

Brownfields Project #: 09060-05-60

Brownfields Property: Camden Square Second Amendment, W. Worthington,
Doggett & Hawkins Streets

Property Owner (In whole or part): The Abbott Condominium Association, Inc. **Brownfields**



2nd Amendment property only

LAND USE RESTRICTIONS (“LUR”) UPDATE

LUR 1: No water supply wells may be installed or used at the Brownfields Property.

In compliance Out of compliance

Remarks: _____

LUR 2: No mining activities may be conducted on the Brownfields Property.

In compliance Out of compliance

Remarks: _____

LUR 3: No activities which result in direct exposure to, use of, or removal of groundwater (for example, construction or excavation activities which encounter or expose groundwater) may be conducted on the Brownfields Property without prior sampling and analysis of groundwater in the area where activities are to be conducted, provision of the analytical results to the Department Environment and Natural Resources (“DENR”) or its successor in function along with plans and procedures to protect public health and the environment during those activities, and approval of those activities by DENR.

In compliance Out of compliance

Remarks: _____

LUR 4: No fountains, ponds, lakes, or other items which are supplied, in whole or in part, by groundwater may be constructed on the Brownfields Property.

In compliance Out of compliance

Remarks: _____

LUR 5: On the land denominated "Second Amendment Property" on the plat component of the Notice of Brownfields Property ("Notice"), no use may occur other than for residential, office, studio, or retail use. For purposes of this restriction, the following definitions apply:

- a. Residential: Use for a permanent dwelling of any single family, detached, duplex, triplex, quadraplex, attached or multifamily dwelling; any townhome or condominium; any manufactured home; any mobile home; any group home; any boarding house or any dormitory.
- b. Office: A place where business or professional services are conducted or rendered.
- c. Studio: A place where ideas, and plans and designs for implementation and/or production of those ideas, are developed.
- d. Retail: A place, the principle use or purpose of which is the sale of goods, products, or merchandise directly to the consumer.

In compliance Out of compliance

Remarks: _____

LUR 6: On the land denominated "Second Amendment Property" on the plat component of the Notice, no slab-on-grade building may be constructed without a vapor barrier system and/or mechanical or passive vapor barrier mitigation system, at the Department of Environment and Natural Resources ("DENR") discretion installed in accordance with a plan approved in writing in advance by DENR. Unperforated sheeting at least six (6) mils thick, a spray membrane liner system consisting of a material resistant to the contaminants listed in paragraph 2.b. of the Brownfields Agreement ("Agreement"), or another vapor barrier system may be proposed. No vapor barrier shall be approved that is not to be installed under the entire slab-on-grade foundation of the building, and sealed around any necessary penetrations, such as plumbing, utility chases, vertical pilings and other support structures underneath the slab, and overlapped, and taped, glued or otherwise stabilized, so as to minimize air migration pathways. Within thirty (30) days after installation of the vapor barrier system and/or vapor mitigation system, a professional engineer registered in North Carolina shall provide DENR certification under seal of proper installation, as well as photographs illustrating the installation and a brief narrative describing it. Non-slab-on-grade construction may not occur at the subject "Second Amendment Property" without DENR's prior written approval, which shall be conditioned, at a minimum, on the incorporation of measures to ensure that the subject "Second Amendment Property" is suitable for the uses specified in the documents comprising the Agreement.

In compliance Out of compliance

Remarks: _____

LUR 7: On the land denominated "Second Amendment Property" on the plat component of the Notice, no building constructed may be used or occupied unless and until it is mechanically ventilated. Within thirty (30) days after installation of a mechanical ventilation system in a particular building, a professional engineer registered in North Carolina shall certify to DENR under seal that the system was installed as designed and that it complies with the Mechanical Ventilation section of the Ventilation chapter of the North Carolina Building Code.

In compliance Out of compliance

Remarks: _____

LUR 8: During January of each year commencing in 2007, the then current owner of any property subject to the Seconded Amendment or the other documents comprising the Agreement shall submit a notarized Land Use Restrictions Update to DENR certifying that the Second Amendment Notice and the Notices recorded in connection with the other documents comprising the Agreement, remain recorded at the Mecklenburg County Register of Deeds' office and that all the Land Use Restrictions contained in the three (3) Notices are being complied with.

In compliance Out of compliance

Remarks: _____

Notarized signing and submittal of this Land Use Restrictions Update constitutes certification that the Notice remains recorded at the Mecklenburg County Register of Deeds office and that the Land Use Restrictions are being complied with.

This Land Use Restrictions Update is certified by The Abbott Condominium Association, owner of at least part of the Brownfields Property.

Name typed or printed of party making certification: The Abbott Condominium Association, Inc.

