

Piedmont Industrial Services, Inc.  
1680 Lowery Street  
Winston Salem, NC 27101  
(336) 722-6505  
fax 722-6529

April 29, 2013

Lisa Taber  
Brownfields Project Manager  
Division of Waste Management, NC Brownfields Program  
401 Oberlin Road, Suite 150  
Raleigh, NC 27605  
Phone: 919-508-8425

Subject: **Environmental Management Plan Brownfield Property Redevelopment,  
415 N. Broad Street, Winston-Salem, North Carolina**

Dear Ms. Taber:

On behalf of Tight Line Partners LLC, Piedmont Industrial Services was contracted by Commercial Realty Advisors, LLC (property developer) to prepare the attached environmental management plan for the upcoming redevelopment of the subject brownfield property. The proposed plan is subject to change in the event, unknown contamination is identified during redevelopment activities. No changes in the proposed plan will be implemented without NCDENR approval.

Construction plans for the redevelop the subject property are currently being reviewed by the City of Winston-Salem. Completion of the review process and acquisition of required construction permits for construction is anticipated to be completed in the next several weeks. It would be greatly appreciated if within two weeks we could receive written approval from the NCDENR Brownfield Group for the proposed basement/building structure and environmental management plan.

If you have any questions or require additional information, please feel free to contact me.

Best Regards,

**Piedmont Industrial Services, Inc.**



Tom Lennon, P.G.  
Project Manager

**ENVIRONMENTAL MANAGEMENT PLAN  
BROWNFIELD PROPERTY  
REDEVELOPMENT**

**415 N. Broad Street  
(a.k.a 751 West Fourth Street)  
Winston-Salem, NC**

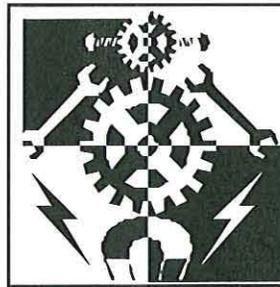
**Prepared For:**

**Tight Lines Partners, LLC**

**Date: April 29, 2013**

**Prepared By:**

**Piedmont Industrial Services, Inc.  
1680 Lowery Street  
Winston-Salem, NC 27101  
(336) 722-6505**



## **LIST OF FIGURES**

- 1            *Site Location Map*
- 2            *Site Layout Map*

## **LIST OF ATTACHMENTS**

- A            *Notice of Brownfield Property Plat*
- B            *Affidavits of Correction for Property Deeds*
- C            *Site Plans for 751 West Fourth Street Office Building & Basement*
- D            *Statement from Professional Engineer Regarding Basement Ventilation*
- E            *Grading and Erosion Control Plan*

**INTRODUCTION**

On behalf of Tight Line Partners LLC, Piedmont Industrial Services was contracted by Commercial Realty Advisors, LLC (property developer) to prepare and implement the attached environmental management plan for the upcoming redevelopment of the subject brownfield property.

The subject property is located at 415 N Broad Street in Winston-Salem, Forsyth County, North Carolina (the "subject property" or Site). For the purpose of redevelopment and preparation of site plans, the site is also referred to as the 751 West Fourth Office building. A site location map is presented as Figure 1. The subject property is approximately 0.96 of an acre in size and is currently identified by Forsyth County as parcel # 6825-96-7829. A 2010 aerial photograph depicting the site layout is provided as Figure 2.

Tight Line Partners LLC purchased the subject property in June of 2010 from Fowler Investment Company. The site consisted of six parcels of property (Parcel # 6825-96-6870, 6825-96-6960, 6825-96-7835, 6825-96-7881, 6825-96-7992, 6825-96-8822) that are a portion (Tract 7) of the West End Ventures LLC Brownfield Agreement. The Notice of Brownfield Property is depicted on Plat Book 55 Pages 73-74 at the Forsyth County Register of Deeds Office and is subject to the land use restrictions that are described in the Brownfield agreement. It should be noted that the subject property is not defined as an "Area of Possible Soil Contamination" on the recorded Notice of Brownfield Property. A copy of the Brownfield Plat map including Land Use Restrictions (LUR) is presented in Attachment A.

During the initial inquiry with the North Carolina Department of Environment and Natural Resources (NCDENR) regarding redevelopment of the site by Tight Line Partners, it was discovered that additional information was required by the NCDENR to maintain compliance with requirements for Land Use Restriction Updates (LURU). As a result of resolving the identified LURU deficiencies, affidavits of correction for the property deed were recently completed for the subject site along with other various parcels of properties (representing 325 North Broad Street) that Tight Line Partners LLC purchased from the original brownfield developer (Fowler Investment Company). The affidavits of correction indicate that the properties are classified as Brownfield properties under the North Carolina Brownfield Property Reuse Act. Copies of the Affidavits of Correction have been sent to Mr. David Peacock with the NCDENR and are included in Attachment B.

