

**Brownfields Project #: 09060-05-60**

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

**Property Owner (In whole or part): CSV Commercial Lofts Condominiums Owners  
Association, Inc.**

**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 CSV Commercial Lofts Condominium Owners Association, Inc., owner of at least part of the Brownfields Property.

Name typed or printed of party making certification: CSV Commercial Lofts Condominium Owners Association, Inc.

In the case of owners that are entities:

Signature of individual signing: Carol Simmons  
Name typed or printed: Carol Simmons  
Title: President

In the case of all owners:

Date: \_\_\_\_\_

CSV Commercial Lofts Condominium Owners Association, Inc.

By: Carol Simmons  
Name typed or printed: Carol Simmons  
Title typed or printed: President

ATTEST:

William H. Cannon

Name typed or printed: William H. Cannon  
Secretary, CSV Commercial Lofts Condominium Owners Association, Inc.

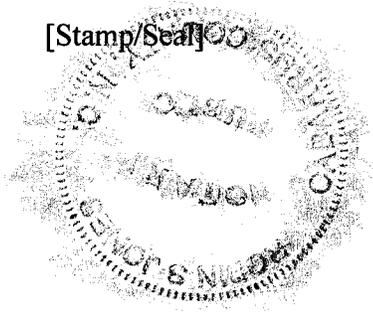
NORTH CAROLINA  
Mecklenburg COUNTY

I, Robin S. Jones, a Notary Public of <sup>Cabarrus</sup> ~~the~~ county and state aforesaid, certify that William H. Cannon personally came before me this day and acknowledged that he/she is the Secretary of CSV Commercial Lofts Condominium Owners 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 President and attested by him/her as its Secretary.

WITNESS my hand and official stamp or seal, this 28 day of January, 2013.

Robin S. Jones  
Name: Robin S. Jones  
Notary Public

My Commission expires: 8-15-16



# Owner Contact Roster

As of January 1, 2013

Owner Name	Contact	Name	Primary Phone	Mobile	Email	Fax	Street 1	Street 2	City, State Zip
Dyestuff, LLC	Rob	Pressley			rob.pressley@mecaproperties.com		1815 South Tryon St.	Suite D	Charlotte, NC 28203
Dyestuff, LLC	Rob	Pressley			rob.pressley@mecaproperties.com		1815 South Tryon St.	Suite D	Charlotte, NC 28203
Dyestuff, LLC	Rob	Pressley			rob.pressley@mecaproperties.com		1815 South Tryon St.	Suite D	Charlotte, NC 28203
Dyestuff, LLC	Rob	Pressley			rob.pressley@mecaproperties.com		1815 South Tryon St.	Suite D	Charlotte, NC 28203
Dyestuff, LLC	Rob	Pressley			rob.pressley@mecaproperties.com		1815 South Tryon St.	Suite D	Charlotte, NC 28203
DRG Properties	Des	MacSorely	704-641-0650		des@drgrp.com		2459 Wilkinson Boulevard	Suite 200	Charlotte, NC 28208
DRG Properties	Des	MacSorely	704-641-0650		des@drgrp.com		2459 Wilkinson Blvd	Unit 200	Charlotte, NC 28208
KD Dyestuff	Karl	Doerre	704-361-5285	704-361-5285	karl@doerreconstruction.com	704-374-0889	2459 Wilkinson Blvd	Unit 210	Charlotte, NC 28208
FDY Inc	Edward	Moolenaar	704-534-0155	704-534-0155	EMoolenaar@fdyinc.com	704-523-6674	3401 St. Vardell Lane	Suite B	Charlotte, NC 28217