

18002-14-060



Mary Katherine Stukes  
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Charleston, SC  
Charlotte, NC  
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Raleigh, NC  
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January 7, 2014

VIA ELECTRONIC MAIL and FIRST CLASS MAIL

Mr. Bruce Nicholson  
North Carolina Brownfields Program  
North Carolina Department  
of Environment and Natural Resources  
Division of Waste Management  
1646 Mail Service Center  
Raleigh, North Carolina 27699-1646



Re: **Charlotte-Mecklenburg Housing Partnership, Inc. -- Brownfields Application  
Property Located at 1033 Carter Avenue and 2000-2014 Statesville Avenue,  
Charlotte, NC**

Dear Bruce:

I have enclosed an application to the Brownfields Program on behalf of Charlotte-Mecklenburg Housing Partnership, Inc. (CMHP). CMHP intends to purchase two parcels now owned by Susan W. Eastridge on Carter Avenue in Charlotte, and we look forward to working with your program to redevelop this site successfully.

In addition to the Brownfields Property Application, I have also enclosed a financial statement, Proposed Brownfields Agreement, Affidavit re: Responsibility and Compliance, location map, photographs, preliminary survey and legal description, as well as a disc containing several environmental reports relating to the property. Please note that the financial statement (attached as Exhibit B) contains business confidential information pursuant to the North Carolina Public Records Act, N.C. Gen. Stat. § 132-1 *et seq.*, and we respectfully request that it be kept in a confidential file and not disclosed as a public record in connection with this brownfields project.

As described in more detail in the application, prior testing has confirmed the presence of certain environmental conditions at the Property. In light of these conditions, the protection and benefits of a Brownfields Agreement are essential to realize the redevelopment of the Property.

Thanks as always for your help and input in this process. Please let me know if you have any questions or need anything further from CMHP or me along these lines.

Best regards,

Mary Katherine Stukes

cc: Fred Dodson (w/ enclosures)

Enclosures

PPAB 2097479v1



**Brownfields Property Application**  
North Carolina Brownfields Program  
[www.ncbrownfields.org](http://www.ncbrownfields.org)

**I. PROSPECTIVE DEVELOPER (PD) INFORMATION {USE TAB KEY TO GET TO NEXT DATA ENTRY LINE – DO NOT USE THE RETURN KEY}**

A. PD information:

Entity name	Charlotte-Mecklenburg Housing Partnership, Inc.
Principal Officer	Julie A. Porter, President
Representative	Fred Dodson, Jr., Chief Operating Officer
Mailing Address	4601 Charlotte Park Drive, Suite 350 Charlotte, NC 28217
E-mail address	fdodson@cmhp.org
Phone No.	704-342-0933
Fax No.	704-342-2745
Web site	www.cmhp.org

B. PD contact person information (i.e., individual who will serve as the NCBP's point of contact if different than above):

Name	Mary Katherine H. Stukes
Company	Parker Poe Adams & Bernstein LLP
Mailing Address	401 South Tryon Street, Suite 3000 Charlotte, NC 28202
E-Mail Address	marykatherinestukes@parkerpoe.com
Phone No.	704-335-9495
Fax No.	704-335-4481

C. Information regarding all parent companies, subsidiaries or other affiliates of PD (attach separate sheet(s) if necessary):

**(Use for LLCs)**

Member-managed or manager-managed? **Answer:** n/a

If manager-managed, provide name of manager and percent of ownership:

Name

Ownership (%)

Mailing Address

E-Mail Address

Phone No.

Fax No.

For all LLCs, list all members of the LLC and provide their percent of ownership:

Name

Ownership (%)

Mailing Address

E-Mail Address

Phone No.

Fax No.

Name

Ownership (%)

Mailing Address

E-Mail Address

Phone No.

Fax No.

Name

Ownership (%)

Mailing Address

E-Mail Address

Phone No.

Fax No.

Managers of manager-managed LLCs are required to execute all brownfield documents for the LLC; as to member-managed LLCs, state name of member who will sign these documents.

List all parent companies, subsidiaries and other affiliates:

**(Use for Partnerships)**

Check one:  General Partnership  Limited Partnership

List all partners and percent of ownership:

Name n/a

Ownership (%)

Mailing Address

E-Mail Address

Phone No.