Construction plans for the redevelopment of the subject property are currently being reviewed by the City of Winston-Salem. Completion of the review process and acquisition of required construction permits is anticipated to be completed in the

next several weeks. The following environmental management plan is presented to address environmental needs for the proposed redevelopment project.

## 2.0

### ***PROJECT CONTACTS***

The following contacts are provided for the 751 West Fourth Office Building project:

**Property Owners:**

Tight Line Partners LLC

**Property Developer:**

Commercial Realty Advisors, LLC

John Reese

(336) 793-0890 x 101

john@cra-llc.net

**General Contractor:**

Frank L Blum Construction

Mike Powers, Project Manager

Office: (336)724-5528 Direct: (336)748-4433

mpowers@flblum.com

**Mechanical Engineer:**

Sylvester & Cockrum Inc.

Richard D. Sylvester Jr. P.E.

336-766-3430

mbarnes@sylcoc.com

**Environmental Consultant:**

Piedmont Industrial Services Inc.

Thomas Lennon P.G.

336-722-6505

336-345-0597 (cell)

T.lennon@pis-inc.com

## 2.0

### ***PROPOSED PROPERTY DEVELOPMENT***

Plans for the redevelop the subject property are referred to as 751 West Fourth Office Building and are currently being reviewed by the City of Winston-Salem in order to obtain the required building permits necessary to initiate construction on site. Completion of the review process and acquisition of required construction permits is anticipated to be completed in the next several weeks.

Removal of the existing site structure and replacement with a five story office building is planned. Figures depicting the proposed building and basement location layouts are presented as Attachment C. As seen in the attached Figures, the proposed building structure has a basement. The basement will be used exclusively to house building systems and equipment. It should be noted that the subject property is not defined as an "Area of Possible Soil Contamination" on the recorded Notice of Brownfield Property. However, as per the LUR for the subject site, approval from the NCDENR is required for installation of a basement on the property. Initial submittal and review of Attachment C Figures by the City's building permits and inspections group, indicates that the proposed basement and ventilation systems are compliant with all applicable building codes. A statement of compliance to code in respect to the ventilation system for the basement has been prepared by Richard D. Sylvester P.E. of Sylvester & Cockrum Inc. A copy of the prepared statement is present in Attachment D.

### 3.0

#### ***ENVIRONMENTAL OVERSIGHT***

During redevelopment of the subject site, Piedmont Industrial Services will be utilized to provide environmental consulting services to address any suspect environmental issues or items of potential environmental concern encountered during the site redevelopment effort. Piedmont Industrial will be "on call" should a new source of contamination be discovered during demolition and construction. Piedmont Industrial Services input may not be needed but it is important to have them "on call" so that any contaminated media are not mishandled, which could result in an inadvertent violation of environmental regulations and/or the potential for human exposure or spreading of the contamination. If any unknown or unanticipated source of contamination is discovered it will be report immediately to the NCDENR Brownfield Group.

In addition to the above, Piedmont will keep the NCDENR Brownfield Group informed regarding the timing for development on the property. Based on conversations with the general contractor, portions of the project involving disruption of environmental media will be completed in approximately four to six months.

Based on a review of the Brownfield Agreement, there are two critical LURs that must be kept in mind during development at this parcel. They address surface water and groundwater use/exposure/pumping and are discussed below:

- **"Surface water and underground water at the Property may not be used for any purpose without the prior written approval of DENR."**  
The proposed property development includes no plans for current or future use of surface water and/or underground water.

- **"No activities that encounter, expose, remove or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes or swimming pools, or construction or excavation activities that encounter or expose groundwater) may occur on the Property, except following sampling and analysis of groundwater in areas proposed for such activities, submission of the analytical results to DENR, and a written determination of adequacy by DENR as to the sampling and results. If such results disclose to DENR contamination in excess of North Carolina's groundwater quality standards, the proposed activities may not occur without the prior written approval of DENR on such conditions as DENR imposes, including, at a minimum, compliance with plans and procedures, approved pursuant to applicable law, to protect public health and the environment during the proposed activities."** No activities that encounter, expose, remove or use groundwater are anticipated for the property redevelopment. The proposed construction activities at the site should not extend to a depth of greater than approximately 15 feet below surface grade (bsg). Based on the results of a geotechnical assessment activities completed by ECS, the anticipated depth to groundwater on the site is over 40 feet bsg. As a result, groundwater should not be encountered during construction. In addition, the subject property is not defined as an "Area of Possible Soil Contamination" in the brownfield agreement.

