

THE UNDERSIGNED HEREBY ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED AND HEREBY DEDICATES TO PUBLIC USE AS STREETS, PLAYGROUNDS, PARKS, OPEN SPACES AND EASEMENTS FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT, AND AUTHORIZES THE CITY OF GREENSBORO TO RECORD THIS PLAT IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, N.C. HILL STREET HOLDINGS, LLC BY RECORDATION OF THIS PLAT, HEREBY GIVES, GRANTS AND CONVEYS TO ATTY, DUKE ENERGY, FIDELITY NATURAL GAS COMPANY, TIME WARNER CABLE AND THE CITY OF GREENSBORO, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS RIGHT-OF-WAY AND EASEMENTS TO MAINTAIN AND SERVICE THEIR RESPECTIVE WIRES, LINE CONDUITS AND PIPES IN THEIR PRESENT LOCATIONS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AS NECESSARY, FOR THE PURPOSE OF MAINTAINING AND SERVICING SAID WIRES, LINES, CONDUITS AND PIPES. WHEN GRADE OF ADJACENT PROPERTY DOES NOT CONFORM TO THE STREET GRADE, AN EASEMENT IS EFFECTIVE FOR THE PURPOSE OF SLOPING EMBANKMENTS FROM STREET GRADE LEVEL AT THE PROPERTY LINE HAVING A SLOPE RATIO OF THREE FEET HORIZONTAL FOR EACH FOOT OF VERTICAL DIMENSION.



HILL STREET HOLDINGS, LLC
Signed By: [Signature] MANAGING MEMBER
Attest By: [Signature]

SURVEYOR'S
I, HOMER S. WADE, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book [] Page [], etc.) (other) that the boundaries not surveyed are clearly indicated as drawn from information found in Book [] Page [] that the ratio of precision as calculated is 1:10,000 ±, that this plat was prepared in accordance with G.S. 47-30 as amended. BY COORD. COMPUTATION



This survey creates a subdivision of land within the area of a municipality that has an ordinance that regulates parcels of land.
Witness my original signature, registration number and seal this [] day of [] A.D. 2012.

Registration Number []
REVIEW OFFICER'S CERTIFICATION

State North Carolina
County of Guilford
[Signature] Review Officer for the City of Greensboro, Guilford County, certify that the map or plat to which this certification is affixed meets all the statutory requirements for recording.

[Signature] Review Officer
Date 12/20/12

Approved for recordation by the City of Greensboro, North Carolina on the [] day of [] 2012 pursuant to the Greensboro Development Ordinance.
[Signature] Planning Director
Date 12/20/12

This Plat does not require a certificate of approval by the Division of Highways as provided in G.S. 136-102.6, subsection (c).
[Signature] Planning Director
Date 12/20/12

Approved FOR THE PURPOSES OF N.C.G.S. § 180A-310.25
[Signature] Linda M. Colpepper, Deputy Director
Division of Waste Management
State of North Carolina
Wake County
Date December 13, 2012

NOTES

- 1) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET
- 2) PROPERTY LINES SHOWN DASHED ARE NOT A PART OF THIS SURVEY AND ARE TAKEN FROM REFERENCES SHOWN HEREON.
- 3) AREA COMPUTED BY THE COORDINATE METHOD.
- 4) BOUNDARY INFORMATION TAKEN FROM FIELD DATA BY BORUM, WADE & ASSOCIATES, P.A.
- 5) ALL FIELD MEASUREMENTS MATCHED RECORDED DIMENSIONS WITHIN MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ASCM LAND TITLE SURVEYS.
- 6) BEARINGS ARE ON NORTH CAROLINA GRID MERIDIAN WHICH IS 23 MIN. 31 SEC. COUNTER CLOCKWISE FROM THE RECORDED DEED ORIENTATION.
- 7) THE GROUNDWATER SAMPLE LOCATIONS AND SOIL SAMPLE LOCATIONS SHOWN WERE TAKEN FROM MAPS PROVIDED BY EGS, LTD. (ENGINEERING CONSULTING SERVICES, LTD.)
- 8) THE AREAS AND TYPES OF CONTAMINATION DEPICTED HEREON ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.
- 9) THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE STATE OF NORTH CAROLINA FEDERAL EMERGENCY MANAGEMENT AGENCY (SEE SHEET 2 OF 2) PER COMMUNITY PANEL #31071864001, DATE: 6-10-07
- 10) 3/4" IRON PIPES REFERENCED AS EIP AT ALL PROPERTY CORNERS, EXCEPT AS NOTED.
- 11) FLOOD NOTE: A PORTION OF THIS TRACT EAST OF THE RETAINING WALL WAS FILLED TO ITS CURRENT ELEVATION (OF GREATER THAN 741.00), PRIOR TO THE ADDITION OF THE CURRENT FLOOD INSURANCE RATE MAPS (FIRM), A REQUEST FOR A LETTER OF MAP REVISION BASED ON FILL (LWR) HAS BEEN FILED AND APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). (SEE CASE NO. 07-04-4746A, DATED 8-14-07) (SEE SHEET 2 OF 2)
- 12) EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-12-61 (B) AND (D) OF THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE.

