

Certificate of Ownership and Dedication

The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision regulation jurisdiction of the Board of Commissioners of Guilford County and this plat and allotment to be our free act and deed and hereby dedicate(s) to public use as streets and easements, forever all areas so shown or indicated on said plat.

Signed AZAS LLC
Attest By Andrew J. Zimmerman, Manager

Certificate of Survey Accuracy

I, Robert S. Dischinger, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 6596, Page 0640, and Book see Page map) that the boundaries not surveyed are clearly indicated as shown from information found in Book see Page map that the ratio of precision as calculated is 1"=28,642'; this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 11th day of June, A.D. 2013.

THAT THIS PLAT IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

ROBERT S. DISCHINGER
PROFESSIONAL LAND SURVEYOR



Approved FOR THE PURPOSES OF N.C.G.S. 130A-310.35

Linda M. Culpepper, Deputy Director
DIVISION OF WASTE MANAGEMENT
STATE OF NORTH CAROLINA
WAKE COUNTY
September 25, 2013

Certificate of Review Officer

State of North Carolina
County of Guilford

I, Matthew L. Johnson, Review Officer of Guilford County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Matthew L. Johnson, Review Officer
10/30/13

Certificate of Approval by division of Highways of the North Carolina Department of Transportation

Department of Transportation
Division of Highways
Proposed Subdivision Road
Construction Standards Certificate

Approved District Engineer
Date

Certificate stating no approval is required by Division of Highways of the North Carolina Department of Transportation

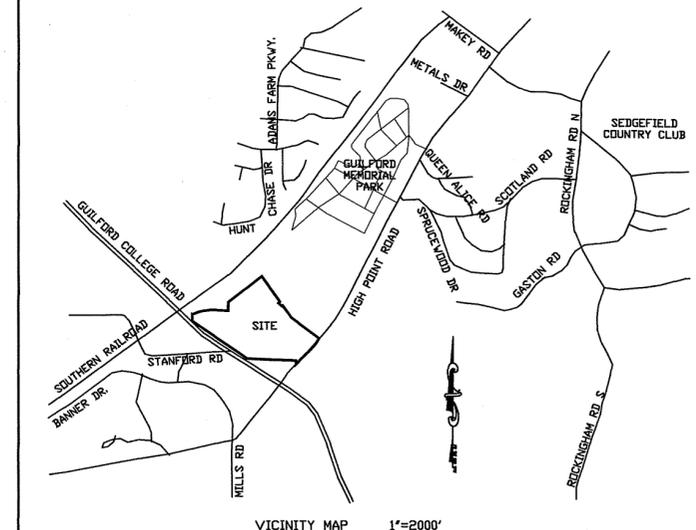
This plat does not require certificate of approval by the Division of Highways as provided in N.C.G.S. 136-102.6, subsection (g)

Signed Planning Director
10/30/13

LAND USE RESTRICTIONS

NCGS 130A-310.35(a) also requires that the Notice identify any restrictions on the current and future use of the Brownfields Property that are necessary or useful to maintain the level of protection appropriate for the designated current or future use of the Brownfields Property and that are designated in the Brownfields Agreement.

- 1. No use may be made of the Property other than for community college facilities, including but not limited to an automotive maintenance and repair technical training center, and/or other commercial purposes.
2. No building (other than buildings that are not enclosed such as parking garages) may be constructed on the Property unless and until DENR determines in writing that:
a. the building would be sufficiently distant from the Property's groundwater and/or soil contamination that the building's users, public health and the environment will be protected from risk from vapor intrusion related to said contamination; or
b. a plan for a vapor intrusion mitigation system, approved in writing by DENR in advance and including a proposed performance assessment for demonstration of the system's protection of the building's users, public health and the environment from risk from vapor intrusion, is implemented to the satisfaction of a North Carolina-licensed professional engineer as reflected by an implementation report, bearing the seal of said engineer, that includes photographs and a description of the installation and performance assessment of the mitigation system.
3. Any demolition of any building on the Property, as depicted on the plat component of this Notice must occur in accordance with applicable legal requirements, including without limitation those related to lead and asbestos abatement that are administered by the Health Hazards Control Unit within the Division of Public Health of the North Carolina Department of Health and Human Services.
4. 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) or surface water may occur on the Property unless and until DENR states in writing, in advance of the proposed activity, that said activity may occur if carried out along with any measures DENR deems necessary to ensure the Property will be suitable for the uses specified in land use restriction 1. above while fully protecting public health and the environment. Notwithstanding the foregoing restrictions, water quality management structures such as retention basins designed and constructed in accordance with applicable laws may be constructed on the Property without DENR's advance approval.
5. None of the contaminants known to be present in the environmental media at the Property, including those appearing in the table in paragraph 8. of Exhibit A hereto may be used or stored at the Property without the prior written approval of DENR, except (i) in de minimis amounts for cleaning and other routine housekeeping activities, and (ii) for vehicle maintenance and service activities conducted in compliance with applicable law.
6. The owner of any portion of the Property where any existing, or subsequently 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, unless compliance with this Land Use Restriction is waived in writing by DENR in advance.
7. Neither DENR, nor any party conducting environmental assessment or remediation at the 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 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 Property.
8. During January of each year after the year in which this Notice is recorded, the owner of any part of the 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 containing these land use restrictions remains recorded at the Guilford County Register of Deeds office and that the 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 Property during the previous calendar year;
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 Property during the previous calendar year; and
c. whether any vapor barrier and/or mitigation systems installed pursuant to land use restriction 2. 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.



