⊙ IRF IRON REBAR FOUND
- ⊙ PKF PK NAIL FOUND
- COMPUTED POINT



SEE SHEET 2 FOR LINE AND CURVE TABLES

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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 BLUE BIRD CLEANERS, DSCA SITE ID: DC410044
 SOURCE PROPERTY ADDRESS: 801 FRIENDLY CENTER RD, GREENSBORO, NC 27408
 CITY OF GREENSBORO, MOREHEAD TOWNSHIP, GUILFORD COUNTY, NORTH CAROLINA

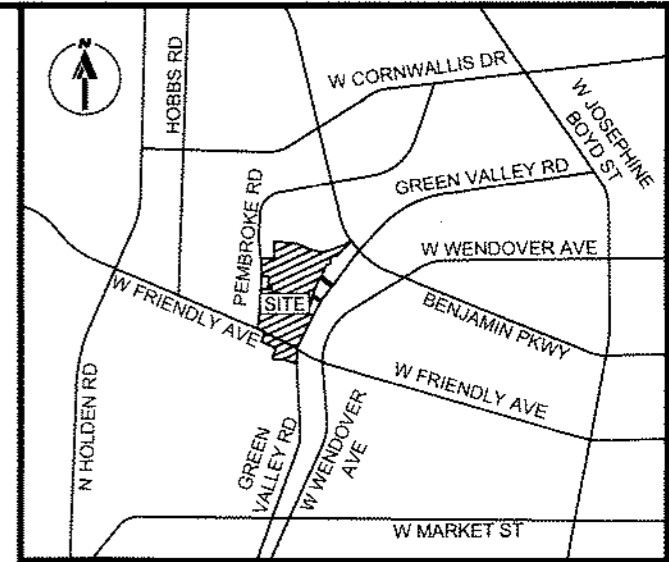
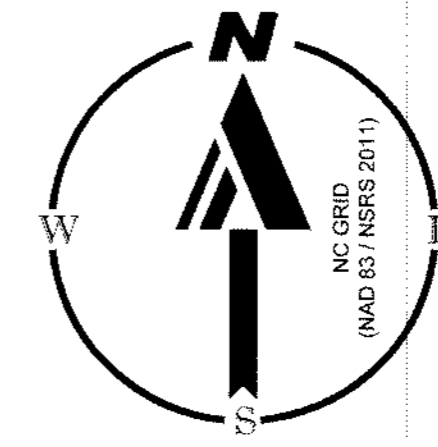
FILE NO. NCA230116
 DATE 04/29/2024
 FIELD DATE 08/22/2023

BOHLER 4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NORTH CAROLINA 27612-5195-9000
 www.bohlerengineering.com

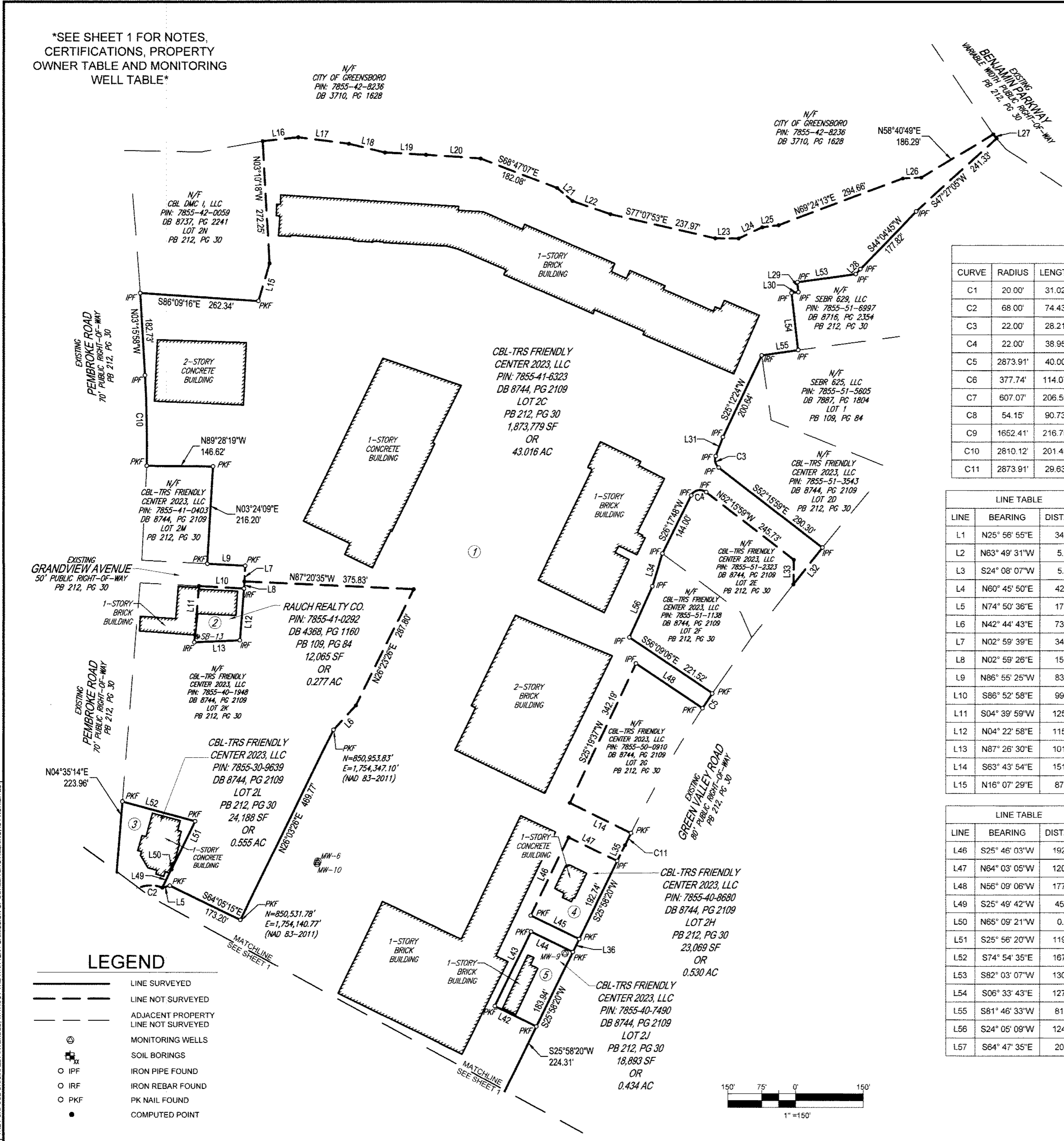
CREW CHIEF PW
 DRAWN DET
 REVIEWED JT/TET
 APPROVED TET

SCALE 1" = 150'
 DWG NO 1 OF 2

SEE SHEET 1 FOR NOTES, CERTIFICATIONS, PROPERTY OWNER TABLE AND MONITORING WELL TABLE



VICINITY MAP
NOT TO SCALE



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	20.00'	31.02'	N70°28'20"E	28.00'	088°51'14"	19.60'
C2	68.00'	74.43'	S81°00'48"W	70.77'	062°42'52"	41.44'
C3	22.00'	28.21'	S15°31'32"E	26.32'	073°28'46"	16.42'
C4	22.00'	38.95'	S77°00'54"W	34.06'	101°26'43"	26.90'
C5	2873.91'	40.00'	S33°19'05"W	40.00'	000°47'51"	20.00'
C6	377.74'	114.07'	S80°04'56"E	113.64'	017°18'10"	57.47'
C7	607.07'	206.55'	N78°51'37"W	205.56'	019°29'41"	104.29'
C8	54.15'	90.73'	N74°14'13"E	80.48'	095°59'45"	60.14'
C9	1652.41'	216.75'	N61°17'16"W	216.59'	007°30'56"	108.53'
C10	2810.12'	201.45'	N01°10'18"W	201.41'	004°06'27"	100.77'
C11	2873.91'	29.63'	S26°15'18"W	29.63'	000°35'27"	14.82'

- REFERENCES:
- DB 3710, PG 1628
 - DB 4368, PG 1160
 - DB 6785, PG 1847
 - DB 6898, PG 2325
 - DB 7887, PG 1804
 - DB 8030, PG 484
 - DB 8718, PG 2354
 - DB 8737, PG 2241
 - DB 8744, PG 2109
 - PB 21, PG 51
 - PB 109, PG 84
 - PB 173, PG 60
 - PB 212, PG 30

LINE TABLE

LINE	BEARING	DISTANCE
L1	N25° 56' 55"E	34.82'
L2	N63° 49' 31"W	5.10'
L3	S24° 08' 07"W	5.14'
L4	N60° 45' 50"E	42.25'
L5	N74° 50' 36"E	17.22'
L6	N42° 44' 43"E	73.13'
L7	N02° 59' 39"E	34.59'
L8	N02° 59' 26"E	15.89'
L9	N86° 55' 25"W	83.90'
L10	S86° 52' 58"E	99.80'
L11	S04° 39' 59"W	125.58'
L12	N04° 22' 58"E	115.56'
L13	N87° 26' 30"E	101.14'
L14	S63° 43' 54"E	151.09'
L15	N16° 07' 29"E	87.04'

LINE TABLE

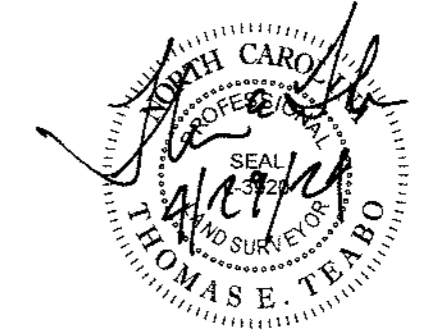
LINE	BEARING	DISTANCE
L16	N83° 50' 12"E	79.60'
L17	S82° 37' 24"E	112.80'
L18	S76° 02' 32"E	82.50'
L19	S86° 45' 20"E	91.32'
L20	S86° 08' 43"E	121.36'
L21	S49° 49' 20"E	44.41'
L22	S70° 53' 50"E	89.03'
L23	S89° 31' 28"E	51.62'
L24	N64° 37' 21"E	57.80'
L25	N82° 50' 24"E	36.59'
L26	N86° 59' 23"E	40.85'
L27	S39° 13' 58"E	11.56'
L28	S43° 39' 15"W	15.50'
L29	S05° 58' 36"E	22.82'
L30	S83° 20' 49"W	15.19'

LINE TABLE

LINE	BEARING	DISTANCE
L31	S21° 12' 55"W	45.21'
L32	S38° 24' 38"W	103.88'
L33	N01° 26' 00"E	54.44'
L34	S17° 07' 43"W	75.99'
L35	S25° 58' 20"W	39.32'
L36	S25° 58' 20"W	32.00'
L37	N65° 04' 32"W	74.11'
L38	S24° 55' 02"W	7.12'
L39	S59° 54' 46"E	17.91'
L40	S59° 54' 49"E	81.92'
L41	N88° 35' 08"W	65.12'
L42	S64° 01' 08"E	102.65'
L43	S25° 54' 11"W	183.79'
L44	N64° 06' 17"W	102.87'
L45	S64° 06' 17"E	119.31'

LINE TABLE

LINE	BEARING	DISTANCE
L46	S25° 46' 03"W	192.85'
L47	N64° 03' 05"W	120.00'
L48	N56° 09' 06"W	177.57'
L49	S25° 49' 42"W	45.47'
L50	N65° 09' 21"W	0.63'
L51	S25° 56' 20"W	119.38'
L52	S74° 54' 35"E	167.22'
L53	S82° 03' 07"W	130.32'
L54	S06° 33' 43"E	127.18'
L55	S81° 46' 33"W	81.69'
L56	S24° 05' 09"W	124.20'
L57	S64° 47' 35"E	20.00'



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 BLUE BIRD CLEANERS, DSCA SITE ID: DC410044

SOURCE PROPERTY ADDRESS: 601 FRIENDLY CENTER RD, GREENSBORO, NC 27408

CITY OF GREENSBORO, MOREHEAD TOWNSHIP, GUILFORD COUNTY, NORTH CAROLINA

NCBELS: P-1132

FILE NO. NCA230116

DATE 04/29/2024

FIELD DATE 08/22/2023

CREW CHIEF PW

DRAWN DET

REVIEWED JT/TET

APPROVED TET

SCALE 1" = 150'

DWG. NO. 2 OF 2

BOHLER

4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NORTH CAROLINA 27612 919.578.9000

www.bohlerengineering.com

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

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LEGEND

- LINE SURVEYED
- - - LINE NOT SURVEYED
- - - ADJACENT PROPERTY LINE NOT SURVEYED
- ⊙ MONITORING WELLS
- ⊙ SOIL BORINGS
- IPF IRON PIPE FOUND
- IRF IRON REBAR FOUND
- PKF PK NAIL FOUND
- COMPUTED POINT

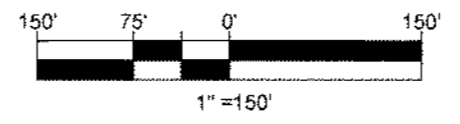


EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

All of Lot 2L as shown on the plat titled "Final Plat I.M.U.D. Friendly Center" recorded in Plat Book 212, Page 30, Guilford County Registry, together with appropriate easements, operating agreements, and declarations defined on Deed Book 8717, Page 604, Guilford County Registry.

Lot 2L is associated with Main Parcel Lot 2 of the Friendly Shopping Center as described in Deed Book 7457, Pages 1910 to 1911, and as shown on Plat Book 109, Page 84, Guilford County Registry.

Appendix D-4

Off-Source Property: CBL-TRS Friendly Center 2023, LLC, PIN 7855408680

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: CBL-TRS Friendly Center 2023, 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 607 Green Valley Road, Greensboro, Guilford County, North Carolina, Parcel Identification Number (PIN) 7855408680.

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 8 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 Blue Bird Cleaners (DSCA Site DC410044) located at 3134 Kathleen Avenue, Greensboro, in the Friendly Center shopping center. **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 Guilford County

By: _____

_____ Date

Name typed or printed: _____

Deputy/Assistant Register of Deeds

EXHIBIT A

SURVEY PLAT REDUCTION

NOTES:

- 1. 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... 2. AREAS COMPUTED BY COORDINATE METHOD. 3. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD. 4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. 5. NC GRID COORDINATES (NAD83) OBTAINED BY USING GPS, PER THE NCVRS NETWORK. 6. BASIS OF BEARING SHOWN HEREON IS NC GRID (NAD 83 NSRS 2011). 7. VERTICAL DATUM SHOWN HEREON IS NAVD88. 8. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONES "AE" & "ZONE X". AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3710785500J, PANEL 7855 EFFECTIVE DATE JUNE 18, 2007 AND FLOOD INSURANCE RATE MAP 3710785400J, PANEL 7854 EFFECTIVE DATE JUNE 18, 2007. 9. EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-12-8.1 (B) AND (D) OF THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE. 10. THE AREAS AND TYPE OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING. 11. SOIL BORING LOCATIONS SHOWN ON THE PLAT ARE FROM A MAP TITLED "SOIL PCE ISOCONCENTRATION MAP" PROVIDED BY HART & HICKMAN, PC DATED 5/5/2023.