Fax No.

Is this person a general or limited partner?

Name

Ownership (%)

Mailing Address

E-Mail Address

Phone No.

Fax No.

Is this person a general or limited partner?

List all parent companies, subsidiaries and other affiliates:

**(Use for corporations other than LLCs)**

*(If information is the same as shown in 1.A., please indicate "same as 1.A." below.)*

Name Same as 1.A.

Mailing Address

E-Mail Address

Phone No.

Fax No.

List all parent companies, subsidiaries and other affiliates:

Please see the list of affiliated entities attached as Exhibit A.

**(Use for individuals)**

*(If individual is the same as shown in 1.A., -please indicate "same as 1.A." above.)*

Name n/a

Mailing Address

E-Mail Address

Phone No.

Fax No.

- D. Does PD have or can it obtain the financial means to fully implement a brownfields agreement and assure the safe reuse of the property? *(Attach supporting documentation such as letters of credit, financial statements, etc.)*

Answer Yes

Explanation Charlotte-Mecklenburg Housing Partnership, Inc. (CMHP) is a successful and long standing private non-for-profit organization in Charlotte. The annual financial report for the 2012 fiscal year indicated a total revenue of approximately \$17.8 million. This report is attached as Exhibit B.

- E. Does PD have or can it obtain the managerial means to fully implement a brownfields agreement and assure the safe use of the property?

Answer Yes

Explanation CMHP has a strong background in property redevelopment and construction. In addition, CMHP has retained professionals, including Parker Poe Adams & Bernstein LLP, who are experienced in brownfields redevelopment and the implementation of brownfields requirements in particular. These professionals (i) have significant experience with the Brownfields Program and the redevelopment of challenged properties, and (ii) are aware of the work and restrictions that are typically included in brownfields agreements to assure the safe use of property. The combination of these resources will ensure successful implementation of a brownfields agreement and safe use of the property.

- F. Does PD have or can it obtain the technical means to fully implement a brownfields agreement and assure the safe use of the property?

Answer Yes

Explanation As noted above, CMHP has significant property development and construction experience and has a range of engineering and environmental experience available to it. CMHP also has retained professionals, including Hart & Hickman, PC, who have extensive experience in environmental matters in general, and in brownfields assessments, work and redevelopment in particular. These individuals have worked directly with the Brownfields Program for many years.

- G. Does PD commit that it will comply (and has complied, if PD has had a prior project in the NCBP) with all applicable procedural requirements of the NCBP, including prompt payment of all statutorily required fees?

Answer Yes

*(List all NCBP project name(s) and NCBP project ID numbers where PD or any parent company, subsidiary and other affiliate of PD has been a party to.)*

Double Oaks Development, LLC (an affiliate of CMHP) is a party to Brownfields Agreement 11037-07-60, dated October 27, 2010.

- H. Does PD currently own the property?

Answer CMHP's affiliate owns one of the three parcels to be redeveloped and CMHP is under contract to purchase the other two parcels, as explained in more detail below.

*If yes, when did PD purchase the property and from whom? (Provide name, address, telephone number and email address of the contact person for the current property owner.)*

Parcel #07904303 was transferred from Iola Douglas to CMHP on or about May 23, 2007. CMHP subsequently assigned this parcel to Double Oaks Development LLC on or about September 13, 2007. CMHP believes that this parcel should be eligible for a brownfields agreement because CMHP (or its affiliate Double Oaks Development LLC) intends to sell this parcel, along with the two other parcels that it currently has under contract to purchase, to the Mecklenburg County Park and Recreation Department for redevelopment as a public swimming pool facility. Alternatively, CMHP believes it should be eligible for a brownfields agreement as a purchaser of Parcel #07904303 because Double Oaks Development LLC is willing to transfer that parcel back to CMHP. In the alternative, if the Brownfields Program does not prefer the use of this intra-company transfer, Double Oaks Development LLC should be eligible for a brownfields agreement for Parcel #07904303 as a seller of that parcel, but this arrangement would cause CMHP and Double Oaks Development LLC to act as joint PDs, since CMHP will be the owner of Parcels #07904204 and #07904305. In any event, Parcel #07904303 has been vacant since its acquisition by CMHP in 2007 and neither CMHP nor Double Oaks Development LLC have conducted any activities at the property other than conducting due diligence activities and related environmental investigations.