LEGAL DESCRIPTION OF BROWNSFIELD PROPERTY

BEGINNING AT AN EXISTING IRON PIPE BEING THE NORTHWESTMOST CORNER OF HEREIN DESCRIBED PROPERTY, SAID EXISTING IRON PIPE ALSO BEING A NORTHWESTERN CORNER OF ALBERDINGK BOLEY, INC. AS RECORDED IN DEED BOOK 5763 PAGE 0283 IN THE GUILFORD COUNTY REGISTER OF DEEDS, SAID EXISTING IRON PIPE ALSO HAVING NORTH CAROLINA 83 GRID COORDINATES HAVING A GRID NORTHING OF 822,388.9774 FEET AND HAVING AN EASTING OF 1,731,113.8760 FEET, THENCE WITH A WESTERN LINE OF AFORESAID ALBERDINGK BOLEY, INC. S 35 DEG 45 MIN 02 SEC E DISTANCE BEING 368.92 FEET TO AN EXISTING IRON PIPE, SAID EXISTING IRON PIPE BEING A NORTHWESTERN CORNER OF ALBERDINGK BOLEY, INC. AS RECORDED IN DEED BOOK 5509 PAGE 0762, THENCE WITH THE WESTERN LINE OF SAID ALBERDINGK BOLEY, INC. S 35 DEG 45 MIN 02 SEC E DISTANCE BEING 163.50 FEET TO AN EXISTING IRON PIPE, THENCE S 42 DEG 00 MIN 33 SEC W DISTANCE BEING 34.84 FEET TO AN EXISTING IRON PIPE, THENCE S 47 DEG 56 MIN 59 SEC E DISTANCE BEING 84.50 FEET TO AN EXISTING IRON PIPE, THENCE N 41 DEG 48 MIN 48 SEC E DISTANCE BEING 16.58 FEET TO A NEW IRON PIPE, THENCE WITH THE WEST LINE OF SAID ALBERDINGK BOLEY, INC. S 35 DEG 45 MIN 02 SEC E CROSSING THE INSIDE SOUTHERN RAIL OF A RAILROAD SPUR TRACK AT 75.97 FEET AND BEING A TOTAL DISTANCE OF 252.81 FEET TO AN EXISTING IRON PIPE, THENCE S 53 DEG 09 MIN 03 SEC E DISTANCE BEING 587.91 FEET TO AN EXISTING IRON PIPE ON THE NORTHERN 100 FOOT RIGHT OF WAY FOR HIGH POINT ROAD (OLD U.S. HIGHWAY 29 AND 70), SAID EXISTING IRON PIPE ALSO BEING THE SOUTHEASTERMOST CORNER OF HEREIN DESCRIBED PROPERTY, SAID EXISTING IRON PIPE ALSO BEING A SOUTHWESTERN CORNER OF ALBERDINGK BOLEY, INC. THENCE WITH THE NORTHERN 100 FOOT RIGHT OF WAY FOR HIGH POINT ROAD BEING A CURVE TO THE RIGHT A CHORD BEARING OF S 37 DEG 09 MIN 44 SEC W CHORD DISTANCE BEING 245.94 FEET AND HAVING A RADIUS OF 962.52 FEET TO AN EXISTING IRON PIPE, THENCE WITH THE NORTHERN 100 FOOT RIGHT OF WAY FOR HIGH POINT ROAD S 44 DEG 30 MIN 32 SEC W DISTANCE BEING 349.15 FEET TO AN EXISTING IRON PIPE, THENCE LEAVING THE SAID RIGHT OF WAY FOR HIGH POINT ROAD AND WITH AN EASTERN LINE OF EDWARD AND LINDA BIGHAM