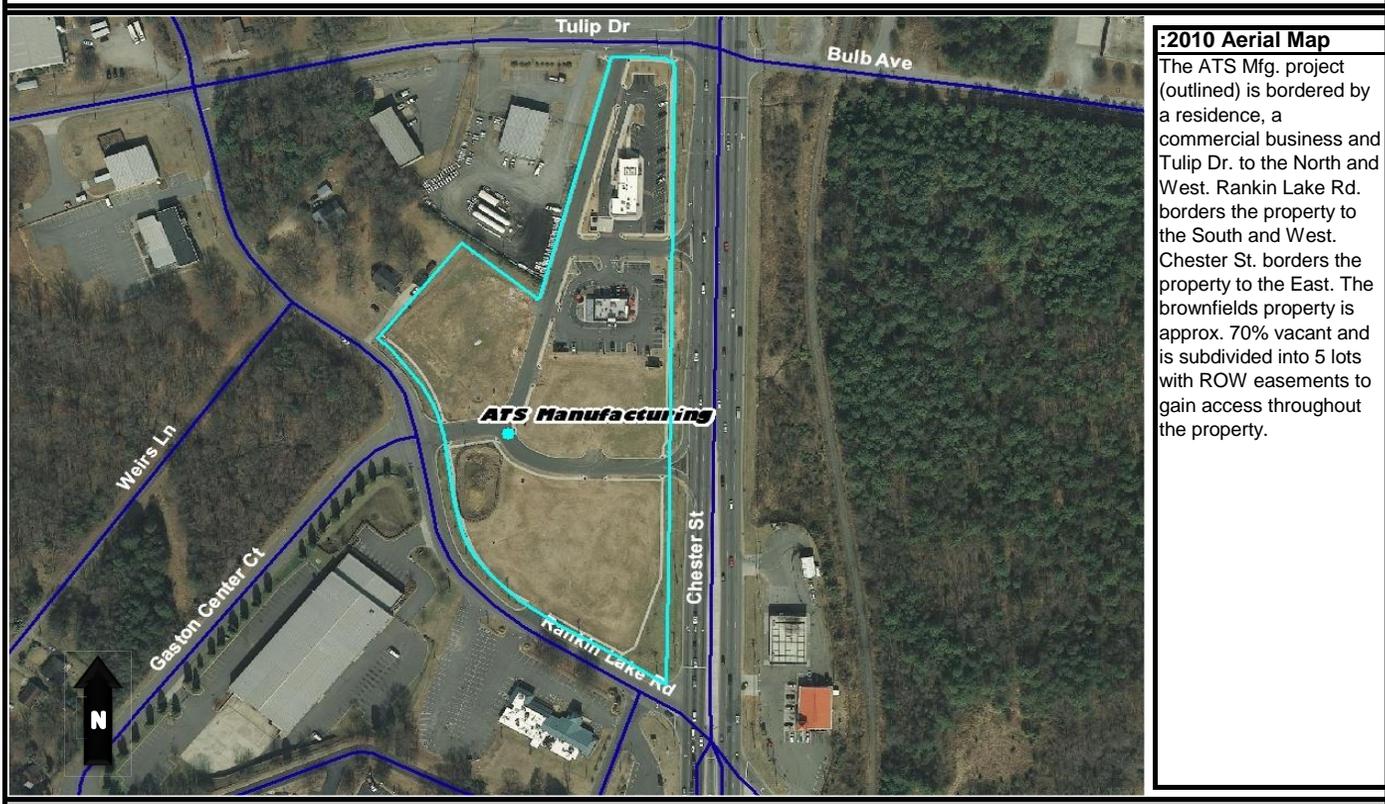


Brownfields Program Site Inspection Sheet

Project name: ATS Manufacturing	Date of visit: 10/16/2012	Inspection Area: 6
Project number: 13001-09-97	On-site: 1:25 PM	
Project address: Rankin Lake Road	Off-site: 1:40 PM	
Project county: Gaston		
Lat: 35.288342	BF staff: David Peacock	Personnel: Unknown
Long: -81.189034		
Source: ArcGIS - 2010 Ag County Parcels Layer		