If no, provide the name, address, telephone number and e-mail address of the contact person for the current property owner

CMHP intends to purchase Parcels #07904204 and #07904305 if the property is deemed eligible for the Brownfields Program. Those parcels currently are owned by Susan W. Eastridge, whose contact information is as follows:

Susan W. Eastridge  
c/o Joe C. Young, P.A.  
1515 Mockingbird Lane, #520  
Charlotte, NC 28209-3297

I. If PD does not currently own the property, does PD have the property under contract to purchase?

Answer Yes, CMHP is under contract to purchase Parcels #07904204 and #07904305.

If yes, provide date of contract. August 26, 2013 (as modified on October 10, 2013 and December 17, 2013)

If no, when does the PD intend to purchase the property (e.g., after the project is determined to be eligible for participation in the NCBP, after PD receives a draft BFA, after the conclusion of the brownfields process)? Note: the Act requires the PD to demonstrate that it intends to either buy or sell the property.

J. Describe all activities that have taken place on the property since PD or PD's parents, subsidiaries and/or other affiliates, and/or lessees or sublessees of PD, took ownership of or

operated at the property (e.g., industrial, manufacturing or commercial activities, etc.).  
(Include a list of all regulated substances as defined at NCGS § 130A-310.31(b)(11) that have  
been used, stored on, or otherwise present at the property while those activities were  
conducted, and explain how they were used.)

CMHP has not commenced operations on the property. It has conducted certain due  
diligence activities, including environmental assessments, on the three parcels.

## II. SITE INFORMATION

### A. Information regarding the proposed brownfields property:

Proposed project name      Double Oaks Pool CIP

acreage    4.76 street address(es)    1033 Carter Avenue and 2000-2014 Statesville Avenue

city Charlotte                  County    Mecklenburg                  zip                  28206

tax ID(s) or PIN(s)    07904204 (1033 Carter Avenue), 07904305 (unnumbered Carter  
Avenue address), and 07904303 (2014 Statesville Avenue)

past use(s)                  machine shop, demolition company storage, gas station, drycleaners,  
convenience store, restaurant, residential

current use(s)                  Vacant and demolition company storage

cause(s)/source(s) of contamination:

known                  Metal machining, petroleum AST, and petroleum UST

suspected                  Gas station and drycleaners

### B. Regulatory Agency Involvement: List the site names and all identifying numbers (ID No.) previously or currently assigned by any federal, state or local environmental regulatory agencies for the property. The ID No's may include CERCLIS numbers, RCRA generator numbers for past and present operations, UST database, Division of Water Quality's incident management database, and/or Inactive Hazardous Sites Branch inventory numbers. (In many instances, the PD will need to actively seek out this information by reading environmental site assessment reports, reviewing government files, contacting government officials, and through the use of government databases, many of which may be available over the internet.)

Agency Name/ID No: None

Agency Name/ID No:

Agency Name/ID No:

Agency Name/ID No:

Agency Name/ID No:

C. In what way(s) is the property abandoned, idled, or underused?

The property as a whole has historically been underutilized and in recent years has been mostly vacant, with a portion of the property being utilized primarily for storage. It is located in a densely populated area and provides a unique opportunity to redevelop centrally located yet underutilized land into a county park and swimming pool within walking and/or biking distance from several residential communities, providing a significant public benefit to the surrounding community and city.

D. In what way(s) is the actual or possible contamination at the property a hindrance to development or redevelopment of the property (attach any supporting documentation such as letters from lending institutions)?

As noted in Paragraph II.F below, the property is proposed to be redeveloped as a county park and swimming pool. Before CMHP acquires the property and incurs the substantial redevelopment costs associated with the project, however, it needs to ensure that the property can be safely used through the Brownfields Program, and that it and future owners and occupants will have the protections and benefits afforded by a Brownfields Agreement. Thus, given the current conditions of the property, brownfields protection is critical for the safe redevelopment and success of the project.