AS DESCRIBED IN DEED BOOK 5221 PAGE 0202 N 02 DEG 34 MIN 37 SEC E DISTANCE BEING 62.73 FEET TO AN EXISTING IRON PIPE, THENCE WITH THE NORTHERN LINE OF SAID EDWARD AND LINDA BIGHAM N 87 DEG 28 MIN 14 SEC W DISTANCE BEING 837.62 FEET TO A NEW IRON PIPE ON THE NORTHERN RIGHT OF WAY FOR THE NEW GUILFORD COLLEGE ROAD, SAID NEW IRON PIPE BEING N 54 DEG 51 MIN 22 SEC W DISTANCE BEING 5.91 FEET FROM A RIGHT OF WAY DISK, THENCE FROM SAID NEW IRON PIPE AND ALONG THE NORTHERN RIGHT OF WAY FOR NEW GUILFORD COLLEGE ROAD N 54 DEG 51 MIN 22 SEC W DISTANCE BEING 227.25 FEET TO A RIGHT OF WAY DISK, (SAID RIGHT OF WAY DISK BEING DESIGNATED AS STATION 17495.277 82.02 FEET RIGHT ON SHEET 8 ON PLANS FOR STATE PROJECT 82492805), THENCE WITH THE NORTHERN RIGHT OF WAY FOR SAID NEW GUILFORD COLLEGE ROAD N 55 DEG 43 MIN 23 SEC W DISTANCE BEING 178.18 FEET TO A NEW IRON PIPE, THENCE WITH THE NORTHERN RIGHT OF WAY FOR GUILFORD COLLEGE ROAD N 55 DEG 43 MIN 23 SEC W DISTANCE BEING 730.36 FEET TO A NEW IRON PIPE, SAID NEW IRON PIPE BEING THE SOUTHWESTERMOST CORNER OF HEREIN DESCRIBED PROPERTY, THENCE ALONG THE EASTERN LINE OF GUILFORD TECHNICAL COMMUNITY COLLEGE AS RECORDED IN DEED BOOK 4487 PAGE 1265 N 03 DEG 49 MIN 27 SEC E CROSSING THE INSIDE SOUTHERN RAIL OF A RAILROAD SPUR TRACK LEADING INTO HEREIN DESCRIBED PROPERTY AT 101.63 FEET AND BEING A TOTAL DISTANCE OF 114.09 FEET TO AN EXISTING IRON PIPE, THENCE RUNNING 8.5 FEET NORTHERLY OF THE CENTERLINE OF SAID SPUR TRACK BEING A CURVE TO THE RIGHT A CHORD BEARING OF N 79 DEG 14 MIN 15 SEC E CHORD DISTANCE BEING 386.83 FEET AND HAVING A RADIUS OF 876.93 FEET TO AN EXISTING IRON PIPE, THENCE ALONG SAID SPUR TRACK S 88 DEG 01 MIN 14 SEC E DISTANCE BEING 229.03 FEET TO AN EXISTING IRON PIPE, THENCE WITH THE SOUTH LINE OF GUILFORD MEMORIAL PARK INC. AS RECORDED IN DEED BOOK 3909 PAGE 0800 N 01 DEG 15 MIN 52 SEC E DISTANCE BEING 146.09 FEET TO AN EXISTING IRON PIPE, THENCE N 52 DEG 08 MIN 52 SEC E DISTANCE BEING 85.61 FEET TO AN EXISTING IRON PIPE, THENCE N 52 08 MIN 52 SEC E DISTANCE BEING 629.20 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 1,623,185 SQUARE FEET OR 37,2632 ACRES MORE OR LESS.



