

Brownfields Program Site Inspection Sheet

Project name: Sanford WWTP	Date of visit: 1/29/2013	Inspection Area: 1
Project number: 06017-02-053	On-site: 2:00 PM	
Project address: Corner US 1 & Spring Ln.	Off-site: 2:25 PM	
Project county: Lee		
Lat: 35.4905	BF staff: David Peacock	Personnel: None
Long: -79.200395		
Source: ArcGIS - 2010 Ag County Parcels Layer		

- 1) Use of property: Industrial Commercial Institutional Recreation/Festival Residential Mixed Use Vacant
- 2) Structures on property: Existing New Both All new structures: cinema, restaurant and bank.
- 3) Chem. Vapor Barrier: N/A Use of vapor mitigation for redevelopment is not required.
- 4) Use of surface water or groundwater: N/A Use of surface water or groundwater was not observed.
- 5) Exposed Soils: N/A Exposed soils were not observed.
- 6) Use of Basements: N/A vented not vented Use of basements were not observed.
- 7) Storage of Chemicals: N/A Prohibited chemical storage was not observed.
- 8) Exposure to Public: N/A Property is currently open to public ingress and egress. Concrete and pavement cover on the brownfields property is in good repair.
- 9) Condition of GW Monitoring Wells: N/A damaged repaired Monitoring wells were not observed during this inspection.
- 10) Last LURU submittal: All Star Entertainment - 12/28/2012; Best Locations - 1/31/2012; Medallion Partners - 8/16/2011; First Bank - 8/25/2011.



2010 Aerial Map

The Sanford WWTP project (outlined with approx. areas of sludge as depicted on the recorded plat) is bordered by Buffalo Creek to the West. Spring Lane and Plaza Blvd. are adjacent to the South beyond which lies a State Employee's Credit Union. A commercial warehouse (Cargill Inc.) and vacant wooded property are present to the East and North.

Register of Deeds

Lee County

Verified by: ROD on-line or ROD office

Instrument	book	page	rec. date	note
BF NBP	861	289 - 314	7/10/2003	PD: Samuel J. Wornom and George R. Perkins, Jr.
BF Plat	10	24G	7/10/2003	PD: Samuel J. Wornom and George R. Perkins, Jr.
Property Deed (PD)	866	369 - 371	7/31/2003	PD to All Star Entertainment; NCGS 130a-310.35(d) compliant
Property Deed (All Star Ent.)	898	659 - 660	1/23/2004	All Star Ent. to Wornom, Perkins & Wornom Perkins LLC; Not NCGS 130a-310.35(d) compliant
Easement (Progress Energy)	899	926 - 927A	2/3/2004	Permanent; Not NCGS 130a-310.35(d) compliant
Easement (City of Sanford)	1167	317 - 319	3/27/2009	Permanent; Not NCGS 130a-310.35(d) compliant
Easement (City of Sanford)	1167	323 - 325	3/27/2009	Permanent; Not NCGS 130a-310.35(d) compliant

Lot #	Current owner	book	page	rec. date	NCGS 130A-310.35(d) compliant	note
A	Best Locations, LLC P.O. Box 20123 Raleigh, NC 27619	960	973 - 975	3/3/2005	No	2.12 ac
B	First Bank P.O. Box 508 Troy, NC 27371	945	567 - 568	11/22/2004	No	1.89 ac
C1	Store Master Funding III, LLC 8501 E. Princess Drive, Ste. 190 Scottsdale, AZ 85255	1309	339 - 343	1/30/2013	Yes	7.64 ac
D & F	Medallion Partners, LLC P.O. Box 525 Sanford, NC 27331	898	663 - 665	1/23/2004	No	10.93 ac (lot D) & 1.02 ac (lot F)

Lot #	Property occupants	Contact	Address	City	State	Zip	Web
A	Applebee's Restaurant	(919) 775-3381	1325 Plaza Drive	Sanford	NC	2733	www.applebees.com
B	First Bank	(919) 777-2926	1333 Plaza Drive	Sanford	NC	27330	www.firstbancorp.com
C1	Spring Lane Cinemas	(919) 774-7199	1351 Plaza Drive	Sanford	NC	27330	www.franktheatre.com

Inspector Comments

This property is approx. 50% redeveloped as of the date of the inspection. Currently, three commercial businesses are present which includes a movie theatre, bank and restaurant. The remaining undeveloped portion of the property remains wooded. No LUR violations were noted on-site during the inspection. Wheel Branch creek flows through the property lying on the northwest boundary of parcel C1 shown below. Also, Buffalo Creek and the City of Sanford "Green Way" lies on the western boundary of the brownfields property.

Photos



Approximate brownfields property boundary as shown on recorded brownfields plat

Approximate locations of sludge beds shown on recorded brownfields plat

Photos