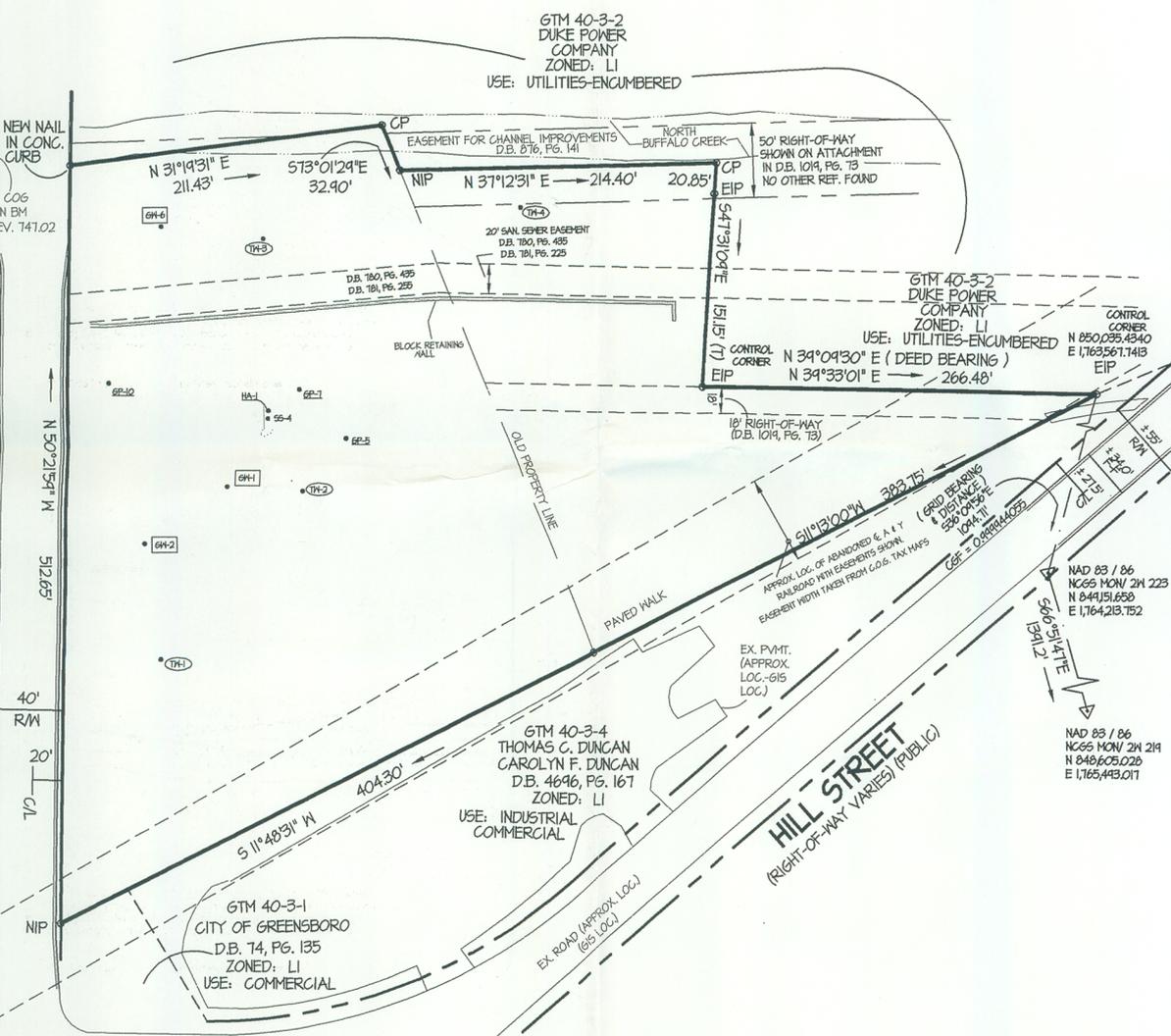
LAND USE RESTRICTIONS

- 1. Landscaping refers to the beautification of exterior terrain through planting of trees, flowers, shrubs, and grasses, and installation of drainage and hard elements including water features, arbors, trellises, curbing, walkways, and pavement.
- 2. No office, retail, storage, hotel, or other structure designed for indoor climate-controlled use may be built or used at the Brownfields Property unless:
 - a. DENR issues a written finding that vapor intrusion mitigation is not required at the building's proposed location or
 - b. a vapor barrier that is a prefabricated (minimum 20-mil) sealed membrane, or formed-in-place membrane (e.g., a rubberized asphalt emulsion applied as a liquid that then hardens), underlain by a six-inch crushed stone depressurization zone, is installed under the structure and tested for performance, all of which shall be in accordance with a work plan approved in writing by DENR; or
 - c. DENR approves, in writing, in advance, an alternate method of vapor mitigation based upon the proposed structure's foundation plans.
- Implementation of Land Use Restriction 2a. or 2b. above shall not be considered complete until DENR is provided certification of proper installation and testing under seal of a professional engineer licensed in North Carolina, as well as photographs and a brief narrative description of the installation and performance testing.
- 3. No building outside the scope of Land Use Restriction 2 above may be constructed on the Brownfields Property until DENR has been consulted regarding the proximity of the planned building to the Brownfields Property's volatile contaminants plume, and until any necessary consequences required by DENR to ensure the Brownfields Property's suitability for uses approved pursuant to this Agreement, while fully protecting public health and the environment have been implemented to DENR's written satisfaction.
- 4. No activities that encounter, expose, remove or use groundwater or surface water (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 Brownfields Property without prior sampling and analysis of groundwater to the written satisfaction of DENR. If such results disclose to DENR contamination that exceeds North Carolina's groundwater quality standards and that DENR determines may threaten the Brownfields Property's suitability for uses approved pursuant to this Agreement and/or public health and/or the environment, 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.
