

Brownfields Program
File Room Document Transmittal Sheet

23

Your Name: Shirley Liggins
Project ID: 0601602060
Facility Name: Radiator Specialty
Document Group: Brownfields Property Application (BPA)
Document Type: Other (O)
Description: Addition of Property to application
Date of Doc: 5/10/2006
Author of Doc: David A. Franchina

6

File Room Use Only

Date Recieved by File Room:

Date Scanned:

Month	Day	Year
7	6	12

0601602060

Scanner's Initials:

dal

Kennedy Covington
ATTORNEYS AT LAW

David A. Franchina
dfranchina@kennedycovington.com
704.331.7543 (Voice)
704.353.3243 (Fax)

May 10, 2006

Mr. Bruce Nicholson
Special Remediation Branch, Superfund Section
North Carolina Department of
Environment and Natural Resources
401 Oberlin Road
Raleigh, North Carolina 27605

Ms. Carolyn F. Minnich
Brownfields Project Manager, Superfund Section, Division of Waste Management, NC
City of Charlotte
Neighborhood Development Department
1314 Mallard Ridge Drive
Tega Cay, SC 29708

RE: Radiator Specialty Brownfields Property
1900 Wilkinson Boulevard, Charlotte, North Carolina
Brownfields Project Number 0616-02-60

Addition of Property Located at 2016 Wilkinson Boulevard
to Brownfields property

Dear Mr. Nicholson and Ms. Minnich:

This Firm represents Suttle Avenue, LLC, with respect to the referenced Brownfields property.

Suttle Avenue, LLC continues to pursue redevelopment of the referenced Brownfields property under North Carolina's Brownfields Program. In connection with that effort, the two members of Suttle Avenue, LLC -- Crosland Suttle Avenue, LLC and APS Wilkinson Properties, LLC -- plan to purchase jointly a parcel of property located at 2016 Wilkinson Boulevard, in close proximity to the referenced Brownfields property. They intend to purchase the property as tenants in common and contribute the property to Suttle Avenue, LLC so that it can be incorporated into the redevelopment of the referenced Brownfields property.

2424041.01
LIB: CHARLOTTE

Mr. Bruce Nicholson
Ms. Carolyn F. Minnich
May 10, 2006
Page 2

The purpose of this letter is to request that the property at 2016 Wilkinson Boulevard be added to the referenced Brownfields property.

In support of this request, Suttle Avenue, LLC, provides the following information:

1. Contact Information. Same as set out in letter of intent submitted by Suttle Avenue, LLC.
2. Contact Person for Prospective Developer. Same as set out in letter of intent submitted by Suttle Avenue, LLC.
3. Parents, Subsidiaries, Affiliates of Prospective Developer. Same as set out in letter of intent submitted by Suttle Avenue, LLC.
4. Property History & Real or Suspected Contamination. The Property was used as a trucking terminal between 1959 and 1993, and since 1995 it has been used as a transitional "level III" drug and alcohol rehabilitation center for teenagers. Its tax parcel number is 06702109.

Suttle Avenue, LLC suspects that soil and/or groundwater at the Property may have been contaminated by petroleum or hazardous substances from historical operations on the Property during its use as a trucking terminal, and it is aware that some groundwater contamination exists on the Property. Furthermore, several underground storage tanks have been used on the Property at some time in the past.

Suttle Avenue, LLC, believes that given the environmental history of the Property, obtaining a Brownfields Agreement will be critical to attracting future users to the Property who are likely to be concerned about liability in the event that they contemplate the purchase of some or all of the Property. Further, Prospective Developer believes that obtaining tenants for the development will be difficult without a Brownfields Agreement. Finally, obtaining a Brownfields Agreement will also be critical to obtaining financing and investment for redevelopment.

5. Intended Uses of the Redeveloped Property. Same as set out in letter of intent submitted by Suttle Avenue, LLC.
6. Public Benefit from Redevelopment. Same as set out in letter of intent submitted by Suttle Avenue, LLC.
7. Financial, Managerial & Technical Means to Implement Brownfields Agreement. Same as set out in letter of intent submitted by Suttle Avenue, LLC.