- | | | |
|---|---|--|
| 1) Use of property: | Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Institutional <input type="checkbox"/> Recreation/Festival <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use <input type="checkbox"/> Vacant <input type="checkbox"/> | |
| 2) Structures on property: | Existing <input type="checkbox"/> New <input checked="" type="checkbox"/> Both <input type="checkbox"/> | Two new structures observed on the property. See photos below. |
| 3) Chem. Vapor Barrier: | N/A <input checked="" type="checkbox"/> | Not required by LURs. Vapor barrier use unknown. |
| 4) Use of surface water or groundwater: | N/A | Use of surface water or groundwater not observed. |
| 5) Exposed Soils: | N/A | Exposed or stockpiled soils were not observed on the property. |
| 6) Use of Basements: | N/A | Basements were not observed and not known to be present at this time. |
| 7) Storage of Chemicals: | N/A | Prohibited chemical storage was not observed. |
| 8) Exposure to Public: | N/A | Property is open to public ingress and egress. |
| 9) Condition of GW Monitoring Wells: | N/A | Monitoring wells were not observed. |
| 10) Last LURU submittal: | | Evian Properties - 1/13/12; Mr. Copsis - 12/22/11; PAMA-321 - 1/9/12; Westline - 2/9/12; Mr. Sood - none [noncompliant] |



:2010 Aerial Map

The ATS Mfg. project (outlined) is bordered by a residence, a commercial business and Tulip Dr. to the North and West. Rankin Lake Rd. borders the property to the South and West. Chester St. borders the property to the East. The brownfields property is approx. 70% vacant and is subdivided into 5 lots with ROW easements to gain access throughout the property.

Register of Deeds

Gaston County

Verified by: ROD on-line or ROD office

Instrument	book	page	rec. date	note
BF NBP	4355	725	9/25/2007	WDL Holdings (PD); CW Smith (Owner)
BF Plat	74	109	9/25/2007	WDL Holdings (PD); CW Smith (Owner)
Declarations Of Easements	4381	153 - 156	1/24/2008	CW Smith; noncompliant [NCGS 130A-310.35(d)]
Plat to Declarations	75	43	1/25/2008	CW Smith; Subdivided into 5 Lots (Gaston Crossing)
BF Assignment and Assumption	4380	594 - 598	1/18/2008	WDL Holdings to PAMA-321
BF Assignment and Assumption	4384	486 - 490	2/11/2008	PAMA-321 to Westline
BF Assignment and Assumption	4384	491 - 495	2/11/2008	PAMA-321 to PAMA-321 II
BF Assignment and Assumption	4451	1600 - 1604	3/3/2009	PAMA-321 II to Evian
BF Assignment and Assumption	4534	2098 - 2102	10/15/2010	PAMA-321 to Jay Jeet Investment

Lot #	Current owner	book	page	date	NCGS 130A-310.35(d) compliant	note
1	Sudesh Kumar Sood 1139 Larkspur Lane Dallas, NC 28034-9357	4580	1068 - 1070	10/11/2011	Yes	Vacant; deed
2	Westline LLC 1131 California Ave., Ste 205 Santa Monica, CA 90403-4170	4444	950 - 951	1/15/2009	yes	Vacant; corrected deed
3	PAMA-321 LLC 1422 Burtonwood Dr., Ste 200 Gastonia, NC 28054	4444	946 - 947	1/15/2009	yes	Vacant; corrected deed
4	George Copsis 4710 Emory Lane Charlotte, NC 28211	4443	1264 - 1266	1/15/2009	yes	Deed
		4430	2418 - 2423	10/1/2008	no	Mem. of Lease (Hardee's Food)
		4444	1268 - 1269	1/17/2009	no	Assgn. of Lease (PAMA-321)
5	Evian Properties LLC 303 Foxwood Dr. Waxhaw, NC 28173	4451	1591 - 1592	3/2/2009	yes	Deed
		4486	612 - 615	10/5/2009	no	Mem. of Lease (Papa John's)
		4451	1597 - 1599	3/3/2009	no	Assgn. of Lease (PAMA-321 II)

Lot #	Property Occupants	contact	address	city	state	zip	web
4	Hardee's Food Systems, Inc.	(704) 852-4142	2135 N. Chester St.	Gastonia	NC	28052	www.hardees.com
5	Papa John's Pizza #3703	(704) 853-0006	2161 N. Chester St.	Gastonia	NC	28052	www.papajohns.com
5	Dunkin Donuts	(704) 869-0775	2165 N. Chester St.	Gastonia	NC	28052	www.dunkindonuts.com

Inspector Comments

This property is utilized for commercial purposes, excluding the vacant lots 1, 2, & 3 as shown in the attached photographs. All roadways and impervious surfaces are new and well maintained. The PD, WDL Holdings LLC, assigned its rights and obligations under the brownfields agreement to PAMA-321, LLC while not ever purchasing the brownfields property. However, the current owner also signed land owner acknowledgement in the Notice. The brownfields property was subdivided into five lots, 2 of which (# 4 & 5) have been developed. The three remaining lots (# 1, 2 & 3) are undeveloped/vacant at this time. Although no LUR violations were noted during the inspection, noncompliant issues include: **1)** LURU submittal failure (lot 1); **2)** Failure to include a statement required by NCGS 130A-310.35(d) for various recorded instruments.

Photos

