



North Carolina Department of Environment and Natural Resources  
Division of Waste Management

Beverly Eaves Perdue  
Governor

Dexter R. Matthews  
Director

Dee Freeman  
Secretary

July 27, 2012

Kathryn Sticksel  
OE Commercial Holding, Inc.  
348 Elizabeth Brady Road  
Hillsborough, NC 27278

**Subject: LETTER OF ELIGIBILITY – FORMER ANNEDEEN HOSIERY SITE**  
717 North Park Ave  
Burlington, Alamance County  
N.C. Brownfields Program Project No. 16018-12-01

Dear Ms. Sticksel:

The North Carolina Department of Environment and Natural Resources (DENR) has received and reviewed the May 14, 2012 Brownfields Property Application (BPA) submitted by Sean Sullivan of Williams Mullen on behalf of OE Commercial Holding, Inc. (OECH) as a Prospective Developer seeking a brownfields agreement regarding the subject site. We understand that OECH desires to purchase the property for the purposes of redevelopment as a vocational rehabilitation center for disabled adults. Upon review of the BPA with respect to the requirements of the Brownfields Property Reuse Act of 1997, DENR has determined that this redevelopment project is eligible for entry into the North Carolina Brownfields Program (NCBP) and for continued evaluation for a Brownfields Agreement (BFA).

The next step in the process will involve a detailed review of available environmental and other relevant data to determine what is currently known about contamination at the site, and what, if any, information gaps may exist that may require additional assessment. We are in receipt of a Phase I Environmental Site Assessment Report and a Limited Phase II Environmental Site Assessment of the subject property. Historical site information from the files of DENR's Division of Waste Management will also be utilized during the evaluation process. Please forward any additional information, reports or data you may have or can acquire for our evaluation. This should include reports from other DENR agencies or regional offices, if available. We will contact you regarding any additional assessment that may be necessary to establish that the property is or can be made suitable for the intended reuse, as required by statute.

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According to the BPA, the redevelopment of the subject property will involve making various improvements to the existing structure. These improvements will bring critically needed support facilities to the property. Principle among the planned improvements are a new HVAC system, new lighting, the addition of ADA-required ingress/egress components and a new roof system. Risk management decisions made and memorialized in the BFA may vary depending on the nature of the redevelopment, and it will be important that DENR review the *locations* of the any future construction at the site. In that vein, please forward to NCBP Project Manager Tony Duque any maps or drawings of future construction plans, even if they are only preliminary or conceptual, as soon as they become available.

**Please note:** pending execution of a final BFA, NCBP eligibility is provisional. You do not have the protections a BFA offers unless and until the BFA is executed. Thus, if you operate at the site before a BFA has been finalized for the property, you do so at the risk of jeopardizing your eligibility and/or becoming a party responsible for the contamination at the site. This makes it very much in your interest to consult closely with the NCBP Project Manager regarding any and all planned site activities prior to agreement finalization. In that the site is currently being used for vocational training, you are cautioned to conduct all operations and activities at the site with great care not to cause a release of regulated substances at the property that could jeopardize your eligibility for the NCBP.

We are excited about the potential for public benefit offered by your project, and we look forward to working with you to advance this important brownfields redevelopment. If you have questions about this correspondence or require additional information, please feel free to contact Tony Duque by phone at 919-707-8380 or by e-mail at [tony.duque@ncdenr.gov](mailto:tony.duque@ncdenr.gov).

Sincerely,



Linda M. Culpepper  
Deputy Director  
Division of Waste Management

cc: Project File

ec: Bruce Nicholson, DENR  
Tony Duque, DENR  
Sean Sullivan, WM