Mr. Bruce Nicholson
Ms. Carolyn F. Minnich
May 10, 2006
Page 3

8. Commitment that Prospective Developer Will Comply with all Applicable Procedural Requirements Under the Brownfields Program, including Payment of All Statutorily Required Fees. Same as set out in letter of intent submitted by Suttle Avenue, LLC.
9. Prospective Developer Certification. Same as set out in letter of intent submitted by Suttle Avenue, LLC.
10. Site Location Map. A site location map is provided as Attachment 1.
11. Plat or Survey of Property. A survey of the Property is provided as Attachment 2.
12. Photograph of Property. Photographs of the Property are provided in the Attachment 3.

Thank you in advance for you attention to this matter.

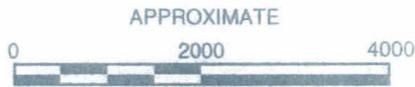
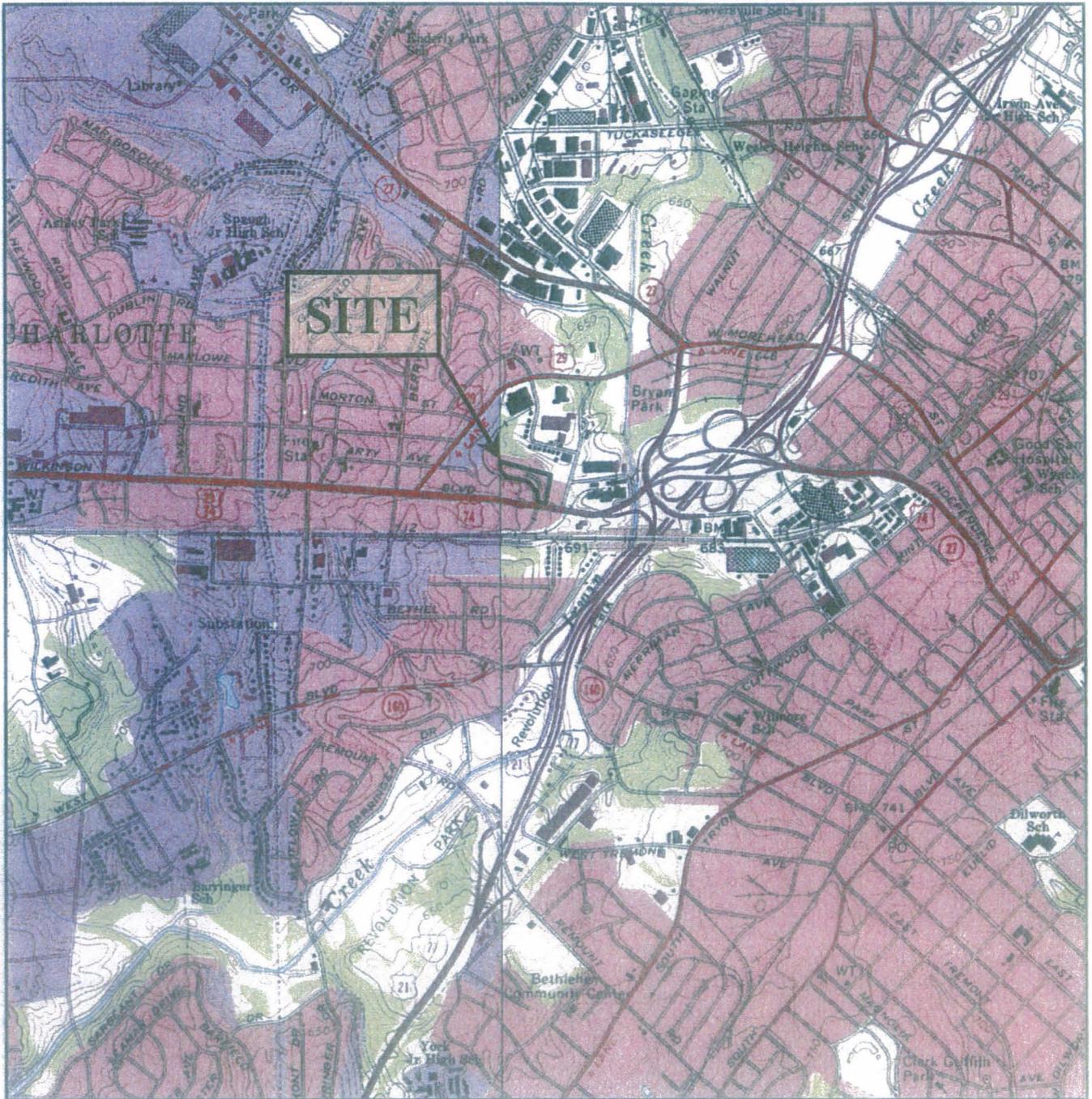
Please contact me if you have questions.