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 DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS THE DAY OF

NOTARY PUBLIC

MY COMMISSION EXPIRES:

REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA COUNTY OF GUILFORD
CITY OF GREENSBORO, GUILFORD COUNTY

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

REVIEW OFFICER DATE

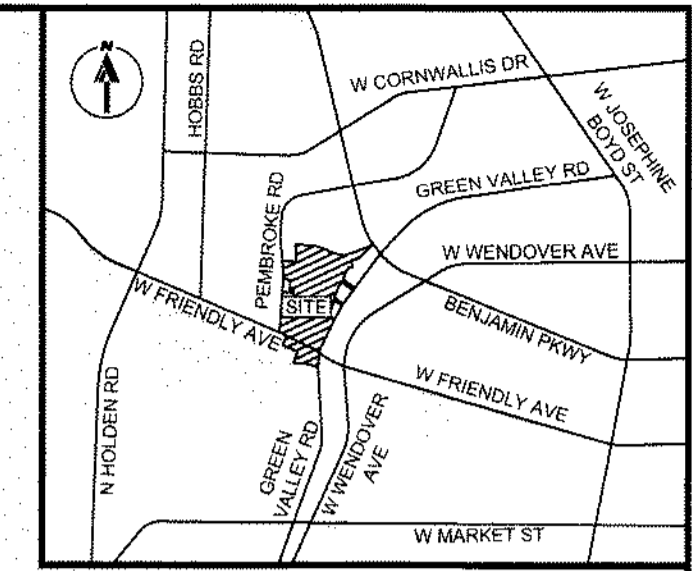
SITE DATA TABLE

NUMBER OF LOTS: 1
ZONING: C-H (COMMERCIAL HIGH DISTRICT)
SETBACKS:
MIN STREET SETBACK.....15'
MIN REAR SETBACK.....0/5"
MIN SIDE SETBACK.....0/5"
ADJACENT TO RM-5, RM-8 & ALL R-S DISTRICTS.....35'
MAX BUILDING HEIGHT:
ADJACENT TO RESIDENTIAL DISTRICTS.....50'
ADJACENT TO ALL OTHER DISTRICTS.....NO LIMIT
*NO SETBACK REQUIRED, 5' MINIMUM IF ONE PROVIDED
**MAXIMUM HEIGHT WITHOUT ADDITIONAL SETBACKS

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 GUILFORD COUNTY REGISTER OF DEED'S OFFICE AT BOOK THE BOOK AND PAGE INDICATED IN TABLE A BELOW. 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.



VICINITY MAP NOT TO SCALE

REFERENCES:

- DB 3710, PG 1628
DB 4368, PG 1160
DB 6785, PG 1847
DB 6898, PG 2325
DB 7887, PG 1804
DB 8030, PG 484
DB 8716, PG 2354
DB 8737, PG 2241
DB 8744, PG 2109
PB 21, PG 51
PB 109, PG 84
PB 173, PG 60
PB 212, PG 30

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, AS AMENDED.

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

- (1) CLASS OF SURVEY: "CLASS A"
(2) POSITIONAL ACCURACY: 0.04"
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
(4) DATES OF SURVEY: 08/21/2023-08/22/2023
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2018 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.99994376
(9) UNITS: US SURVEY FEET

THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 29TH DAY OF APRIL A.D., 2024.

Signature of Thomas E. Teabo

SURVEYOR

NC L-3920

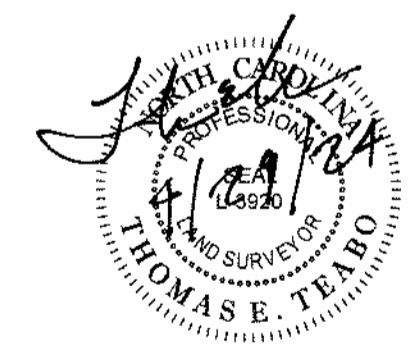


TABLE A - NON-SOURCE OWNER INFORMATION. Table with columns: LOT NUMBER, PIN, OWNER NAME, ADDRESS, TOWNSHIP, DEED BOOK, DEED PAGE, THE DOCUMENTARY COMPONENT OF THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THIS PROPERTY, IS RECORDED AT: DEED BOOK, DEED PAGE.

CONTAMINANT STATEMENT

GROUNDWATER IN WELLS MW-6, MW-7R, MW-9 AND MW-10 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L 0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, BENZENE, METHYL TERT-BUTYL ETHER, NAPHTHALENE, N-PROPYLBENZENE, 1,2-DICHLOROETHANE, AND/OR 1,2,3-TRICHLOROPROPANE.

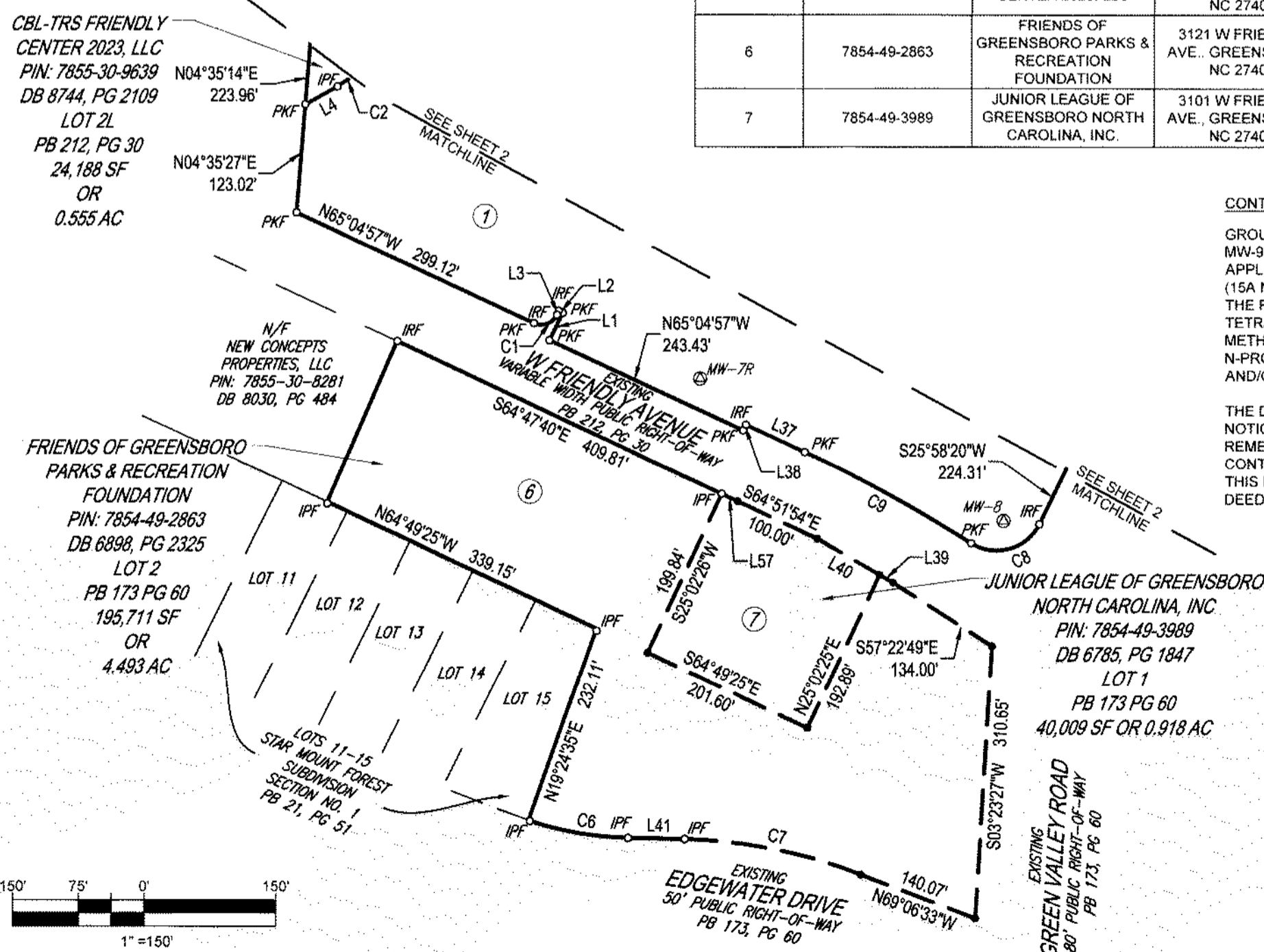
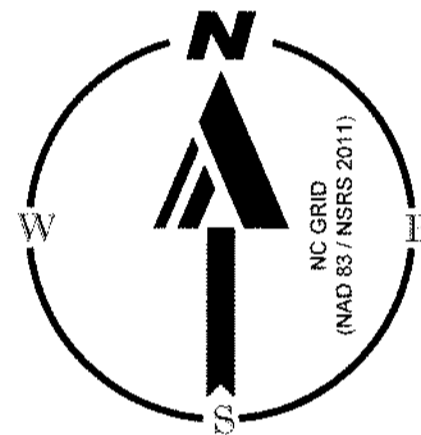
THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THIS PROPERTY, IS RECORDED AT: DEED BOOK: PAGE:

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

Table with columns: WELL ID, GRID NORTHING, GRID EASTING, TOP OF CASING ELEVATION. Lists wells MW-6, MW-7R, MW-8, MW-9, MW-10.

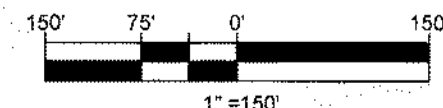
LEGEND

- LINE SURVEYED
LINE NOT SURVEYED
ADJACENT PROPERTY LINE NOT SURVEYED
MONITORING WELLS
SOIL BORINGS
IRON PIPE FOUND
IRON REBAR FOUND
PK NAIL FOUND
COMPUTED POINT



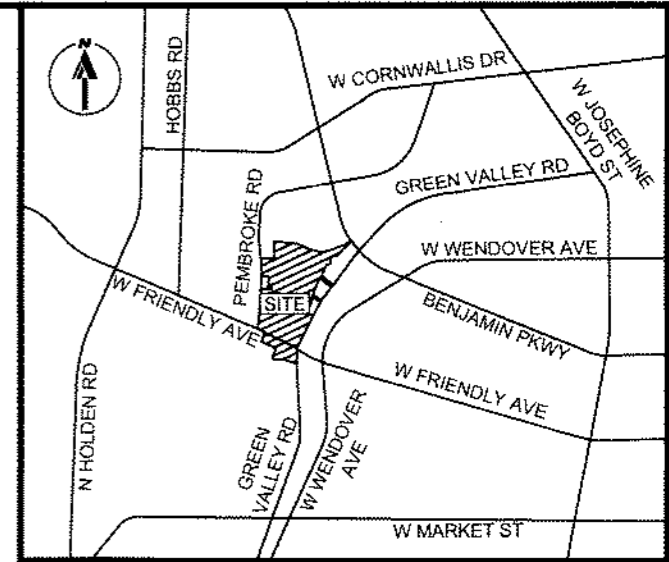
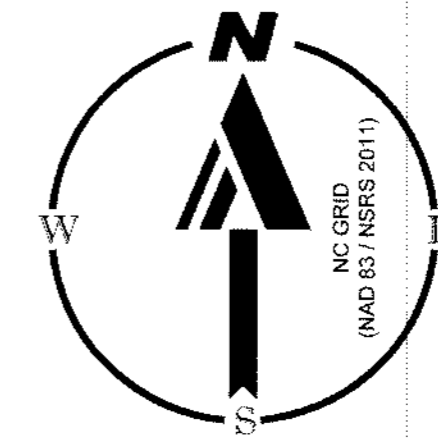
SEE SHEET 2 FOR LINE AND CURVE TABLES

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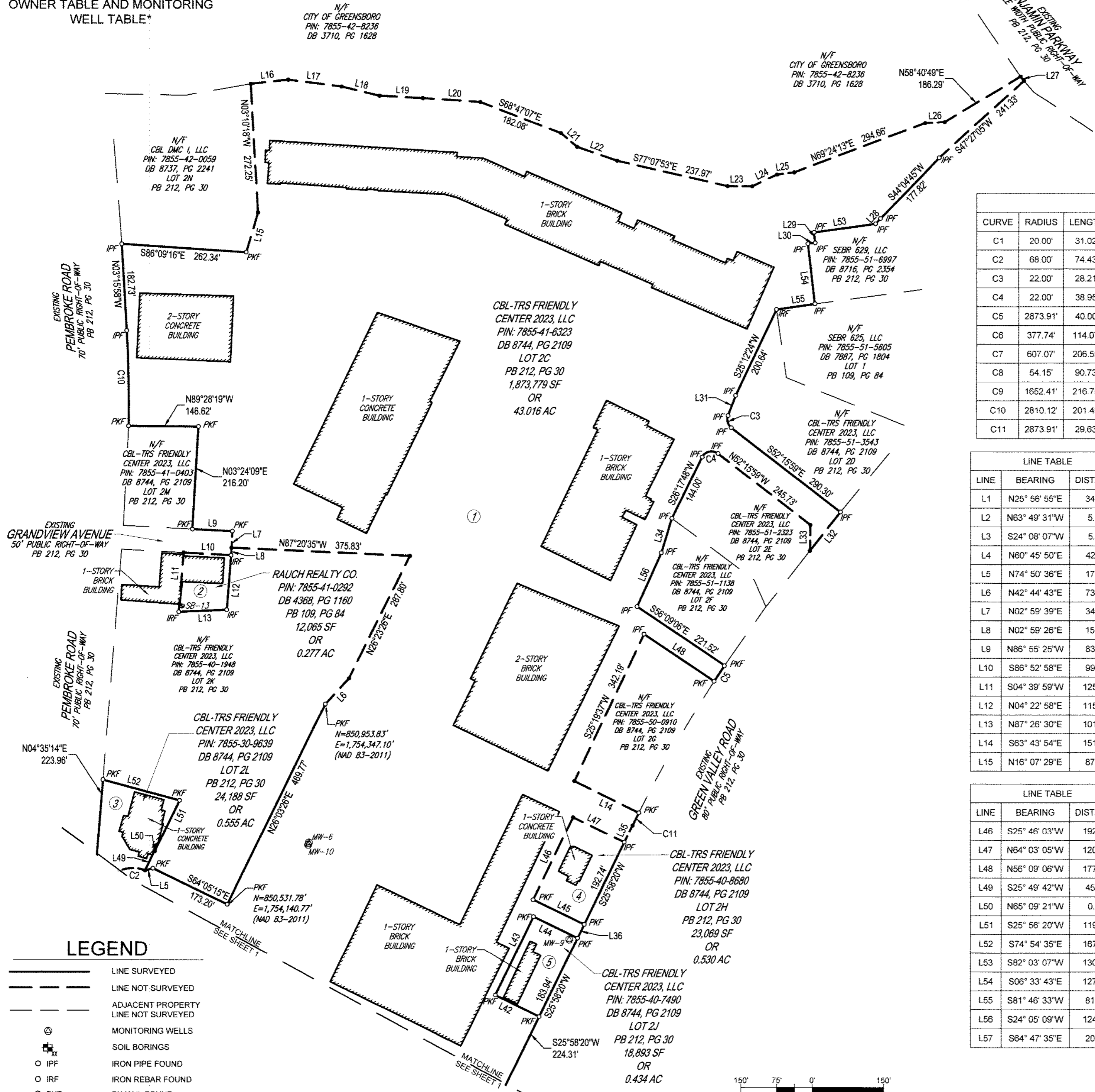


BOHLER logo and contact information. Includes: SURVEY PLAT - EXHIBIT A TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION NON-SOURCE PROPERTIES. SEE TABLE A FOR NON-SOURCE OWNER INFORMATION. CONTAMINATION SOURCE: THE FORMER BLUE BIRD CLEANERS, DSCA SITE ID: DC410044. SOURCE PROPERTY ADDRESS: 601 FRIENDLY CENTER RD, GREENSBORO, NC 27408. CITY OF GREENSBORO, MOREHEAD TOWNSHIP, GUILFORD COUNTY, NORTH CAROLINA. NCBELS: P-1132. FILE NO: NCA230116. DATE: 04/29/2024. FIELD DATE: 08/22/2023. CREW CHIEF: PW. DRAWN: DET. REVIEWED: JT/TET. APPROVED: TET. SCALE: 1" = 150'. DWG NO: 1 OF 2.