In the event any of the above conditions change during the redevelopment activities, the NCDENR will be notified. In addition, steps will be taken to insure compliance with environmental regulations and prevent the potential for human exposure and/or spreading of any observed contamination.

#### 4.0

#### *ENVIRONMENTAL MANAGEMENT PLAN*

During construction activities, the general contractor will utilize standard best management practices to address storm water management on the site. A copy of a figure depicting the contractors general proposed grading and erosion control plan is included as Attachment E. The proposed plan is currently being reviewed by the City's inspections and permitting group.

The above mentioned LURs require that if the construction will involve any penetration, pumping or exposure of surface water or groundwater (e.g., dewatering to build the basement or elevator shafts) a NCDENR approved environmental management plan detailing how the water will be handled and/or disposed will be required. Since it is unlikely that groundwater will be encountered and no known soil contamination is present on site, the following

plan is proposed to address pumping and disposal of collected storm water in excavations on site.

- For larger volumes of collected water (> 200 gallons) the general contractor will contact the environmental consultant to visit the site to inspect the collected storm water prior to pumping or containerizing liquid.
- For smaller volumes of collected water (<200 gallons) the general contractor will pump and containerize liquid. The environmental consultant will inspect the collected water after it is containerized.
- No pumped water will be discharged without the approval of the environmental consultant. Prior to discharge or disposal, the consultant will collect a representative sample of the collected water to perform an initial inspection to determine the likelihood for the possibility of contamination. The consultant will inspect the collected sample for visible signs of impact and odors commonly associated with contamination. In addition, a headspace analysis of the collected sample will be completed with a Photo Ionization Detector (PID) to determine the potential presence of volatile organic compounds indicative of contamination.
- If the initial inspection of the collected sample does not indicate any signs of impact, the collected water will be pumped to the ground surface for disposal. Best management practices should be utilized by the general contractor to insure compliance with their proposed grading and erosion control plan.
- If the inspection of the sample indicates potential impact then the collected sample will be sent for a laboratory analysis prior to discharge or disposal of collected water. At this point, the collected water will either remain in the excavation or will be containerized while awaiting the results of laboratory analysis. If requested, laboratory analysis of the collected sample can be completed on a 24-hour rush to expedite pumping and removal from the site. No pumped water will be discharged without the approval of the environmental consultant.
- Collected water samples will be analyzed by EPA Methods 8260 and 8270 for volatile and semi-volatile organic compounds. Additional analysis for the total concentrations of the 8 RCRA metals will also be completed. The proposed sampling methods could be subject to change, if unknown contamination is observed on site. Any changes in the proposed sampling methods would not be instituted without prior NCDENR approval.

- If any targeted compounds are evidenced in concentrations exceeding NCAC 2L water quality standards or NCAC 2B surface water standards then the collected water will be transported to the HOH Corporation for pre-treatment prior to discharge of the waste water to the City of Winston-Salem POTW.
- In the event any contaminants are detected in excess of NCAC standards in any collected sample, then all future collected water needing to be pumped will be required to be laboratory tested, unless it is going to be transported to HOH Corporation for pretreatment and disposal. If the collected water is source from the same location and will be transported to HOH Corporation for pre-treatment and disposal, then no additional sampling will be required by the disposal facility.
- A log of each inspection event and outcome will be prepared by Piedmont Industrial. The NCDENR Brownfield Project Manager will be notified via email prior to on-site disposal or off-site pretreatment and disposal for any collected water. A brief report documenting the results of the environmental management plan will be prepared at the end of the construction effort. A copy of the report will be submitted to the NCDENR.

## 5.0

### ***CONCLUSION***

On behalf of Tight Line Partners LLC, Piedmont Industrial Services was contracted by Commercial Realty Advisors, LLC (property manager) to prepare this environmental management plan for the upcoming redevelopment of the subject brownfield property. The proposed plan is subject to change in the event, unknown contamination is identified during redevelopment activities. No changes in the proposed plan will be implemented without NCDENR approval.