E. In what way(s) is the redevelopment of the property difficult or impossible without a brownfields agreement (attach any supporting documentation such as letters form lending institutions)?

Given the identified site conditions, including impacts to soil and groundwater, CMHP believes that a Brownfields Agreement is essential to ensuring that the site has a viable and safe re-use.

F. What are the planned use(s) of the redeveloped brownfields property to which the PD will commit? Be as specific as possible.

The property will be redeveloped as a county-owned and operated park and public swimming pool.

G. Current tax value of brownfields property: \$799,100 (total)

Parcel #07902404 (1033 Carter Avenue): \$572,700

Parcel #07904305 (unnumbered Carter Avenue address): \$119,600 (as of 2011)

Parcel #7904303 (2014 Statesville Avenue): \$106,800

H. Estimated capital investment in redevelopment project: \$3,600,000

I. List and describe the public benefits that will result from the property's redevelopment. Be as specific as possible. (Examples of public benefits for brownfields projects include job creation, tax base increases, revitalization of blighted areas, preserved green space, preserved historic places, improving disadvantaged neighborhood quality-of-life related retail shopping



### III. OTHER REQUIRED INFORMATION

- A. Brownfields Affidavit: PD must provide its certification, in the form of a signed and notarized original of the unmodified model brownfields affidavit provided by NCBP, that it did not cause or contribute to contamination at the property and that it meets all other statutory eligibility requirements. *(Note: The form to use for this affidavit is attached to this application. It must be filled out signed notarized, and submitted with this application.)*  
Is the required affidavit, as described above, included with this application?

Answer Yes. Please see Exhibit C.

- B. Proposed Brownfields Agreement Form: PD must provide the completed form Proposed Brownfields Agreement. *(Note: The form to use for this document is attached to this application. It must be filled out, initialed, and attached on your submittal.)*  
Is the required Proposed Brownfields Agreement, as described above, included with this application?

Answer Yes. Please see Exhibit D.

- C. Location Map: PD must provide a copy of the relevant portion of the 1:24,000 scale U.S.G.S. topographic quadrangle map that shows the property clearly plotted, and that measures at least an 8 ½ by 11 inches. *(Note: these maps can be purchased through the above link, or often through retail outdoor recreation stores that can print out the relevant map. Often environmental reports have location maps that use this type of map as the base for its location map.)*  
Is the required location map included with this application?

Answer Yes. Please see Exhibit E.

- D. Survey Plat: PD must provide a preliminary survey plat of the brownfields property with the property boundaries clearly identified, and a metes and bounds legal description that matches the property description on the plat. At this stage of the brownfields process; one or more existing survey plats from a previous property conveyance will suffice. *(Before the brownfields project enters the public comment phase of the brownfields process, the PD will be required to submit a final brownfields survey plat which includes the information listed in the brownfields survey plat guidance.)*  
Is the required preliminary survey plat included with this application?

Answer Yes. Please see Exhibit F.

- E. Site Photographs: PD must provide at least one pre-redevelopment photograph of the property, in either hard copy or electronic format that shows existing facilities and structures. **Please note that the NCBP prefers to have electronic photos instead of or in addition to hard copies. Electronic copies of photographs should be emailed to: Shirley.Liggins@ncdenr.gov with a clear indication as to which Brownfields Application they apply to.**

Are photographs of the property included with this application?

Answer Yes. Please see Exhibit G.

Have electronic copies of the photographs been emailed to NCBP?

Answer Yes.

F. Environmental Reports/Data: If it makes an affirmative eligibility determination, the NCBP will request that PD provide any and all existing environmental reports and data for the property on **CD only**. The brownfields process may be expedited if PD submits such reports/data with this application.

Are any environmental reports/data being submitted with this application?

Answer Yes. Please see the disc attached as Exhibit H.