SEE SHEET 1 FOR NOTES, CERTIFICATIONS, PROPERTY OWNER TABLE AND MONITORING WELL TABLE



VICINITY MAP
NOT TO SCALE



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	20.00'	31.02'	N70°28'20"E	28.00'	088°51'14"	19.60'
C2	68.00'	74.43'	S81°00'48"W	70.77'	062°42'52"	41.44'
C3	22.00'	28.21'	S15°31'32"E	26.32'	073°28'46"	16.42'
C4	22.00'	38.95'	S77°00'54"W	34.06'	101°26'43"	26.90'
C5	2873.91'	40.00'	S33°19'05"W	40.00'	000°47'51"	20.00'
C6	377.74'	114.07'	S80°04'56"E	113.64'	017°18'10"	57.47'
C7	607.07'	206.55'	N78°51'37"W	205.56'	019°29'41"	104.29'
C8	54.15'	90.73'	N74°14'13"E	80.48'	095°59'45"	60.14'
C9	1652.41'	216.75'	N61°17'16"W	216.59'	007°30'56"	108.53'
C10	2810.12'	201.45'	N01°10'18"W	201.41'	004°06'27"	100.77'
C11	2873.91'	29.63'	S26°15'18"W	29.63'	000°35'27"	14.82'

- REFERENCES:
- DB 3710, PG 1628
 - DB 4368, PG 1160
 - DB 6785, PG 1847
 - DB 6898, PG 2325
 - DB 7887, PG 1804
 - DB 8030, PG 484
 - DB 8718, PG 2354
 - DB 8737, PG 2241
 - DB 8744, PG 2109
 - PB 21, PG 51
 - PB 109, PG 84
 - PB 173, PG 60
 - PB 212, PG 30

LINE TABLE

LINE	BEARING	DISTANCE
L1	N25° 56' 55"E	34.82'
L2	N63° 49' 31"W	5.10'
L3	S24° 08' 07"W	5.14'
L4	N60° 45' 50"E	42.25'
L5	N74° 50' 36"E	17.22'
L6	N42° 44' 43"E	73.13'
L7	N02° 59' 39"E	34.59'
L8	N02° 59' 26"E	15.89'
L9	N86° 55' 25"W	83.90'
L10	S86° 52' 58"E	99.80'
L11	S04° 39' 59"W	125.58'
L12	N04° 22' 58"E	115.56'
L13	N87° 26' 30"E	101.14'
L14	S63° 43' 54"E	151.09'
L15	N16° 07' 29"E	87.04'

LINE TABLE

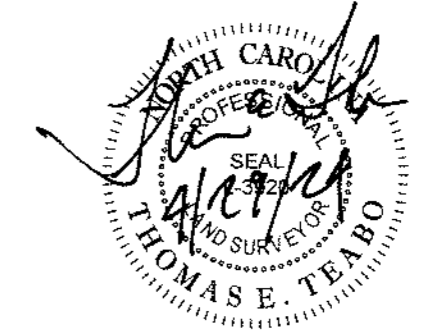
LINE	BEARING	DISTANCE
L16	N83° 50' 12"E	79.60'
L17	S82° 37' 24"E	112.80'
L18	S76° 02' 32"E	82.50'
L19	S86° 45' 20"E	91.32'
L20	S86° 08' 43"E	121.36'
L21	S49° 49' 20"E	44.41'
L22	S70° 53' 50"E	89.03'
L23	S89° 31' 28"E	51.62'
L24	N84° 37' 21"E	57.80'
L25	N82° 50' 24"E	36.59'
L26	N86° 59' 23"E	40.85'
L27	S39° 13' 58"E	11.56'
L28	S43° 39' 15"W	15.50'
L29	S05° 58' 36"E	22.82'
L30	S83° 20' 49"W	15.19'

LINE TABLE

LINE	BEARING	DISTANCE
L31	S21° 12' 55"W	45.21'
L32	S38° 24' 38"W	103.88'
L33	N01° 26' 00"E	54.44'
L34	S17° 07' 43"W	75.99'
L35	S25° 58' 20"W	39.32'
L36	S25° 58' 20"W	32.00'
L37	N65° 04' 32"W	74.11'
L38	S24° 55' 02"W	7.12'
L39	S59° 54' 46"E	17.91'
L40	S59° 54' 49"E	81.92'
L41	N88° 35' 08"W	65.12'
L42	S64° 01' 08"E	102.65'
L43	S25° 54' 11"W	183.79'
L44	N64° 06' 17"W	102.87'
L45	S64° 06' 17"E	119.31'

LINE TABLE

LINE	BEARING	DISTANCE
L46	S25° 46' 03"W	192.85'
L47	N64° 03' 05"W	120.00'
L48	N56° 09' 06"W	177.57'
L49	S25° 49' 42"W	45.47'
L50	N65° 09' 21"W	0.63'
L51	S25° 56' 20"W	119.38'
L52	S74° 54' 35"E	167.22'
L53	S82° 03' 07"W	130.32'
L54	S06° 33' 43"E	127.18'
L55	S81° 46' 33"W	81.69'
L56	S24° 05' 09"W	124.20'
L57	S64° 47' 35"E	20.00'



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 BLUE BIRD CLEANERS, DSCA SITE ID: DC410044

SOURCE PROPERTY ADDRESS: 601 FRIENDLY CENTER RD, GREENSBORO, NC 27408

CITY OF GREENSBORO, MOREHEAD TOWNSHIP, GUILFORD COUNTY, NORTH CAROLINA

FILE NO. NCA230116

DATE 04/29/2024

FIELD DATE 08/22/2023

BOHLER

4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NORTH CAROLINA 27612 919.578.9000

www.bohlerengineering.com

CREW CHIEF PW

DRAWN DET

REVIEWED JT/TET

APPROVED TET

SCALE 1" = 150'

DWG. NO. 2 OF 2

BOHLER ENGINEERING: ALL RIGHTS RESERVED. NO OTHER THAN THE ORIGINAL PROJECT OR 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.

- LEGEND**
- LINE SURVEYED
 - - - LINE NOT SURVEYED
 - - - ADJACENT PROPERTY LINE NOT SURVEYED
 - ⊕ MONITORING WELLS
 - ⊙ SOIL BORINGS
 - IPF IRON PIPE FOUND
 - IRF IRON REBAR FOUND
 - PKF PK NAIL FOUND
 - COMPUTED POINT

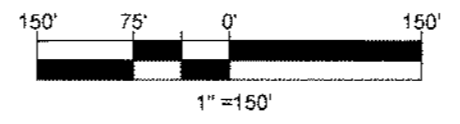


EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

All of Lot 2H as shown on the plat titled "Final Plat I.M.U.D. Friendly Center" recorded in Plat Book 212, Page 30, Guilford County Registry, together with appropriate easements, operating agreements, and declarations defined on Deed Book 8717, Page 604, Guilford County Registry.

Lot 2H is associated with Main Parcel Lot 2 of the Friendly Shopping Center as described in Deed Book 7457, Pages 1910 to 1911, and as shown on Plat Book 109, Page 84, Guilford County Registry.

Appendix D-5

Off-Source Property: CBL-TRS Friendly Center 2023, LLC PIN 7855407490

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: CBL-TRS Friendly Center 2023, 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 603 Green Valley Road, Greensboro, Guilford County, North Carolina, Parcel Identification Number (PIN) 7855407490.

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 8 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 Blue Bird Cleaners (DSCA Site DC410044) located at 3134 Kathleen Avenue, Greensboro, in the Friendly Center shopping center. **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 Guilford County

By: _____

_____ Date

Name typed or printed: _____

Deputy/Assistant Register of Deeds

EXHIBIT A

SURVEY PLAT REDUCTION

NOTES:

- 1. 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...

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 DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS THE DAY OF

NOTARY PUBLIC

MY COMMISSION EXPIRES:

REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA COUNTY OF GUILFORD
CITY OF GREENSBORO, GUILFORD COUNTY

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

REVIEW OFFICER DATE

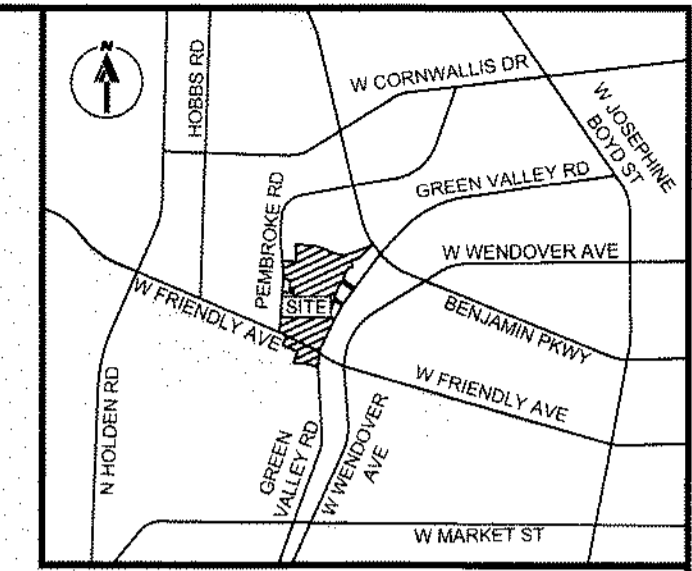
SITE DATA TABLE

NUMBER OF LOTS: 1
ZONING: C-H (COMMERCIAL HIGH DISTRICT)
SETBACKS:
MIN STREET SETBACK: 15'
MIN REAR SETBACK: 0/5'
MIN SIDE SETBACK: 0/5'
ADJACENT TO RM-5, RM-8 & ALL R-S DISTRICTS: 35'
MAX BUILDING HEIGHT:
ADJACENT TO RESIDENTIAL DISTRICTS: 50'
ADJACENT TO ALL OTHER DISTRICTS: NO LIMIT
*NO SETBACK REQUIRED, 5' MINIMUM IF ONE PROVIDED
**MAXIMUM HEIGHT WITHOUT ADDITIONAL SETBACKS

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 GUILFORD COUNTY REGISTER OF DEED'S OFFICE AT BOOK THE BOOK AND PAGE INDICATED IN TABLE A BELOW. 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.



VICINITY MAP NOT TO SCALE

REFERENCES:

- DB 3710, PG 1628
DB 4368, PG 1160
DB 6785, PG 1847
DB 6898, PG 2325
DB 7887, PG 1804
DB 8030, PG 484
DB 8716, PG 2354
DB 8737, PG 2241
DB 8744, PG 2109
PB 21, PG 51
PB 109, PG 84
PB 173, PG 60
PB 212, PG 30

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, AS AMENDED.

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

- (1) CLASS OF SURVEY: "CLASS A"
(2) POSITIONAL ACCURACY: 0.04'
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
(4) DATES OF SURVEY: 08/21/2023-08/22/2023
(5) DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS
(7) GEOID MODEL: 2018 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.99994376
(9) UNITS: US SURVEY FEET

THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 29TH DAY OF APRIL A.D., 2024.

Signature of Thomas E. Teabo
SURVEYOR NC L-3920

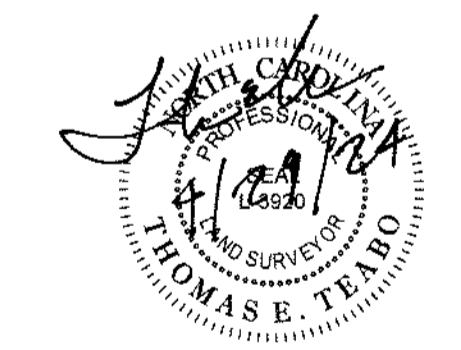


TABLE A - NON-SOURCE OWNER INFORMATION
Table with 7 columns: LOT NUMBER, PIN, OWNER NAME, ADDRESS, TOWNSHIP, DEED BOOK, DEED PAGE. Contains 7 rows of property data.

CONTAMINANT STATEMENT

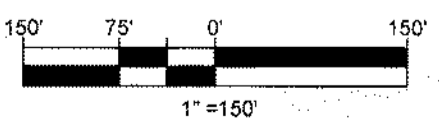
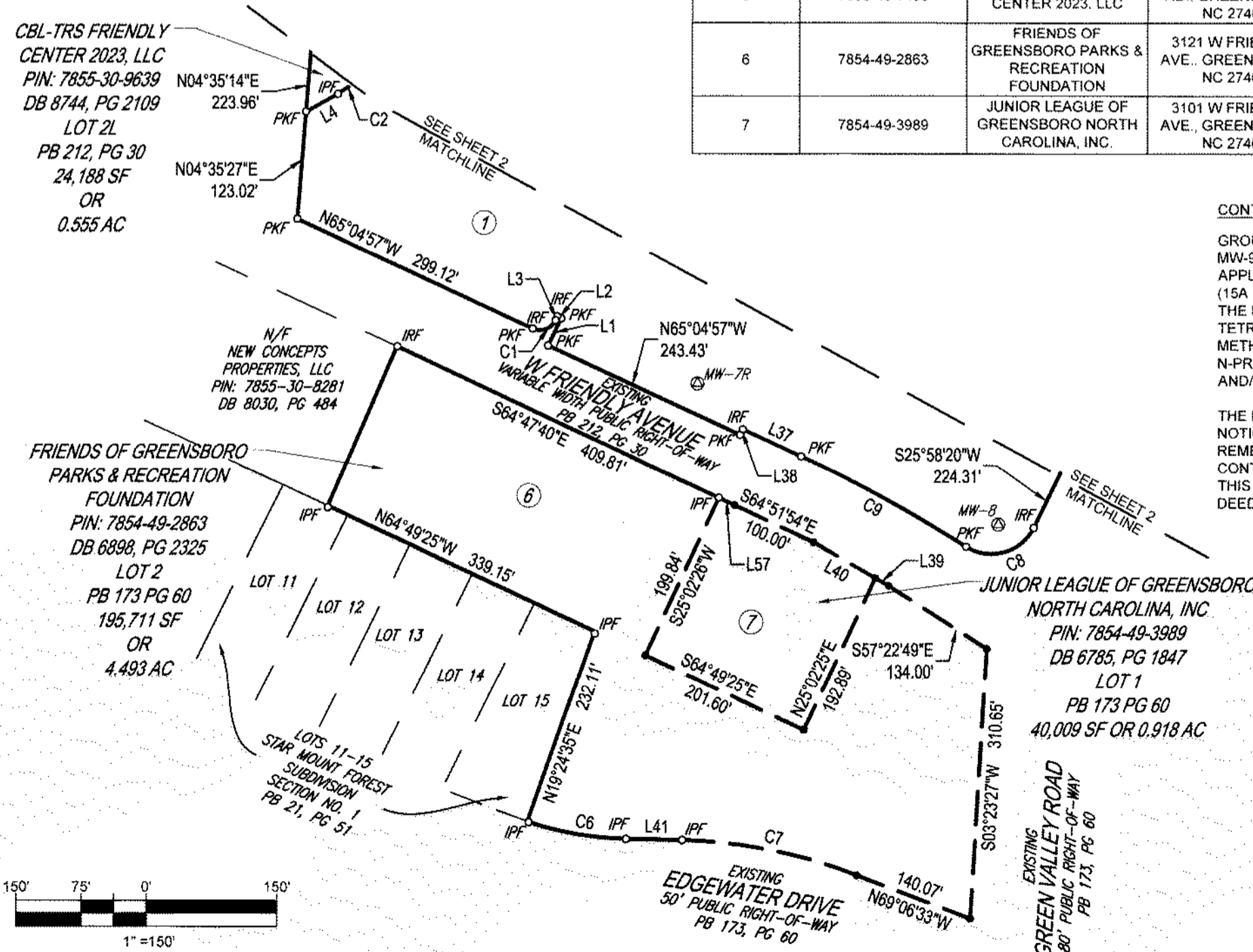
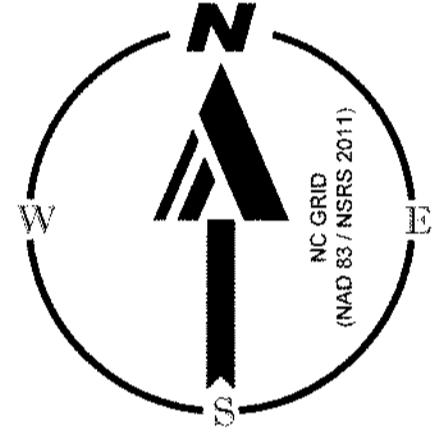
GROUNDWATER IN WELLS MW-6, MW-7R, MW-9 AND MW-10 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L 0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, BENZENE, METHYL TERT-BUTYL ETHER, NAPHTHALENE, N-PROPYLBENZENE, 1,2-DICHLOROETHANE, AND/OR 1,2,3-TRICHLOROPROPANE.