Sincerely,



David A. Franchina
For the Firm

DAF/cww
Enclosures
cc: Mr. George Macon (w/o enclosures)



APPROXIMATE

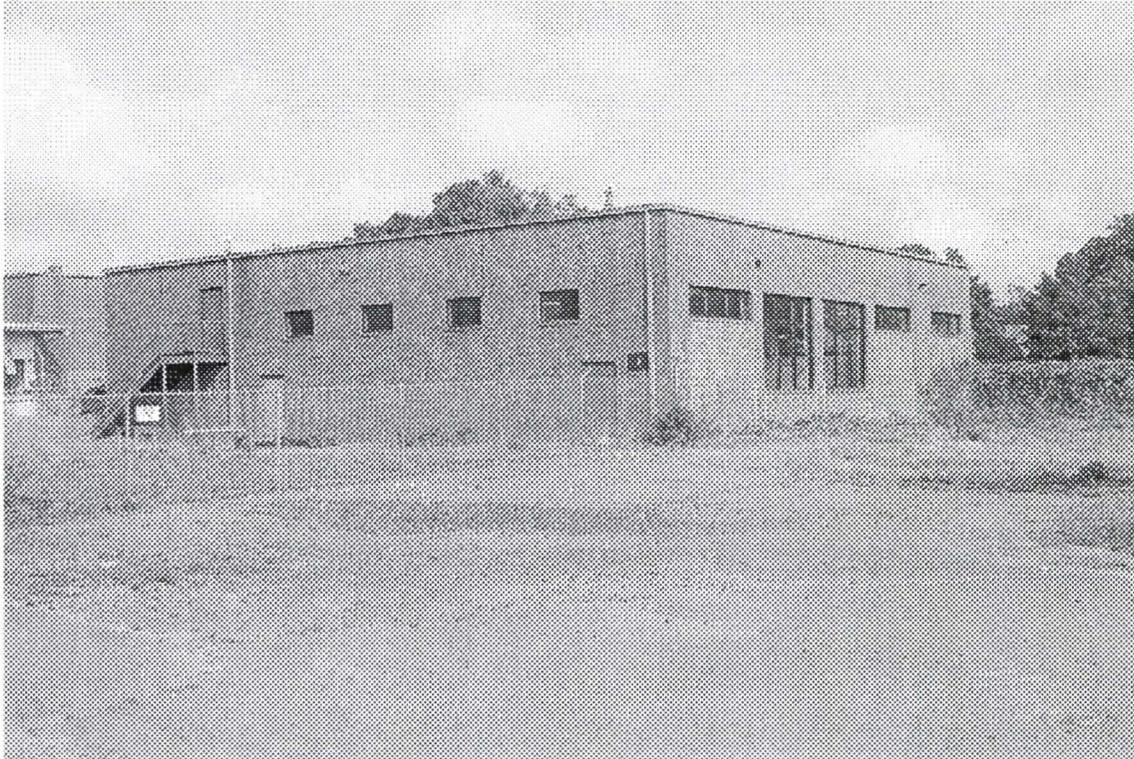
SCALE IN FEET

U.S.G.S. QUADRANGLE MAP

CHARLOTTE EAST, NC 1967
REVISED/INSPECTED 1988

QUADRANGLE
7.5 MINUTE SERIES (TOPOGRAPHIC)