- 5. Soil on the Brownfields Property deeper than six feet below the ground surface may not be disturbed without sampling and analysis to DENR's written satisfaction of soil proposed to be disturbed and a minimum of seven (7) business days written notice to DENR unless DENR states otherwise in writing in advance. While such soil is disturbed, DENR may inspect and sample, or require inspection and/or sampling of, the exposed soil for contaminants. If soil contamination is discovered that exceeds unrestricted use screening levels and that DENR determines may make the Brownfields Property unsuitable for the uses approved pursuant to Land Use Restriction 1 above or render public health and the environment less than fully protected, as much soil as DENR reasonably requires shall be removed and disposed of in accordance with applicable law, and any other actions that DENR reasonably requires to make the Brownfields Property suitable for the subject uses while fully protecting public health and the environment shall be taken.
- 6. No mining may be conducted on or under the Brownfields Property, including without limitation, extraction of coal, oil, gas or any other minerals or non-mineral substances.
- 7. No basements may be constructed on the Brownfields Property unless they are, as determined in writing by DENR, verified in conformance with applicable building codes.

- 1. No use may be made of the Brownfields Property other than for office, retail, self-storage, hotel, parking, and landscaping purposes or other use approved in advance and in writing by DENR. No residential use may be made of the Brownfields Property whether for a manager/attendant of a self-storage facility or otherwise. For purposes of this restriction:
 - a. "Office" refers to the provision of business, institutional, or professional services.
 - b. "Retail" refers to the sale of goods directly to the consumer.
 - c. "Self-storage" is defined as a retail commercial facility at which individual storage spaces are leased to the public.
 - d. "Hotel" refers to the offering of short-term lodging to the public.
 - e. "Parking" refers to the temporary accommodation of vehicles, whether for a fee or as a service, including the vehicles of office workers, retail workers or shoppers, and hotel workers and guests.