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:

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
Table with 4 columns: WELL ID, GRID NORTHING, GRID EASTING, TOP OF CASING ELEVATION. Contains 5 rows of well data.

LEGEND

- LINE SURVEYED
LINE NOT SURVEYED
ADJACENT PROPERTY LINE NOT SURVEYED
MONITORING WELLS
SOIL BORINGS
IRON PIPE FOUND
IRON REBAR FOUND
PK NAIL FOUND
COMPUTED POINT

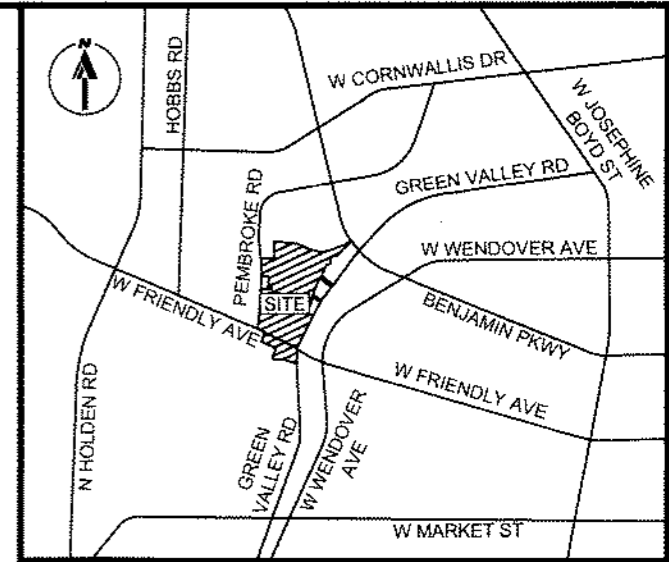
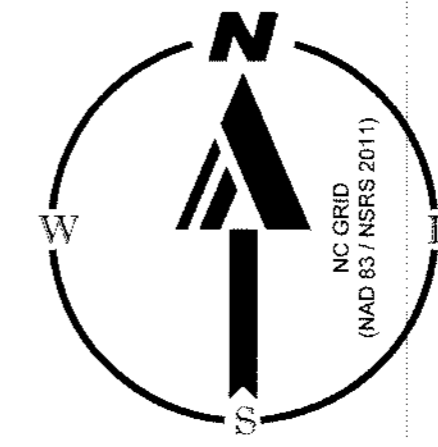


SEE SHEET 2 FOR LINE AND CURVE TABLES

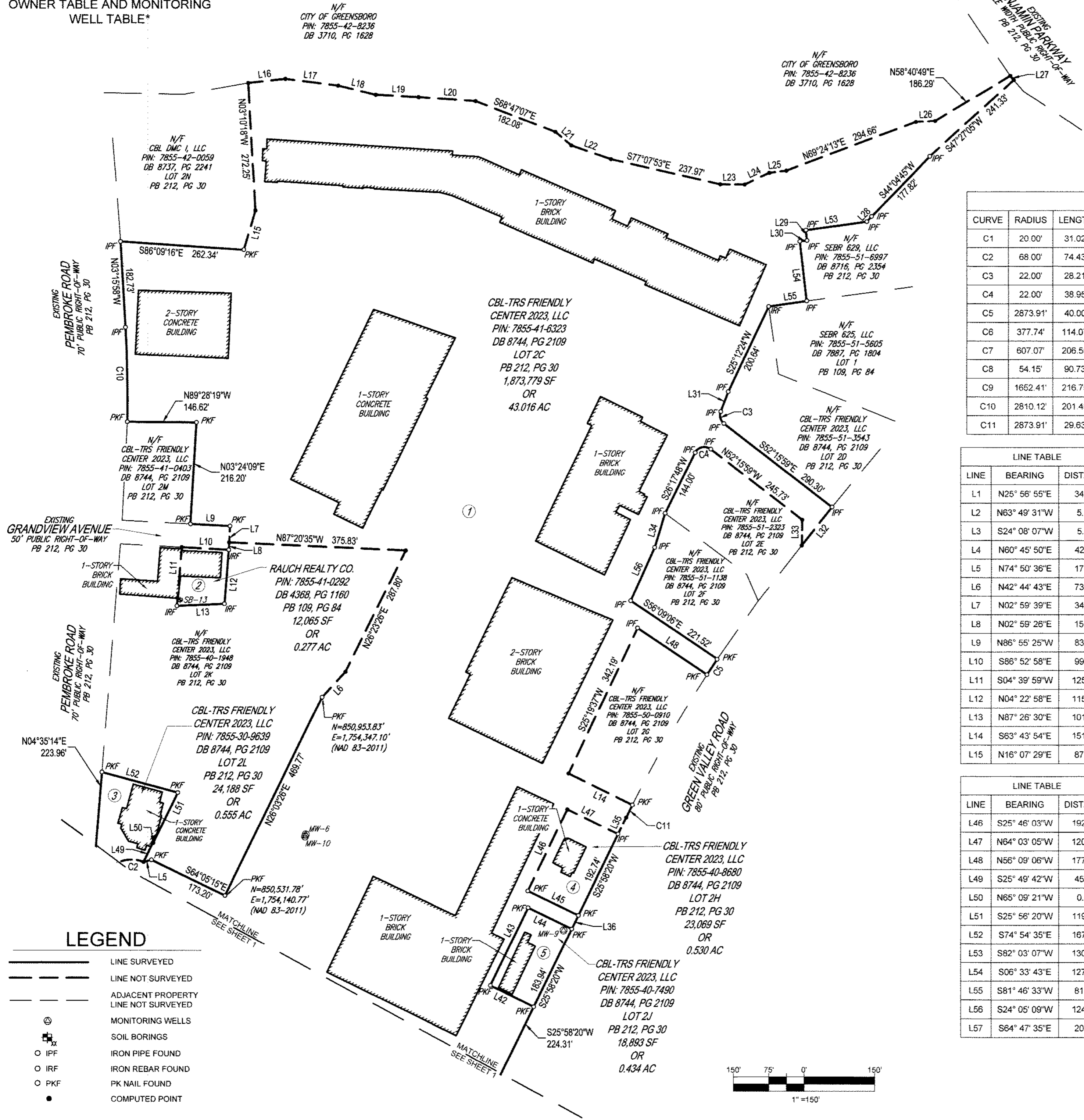
BOHLER ENGINEERING- ALL RIGHTS RESERVED. THE COPYING OR REUSE OF THIS DOCUMENT OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, IS PROHIBITED.

BOHLER logo and contact information. Includes address: 4130 PARKLAKE AVENUE, SUITE 200, RALEIGH, NORTH CAROLINA 27612-5195. Phone: 919-578-9000. Website: www.bohlerengineering.com. File No: NCA230116. Date: 04/29/2024. Field Date: 08/22/2023. Scale: 1" = 150'. Dwg No: 1 OF 2.

SEE SHEET 1 FOR NOTES, CERTIFICATIONS, PROPERTY OWNER TABLE AND MONITORING WELL TABLE



VICINITY MAP
NOT TO SCALE



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	20.00'	31.02'	N70°28'20"E	28.00'	088°51'14"	19.60'
C2	68.00'	74.43'	S81°00'48"W	70.77'	062°42'52"	41.44'
C3	22.00'	28.21'	S15°31'32"E	26.32'	073°28'46"	16.42'
C4	22.00'	38.95'	S77°00'54"W	34.06'	101°26'43"	26.90'
C5	2873.91'	40.00'	S33°19'05"W	40.00'	000°47'51"	20.00'
C6	377.74'	114.07'	S80°04'56"E	113.64'	017°18'10"	57.47'
C7	607.07'	206.55'	N78°51'37"W	205.56'	019°29'41"	104.29'
C8	54.15'	90.73'	N74°14'13"E	80.48'	095°59'45"	60.14'
C9	1652.41'	216.75'	N61°17'16"W	216.59'	007°30'56"	108.53'
C10	2810.12'	201.45'	N01°10'18"W	201.41'	004°06'27"	100.77'
C11	2873.91'	29.63'	S26°15'18"W	29.63'	000°35'27"	14.82'

- REFERENCES:
- DB 3710, PG 1628
 - DB 4368, PG 1160
 - DB 6785, PG 1847
 - DB 6898, PG 2325
 - DB 7887, PG 1804
 - DB 8030, PG 484
 - DB 8718, PG 2354
 - DB 8737, PG 2241
 - DB 8744, PG 2109
 - PB 21, PG 51
 - PB 109, PG 84
 - PB 173, PG 60
 - PB 212, PG 30

LINE TABLE

LINE	BEARING	DISTANCE
L1	N25° 56' 55"E	34.82'
L2	N63° 49' 31"W	5.10'
L3	S24° 08' 07"W	5.14'
L4	N60° 45' 50"E	42.25'
L5	N74° 50' 36"E	17.22'
L6	N42° 44' 43"E	73.13'
L7	N02° 59' 39"E	34.59'
L8	N02° 59' 26"E	15.89'
L9	N86° 55' 25"W	83.90'
L10	S86° 52' 58"E	99.80'
L11	S04° 39' 59"W	125.58'
L12	N04° 22' 58"E	115.56'
L13	N87° 26' 30"E	101.14'
L14	S63° 43' 54"E	151.09'
L15	N16° 07' 29"E	87.04'

LINE TABLE

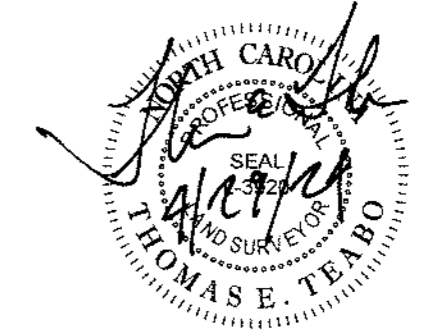
LINE	BEARING	DISTANCE
L16	N83° 50' 12"E	79.60'
L17	S82° 37' 24"E	112.80'
L18	S76° 02' 32"E	82.50'
L19	S86° 45' 20"E	91.32'
L20	S86° 08' 43"E	121.36'
L21	S49° 49' 20"E	44.41'
L22	S70° 53' 50"E	89.03'
L23	S89° 31' 28"E	51.62'
L24	N64° 37' 21"E	57.80'
L25	N82° 50' 24"E	36.59'
L26	N86° 59' 23"E	40.85'
L27	S39° 13' 58"E	11.56'
L28	S43° 39' 15"W	15.50'
L29	S05° 58' 36"E	22.82'
L30	S83° 20' 49"W	15.19'

LINE TABLE

LINE	BEARING	DISTANCE
L31	S21° 12' 55"W	45.21'
L32	S38° 24' 38"W	103.88'
L33	N01° 26' 00"E	54.44'
L34	S17° 07' 43"W	75.99'
L35	S25° 58' 20"W	39.32'
L36	S25° 58' 20"W	32.00'
L37	N65° 04' 32"W	74.11'
L38	S24° 55' 02"W	7.12'
L39	S59° 54' 46"E	17.91'
L40	S59° 54' 49"E	81.92'
L41	N88° 35' 08"W	65.12'
L42	S64° 01' 08"E	102.65'
L43	S25° 54' 11"W	183.79'
L44	N64° 06' 17"W	102.87'
L45	S64° 06' 17"E	119.31'

LINE TABLE

LINE	BEARING	DISTANCE
L46	S25° 46' 03"W	192.85'
L47	N64° 03' 05"W	120.00'
L48	N56° 09' 06"W	177.57'
L49	S25° 49' 42"W	45.47'
L50	N65° 09' 21"W	0.63'
L51	S25° 56' 20"W	119.38'
L52	S74° 54' 35"E	167.22'
L53	S82° 03' 07"W	130.32'
L54	S06° 33' 43"E	127.18'
L55	S81° 46' 33"W	81.69'
L56	S24° 05' 09"W	124.20'
L57	S64° 47' 35"E	20.00'



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 BLUE BIRD CLEANERS, DSCA SITE ID: DC410044

SOURCE PROPERTY ADDRESS: 601 FRIENDLY CENTER RD, GREENSBORO, NC 27408

CITY OF GREENSBORO, MOREHEAD TOWNSHIP, GUILFORD COUNTY, NORTH CAROLINA

FILE NO. NCA230116

DATE 04/29/2024

FIELD DATE 08/22/2023

BOHLER ENGINEERING

4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NORTH CAROLINA 27612 919.578.9000

www.bohlerengineering.com

CREW CHIEF PW

DRAWN DET

REVIEWED JT/TET

APPROVED TET

SCALE 1" = 150'

DWG. NO. 2 OF 2

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

- LEGEND**
- LINE SURVEYED
 - - - LINE NOT SURVEYED
 - - - ADJACENT PROPERTY LINE NOT SURVEYED
 - ⊙ MONITORING WELLS
 - ⊙ SOIL BORINGS
 - ⊙ IPF IRON PIPE FOUND
 - ⊙ IRF IRON REBAR FOUND
 - ⊙ PKF PK NAIL FOUND
 - COMPUTED POINT

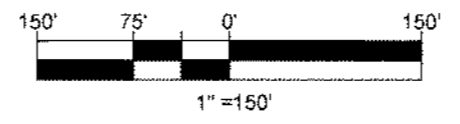


EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

All of Lot 2J as shown on the plat titled "Final Plat I.M.U.D. Friendly Center" recorded in Plat Book 212, Page 30, Guilford County Registry, together with appropriate easements, operating agreements, and declarations defined on Deed Book 8717, Page 604, Guilford County Registry.