If environmental reports/data are being submitted with this application, please provide the title, date and author of each item being submitted:

Phase I and II ESA - 1033 Carter Ave - 10/9/13 - Hart & Hickman, PC  
Asbestos Survey - 1033 Carter Ave - 12/12/13 - Hart & Hickman, PC  
Phase II ESA - 2000-2014 Statesville Ave - 12/19/13 - Hart & Hickman, PC  
Phase I ESA - 2000-2014 Statesville Ave - 5/11/07 - Apex Companies, LLC  
Phase I ESA Review - 2000-2014 Statesville Ave - 11/13/13 - Hart & Hickman, PC

#### IV. ADDITIONAL REQUIRED FORMS

The following forms are to be filled out and submitted with the application including the Responsibility and Compliance Affidavit and the Proposed Brownfields Agreement. Submittal of the Affidavit requires signature and notarization, and the Proposed Brownfields Application requires an initial.

# EXHIBIT A

Charlotte-Mecklenburg Housing Partnership, Inc.  
Affiliated Entity List

CMHP Development LLC  
Fairview Housing Development LLC  
Fairview Single Family Housing LLC  
Fairview Multifamily LLC  
Fairview Senior Housing, Inc.  
Double Oaks Development, LLC  
The Housing Partnership, LLC  
CMHP Properties, Inc.  
CMHP Mortgage, Inc.  
A G Homes, LLC  
Glory Street LLC  
Rosedale II LLC  
Druid Hills LLC  
Tyvola Crossing LLC  
Rocky Branch II Manager LLC  
Rocky Branch II LLC  
CMHP TECE Inc.  
South Oak Crossing, LLC  
South Park Manager, LLC  
South Park Seniors, LLC  
Cheshire Chase Limited Partnership  
Seversville Apartments Limited Partnership  
Kohler Avenue, LLC  
Gables II, LLC  
Statesville Avenue Homes, LLC  
Kohler Manager, Inc.  
Gables II Manager, Inc.  
Statesville Avenue Manager, Inc.  
Westinghouse Apartments, LLC  
CFU Portfolio, LLC  
Cheshire Seversville LLC  
Arden Street Properties, LLC  
Scaleybark Apartments, LLC  
Westinghouse Manager, Inc.  
Cheshire Chase Associates, Inc.  
Seversville Associates, Inc.  
Catawba Senior Housing, LLC  
Catawba Senior Manager, LLC

**NORTH CAROLINA DEPARTMENT OF ENVIRONMENT  
AND NATURAL RESOURCES  
NORTH CAROLINA BROWNFIELDS PROGRAM**

**IN THE MATTER OF:  
Double Oaks Pool CIP**

**AFFIDAVIT RE:  
RESPONSIBILITY AND  
COMPLIANCE**

**UNDER THE AUTHORITY OF  
NORTH CAROLINA GENERAL  
STATUTES 130A-310.30, et. seq.**

Julie A. Porter, being duly sworn, hereby deposes and says:

1. I am President of Charlotte-Mecklenburg Housing Partnership, Inc.
2. I am fully authorized to make the declarations contained herein and to legally bind Charlotte-Mecklenburg Housing Partnership, Inc.
3. Charlotte-Mecklenburg Housing Partnership, Inc. is applying for a Brownfields Agreement with the North Carolina Department of Environment and Natural Resources, pursuant to N.C.G.S. §130A, Article 9, Part 5 (Brownfields Act), in relation to parcel ID numbers 07904204, 07904305 and 07904303 located in Charlotte, Mecklenburg County, North Carolina at 1033 Carter Avenue, an unnumbered Carter Avenue address, and 2014 Statesville Avenue.
4. I hereby certify, under the pains and penalties of perjury and of the Brownfields Act, that Charlotte-Mecklenburg Housing Partnership, Inc. and any parent, subsidiary or other affiliate meets the eligibility requirements of N.C.G.S. §130A-310.31(b)(10), in that it has a *bona fide*, demonstrable desire to buy and/or sell for the purpose of developing or redeveloping, and did not cause or contribute to the contamination at, the parcel cited in the preceding paragraph.
5. I hereby certify, under the pains and penalties of perjury and of the Brownfields Act, that Charlotte-Mecklenburg Housing Partnership, Inc. meets the eligibility requirement of N.C.G.S. §130A-310.32(a)(1) in that it and any parent, subsidiary or other affiliate have substantially complied with:
  - a. the terms of any brownfields or similar agreement to which it or any parent, subsidiary or other affiliate has been a party;
  - b. the requirement applicable to any remediation in which it or any parent, subsidiary or other affiliate has previously engaged; and

c. federal and state laws, regulations and rules for the protection of the environment.