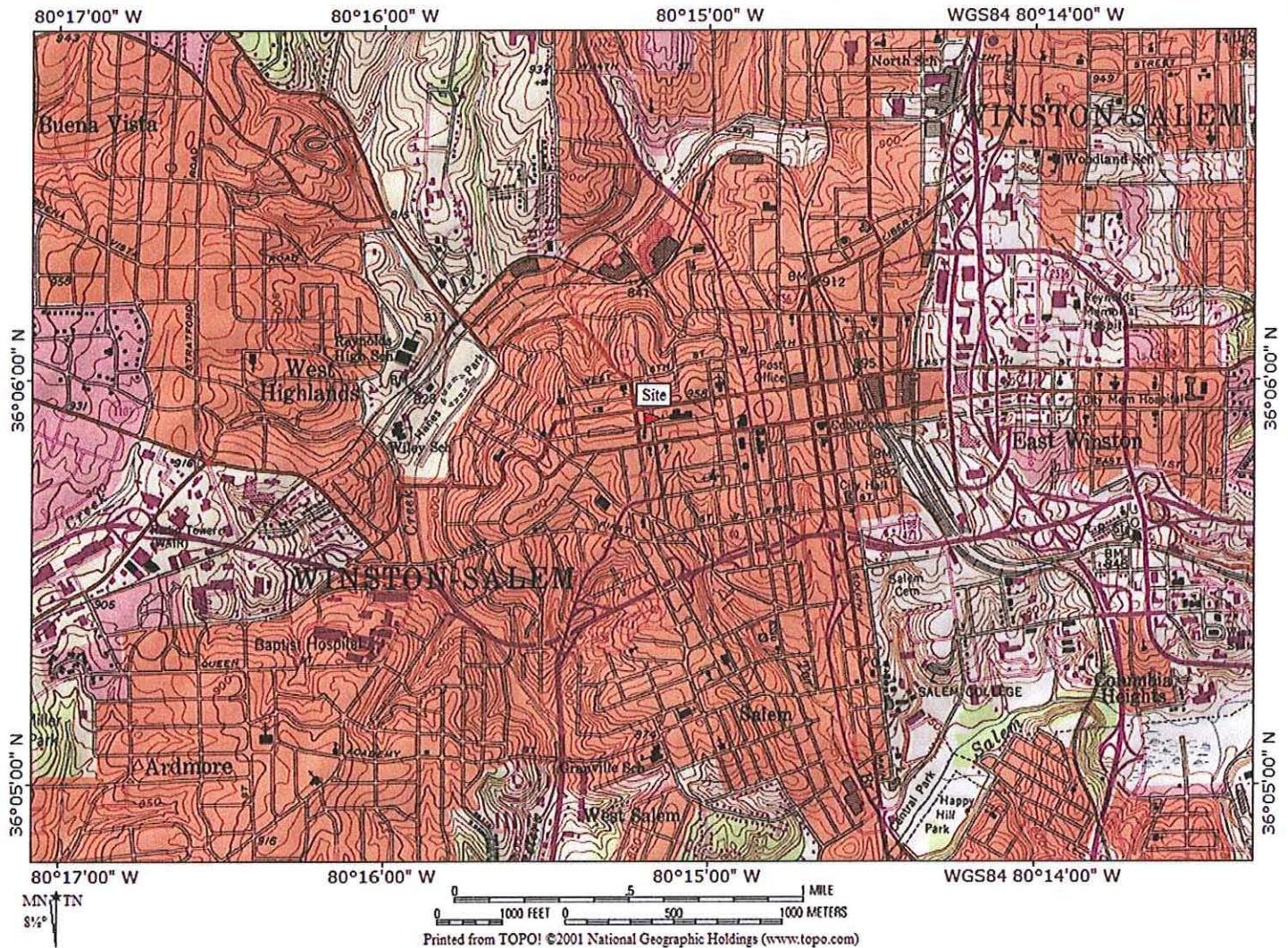
Construction plans for the redevelop the subject property are currently being reviewed by the City of Winston-Salem. Completion of the review process and acquisition of required construction permits for construction is anticipated to be completed in the next several weeks. Within the next thirty days, written approval is requested from the NCDENR Brownfield Group for the proposed basement/building structure and environmental management plan.