Lot 2J is associated with Main Parcel Lot 2 of the Friendly Shopping Center as described in Deed Book 7457, Pages 1910 to 1911, and as shown on Plat Book 109, Page 84, Guilford County Registry.

Appendix D-6

**Off-Source Property: Friends of Greensboro Parks & Recreation Foundation,
PIN 7854492863**

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Friends of Greensboro Parks & Recreation Foundation
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 3121 W Friendly Avenue, Greensboro, Guilford County, North Carolina, Parcel Identification Number (PIN) 7854492863.

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 8 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 Blue Bird Cleaners (DSCA Site DC410044) located at 3134 Kathleen Avenue, Greensboro, in the Friendly Center shopping center. **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 Guilford 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 NAVD88.
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONES "AE" & "ZONE X". AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3710785500J, PANEL 7855 EFFECTIVE DATE JUNE 18, 2007 AND FLOOD INSURANCE RATE MAP 3710785400J, PANEL 7854 EFFECTIVE DATE JUNE 18, 2007.
- EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-12-8.1 (B) AND (D) OF THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE.
- THE AREAS AND TYPE OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.
- SOIL BORING LOCATIONS SHOWN ON THE PLAT ARE FROM A MAP TITLED "SOIL PCE ISOCONCENTRATION MAP" PROVIDED BY HART & HICKMAN, PC DATED 5/5/2023.

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

MY COMMISSION EXPIRES: _____

REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA COUNTY OF GUILFORD
 CITY OF GREENSBORO, GUILFORD COUNTY

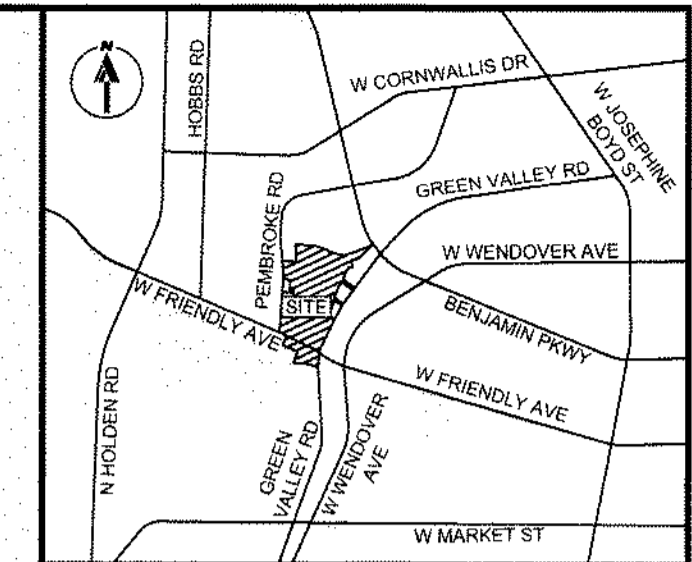
I, _____ REVIEW OFFICER FOR THE CITY OF GREENSBORO, GUILFORD COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

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 GUILFORD COUNTY REGISTER OF DEED'S OFFICE AT BOOK THE BOOK AND PAGE INDICATED IN TABLE A BELOW. 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.



VICINITY MAP
NOT TO SCALE

REFERENCES:

- DB 3710, PG 1628
- DB 4368, PG 1160
- DB 6785, PG 1847
- DB 6898, PG 2325
- DB 7887, PG 1804
- DB 8030, PG 484
- DB 8716, PG 2354
- DB 8737, PG 2241
- DB 8744, PG 2109
- PB 21, PG 51
- PB 109, PG 84
- PB 173, PG 60
- PB 212, PG 30

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, AS AMENDED.

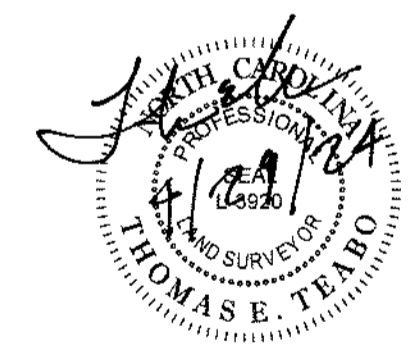
I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: "CLASS A"
- POSITIONAL ACCURACY: 0.04'
- TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
- DATES OF SURVEY: 08/21/2023-08/22/2023
- DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
- PUBLISHED/FIXED-CONTROL USE: NCVRS
- GEOD MODEL: 2018 (CONUS)
- COMBINED GRID FACTOR(S): 0.99994376
- UNITS: US SURVEY FEET

THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 29TH DAY OF APRIL A.D., 2024.

Thomas E. Teabo
 SURVEYOR NC L-3920



LOT NUMBER	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
1	7855-41-6323	CBL-TRS FRIENDLY CENTER 2023, LLC	800 FRIENDLY CENTER RD, GREENSBORO, NC 27408	MOREHEAD	8744	2109		
2	7855-41-0292	RAUCH REALTY CO.	2715 GRANDVIEW AVE, GREENSBORO, NC 27408	MOREHEAD	4368	1160		
3	7855-30-9639	CBL-TRS FRIENDLY CENTER 2023, LLC	3124 W FRIENDLY AVE., GREENSBORO, NC 27408	MOREHEAD	8744	2109		
4	7855-40-8680	CBL-TRS FRIENDLY CENTER 2023, LLC	607 GREEN VALLEY RD., GREENSBORO, NC 27408	MOREHEAD	8744	2109		
5	7855-40-7490	CBL-TRS FRIENDLY CENTER 2023, LLC	603 GREEN VALLEY RD., GREENSBORO, NC 27408	MOREHEAD	8744	2109		
6	7854-49-2863	FRIENDS OF GREENSBORO PARKS & RECREATION FOUNDATION	3121 W FRIENDLY AVE., GREENSBORO, NC 27408	MOREHEAD	6898	2325		
7	7854-49-3989	JUNIOR LEAGUE OF GREENSBORO NORTH CAROLINA, INC.	3101 W FRIENDLY AVE., GREENSBORO, NC 27408	MOREHEAD	6785	1847		

CONTAMINANT STATEMENT

GROUNDWATER IN WELLS MW-6, MW-7R, MW-9 AND MW-10 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L 0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, BENZENE, METHYL TERT-BUTYL ETHER, NAPHTHALENE, N-PROPYLBENZENE, 1,2-DICHLOROETHANE, AND/OR 1,2,3-TRICHLOROPROPANE.

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: _____

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-6	850166.71	1754313.01	804.67
MW-7R	850259.59	1754312.33	793.63
MW-8	850097.28	1754658.54	788.87
MW-9	850457.69	1754860.38	799.68
MW-10	850657.10	1754311.41	804.53

LEGEND

- LINE SURVEYED
- - - LINE NOT SURVEYED
- - - ADJACENT PROPERTY LINE NOT SURVEYED
- ⊙ MONITORING WELLS
- ⊙ SOIL BORINGS
- ⊙ IRON PIPE FOUND
- ⊙ IRON REBAR FOUND
- ⊙ PKF
- COMPUTED POINT

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 BLUE BIRD CLEANERS, DSCA SITE ID: DC410044
 SOURCE PROPERTY ADDRESS: 801 FRIENDLY CENTER RD, GREENSBORO, NC 27408

CITY OF GREENSBORO, MOREHEAD TOWNSHIP,
 GUILFORD COUNTY, NORTH CAROLINA

NCBELS: P-1132

FILE NO.
 NCA230116

BOHLER

4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NORTH CAROLINA 27612-5195-9000
 www.bohlerengineering.com

DATE
 04/29/2024

FIELD DATE
 08/22/2023

CREW CHIEF
 PW

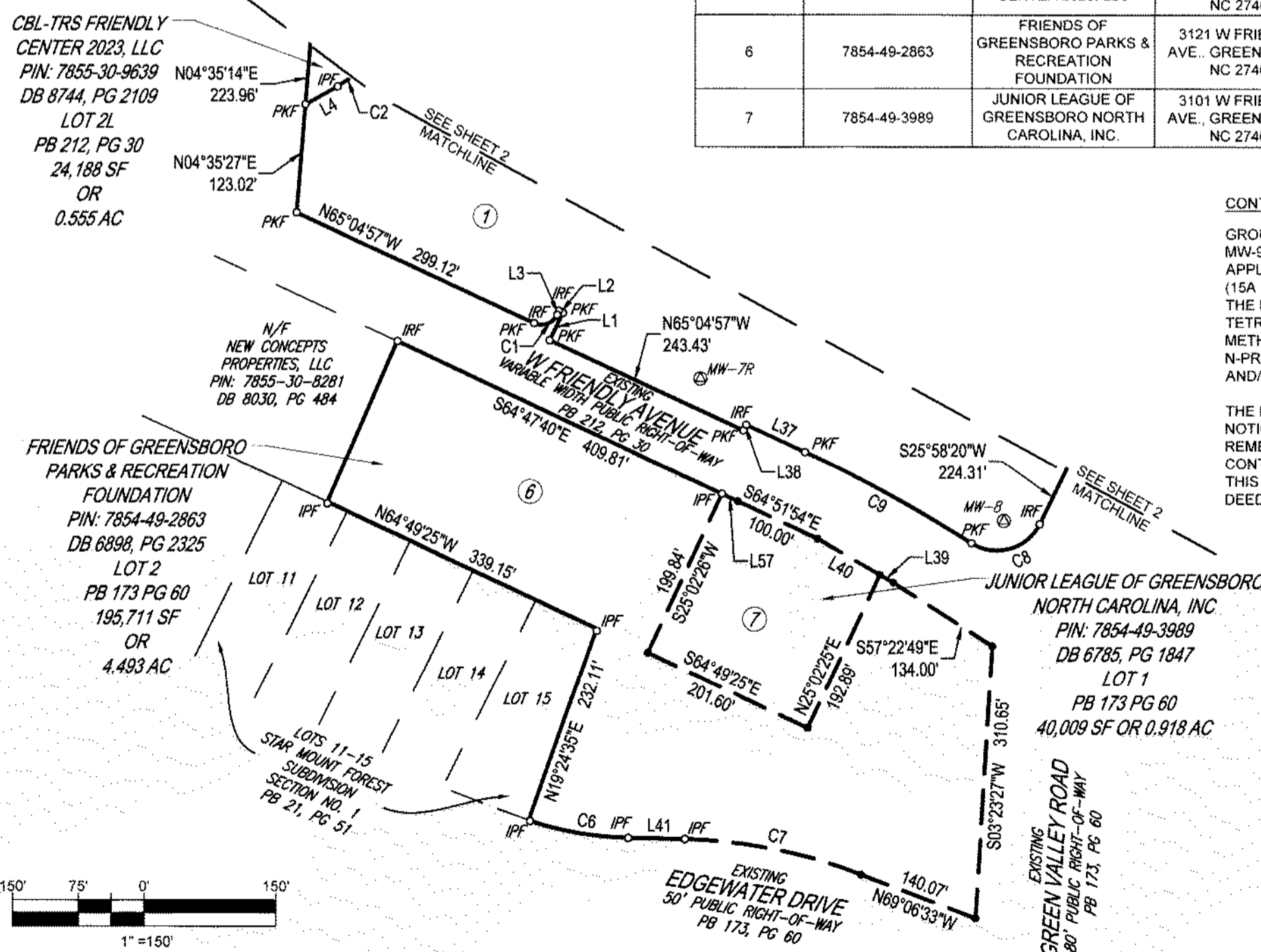
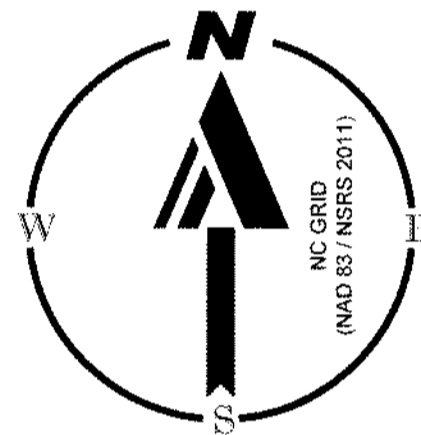
DRAWN
 DET

REVIEWED
 JT/TET

APPROVED
 TET

SCALE
 1" = 150'

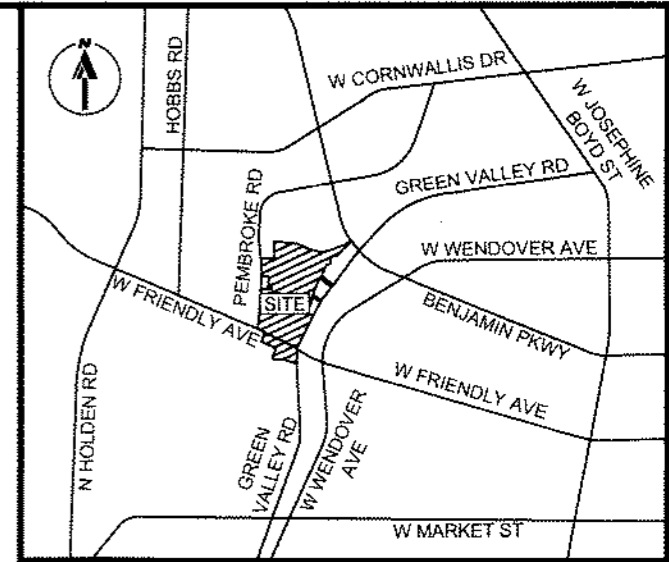
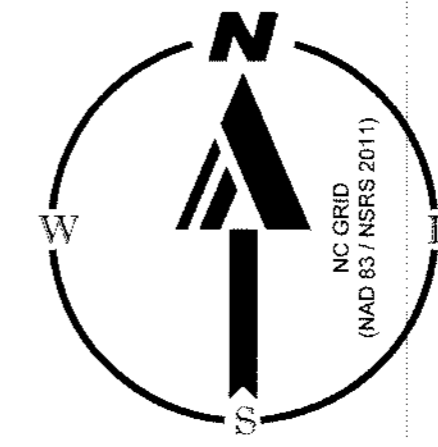
DWG. NO.
 1 OF 2