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- 2. No office, retail, storage, hotel, or other structure designed for indoor climate-controlled use may be built or used at the Brownfields Property unless:
 - a. DENR issues a written finding that vapor intrusion mitigation is not required at the building's proposed location or
 - b. a vapor barrier that is a prefabricated (minimum 20-mil) sealed membrane, or formed-in-place membrane (e.g., a rubberized asphalt emulsion applied as a liquid that then hardens), underlain by a six-inch crushed stone depressurization zone, is installed under the structure and tested for performance, all of which shall be in accordance with a work plan approved in writing by DENR; or
 - c. DENR approves, in writing, in advance, an alternate method of vapor mitigation based upon the proposed structure's foundation plans.
- Implementation of Land Use Restriction 2a. or 2b. above shall not be considered complete until DENR is provided certification of proper installation and testing under seal of a professional engineer licensed in North Carolina, as well as photographs and a brief narrative description of the installation and performance testing.
- 3. No building outside the scope of Land Use Restriction 2 above may be constructed on the Brownfields Property until DENR has been consulted regarding the proximity of the planned building to the Brownfields Property's volatile contaminants plume, and until any necessary consequences required by DENR to ensure the Brownfields Property's suitability for uses approved pursuant to this Agreement, while fully protecting public health and the environment have been implemented to DENR's written satisfaction.
- 4. No activities that encounter, expose, remove or use groundwater or surface water (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 Brownfields Property without prior sampling and analysis of groundwater to the written satisfaction of DENR. If such results disclose to DENR contamination that exceeds North Carolina's groundwater quality standards and that DENR determines may threaten the Brownfields Property's suitability for uses approved pursuant to this Agreement and/or public health and/or the environment, 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.
- 5. Soil on the Brownfields Property deeper than six feet below the ground surface may not be disturbed without sampling and analysis to DENR's written satisfaction of soil proposed to be disturbed and a minimum of seven (7) business days written notice to DENR unless DENR states otherwise in writing in advance. While such soil is disturbed, DENR may inspect and sample, or require inspection and/or sampling of, the exposed soil for contaminants. If soil contamination is discovered that exceeds unrestricted use screening levels and that DENR determines may make the Brownfields Property unsuitable for the uses approved pursuant to Land Use Restriction 1 above or render public health and the environment less than fully protected, as much soil as DENR reasonably requires shall be removed and disposed of in accordance with applicable law, and any other actions that DENR reasonably requires to make the Brownfields Property suitable for the subject uses while fully protecting public health and the environment shall be taken.
- 6. No mining may be conducted on or under the Brownfields Property, including without limitation, extraction of coal, oil, gas or any other minerals or non-mineral substances.
- 7. No basements may be constructed on the Brownfields Property unless they are, as determined in writing by DENR, verified in conformance with applicable building codes.

- 8. None of the contaminants known to be present in the environmental media at the Brownfields Property, including those listed in Tables A and B above, may be used or stored at the Brownfields Property without the prior written approval of DENR, except in de minimis amounts for cleaning and other routine housekeeping activities; in products sold to and used by the general public for everyday use and in products normally used in construction, maintenance, or repair of structures or landscaping.
- 9. The Brownfields Property may not be used as a playground, or for child care centers or schools.
- 10. The owner of any portion of the Brownfields Property where any existing, or later-installed, DENR-approved monitoring well is damaged shall be responsible for repair of any such wells to DENR's written satisfaction and within a time period acceptable to DENR.
- 11. Neither DENR nor any party conducting environmental assessment or remediation at the Brownfields Property at the direction of, or pursuant to a permit, order or agreement issued or entered into by DENR may be denied access to the Brownfields Property for purposes of conducting such assessment or remediation, which is to be conducted using reasonable efforts to minimize interference with authorized uses of the Brownfields Property.
- 12. During January of each year after the year in which this Notice is recorded, the owner of any part of the Brownfields Property as of January 1st of that year shall submit a notarized Land Use Restrictions Update ("LURU") to DENR, and to the chief public health and environmental officials of Guilford County, certifying that, as of said January 1st, this Notice remains recorded at the Guilford County Register of Deeds office and its Land Use Restrictions are being complied with, and stating:
 - a. the name, mailing address, telephone and facsimile numbers, and contact person's e-mail address of the owner submitting the LURU if said owner acquired any part of the Brownfields Property during the previous calendar year; and
 - b. the transferee's name, mailing address, telephone and facsimile numbers, and contact person's e-mail address, if said owner transferred any part of the Brownfields Property during the previous calendar year.
- c. whether any vapor barrier or other vapor mitigation systems installed pursuant to Land Use Restrictions 2a. or 2b. above are performing as designed, and whether the uses of the ground floors of any buildings containing such vapor barrier and/or mitigation systems have changed, and, if so, how.