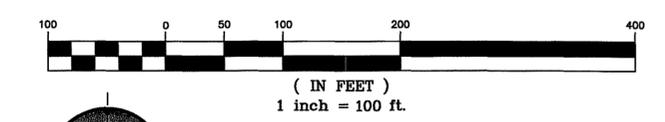
2013072499
GUILFORD CO, NC FEE \$42.00
PRESENTED & RECORDED:
10-31-2013 08:58:00 AM
JEFF L THIGPEN
REGISTER OF DEEDS
BY: HSIAG-WEI AHERON
DEPUTY CIOB
BK: P 185
PG: 93-94

Groundwater Contaminants

Table with 5 columns: Groundwater Contaminant, Sample Location, Date of Sampling, Concentration Exceeding Standard (ug/L), Standard (for reference only (ug/L)). Rows include Tetrachloroethene, 1,2,4-Trichlorobenzene, 1,2,3-Trichlorobenzene, Chlorobenzene, 2-Chlorotoluene, and 1,4-Dichlorobenzene.

- 1. The standards for these compounds are contained in Title 15A of the North Carolina Administrative Code, Subchapter 2L, Rule .0202, "2L" (April 1, 2013 version).
2. Groundwater standards that would apply if the land use was not restricted.
3. NS = not specified.

FINAL PLAT SHEET OF 2
EXHIBIT B TO THE NOTICE OF
BROWNSFIELD PROPERTY SURVEY PLAT
FOR
6012 HIGH POINT ROAD
JAMESTOWN TOWNSHIP-GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA
AZAS, LLC - OWNER AND PROSPECTIVE DEVELOPER
JUNE 11, 2013



Evans Engineering, Inc. logo and contact information: 4609 Dundas Drive Greensboro, North Carolina 27407. Phone 336-854-8876. License #C0168.

OWNER NAME AND ADDRESS
AZAS, LLC
PO BOX 9050
GREENSBORO, N.C. 27419

DWG: H:\DRAWINGS\DIAMLERCHRYSLER\BROWNSPLAT.dwg
PROJECT: 295-01 DRAWN BY: PM

UTILITY NOTICE

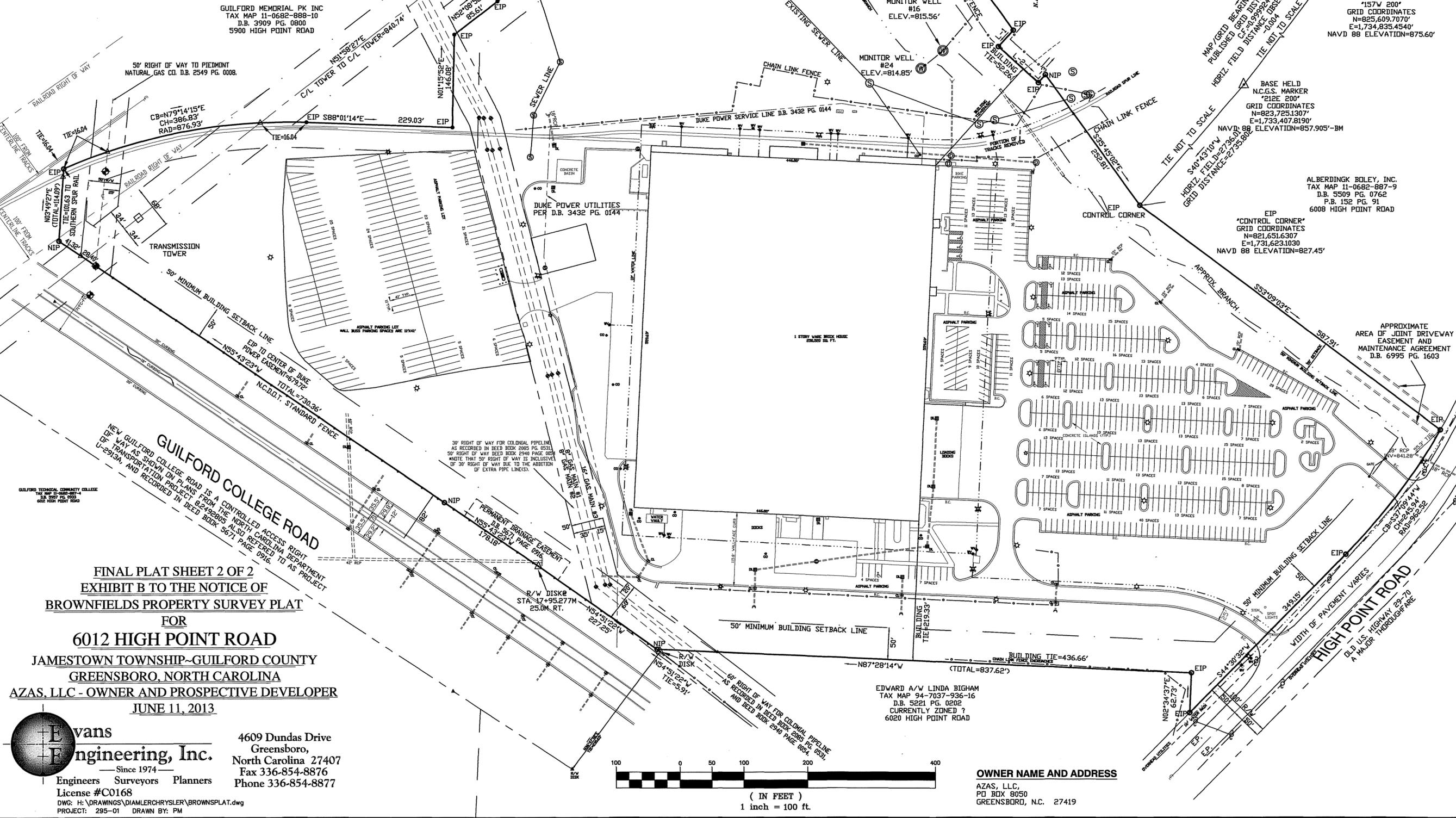
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, RECORDED EASEMENTS, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.



