

Brownfields Program Site Inspection Sheet

| | | |
|--|----------------------------------|---------------------------|
| Project name: Florence Mill | Date of visit: 10/16/2012 | Inspection Area: 6 |
| Project number: 09003-05-81 | On-site: 3:45 PM | |
| Project address: 110 East Main, 186 Mill St. | Off-site: 4:15 PM | |
| Project county: Rutherford | | |
| Lat: 35.332205 | BF staff: David Peacock | Personnel: None |
| Long: -81.865063 | | |
| Source: ArcGIS - 2010 Ag County Parcels Layer | | |

- 1) Use of property: Industrial **Commercial** Institutional Recreation/Festival Residential Mixed Use Vacant
Existing structures observed on the property.
- 2) Structures on property: **Existing** New Both
Property not currently utilized.
- 3) Chem. Vapor Barrier: **N/A**
Required by LURs for new structures. No Vapor barrier use known for existing buildings.
- 4) Use of surface water or groundwater: **N/A**
Use of surface water or groundwater not observed.
- 5) Exposed Soils: **N/A**
Exposed soils were observed on the property.
- 6) Use of Basements: **N/A** vented not vented
Basements were not observed and are not known to be present at this time.
- 7) Storage of Chemicals: **N/A**
Prohibited chemical storage was not observed. However, empty petroleum ASTs observed (see photo).
- 8) Exposure to Public: **N/A**
Majority of property is not open to public ingress and egress. Small portion of property landscaped for outdoor seating and open space.
- 9) Condition of GW Monitoring Wells: **N/A** damaged repaired
Monitoring wells were not observed during this inspection.
- 10) Last LURU submittal: **February 2008 - Has not complied (4 years)**



2010 Aerial Map

The Florence Mill project (outlined) is bordered by East Main Street to the North, along which lies individual store units. To the East is Depot Street with more commercial business and a parking lot in which half is part of the brownfields property. Mill Street and Powell Street lie to the East with some residential housing and commercial business. South of the property Depot Street turns east into a round-about where more commercial business is located.

Register of Deeds

Rutherford County

Verified by: ROD on-line or ROD office

| Instrument | book | page | rec. date | note |
|----------------------|------------|------------------|------------------|---|
| BF NBP | 914 | 65 - 115 | 9/18/2006 | Town of Forest City (PD) |
| BF Plat | 27 | 305 - 306 | 9/18/2006 | Town of Forest City (PD) |
| BFA Amendment | 975 | 575 - 578 | 1/16/2009 | Town of Forest City (PD); LUR 5 change |

| Lot # | Current owner | book | page | rec. date | NCGS 130A-310.35(d) compliant | note |
|-------|---|-------------|------------------|------------------|-------------------------------|------------------------------------|
| | Town of Forest City | 851 | 701 - 724 | 8/4/2003 | N/A | Rev. Party: Cone Mills Corporation |
| - | P.O. Box 728 Forest City, NC 28403 | 905 | 610 - 612 | 6/7/2006 | N/A | Rev. Party: Web (& Rebecca) Hunt |
| | | 915 | 158 - 161 | 9/28/2006 | No | Rev. Party: Frieda Sellers |
| | | 987 | 783 - 785 | 8/19/2009 | No | Rev. Party: Townhouses at Florence |
| | Jason Linden & Cecil L. Geer | 1047 | 3 | 7/27/2012 | No | Rev. Party: Town of Forest City |
| - | 384 McCall Drive Forest City, NC 28043 | | | | | |
| | RSM Rentals | 1050 | 416 - 418 | 9/26/2012 | No | Rev. Party: Town of Forest City |
| - | 345 S. Broadway Street Forest City, NC 28043 | | | | | |

| Lot # | Property | Occupants | contact | address | city | state | zip | web |
|-------|----------------------------------|-----------|---------|---------|------|-------|-----|-----|
| - | No occupants at this time | | | | | | | |

Inspector Comments

This property is not currently utilized. No observed LURs violations at this time. Most recent redevelopment includes "Open Space" along Mill Street having public picnic tables and park benches. Remainder of property is fenced or barricaded. Structures on the former Web Hunt parcel (as denoted on the plat) have been razed. Some exposed soils are evident. Additional structures on the mill property have also been razed (see photos below). All areas not covered by asphalt have cover crop (grass) to reduce erosion. Two unused diesel ASTs, which appear to be empty, remain on-site at the truck loading docks. In Sept. 2012 a Notice of Non-compliance letter was sent to the Town of Forest City for immediate submittal of a LURU. No response has been received to date.

Photos

Former Cone Mills Property



Area of Brownfields
redeveloped into
"Open Space"



Former Truck
loading dock and
two unused diesel
above-ground tanks



Portion of existing
structure removed



Erosion near
Former creek ditch
area as shown on
plat map



Photos



Former Blanton Property



Former Hunt Property (Structures Removed)



Former Cone Mills Property



Former Cone Mills Property (Southside)