## *Figures*

# USGS TOPOGRAPHIC MAP

SITE: Proposed 751 W. Fourth Street  
Office Building

LOCATION: 415 N. Broad Street

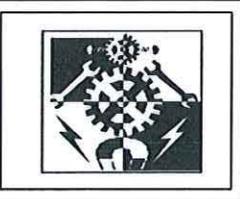


	PRIMARY HIGHWAY, HARD SURFACE	
	SECONDARY HIGHWAY, HARD SURFACE	NOTES: ▶
	LIGHT-DUTY ROAD HARD OR IMPROVED SURFACE	
	UNIMPROVED ROAD	COUNTY MAP OF: <b>NORTH CAROLINA</b> 
	STATE ROAD	
	U. S. ROUTE	COUNTY: Forsyth APPROXIMATE SITE LOCATION
	INTERSTATE ROUTE	

**PIEDMONT INDUSTRIAL SERVICES**  
1680 Lowery Street  
WINSTON-SALEM, NC 27101

CLIENT: Tight Lines Partners, LLC.  
PROPERTY NAME: Proposed 751 W. Fourth Street Office Building  
CITY: Winston-Salem      STATE: NC  
TITLE:

SCALE: 1:24,000  
DATE: 4/23/13  
DRAWING NAME: FIGURE 1  
DRAWN BY: JMJ  
CHECK BY: TPL  
JOB NUMBER:  
TYPE: cad  
FIGURE NUMBER: 1





*Attachment A*





*Attachment B*



2013017690 00183

FORSYTH CO, NC FEE \$26.00  
PRESENTED & RECORDED

04-19-2013 02:50:13 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST

BK: RE 3118

PG: 681-684

**AFFIDAVIT OF CORRECTION OF TYPOGRAPHICAL OR OTHER MINOR ERROR**  
**[N.C.G.S. 47-36.1]**

Prepared by and return to: Thomas T. Crumpler, Esquire / Allman Spry Box #8

Each undersigned Affiant, jointly and severally, being first duly sworn, hereby swears or affirms that the GENERAL WARRANTY DEED recorded on June 23, 2010 at 10:55 a.m. in Book 2951, Page 2368, Forsyth County Registry, by and between FOWLER INVESTMENT COMPANY, as Grantor, and TIGHT LINES PARTNERS, LLC, as Grantee (the "Deed") contained the following *typographical or other minor error*:

The last paragraph of the legal description contained in Exhibit "A" attached to the Deed was erroneously omitted.

Affiant makes this Affidavit for the purpose of correcting the above-described instrument as follows:

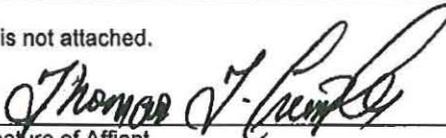
The legal description in the Deed is revised by adding the following paragraph at the end of the legal description: "The property described herein has been classified and, if appropriate, cleaned up as a brownsfields property under the North Carolina Brownsfields Property Reuse Act."

Affiant is knowledgeable of the agreement and the intention of the parties in this regard. Affiant is the (check one)

- Drafter of original instrument being corrected
- Closing attorney for transaction involving instrument being corrected
- Attorney for grantor/mortgagor named above in instrument being corrected
- Owner of the property described in instrument being corrected
- Other (Explain: \_\_\_\_\_)

A copy of the original instrument (in part or in whole) () is / () is not attached.

Signature of Affiant \_\_\_\_\_  
Print or Type Name: \_\_\_\_\_

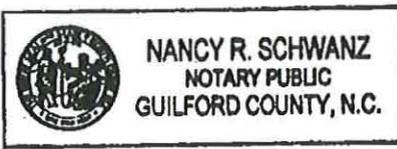
  
Signature of Affiant \_\_\_\_\_  
Print or Type Name: Thomas T. Crumpler

State of North Carolina County of Forsyth

Signed and sworn to (or affirmed) before me, this the 19<sup>th</sup> day of April, 2013.

My Commission Expires: 4/1/2017  
  
Notary Public

(Affix Official/Notarial Seal)



  
**2010023369 00067**  
 FORSYTH CO, NC FEE \$25.00  
 STATE OF NC REAL ESTATE EXT  
**\$1255.00**  
 PRESENTED & RECORDED:  
 06-23-2010 10:55:00 AM  
 C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS  
 BY: RANDY L SMITH  
 DPT  
**BK: RE 2951**  
**PG: 2368-2370**

Drafted by: Thomas T. Crumpler, Esq.  
 Return to: Allman Spry Box #8

**Property Addresses & Tax Parcel #s:**

415 N. Broad Street, Winston-Salem, NC  
 Broad Street, Winston-Salem, NC  
 Fourth Street W, Winston-Salem, NC  
 Spring Street N, Winston-Salem, NC  
 Fourth Street W, Winston-Salem, NC