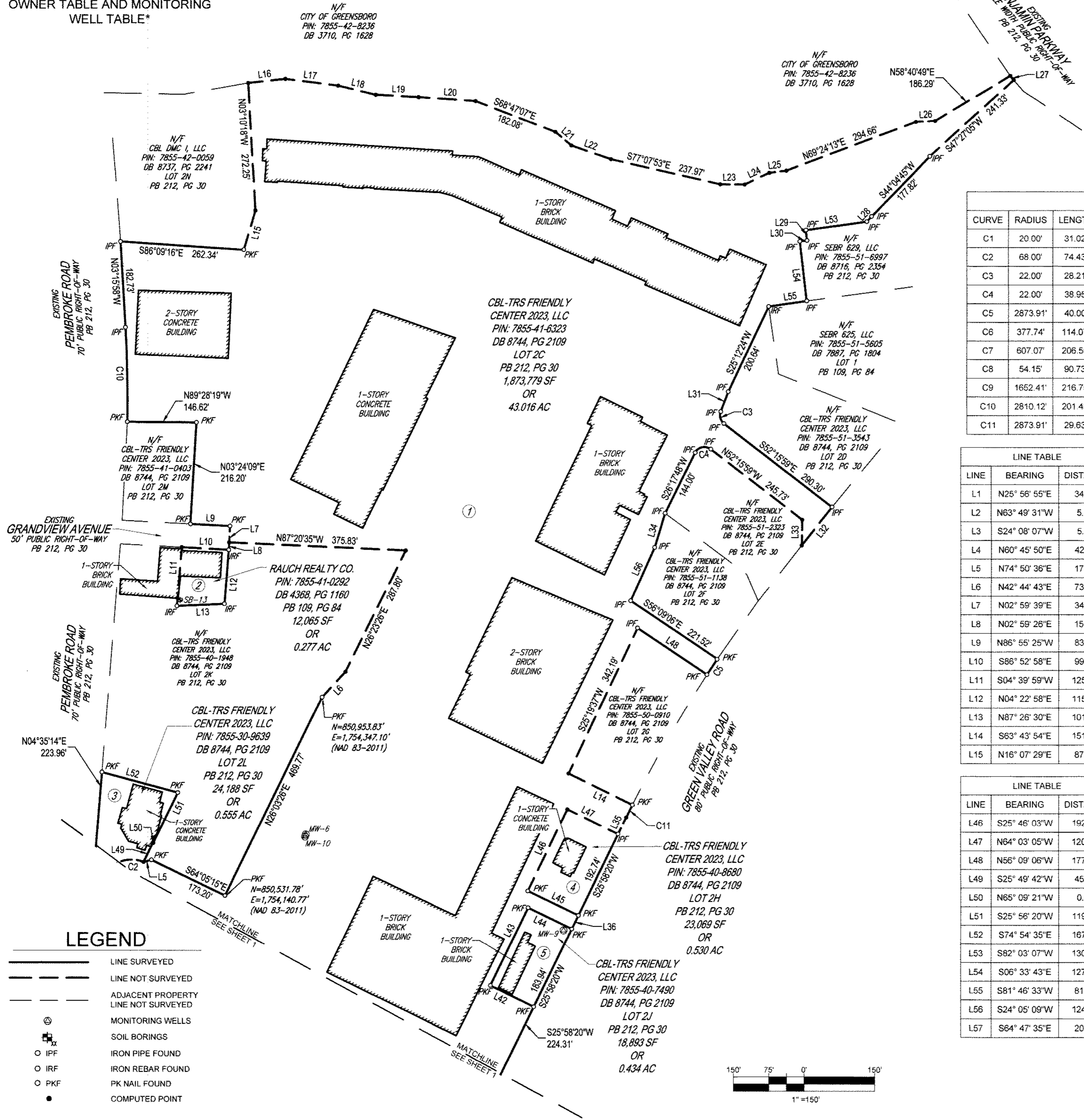
SEE SHEET 2 FOR LINE AND CURVE TABLES

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SEE SHEET 1 FOR NOTES, CERTIFICATIONS, PROPERTY OWNER TABLE AND MONITORING WELL TABLE



VICINITY MAP
NOT TO SCALE



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	20.00'	31.02'	N70°28'20"E	28.00'	088°51'14"	19.60'
C2	68.00'	74.43'	S81°00'48"W	70.77'	062°42'52"	41.44'
C3	22.00'	28.21'	S15°31'32"E	26.32'	073°28'46"	16.42'
C4	22.00'	38.95'	S77°00'54"W	34.06'	101°26'43"	26.90'
C5	2873.91'	40.00'	S33°19'05"W	40.00'	000°47'51"	20.00'
C6	377.74'	114.07'	S80°04'56"E	113.64'	017°18'10"	57.47'
C7	607.07'	206.55'	N78°51'37"W	205.56'	019°29'41"	104.29'
C8	54.15'	90.73'	N74°14'13"E	80.48'	095°59'45"	60.14'
C9	1652.41'	216.75'	N61°17'16"W	216.59'	007°30'56"	108.53'
C10	2810.12'	201.45'	N01°10'18"W	201.41'	004°06'27"	100.77'
C11	2873.91'	29.63'	S26°15'18"W	29.63'	000°35'27"	14.82'

- REFERENCES:
- DB 3710, PG 1628
 - DB 4368, PG 1160
 - DB 6785, PG 1847
 - DB 6898, PG 2325
 - DB 7887, PG 1804
 - DB 8030, PG 484
 - DB 8718, PG 2354
 - DB 8737, PG 2241
 - DB 8744, PG 2109
 - PB 21, PG 51
 - PB 109, PG 84
 - PB 173, PG 60
 - PB 212, PG 30

LINE TABLE

LINE	BEARING	DISTANCE
L1	N25° 56' 55"E	34.82'
L2	N63° 49' 31"W	5.10'
L3	S24° 08' 07"W	5.14'
L4	N60° 45' 50"E	42.25'
L5	N74° 50' 36"E	17.22'
L6	N42° 44' 43"E	73.13'
L7	N02° 59' 39"E	34.59'
L8	N02° 59' 26"E	15.89'
L9	N86° 55' 25"W	83.90'
L10	S86° 52' 58"E	99.80'
L11	S04° 39' 59"W	125.58'
L12	N04° 22' 58"E	115.56'
L13	N87° 26' 30"E	101.14'
L14	S63° 43' 54"E	151.09'
L15	N16° 07' 29"E	87.04'

LINE TABLE

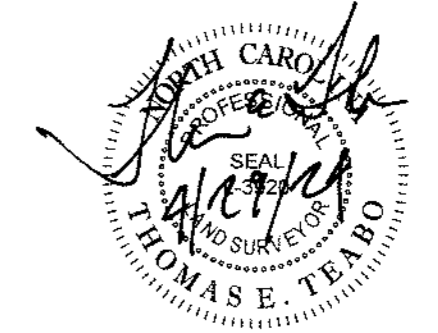
LINE	BEARING	DISTANCE
L16	N83° 50' 12"E	79.60'
L17	S82° 37' 24"E	112.80'
L18	S76° 02' 32"E	82.50'
L19	S86° 45' 20"E	91.32'
L20	S86° 08' 43"E	121.36'
L21	S49° 49' 20"E	44.41'
L22	S70° 53' 50"E	89.03'
L23	S89° 31' 28"E	51.62'
L24	N64° 37' 21"E	57.80'
L25	N82° 50' 24"E	36.59'
L26	N86° 59' 23"E	40.85'
L27	S39° 13' 58"E	11.56'
L28	S43° 39' 15"W	15.50'
L29	S05° 58' 36"E	22.82'
L30	S83° 20' 49"W	15.19'

LINE TABLE

LINE	BEARING	DISTANCE
L31	S21° 12' 55"W	45.21'
L32	S38° 24' 38"W	103.88'
L33	N01° 26' 00"E	54.44'
L34	S17° 07' 43"W	75.99'
L35	S25° 58' 20"W	39.32'
L36	S25° 58' 20"W	32.00'
L37	N65° 04' 32"W	74.11'
L38	S24° 55' 02"W	7.12'
L39	S59° 54' 46"E	17.91'
L40	S59° 54' 49"E	81.92'
L41	N88° 35' 08"W	65.12'
L42	S64° 01' 08"E	102.65'
L43	S25° 54' 11"W	183.79'
L44	N64° 06' 17"W	102.87'
L45	S64° 06' 17"E	119.31'

LINE TABLE

LINE	BEARING	DISTANCE
L46	S25° 46' 03"W	192.85'
L47	N64° 03' 05"W	120.00'
L48	N56° 09' 06"W	177.57'
L49	S25° 49' 42"W	45.47'
L50	N65° 09' 21"W	0.63'
L51	S25° 56' 20"W	119.38'
L52	S74° 54' 35"E	167.22'
L53	S82° 03' 07"W	130.32'
L54	S06° 33' 43"E	127.18'
L55	S81° 46' 33"W	81.69'
L56	S24° 05' 09"W	124.20'
L57	S64° 47' 35"E	20.00'



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 BLUE BIRD CLEANERS, DSCA SITE ID: DC410044

SOURCE PROPERTY ADDRESS: 601 FRIENDLY CENTER RD, GREENSBORO, NC 27408

CITY OF GREENSBORO, MOREHEAD TOWNSHIP, GUILFORD COUNTY, NORTH CAROLINA

FILE NO. NCA230116

DATE 04/29/2024

FIELD DATE 08/22/2023

BOHLER ENGINEERING

4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NORTH CAROLINA 27612 919.578.9000

www.bohlerengineering.com

CREW CHIEF PW

DRAWN DET

REVIEWED JT/TET

APPROVED TET

SCALE 1" = 150'

DWG. NO. 2 OF 2

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- LEGEND**
- LINE SURVEYED
 - - - LINE NOT SURVEYED
 - - - ADJACENT PROPERTY LINE NOT SURVEYED
 - ⊙ MONITORING WELLS
 - ⊙ SOIL BORINGS
 - ⊙ IPF IRON PIPE FOUND
 - ⊙ IRF IRON REBAR FOUND
 - ⊙ PKF PK NAIL FOUND
 - COMPUTED POINT

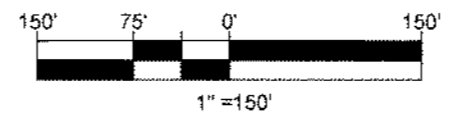


EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

Beginning at an iron pipe at the Southwestern intersection of West Friendly Avenue and Green Valley Road, thence with the Western 80 foot right-of-way for Green Valley Road South $02^{\circ} 49' 37''$ West distance being 310.65 feet to an iron pipe in the Northwest intersection of Green Valley Road and Edgewater Drive, thence with the Northern 50 foot right-of-way for Edgewater Drive North $69^{\circ} 40' 23''$ West distance being 140.07 feet to an iron pipe, thence with the Northern 50 foot right-of-way for Edgewater Drive being a curve to the left a chord bearing of North $79^{\circ} 25' 27''$ West chord distance being 205.56 feet and having a radius of 607.07 feet to an iron pipe, thence North $89^{\circ} 08' 58''$ West distance being 65.12 feet to an iron pipe, thence with a curve to the right a chord bearing of North $80^{\circ} 38' 46''$ West chord distance being 113.64 feet and having a radius of 377.74 feet to an existing iron pipe being the Southeastern corner of Arvil L. Pennington as recorded in Deed Book 5692, Page 1363, thence with the Eastern line of said Pennington North $18^{\circ} 50' 45''$ East distance being 232.11 feet to an iron pipe, thence along the North line of Starmount Forest, Section 1 as recorded in Plat Book 21, Page 51 North $65^{\circ} 23' 15''$ West distance being 339.15 feet to an existing iron pipe being the Southeastern corner of James R. Merrell, Jr., as recorded in Deed Book 5184, Page 1497, thence with the Eastern line of said Merrell North $22^{\circ} 42' 58''$ East distance being 200.16 feet to an existing iron pipe on the Southern right-of-way for West Friendly Avenue, thence with the Southern right-of-way for West Friendly Avenue as it varies South $65^{\circ} 21' 25''$ East distance being 409.80 feet to a new iron pipe, thence leaving the Southern right-of-way for West Friendly Avenue South $24^{\circ} 28' 35''$ West distance being 199.84 feet to a new iron pipe, thence South $65^{\circ} 23' 15''$ East distance being 201.60 feet to a new iron pipe, thence North $24^{\circ} 28' 35''$ East distance being 192.89 feet to a new iron pipe on the Southern right-of-way for West Friendly Avenue, thence South $60^{\circ} 28' 38''$ East distance being 17.91 feet to an existing iron pipe, and thence South $57^{\circ} 56' 39''$ East distance being 134.00 feet to the POINT AND PLACE OF BEGINNING.

ALSO, known as Lot 2 of the Junior League of Greensboro, NC, Inc. Plat as shown on Plat recorded in Plat Book 173, Page 60, Guilford County Register of Deeds.

Appendix D-7

Off-Source Property: Junior League of Greensboro North Carolina Inc, PIN 7854493989

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Junior League of Greensboro North Carolina Inc
Recorded in Book _____, Page _____
Associated plat recorded in Plat Book _____, Page _____

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this ____ day of _____, 20____. The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 3101 W Friendly Avenue, Greensboro, Guilford County, North Carolina, Parcel Identification Number (PIN) 7854493989.

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 8 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 Blue Bird Cleaners (DSCA Site DC410044) located at 3134 Kathleen Avenue, Greensboro, in the Friendly Center shopping center. **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 Guilford 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 NAVD88.
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONES "AE" & "ZONE X". AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3710785500J, PANEL 7855 EFFECTIVE DATE JUNE 18, 2007 AND FLOOD INSURANCE RATE MAP 3710785400J, PANEL 7854 EFFECTIVE DATE JUNE 18, 2007.
- EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-12-8.1 (B) AND (D) OF THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE.
- THE AREAS AND TYPE OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.
- SOIL BORING LOCATIONS SHOWN ON THE PLAT ARE FROM A MAP TITLED "SOIL PCE ISOCONCENTRATION MAP" PROVIDED BY HART & HICKMAN, PC DATED 5/5/2023.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA COUNTY OF GUILFORD
 CITY OF GREENSBORO, GUILFORD COUNTY

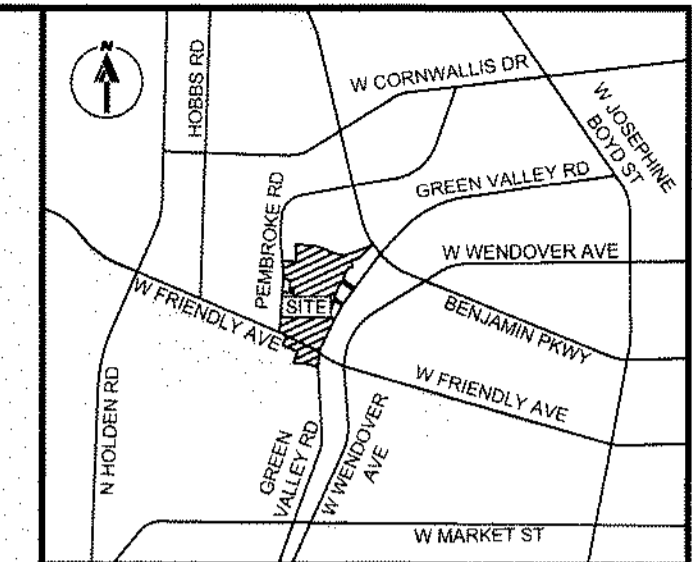
I, _____ REVIEW OFFICER FOR THE CITY OF GREENSBORO, GUILFORD COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

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 GUILFORD COUNTY REGISTER OF DEED'S OFFICE AT BOOK THE BOOK AND PAGE INDICATED IN TABLE A BELOW. 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.