In the case of owners that are entities:

Signature of individual signing: 
Name typed or printed: Charles Morgan
Title: Treasurer

In the case of all owners:

Date: _____

The Abbott Condominium Association, Inc.

By: [Signature]
Name typed or printed: Charles Morgan
Title typed or printed: Treasurer

ATTEST:

[Signature: Anthony T. Pressley]
Name typed or printed: Anthony T. Pressley
Secretary, The Abbott Condominium Association, Inc. (corporation name)

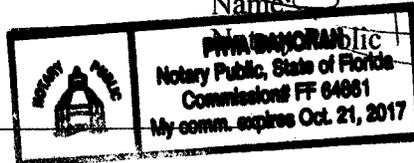
NORTH CAROLINA Florida
Collier COUNTY

I, Peggy Bahoran, a Notary Public of the county and state aforesaid, certify that Anthony T. Pressley personally came before me this day and acknowledged that he/she is the Secretary of The Abbott Condominium Association Inc. (corporation name), a North Carolina (state) corporation, and that by authority duly given and as the act of the corporation, the foregoing Land Use Restriction Update was signed in its name by its Secretary and attested by him/her as its Secretary.

WITNESS my hand and official stamp or seal, this 23rd day of January, 2014

[Signature: Peggy Bahoran]
Name: Peggy Bahoran

My Commission expires: _____



[Stamp/Seal]

On behalf of the owners noted on the attached Contact List, The Abbott Condominium Association, Inc. accepts the responsibility of filing the Brownfield's Land Use Restrictions ("LUR") Update annually for the below noted Brownfield's Property.

Brownfields Project #: 09060-05-60

Brownfields Property: Camden Square 2nd Amendment, W. Worthington, Doggett, and Hawkins Streets

Property Owner: The Abbott Townhome Owners Association, Inc.

The Abbott Condominium Association, Inc.

By: *Charles Morgan*

Name typed or printed: Charles Morgan

Title typed or printed: Treasurer

NORTH CAROLINA

Gaston COUNTY

I, Amy W Gates a Notary Public of the county and state aforesaid, certify that Charles Morgan personally came before me this day and acknowledged that he/she is the Treasurer of The Abbott Condominium Association, Inc. a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing Land Use Restriction Update was signed in its name by its Treasurer.

WITNESS my hand and official stamp or seal, this 27th day of January, 2014.

Amy W Gates
Name: Amy W Gates
Notary Public

My Commission expires: 8-14-16

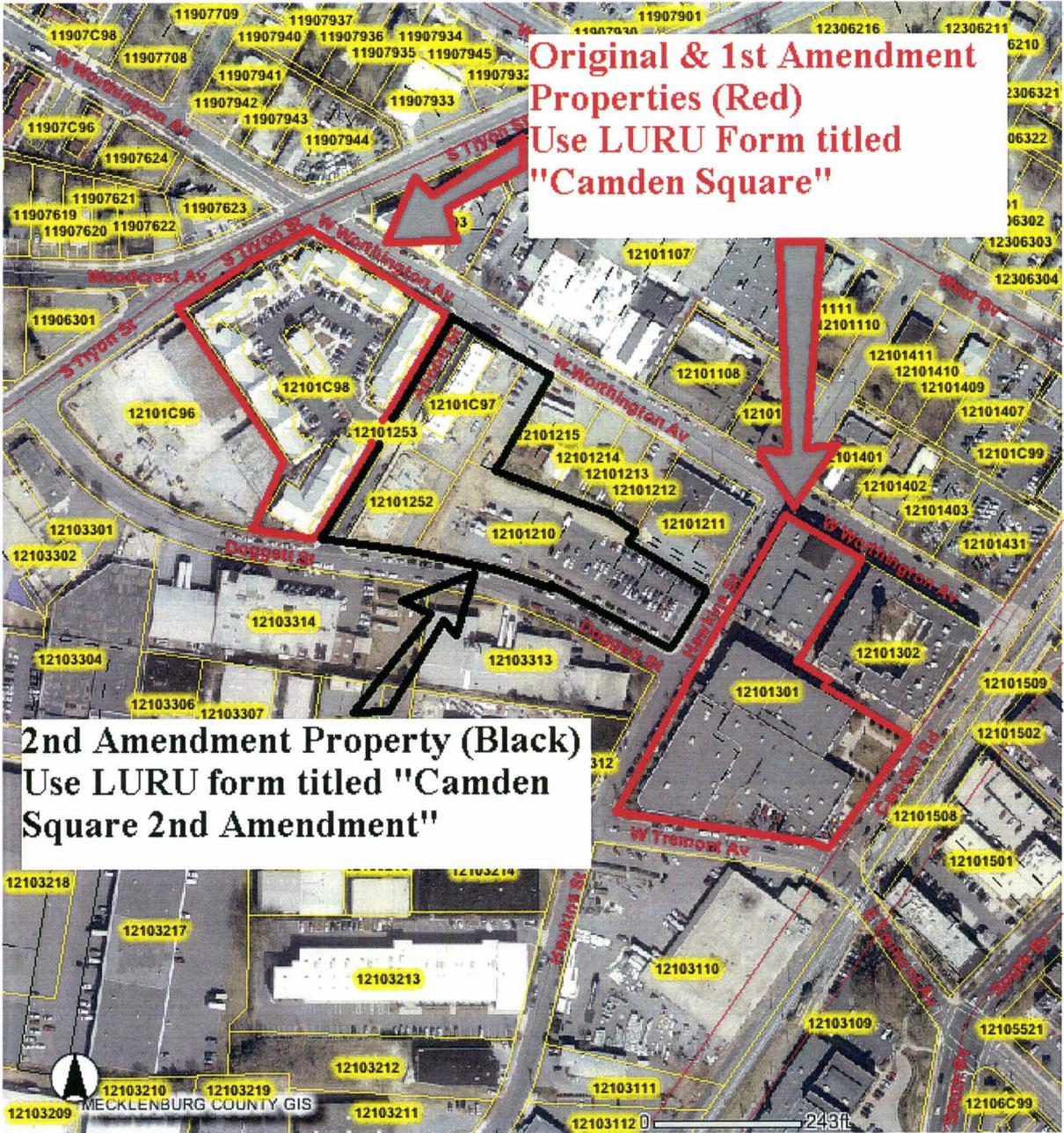
[Stamp/Seal]