PIN #6825-96-6960.00 – Block 0093/Lot 108  
 PIN #6825-96-6870.00 – Block 0093/Lot 107  
 PIN #6825-96-7835.00 – Block 0093/Lots 105&106  
 PIN #6825-96-7992.00 – Block 0093/Lots 103&104  
 PIN #6825-96-7881.00 – Block 0093/Lots 102&201

Excise Tax \$1,255.00

**THE PROPERTY DESCRIBED HEREIN IS NOT GRANTOR'S PRIMARY RESIDENCE**

NORTH CAROLINA     )  
                                   )  
 FORSYTH COUNTY     )

**GENERAL WARRANTY DEED**

**THIS GENERAL WARRANTY DEED** made this 22nd day of June, 2010, by and between **FOWLER INVESTMENT COMPANY**, a North Carolina corporation, hereinafter referred to as "Grantor" having an address of P. O. Box 301, Lewisville, N. C. 27023, and **TIGHT LINES PARTNERS, LLC**, a North Carolina limited liability company, hereinafter referred to as "Grantee" having an address of 101 N. Cherry Street, Suite 202, Winston-Salem, NC 27101. The designation Grantor and Grantee, as used herein, shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter, as required by context.

**WITNESSETH:**

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED  
 HEREIN BY REFERENCE.**

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Easements, rights of way and restrictions of record, if any, and 2010 ad valorem taxes which are a lien, but are not yet due and payable.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed, the day and year first above written.

**FOWLER INVESTMENT COMPANY,**  
a North Carolina corporation

By: Thomas H. Fowler  
Name: THOMAS H. FOWLER  
Title: PRESIDENT

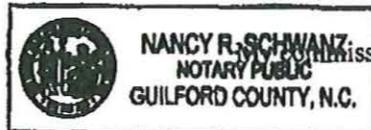
STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

ss:

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Thomas H. Fowler, President

Date: July 22, 2010

Nancy R. Schwanz  
Printed Name: Nancy R. Schwanz, Notary Public



My commission expires: 4/1/2012

**EXHIBIT "A"**

BEGINNING at a point at the northeast intersection of West 4<sup>th</sup> Street and Broad Street; running thence along the east side of Broad Street North 6° 12' West 206.79 feet to a nail at the southeast intersection of Broad Street and West 4 ½ Street; running thence along the south side of West 4 ½ Street North 83° 41' East 199.66 feet to a nail at the southwest intersection 4 ½ Street and Spring Street; running thence along the west side of Spring Street South 6° 06' East 206.72 feet to a point at the northwest intersection of Spring Street and West 4<sup>th</sup> Street; running thence along the north side of West 4<sup>th</sup> Street South 83° 42' West 199.31 feet to the point and place of beginning; also being that property shown as Tax Lots 105, 102, 103, 107, 108 & 202, in Tax Block 93 on the maps of the Tax Supervisor's Office of Forsyth County, North Carolina.

2013017691 00184  
FORSYTH CO, NC FEE \$26.00  
PRESENTED & RECORDED:  
04-19-2013 02:50:13 PM  
C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST  
BK: RE 3118  
PG: 685-688

**AFFIDAVIT OF CORRECTION OF TYPOGRAPHICAL OR OTHER MINOR ERROR**  
[N.C.G.S. 47-36.1]

Prepared by and return to: Thomas T. Crumpler, Esquire / Allman Spry Box #8

Each undersigned Affiant, jointly and severally, being first duly sworn, hereby swears or affirms that the GENERAL WARRANTY DEED recorded on August 9, 2010 at 2:23 p.m. in Book 2958, Page 1852, Forsyth County Registry, by and between FOWLER INVESTMENT COMPANY, as Grantor, and TIGHT LINES PARTNERS, LLC, as Grantee (the "Deed") contained the following *typographical or other minor error*:

The last paragraph of the legal description contained in Exhibit "A" attached to the Deed was erroneously omitted.

Affiant makes this Affidavit for the purpose of correcting the above-described instrument as follows:

The legal description in the Deed is revised by adding the following paragraph at the end of the legal description: "The property described herein has been classified and, if appropriate, cleaned up as a brownfields property under the North Carolina Brownfields Property Reuse Act."

Affiant is knowledgeable of the agreement and the intention of the parties in this regard. Affiant is the (check one)

- Drafter of original instrument being corrected
- Closing attorney for transaction involving instrument being corrected
- Attorney for grantor/mortgagor named above in instrument being corrected
- Owner of the property described in instrument being corrected
- Other (Explain: \_\_\_\_\_)

A copy of the original instrument (in part or in whole) () is / () is not attached.