VICINITY MAP NOT TO SCALE

REFERENCES:

- DB 3710, PG 1628
- DB 4368, PG 1160
- DB 6785, PG 1847
- DB 6898, PG 2325
- DB 7887, PG 1804
- DB 8030, PG 484
- DB 8716, PG 2354
- DB 8737, PG 2241
- DB 8744, PG 2109
- PB 21, PG 51
- PB 109, PG 84
- PB 173, PG 60
- PB 212, PG 30

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, 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:

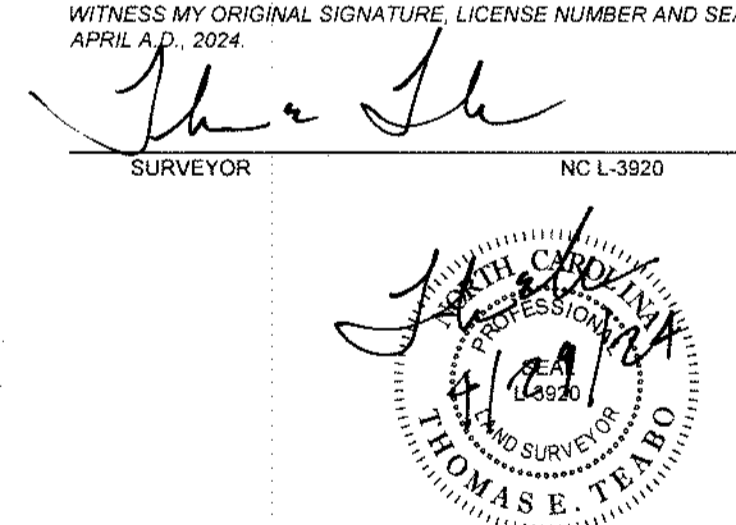
- CLASS OF SURVEY: "CLASS A"
- POSITIONAL ACCURACY: 0.04'
- TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS-NCVRS
- DATES OF SURVEY: 08/21/2023-08/22/2023
- DATUM/EPOCH: NAD 83 (2011) EPOCH 2010.00
- PUBLISHED/FIXED-CONTROL USE: NCVRS
- GEOD MODEL: 2018 (CONUS)
- COMBINED GRID FACTOR(S): 0.99994376
- UNITS: US SURVEY FEET

THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 29TH DAY OF APRIL A.D., 2024.

SURVEYOR

NC L-3920



LOT NUMBER	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
1	7855-41-6323	CBL-TRS FRIENDLY CENTER 2023, LLC	800 FRIENDLY CENTER RD, GREENSBORO, NC 27408	MOREHEAD	8744	2109		
2	7855-41-0292	RAUCH REALTY CO.	2715 GRANDVIEW AVE, GREENSBORO, NC 27408	MOREHEAD	4368	1160		
3	7855-30-9639	CBL-TRS FRIENDLY CENTER 2023, LLC	3124 W FRIENDLY AVE., GREENSBORO, NC 27408	MOREHEAD	8744	2109		
4	7855-40-8680	CBL-TRS FRIENDLY CENTER 2023, LLC	607 GREEN VALLEY RD., GREENSBORO, NC 27408	MOREHEAD	8744	2109		
5	7855-40-7490	CBL-TRS FRIENDLY CENTER 2023, LLC	603 GREEN VALLEY RD., GREENSBORO, NC 27408	MOREHEAD	8744	2109		
6	7854-49-2863	FRIENDS OF GREENSBORO PARKS & RECREATION FOUNDATION	3121 W FRIENDLY AVE., GREENSBORO, NC 27408	MOREHEAD	6898	2325		
7	7854-49-3989	JUNIOR LEAGUE OF GREENSBORO NORTH CAROLINA, INC.	3101 W FRIENDLY AVE., GREENSBORO, NC 27408	MOREHEAD	6785	1847		

CONTAMINANT STATEMENT

GROUNDWATER IN WELLS MW-6, MW-7R, MW-9 AND MW-10 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L 0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, BENZENE, METHYL TERT-BUTYL ETHER, NAPHTHALENE, N-PROPYLBENZENE, 1,2-DICHLOROETHANE, AND/OR 1,2,3-TRICHLOROPROPANE.

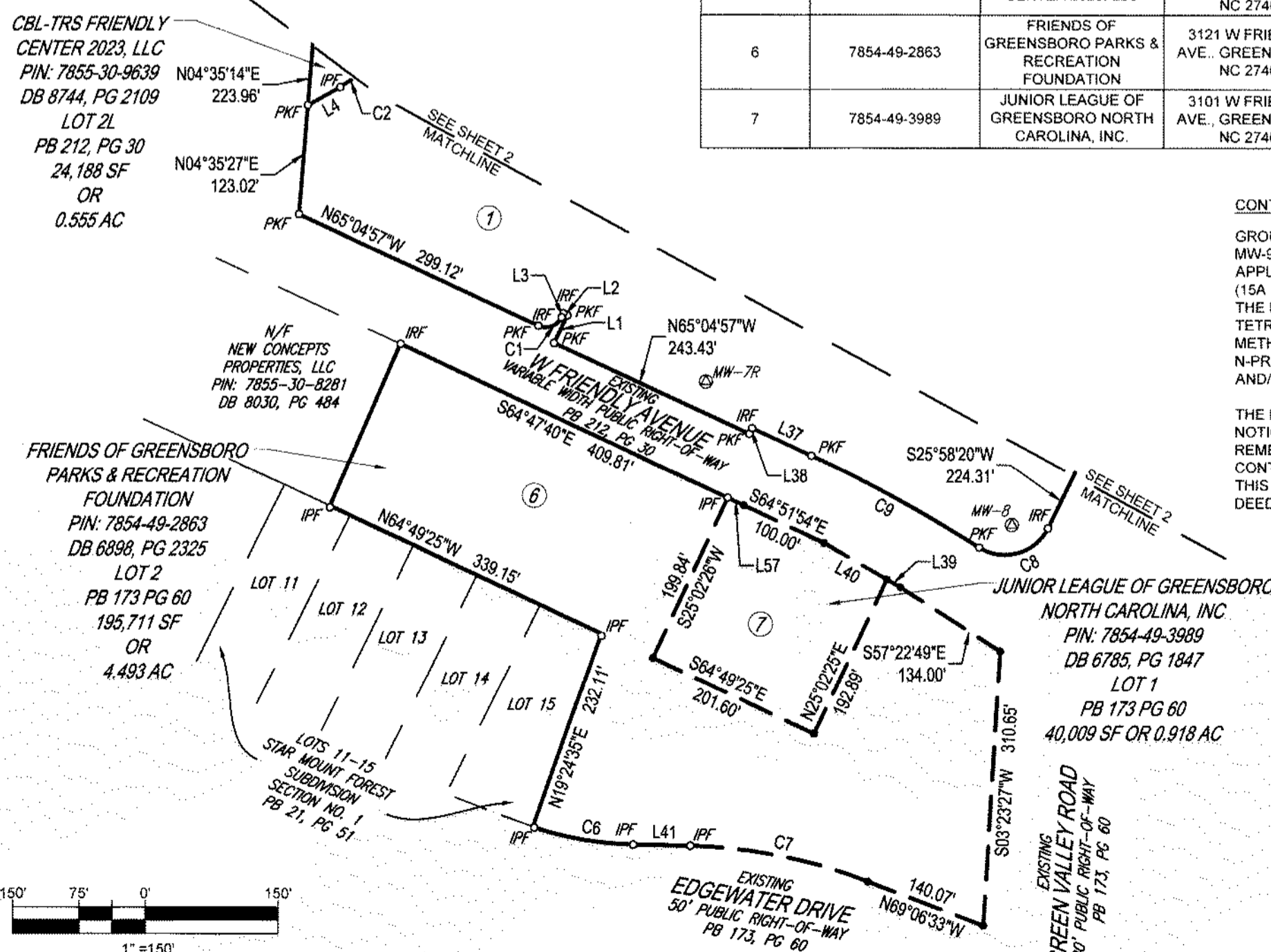
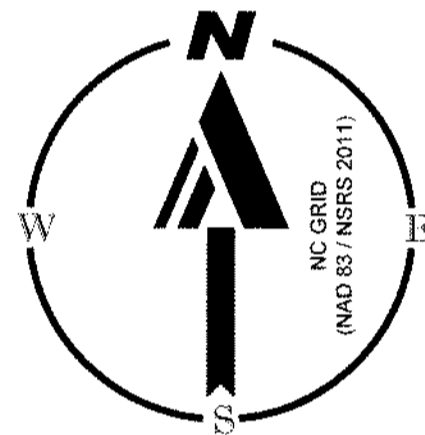
THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THIS PROPERTY, IS RECORDED AT: DEED BOOK: _____ PAGE: _____

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-6	850166.71	1754313.01	804.67
MW-7R	850259.59	1754312.33	793.63
MW-8	850097.28	1754658.54	788.87
MW-9	850457.69	1754860.38	799.68
MW-10	850657.10	1754311.41	804.53

LEGEND

- LINE SURVEYED
- - - LINE NOT SURVEYED
- - - ADJACENT PROPERTY LINE NOT SURVEYED
- ⊙ MONITORING WELLS
- ⊙ SOIL BORINGS
- ⊙ IPF IRON PIPE FOUND
- ⊙ IRF IRON REBAR FOUND
- ⊙ PKF PK NAIL FOUND
- COMPUTED POINT



SEE SHEET 2 FOR LINE AND CURVE TABLES

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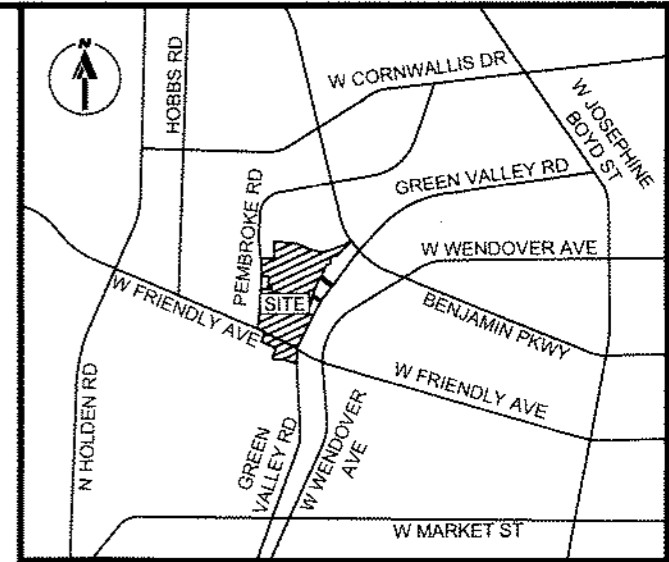
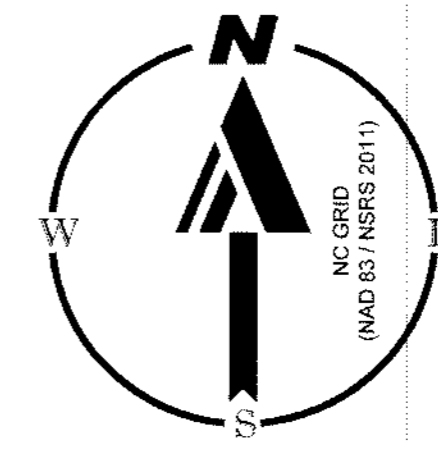
SURVEY PLAT - EXHIBIT A TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION NON-SOURCE PROPERTIES

SEE "TABLE A" FOR NON-SOURCE OWNER INFORMATION
 CONTAMINATION SOURCE: THE FORMER BLUE BIRD CLEANERS, DSCA SITE ID: DC410044
 SOURCE PROPERTY ADDRESS: 801 FRIENDLY CENTER RD, GREENSBORO, NC 27408
 CITY OF GREENSBORO, MOREHEAD TOWNSHIP, GUILFORD COUNTY, NORTH CAROLINA

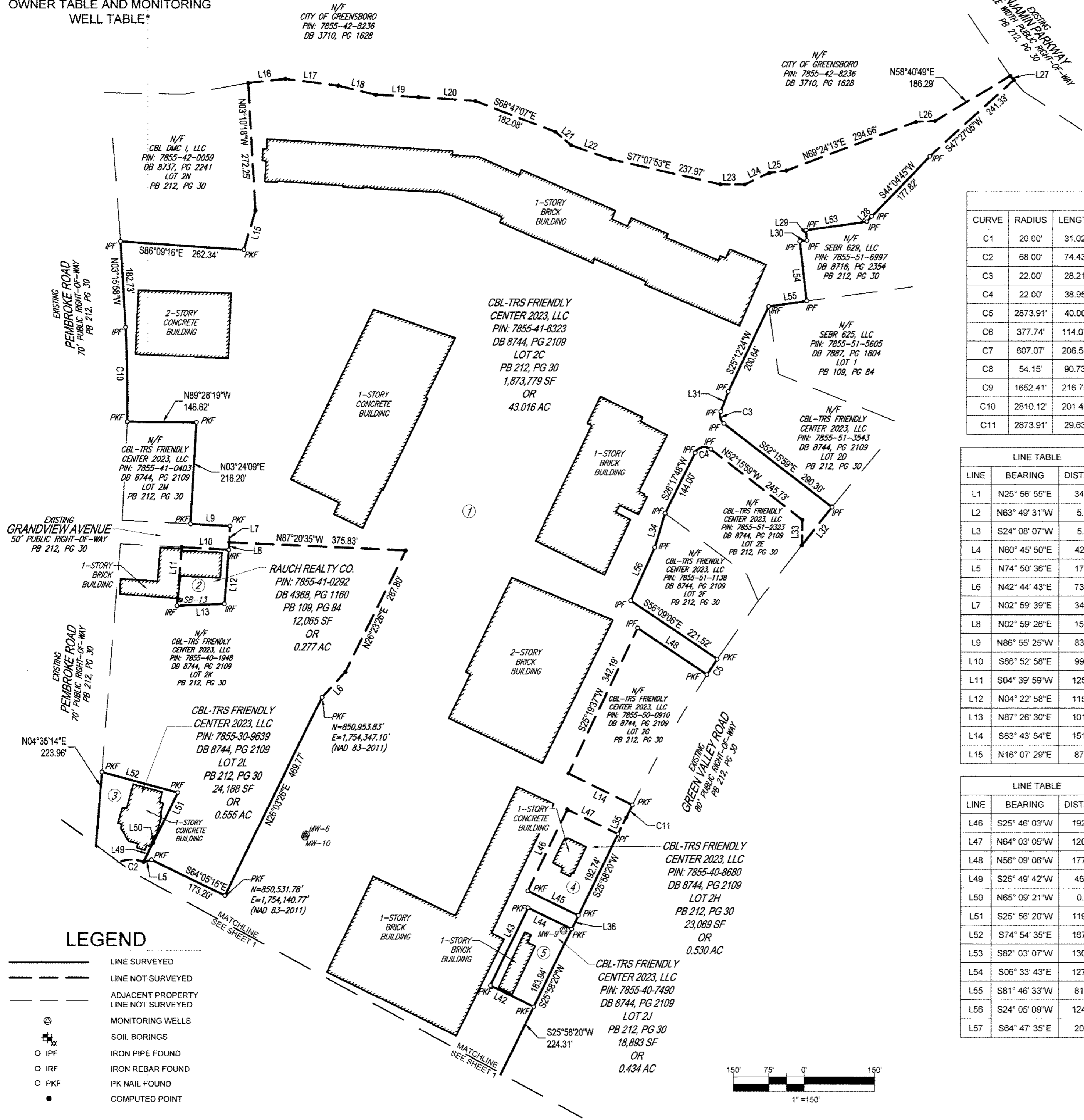
NCBELS: P-1132

FILE NO. NCA230116	BOHLER	4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NORTH CAROLINA 27612 919.578.9000 www.bohlerengineering.com
DATE 04/29/2024		
FIELD DATE 08/22/2023	CREW CHIEF PW	DRAWN DET
	REVIEWED JT/TET	APPROVED TET
	SCALE 1" = 150'	DWG. NO. 1 OF 2