2013072499
GUILFORD CO, NC FEE \$42.00
PRESENTED & RECORDED
10-31-2013 08:58:00 AM
JEFF L. THIGPEN
REGISTERED PROFESSIONAL SURVEYOR
BY: HSIAC/MICHAEL AHERON
DEPUTY-018
BK: P 185
PG: 93-94

NOTES

- 1. OLD TAX MAP 11-682-887-10, NEW PARCEL ID 0155580.
2. DASHED LINES SHOWN NOT SURVEYED
3. AREA DETERMINED BY D.M.D. METHOD
4. THERE ARE GRID MONUMENTS WITHIN 2000' OF SITE TIES MADE AS SHOWN ON MAP
5. 37.2632 ACRES OR 1,623,185. SQUARE FEET TOTAL
6. THIS SURVEY IS OF AN ACTUAL FIELD SURVEY HAVING AN ERROR OF 1':28.642' DC
7. DEEDS OF REFERENCE: D.B. 6596 PG. 640 IS SUBJECT PROPERTY.
8. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PER PANEL MAP 370111-0176-D DATED MAY 18, 1998.
9. ALL PARKING SPACES ARE 9'X21' UNLESS OTHERWISE NOTED
10. ALL DISTANCES SHOWN HEREON ARE IN HORIZONTAL FEET.

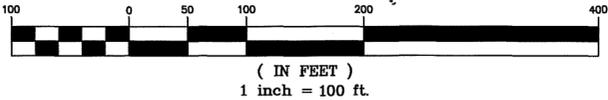


LINE TABLE with columns: LINE, BEARING, DISTANCE. Contains three entries for lines L-1, L-2, and L-3.

- LEGEND: EP EDGE OF PAVEMENT, C CENTERLINE, R/W RIGHT-OF-WAY, CONC CONCRETE, D.B. DEED BOOK, PG. PAGE, B.C. BACK CURBING, CP NEW IRON PIPE, EIP EXISTING IRON PIPE, WV WATER VALVE, GV GAS VALVE, WM WATER METER, PP POWER POLE, FH FIRE HYDRANT, SMH SAN. SEWER MANHOLE, CO CLEAN OUT, CI. CURB INLET, DI. DRAIN INLET, LP LIGHT POLE, GM GAS MARKER, MW. MONITOR WELL

FINAL PLAT SHEET 2 OF 2
EXHIBIT B TO THE NOTICE OF
BROWNFIELDS PROPERTY SURVEY PLAT
FOR
6012 HIGH POINT ROAD
JAMESTOWN TOWNSHIP-GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA
AZAS, LLC - OWNER AND PROSPECTIVE DEVELOPER
JUNE 11, 2013

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OWNER NAME AND ADDRESS
AZAS, LLC,
PO BOX 8050
GREENSBORO, N.C. 27419