Signature of Affiant \_\_\_\_\_  
 Print or Type Name: \_\_\_\_\_

Signature of Affiant Thomas T. Crumpler  
 Print or Type Name: Thomas T. Crumpler

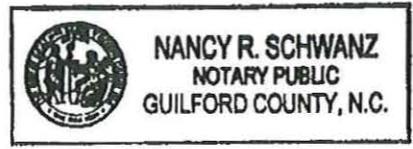
State of North Carolina County of Forsyth

Signed and sworn to (or affirmed) before me, this the 19<sup>th</sup> day of April, 2013.

My Commission Expires: 4/1/2017

Nancy R. Schwanz  
 Notary Public

(Affix Official/Notarial Seal)





And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Easements, rights of way and restrictions of record, if any, and 2010 ad valorem taxes which are a lien, but are not yet due and payable.

*IN WITNESS WHEREOF*, the Grantor has caused this instrument to be executed, the day and year first above written.

FOWLER INVESTMENT COMPANY,  
a North Carolina corporation

By: *Thomas H. Fowler*  
Name: THOMAS H. FOWLER  
Title: PRESIDENT

STATE OF NORTH CAROLINA

ss:

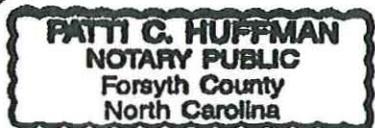
COUNTY OF FORSYTH

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: THOMAS H. FOWLER

Date: 8-9-10

*Patti C. Huffman*  
Printed Name: PATTI C. HUFFMAN, Notary Public

My commission expires: 1-4-2011

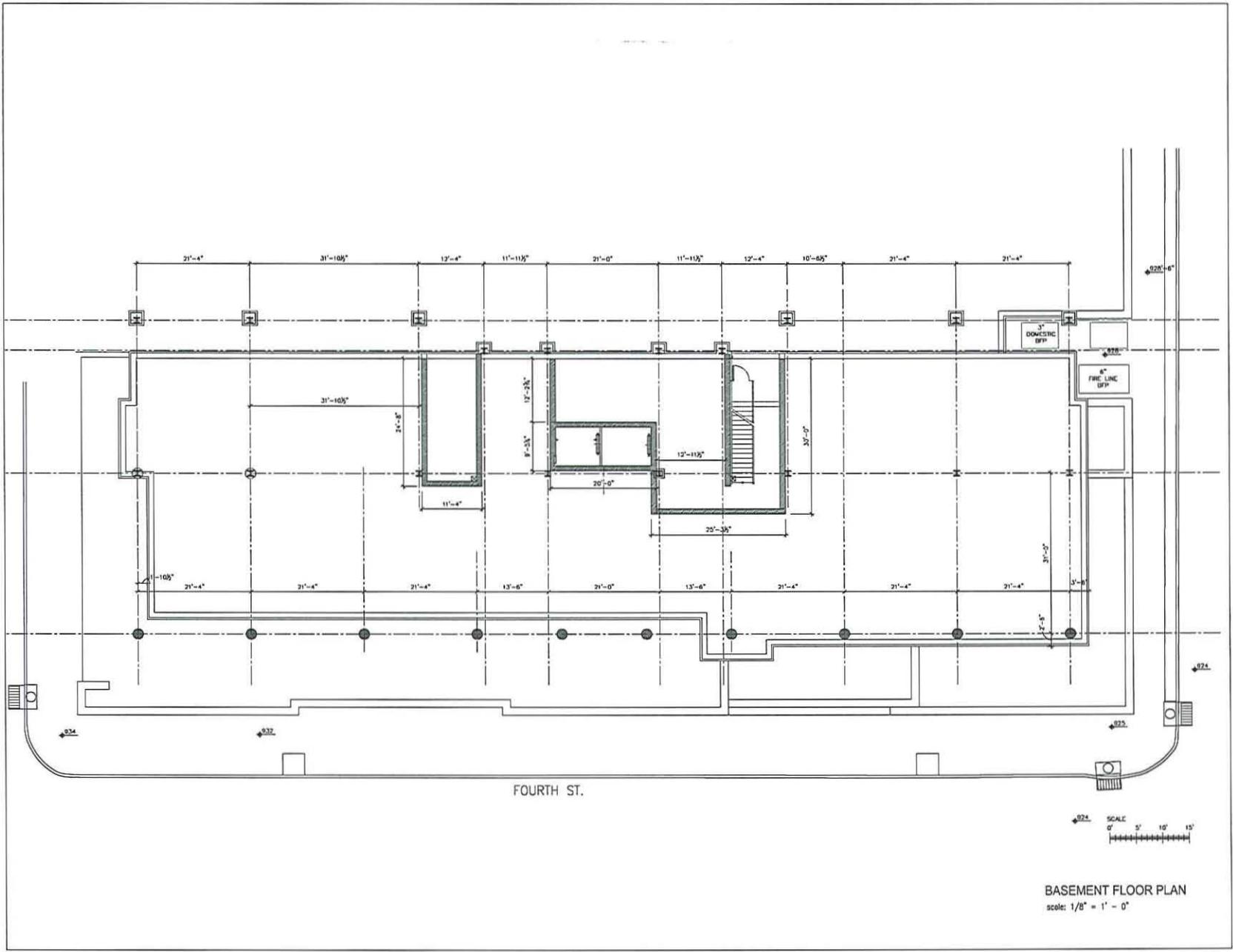


**EXHIBIT "A"**

Beginning at a point located at the northeastern intersection of Broad Street and Holly Avenue, said point being the southwesternmost corner of the within described property, and running thence with the eastern right-of-way line of Broad Street, North 07° 26' 50" West 247.81 feet to pk nail set; thence leaving the eastern right-of-way of Broad Street and running with the southern boundary of a 16' alley, North 83° 00' 00" East 72.00 feet to a pk nail set; thence South 52° 00' 00" East 14.14 feet to a pk nail set; thence South 07° 00' 00" East 24.52 feet to a concrete nail set; thence North 83° 00' 00" East 18.69 feet to an existing iron pipe located in the northwestern corner of the property conveyed to Raymond C. Jones in Book 2409, Page 2702, Forsyth County Registry; thence with the western boundary of Jones and with the western boundary of property conveyed to Strawberry