Owner Contact Roster

As of January 1, 2014

Owner Name	Contact	Name	Primary Phone	Mobile	Email	Fax	Street 1	Street 2	City, State Zip
Christopher George	Christophe	George	828-308-3444	828-308-3444	chris@madriaticblu.com		1905 Abbott Street		Charlotte, NC 28203
Bahabri Stores, LLC	Jamal	Bahabri	704-408-0618	704-408-0618	jamal408@msn.com		c/o Bill Cannon	1900 Abbott St, #102	Charlotte, NC 28203
1917 Partners, LLC	David	Sidbury			davidsidbury@sidburygroup.com		6167 Caravelle Ct.		Awendaw, SC 29429
1917 Partners, LLC	David	Sidbury			davidsidbury@sidburygroup.com		6167 Caravelle Ct.		Awendaw, SC 29429
SFRH Charlotte Rental, LP	Anna	Aponte	704-909-7813		aaponte@sliving.com		5300 NW 12th Ave., Suite O		Fort Lauderdale, FL 33309
1917 Partners, LLC	David	Sidbury			davidsidbury@sidburygroup.com;		6167 Caravelle Ct.		Awendaw, SC 29429
DTM Associates, LLC	Tony	Pressley			tony.pressley@mecaproperties.com		1929 Abbott Street		Charlotte, NC 28203
Charles Morgan	Charles	Morgan	240-498-5558		charles.w.morgan@gmail.com		1933 Abbott Street		Charlotte, NC 28203
Lisa Wood	Lisa	Wood	206-491-1899	206-491-1899	lisa_wood@alumni.sfu.ca		1937 Abbott Street		Charlotte, NC 28203
Jamie & Crystal Schaedel &	Crystal	Schaedel	803-487-8668	803-487-8668	cmascola@gmail.com		5247 Trumpet Vine Lane		Knoxville, TN 37918-8131
Daniel Burdi	Daniel	Burdi	516-317-3861	516-317-3861	danielburdi@gmail.com		1947 Abbott Street		Charlotte, NC 28203
DTM Associates, LLC	Tony	Pressley			tony.pressley@mecaproperties.com		1951 Abbott Street		Charlotte, NC 28203
Grant Hummel	Grant	Hummel	360-609-3541	360-609-3541	grant.p.hummel@gmail.com		1955 Abbott Street		Charlotte, NC 28203
DTM Associates, LLC	Tony	Pressley			tony.pressley@mecaproperties.com		1959 Abbott Street		Charlotte, NC 28203
1917 Partners, LLC	David	Sidbury			davidsidbury@sidburygroup.com		6167 Caravelle Ct.		Awendaw, SC 29429
Emily Cantrell	Emily	Cantrell	832-364-7597	832-364-7597	emilyc713@gmail.com		1967 Abbott Street		Charlotte, NC 28203



**Original & 1st Amendment
Properties (Red)
Use LURU Form titled
"Camden Square"**

**2nd Amendment Property (Black)
Use LURU form titled "Camden
Square 2nd Amendment"**