SEE SHEET 1 FOR NOTES, CERTIFICATIONS, PROPERTY OWNER TABLE AND MONITORING WELL TABLE



VICINITY MAP
NOT TO SCALE



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	20.00'	31.02'	N70°28'20"E	28.00'	088°51'14"	19.60'
C2	68.00'	74.43'	S81°00'48"W	70.77'	062°42'52"	41.44'
C3	22.00'	28.21'	S15°31'32"E	26.32'	073°28'46"	16.42'
C4	22.00'	38.95'	S77°00'54"W	34.06'	101°26'43"	26.90'
C5	2873.91'	40.00'	S33°19'05"W	40.00'	000°47'51"	20.00'
C6	377.74'	114.07'	S80°04'56"E	113.64'	017°18'10"	57.47'
C7	607.07'	206.55'	N78°51'37"W	205.56'	019°29'41"	104.29'
C8	54.15'	90.73'	N74°14'13"E	80.48'	095°59'45"	60.14'
C9	1652.41'	216.75'	N61°17'16"W	216.59'	007°30'56"	108.53'
C10	2810.12'	201.45'	N01°10'18"W	201.41'	004°06'27"	100.77'
C11	2873.91'	29.63'	S26°15'18"W	29.63'	000°35'27"	14.82'

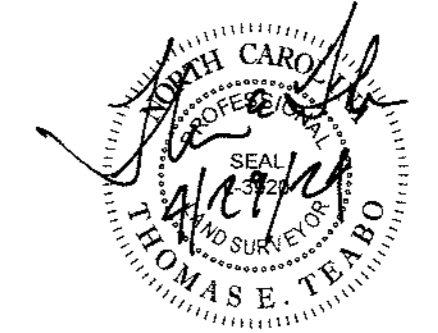
- REFERENCES:
- DB 3710, PG 1628
 - DB 4368, PG 1180
 - DB 6785, PG 1847
 - DB 6898, PG 2325
 - DB 7887, PG 1804
 - DB 8030, PG 484
 - DB 8718, PG 2354
 - DB 8737, PG 2241
 - DB 8744, PG 2109
 - PB 21, PG 51
 - PB 109, PG 84
 - PB 173, PG 60
 - PB 212, PG 30

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N25° 56' 55"E	34.82'
L2	N63° 49' 31"W	5.10'
L3	S24° 08' 07"W	5.14'
L4	N60° 45' 50"E	42.25'
L5	N74° 50' 36"E	17.22'
L6	N42° 44' 43"E	73.13'
L7	N02° 59' 39"E	34.59'
L8	N02° 59' 26"E	15.89'
L9	N86° 55' 25"W	83.90'
L10	S86° 52' 58"E	99.80'
L11	S04° 39' 59"W	125.58'
L12	N04° 22' 58"E	115.56'
L13	N87° 26' 30"E	101.14'
L14	S63° 43' 54"E	151.09'
L15	N16° 07' 29"E	87.04'

LINE TABLE		
LINE	BEARING	DISTANCE
L16	N83° 50' 12"E	79.60'
L17	S82° 37' 24"E	112.80'
L18	S76° 02' 32"E	82.50'
L19	S86° 45' 20"E	91.32'
L20	S86° 08' 43"E	121.36'
L21	S49° 49' 20"E	44.41'
L22	S70° 53' 50"E	89.03'
L23	S89° 31' 28"E	51.62'
L24	N84° 37' 21"E	57.80'
L25	N82° 50' 24"E	36.59'
L26	N86° 59' 23"E	40.85'
L27	S39° 13' 58"E	11.56'
L28	S43° 39' 15"W	15.50'
L29	S05° 58' 36"E	22.82'
L30	S83° 20' 49"W	15.19'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	S21° 12' 55"W	45.21'
L32	S38° 24' 38"W	103.88'
L33	N01° 26' 00"E	54.44'
L34	S17° 07' 43"W	75.99'
L35	S25° 58' 20"W	39.32'
L36	S25° 58' 20"W	32.00'
L37	N65° 04' 32"W	74.11'
L38	S24° 55' 02"W	7.12'
L39	S59° 54' 46"E	17.91'
L40	S59° 54' 49"E	81.92'
L41	N88° 35' 08"W	65.12'
L42	S64° 01' 08"E	102.65'
L43	S25° 54' 11"W	183.79'
L44	N64° 06' 17"W	102.87'
L45	S64° 06' 17"E	119.31'

LINE TABLE		
LINE	BEARING	DISTANCE
L46	S25° 46' 03"W	192.85'
L47	N64° 03' 05"W	120.00'
L48	N56° 09' 06"W	177.57'
L49	S25° 49' 42"W	45.47'
L50	N65° 09' 21"W	0.63'
L51	S25° 56' 20"W	119.38'
L52	S74° 54' 35"E	167.22'
L53	S82° 03' 07"W	130.32'
L54	S06° 33' 43"E	127.18'
L55	S81° 46' 33"W	81.69'
L56	S24° 05' 09"W	124.20'
L57	S64° 47' 35"E	20.00'



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 BLUE BIRD CLEANERS, DSCA SITE ID: DC410044

SOURCE PROPERTY ADDRESS: 601 FRIENDLY CENTER RD, GREENSBORO, NC 27408

CITY OF GREENSBORO, MOREHEAD TOWNSHIP, GUILFORD COUNTY, NORTH CAROLINA

NCBELS: P-1132

FILE NO. NCA230116	BOHLER	4130 PARKLAKE AVENUE, SUITE 200 RALEIGH, NORTH CAROLINA 27612 919.578.9000
DATE 04/29/2024		www.bohlerengineering.com
FIELD DATE 08/22/2023	CREW CHIEF PW	DRAWN DET
	REVIEWED JT/TET	APPROVED TET
	SCALE 1" = 150'	DWG. NO. 2 OF 2

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LEGEND

- LINE SURVEYED
- - - - LINE NOT SURVEYED
- - - - ADJACENT PROPERTY LINE NOT SURVEYED
- ⊙ MONITORING WELLS
- ⊙ SOIL BORINGS
- IPF IRON PIPE FOUND
- IRF IRON REBAR FOUND
- PKF PK NAIL FOUND
- COMPUTED POINT

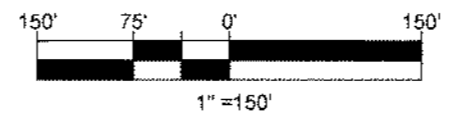


EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

BEGINNING AT A NEW IRON PIPE ON THE SOUTHERN RIGHT OF WAY FOR WEST FRIENDLY AVENUE, SAID NEW IRON PIPE BEING N 57 DEG. 56 MIN. 39 SEC. W DISTANCE BEING 134.00 FEET AND N 60 DEG. 28 MIN. 36 SEC. W DISTANCE BEING 17.91 FEET FROM AN IRON PIPE AT THE SOUTHWESTERN INTERSECTION OF WEST FRIENDLY AVENUE AND GREEN VALLEY ROAD, THENCE FROM SAID POINT OF BEGINNING S 24 DEG. 28 MIN. 35 SEC. W DISTANCE BEING 192.89 FEET TO A NEW IRON PIPE, THENCE N 65 DEG. 23 MIN. 15 SEC. W DISTANCE BEING 81.60 FEET TO AN EXISTING IRON PIPE BEING THE SOUTHEASTERN MOST CORNER OF TAX PARCEL 220-11-25, THENCE ALONG THE SOUTHERN LINE OF SAID TAX PARCEL 220-11-25 N 65 DEG. 23 MIN. 15 SEC. W DISTANCE BEING 100.00 FEET TO AN EXISTING IRON PIPE, SAID EXISTING IRON PIPE BEING THE SOUTHWESTERN MOST CORNER OF SAID TAX PARCEL 220-11-25, THENCE N 65 DEG. 23 MIN. 15 SEC. W DISTANCE BEING 20.00 FEET TO A NEW IRON PIPE, THENCE N 24 DEG. 28 MIN. 35 SEC. E DISTANCE BEING 199.84 FEET TO A NEW IRON PIPE ON THE SOUTHERN RIGHT OF WAY FOR WEST FRIENDLY AVENUE, THENCE ALONG SOUTHERN RIGHT OF WAY FOR WEST FRIENDLY AVENUE S 65 DEG. 21 MIN. 25 SEC. E DISTANCE BEING 20.00 FEET TO AN EXISTING IRON PIPE, SAID EXISTING IRON PIPE BEING THE NORTHWESTERN MOST CORNER OF AFORESAID TAX PARCEL 220-11-25, THENCE WITH THE SOUTHERN RIGHT OF WAY FOR WEST FRIENDLY AVENUE S 65 DEG. 25 MIN. 44 SEC. E DISTANCE BEING 100.00 FEET TO AN EXISTING IRON PIPE, THENCE S 60 DEG. 28 MIN. 36 SEC. E DISTANCE BEING 81.91 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 40,008 SQUARE FEET TO MORE OR LESS.

Appendix E
Example Annual Certification of Land-Use Restrictions

Annual Certification of Land-Use Restrictions

Site Name: Former Blue Bird Cleaners
Site Address: 601 Friendly Center Road, Greensboro, North Carolina
DSCA Site ID: DC410044

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 CBL-TRS Friendly Center 2023 LLC (property owner at time of recordation) and recorded in Deed Book <blank>, Page <blank> on <date> at the Guilford County Register of Deeds Office, CBL-TRS Friendly Center 2023 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 Guilford County Register of Deeds office and the land-use restrictions therein are being complied with.

Duly executed this _____ day of _____, 20__.

CBL-TRS Friendly Center 2023 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]



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
Former Blue Bird Cleaners, 601 Friendly Center Road
Greensboro, Guilford County, North Carolina
DSCA Site ID DC410044

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 Guilford 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/Jay W. King
1646 Mail Service Center
Raleigh, NC 27699-1646

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



violation of a land-use restriction shall be liable for remediation of all contaminants to unrestricted use standards.

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

Sincerely,

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

Attachments: Annual Certification of Land-Use Restrictions form

cc: DSCA Site ID DC410044 File



Appendix F
Example Documents Announcing the Public Comment Period



ROY COOPER
Governor

ELIZABETH S. BISER
Secretary

MICHAEL SCOTT
Director

<Date>

Mr. Taiwo Jaiyeoba, City Manager
PO Box 3136
Greensboro, NC 27402-3136

Subj: Remediation of Dry-Cleaning Solvent Contamination
DSCA Site ID # DC410044
Former Blue Bird Cleaners, 3134 Kathleen Avenue, Greensboro

Dear Mr. Jaiyeoba:

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 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:

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

A Summary of the NOI is being published in the Greensboro News & Record, copies are being sent to owners of property within and contiguous with the area of contamination, and a copy of the Summary will be conspicuously posted at the Site during the public comment period.



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

Sincerely,

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

cc: DSCA Site ID DC410044 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



ROY COOPER
Governor

ELIZABETH S. BISER
Secretary

MICHAEL SCOTT
Director

<Date>

Dr. Iulia Vann, Health Director
Guilford County Division of Public Health
1203 Maple Street
Greensboro, NC 27405

Subj: Remediation of Dry-Cleaning Solvent Contamination
DSCA Site ID DC410044
Former Blue Bird Cleaners, 3134 Kathleen Avenue, Greensboro

Dear Dr. Vann:

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 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:

<DSCA PM>, 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 Greensboro News & Record, 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.



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

Sincerely,

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

cc: DSCA Site ID DC410044 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

Public Notice

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

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

Former Blue Bird Cleaners
DSCA Site ID DC410044

Pursuant to N.C.G.S. §143-215.104L, on behalf of CBL-Friendly Center CMBS, 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.

Blue Bird Cleaners formerly conducted dry-cleaning operations at the Friendly Center shopping mall at 3134 Kathleen Avenue, in Greensboro, North Carolina. The property is currently occupied by CBL Management Office/Security. Dry-cleaning solvent contamination in soil and/or groundwater has been identified at the following parcel(s):

601 Friendly Center Road, in Greensboro; PIN 7855-40-1948

800 Friendly Center Road, in Greensboro; PIN 7855-41-6323

2715 Grandview Avenue, in Greensboro; PIN 7855-41-0292

3124 W Friendly Avenue, in Greensboro; PIN 7855-30-9639

607 Green Valley Road, in Greensboro; PIN 7855-40-8680

603 Green Valley Road, in Greensboro; PIN 7855-40-7490

3121 W Friendly Avenue, in Greensboro; PIN 7854-49-2863

3101 W Friendly Avenue, in Greensboro; PIN 7854-49-3989

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 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 Jay King at (919) 707-8357. All comments and requests should be sent to:

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

ROY COOPER
Governor
ELIZABETH S. BISER
Secretary
MICHAEL SCOTT
Director



<date>

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

Subj: Dry-Cleaning Solvent Contamination at the Former Blue Bird Cleaners,
3134 Kathleen Avenue, Greensboro, Guilford County, NC
DSCA Site ID DC410044

Dear <property owner>:

You are receiving this letter because your property at <adjacent property address> is adjacent to an area contaminated with dry-cleaning solvents. There are no actions required on your part and your property is not contaminated. This letter is only for notification purposes. The Dry-Cleaning Solvent Clean-up Act (DSCA) Program has completed an assessment of the dry-cleaning solvent contamination associated with the former Blue Bird Cleaners at 3134 Kathleen Avenue in Greensboro. The former dry-cleaner building is currently occupied by CBL Management Office/Security. 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 jay.king@deq.nc.gov or (919) 707-8367.

Sincerely,

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

Attachments: Summary of the NOI

cc: DSCA Site ID DC410044 File



North Carolina Department of Environmental Quality | Division of Waste Management
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646
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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 the Former Blue Bird Cleaners,
3134 Kathleen Avenue, Greensboro, Guilford County, NC
DSCA Site ID DC410044

Dear <property owner>:

The Dry-Cleaning Solvent Clean-up Act (DSCA) Program has completed an assessment of the dry-cleaning solvent contamination associated with the former Blue Bird Cleaners at 3134 Kathleen Avenue in Greensboro. The former dry-cleaner building is currently occupied by CBL Management Office/Security. A Risk Management Plan (RMP) to address the site contamination has been prepared. You are receiving this letter in accordance with the DSCA Program's statutes, which provide the community an opportunity to review and comment on the proposed RMP. Attached is a ***Summary of the Notice of Intent to Remediate a Dry-Cleaning Solvent Facility or Abandoned Site*** which provides a brief description of the proposed remedy, a web link with more details, and the dates and procedures for commenting on the proposed RMP. We ask that you review these documents. If you do not have access to the internet, we ask that you contact us to request a hard copy.

You are also receiving this letter because your property at <address of property where 2C notice will be filed> lies within an area where dry-cleaning solvents have been detected in groundwater. An evaluation of the risks concluded that the contamination poses no unacceptable risks for the current use of your property. However, because groundwater under your property is contaminated, state regulations prohibit the installation of a water supply well on this property. If the RMP is approved, a notice will be recorded in the chain of title indicating that groundwater is contaminated with dry-cleaning solvents and that regulations prohibit installation of a water supply well into a contaminated aquifer.

If you would like to see an example of this notice, please go to 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 Blue Bird Cleaners and site DC410044 site and see Appendix D. If the proposed remedy is approved, you will be sent a letter describing your rights to appeal the decision to file such a notice in the chain of title, and providing you the option of filing the notice yourself.



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

Sincerely,

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

Attachments: Summary of the NOI

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