Fields Enterprises, LLC in Book 2446, Page 4135, South 07° 33' 29" East 216.02 feet to an existing iron pipe located in the northern right-of-way line of Holly Avenue; thence with the northern right-of-way of Holly Avenue, South 84° 32' 47" West 100.89 feet to the point and place of BEGINNING, containing .560 acre, more or less, and being designated as Tract 6 on a plat for West End Ventures, LLC, recorded in Plat Book 55 at Page 73, in the office of the Register of Deeds of Forsyth County, North Carolina.

*Attachment C*





archSTUDIO 7, PLLC  
 301 N. MAIN STREET, SUITE 1201  
 WILKINSON, NC 27161  
 Tel. 336.793.6600  
 www.archstudio7.com

**Copyright Reserved**  
 The Contractor shall verify and be responsible for all dimensions. DD  
 will create the drawings - any errors or omissions shall be reported to  
 archSTUDIO7, PLLC without delay.  
 The Copyright in all designs and drawings are the property of  
 archSTUDIO7, PLLC. Reproduction or use for any purpose other than  
 that authorized by archSTUDIO7, PLLC is forbidden.



Consultants

Notes

Issued	By	Appr.	Date

File Name: \_\_\_\_\_  
 Permit-Goal: \_\_\_\_\_

Project  
**4TH & BROAD STREET  
 OFFICE BUILDING**

Title  
**BASEMENT FLOOR PLAN**

Project No.	Scale	
Drawing No.	Sheet	Revision

*Attachment D*



6000 GUN CLUB ROAD  
WINSTON SALEM, NORTH CAROLINA 27103-9727  
Phone 336-766-3430 Fax 336-766-0912  
Email [mbarnes@sylcoc.com](mailto:mbarnes@sylcoc.com)  
NC License Number 04358

April 26, 2013

Frank L. Blum Construction Company.  
PO Box 4153  
Winston-Salem, NC 27115

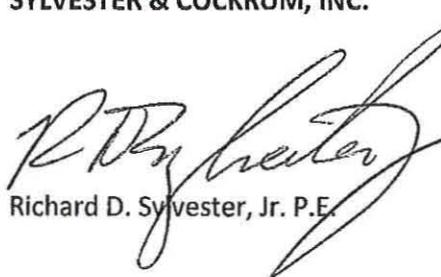
Attn: Mr. Michael Powers

Ref: 751 West Fourth Office Building  
Winston-Salem, North Carolina

Dear Mr. Powers:

As requested, this letter is to confirm that the basement ventilation system for the referenced project was designed in accordance with sound engineering practice and to exceed the requirements of paragraph 406.1 of the North Carolina Mechanical Code, dated 2012.

Very truly yours,  
SYLVESTER & COCKRUM, INC.

  
Richard D. Sylvester, Jr. P.E.



*Attachment E*