TITLE	SITE LOCATION MAP	
PROJECT	2016 WILKINSON BLVD. CHARLOTTE, NORTH CAROLINA	
	 2923 South Tryon Street-Suite 100 Charlotte, North Carolina 28203 704-586-0007 (p) 704-586-0373 (f)	
DATE:	12-11-05	REVISION NO: 0
JOB NO:	MFP-002	FIGURE NO: 1



Photograph 1: The eastern building as viewed from the southeast.



Photograph 2: The western building as viewed from the southeast.

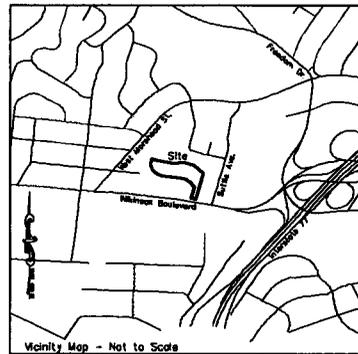
MFP-001



Hart & Hickman
A PROFESSIONAL CORPORATION

2923 South Tryon Street-Suite 100
Charlotte, North Carolina 28203
704-586-0007 (p) 704-586-0370 (f)

2016 WILKINSON BLVD.
CHARLOTTE, NORTH CAROLINA



Vicinity Map - Not to Scale

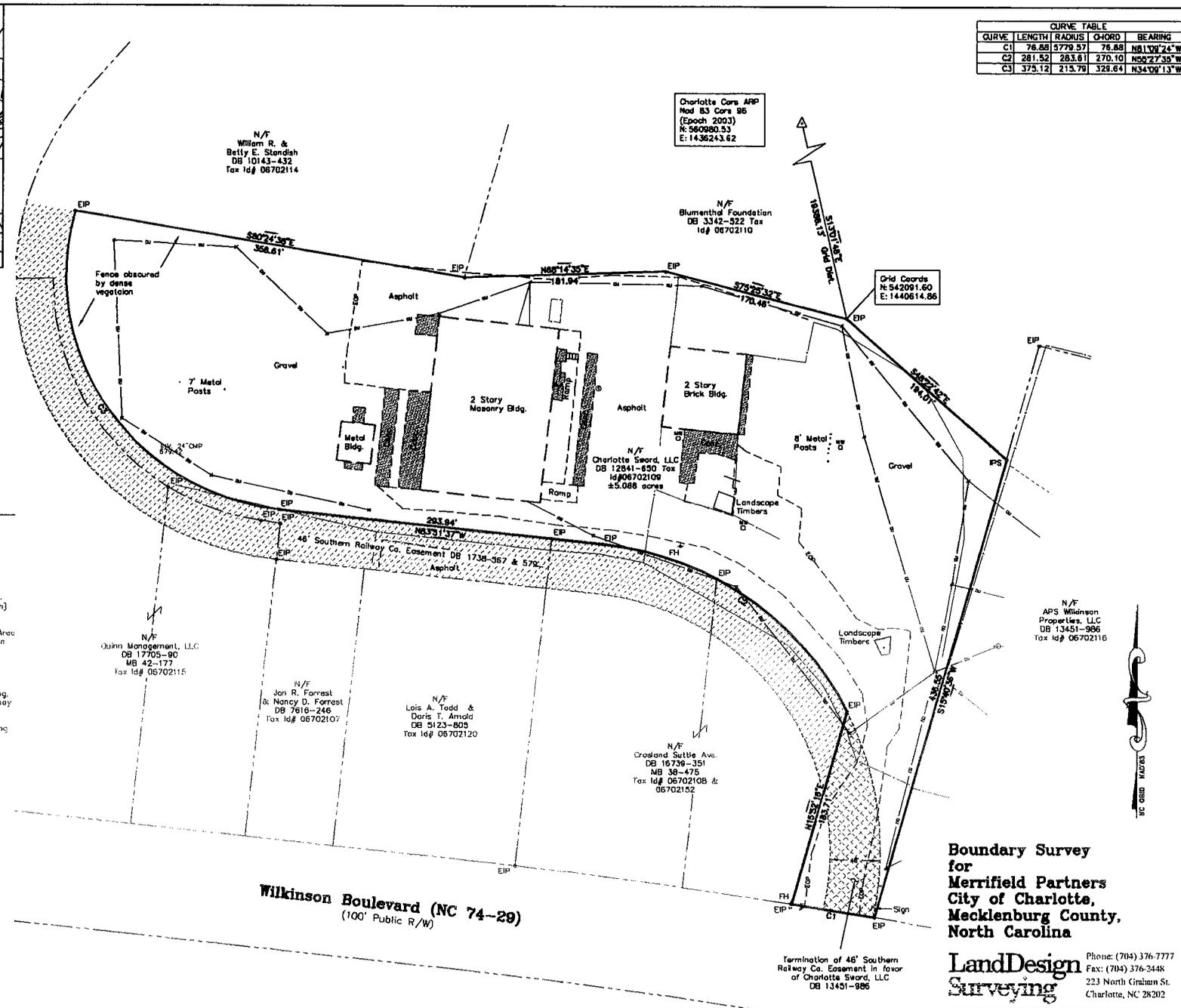
Legend

- EIP Existing Iron Pin
- IPS Iron Pin Set (#5 Rebar)
- CM Concrete Monument
- PT Calculated Point
- Utility Pole
- Light Pole
- Overhead Utility
- Fence Line
- △ Sign
- Sanitary Manhole
- CH Fire Hydrant
- MW Monitoring Well
- WM Water Meter
- WV Water Valve
- BOC Back of Curb
- EOP Edge of Pavement
- R/W Right-of-Way
- N/F New or Formerly
- OCF Combined Grid Factor

Notes:

1. Dead Reference(s) - DB 12841-650
2. Tax Parcel ID - 06702109
3. Current Owner - Charlotte Sward, LLC
4. All bearings are NC Grid bearings.
5. All distances are shown horizontal.
6. Grid distance = Horizontal distance X Combined Grid Factor (0.999872714)
7. Area - ±3.088 acres
8. Areas have been determined by coordinate computation.