TEXT LEGEND

- CP COMPUTED POINT
- EX EXISTING
- C/L CENTERLINE
- D.B. DEED BOOK
- PG. PAGE
- BFE BACK FLOOD ELEVATION
- AC. ACRES
- GRND GROUND ELEVATION SHOT
- APPROX. APPROXIMATE
- LOC. LOCATION
- EIP EXISTING IRON PIPE
- NIP NEW IRON PIPE
- MON. MONUMENT
- BRON BROWNFIELDS PROPERTY BOUNDARY

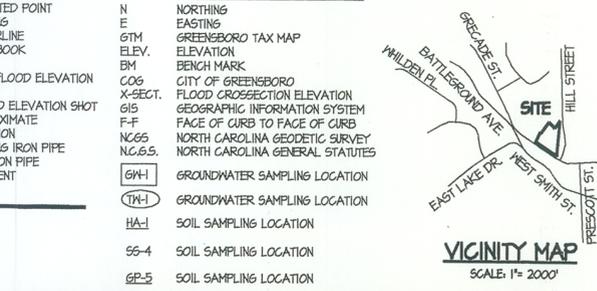


Table with 5 columns: Groundwater Contaminant, Sample Location, Date of Maximum Concentration Sampling, Maximum Concentration above Unrestricted Use Std. (ug/L), Standard for reference only (ug/L). Rows include Trichloroethene, Tetrachloroethene, etc.

Table with 5 columns: Soil Contaminant, Sample Location, Depth (ft bgs), Date of Maximum Concentration Sampling, Maximum Concentration above Unrestricted Use Screening Level (mg/kg), Unrestricted Use Screening Level (for reference only) (mg/kg). Rows include Trichloroethene, Tetrachloroethene, etc.

FINAL PLAT EXHIBIT B TO THE NOTICE OF BROWNSFIELD PROPERTY - SURVEY PLAT HILL STREET HOLDINGS, LLC OWNERS

1016 BATTLEGROUND AVENUE
GREENSBORO, NORTH CAROLINA 27408
MOREHEAD TOWNSHIP, GUILFORD COUNTY
SCALE: 1"=80' DATE: JUNE 10, 2011
BORUM, WADE AND ASSOCIATES, P.A.
ENGINEERS - PLANNERS - SURVEYORS
621 EUBANK COURT, SUITE 100, GREENSBORO, NORTH CAROLINA 27401-2711
PHONES: (336) 275-0411 - FAX: (336) 275-5714
WEB: www.borum-wade.com
N.C. License #: C-0868
SHEET 1 OF 2 BROWNSFIELD DATA ONLY

WILL PICK UP MAIL TO: BORUM, WADE & ASSOC. P.O. BOX 14215 GREENSBORO, NC 27415

F:\MISC\BROWNSFIELD\DATA\1016BATTLEPLAT

DEVELOPER
HILL STREET HOLDINGS, LLC
P.O. BOX 9846
GREENSBORO, N.C. 27429
PHONE: (336) 214-8531

OWNER
HILL STREET HOLDINGS, LLC
P.O. BOX 9846
GREENSBORO, N.C. 27429
PHONE: (336) 214-8531

SITE DATA

OLD PARCEL NUMBER 000000400000300003
PARCEL NUMBER 0004104
ZONING: LI (LIGHT INDUSTRIAL)
TOTAL AREA: ± 4.483 AC.
DEED REFERENCE: ** D.B. 6744, PG. 64
D.B. 1014, PG. 373
D.B. 1014, PG. 73 (SPUR TRACT R/W)
D.B. 876, PG. 141 (STREAM CHANNEL IMPROVEMENT)
D.B. 181, PG. 255 (SAN. SEWER ESMT.)
D.B. 180, PG. 435 (SAN. SEWER ESMT.)



2012078505
GUILFORD CO, NC FEE \$42.00
PRESENTED & RECORDED:
12-20-2012 02:44:12 PM
JEFF L. THIGPEN
REGISTER OF DEEDS
BY: MEREDITH A. APRLE
DEPUTY-GB

BK: P 183
PG: 134-135