9. Iron pins (#5 Rebar) or other monumentation (as shown) found or set at all property corners.
10. Zoning - I-2
11. This property is not located in a special Flood Hazard Area as determined by the Department of Housing and Urban Development. Reference Community Panel Number: 3701590186
12. This survey was performed without benefit of a Title Commitment Report and may be subject to additional easements, rights of way, utilities, covenants and restrictions that may be of record. LandDesign Surveying, Inc. does not claim that all matters of record which may affect the subject property are shown hereon.
13. The North Carolina Grid Coordinates shown on this map were derived by static differential GPS observations using Trimble 4700 Receivers and processed using Online Positioning User Service.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	76.88	5729.57	76.88	N81.00°24'W
C2	281.52	263.81	276.10	N56°27'35"W
C3	375.12	213.78	328.64	N34°06'13"W



**Boundary Survey
for
Merrifield Partners
City of Charlotte,
Mecklenburg County,
North Carolina**

**LandDesign
Surveying**
Phone: (704) 376-7777
Fax: (704) 376-2448
223 North Gisham St.
Charlotte, NC 28202



Date: 11/18/05
Project Number: 4105117
Revision 1:
Revision 2:

This document originally issued and sealed by David B. Boyles, PLS 3135 on 11/18/05. This media shall not be considered a certified Document.