Affiant further saith not.

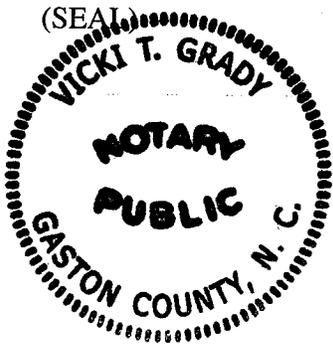
**Charlotte-Mecklenburg Housing Partnership, Inc.,**  
a North Carolina corporation

By:   
Name: Julie A. Porter  
Title: President

Sworn to and subscribed before me  
this 7<sup>th</sup> day of JANUARY, 2014.

  
Notary Public

My commission expires: April 6, 2014



# Preliminary Proposed Brownfields Agreement

## I. Property Facts

- a. Property Address(es): 1033 Carter Avenue, Charlotte, NC 28206 and 2000-2014 Statesville Avenue, Charlotte, NC 28206
- b. Property Seller: Susan W. Eastridge and Double Oaks Development LLC
- c. Property Buyer: Charlotte-Mecklenburg Housing Partnership, Inc.
- d. Brief Property Usage History: (i)The property located at 1033 Carter Ave consisted of undeveloped land prior to initial development as a machine shop in 1954. Additions to the original building were made and operations as a machine shop continued until the late 2000s. The site is currently leased to a demolition company that mostly utilizes the area for storage of materials and equipment.  
(ii)The property located at 2000-2014 Statesville Ave was potentially occupied by a gas station in the 1930s and a drycleaners in the 1950s. In addition, the property was reported to be occupied by a commercial building that housed a convenience store, former restaurant, and limousine/van service. Residential homes also occupied the site in the 1950s and 1960s. The site is currently vacant.
- e. The planned reuse will potentially involve the following use classification(s) (check all that apply):
- School/childcare/senior care
  - Residential
  - Commercial, retail (specify)
  - Other commercial (specify)
  - Office
  - Light industrial
  - Heavy industrial
  - Recreational
  - Open space
  - Other (specify)

## II. Contaminant Information

- a. The contaminant situation at the property is best described by the following (check all that apply):
- Contaminants are from an on-property source(s)
  - Contaminants are from an off-property source(s)
  - Contaminants are from an unknown source(s)
  - Contaminants have not yet been documented on the property

b. Contaminated Media Table. (If known, check appropriate boxes below)

Contaminant Types	Soil		Groundwater and/or Surface Water		Private Wells		Vapor Intrusion	
	known	Suspected	known	Suspected	known	suspected	known	suspected
o r g a n i c s	Chlorinated Solvents (list):							
	Petroleum: ASTs <input checked="" type="checkbox"/> USTs <input checked="" type="checkbox"/> Other <input type="checkbox"/>	Yes						
	Other (list):			Yes, MTBE				
i n o r g a n i c s	Metals (list):	Yes, Sb, As, hex Cr, Mn, Ni, Tl						
	Other (list):							

**III. Protective Measures**

I am prepared to take steps necessary to make the property suitable for its planned uses while fully protecting public health and the environment. I propose that NCBP consider a brownfields agreement that will make the property suitable for the planned use(s) through the following mechanism(s) (check all that apply):

- Contaminant remediation to risk-based levels.
- Engineered Controls (e.g., low permeability caps, vapor mitigation systems, etc)
- Land use restrictions that run with the land that will restrict or prohibit uses that are unacceptable from a risk assessment/management perspective. (*Important Note: In any*

*final brownfields agreement generated by the NCBP, land use restrictions will ultimately come with the continuing obligation to submit an annual certification that the Land Use Restrictions are being complied with and are recorded at the applicable register of deeds office.)*

#### IV. Fees

In connection with a brownfields agreement, the Act requires that the developer pay fees to offset the cost to the Department of Environment and Natural Resources and the Department of Justice. In satisfaction of the Act, the following fees apply to any brownfields agreement that is developed for this project, subject to negotiation of the brownfields agreement:

- a. A \$2,000 initial fee will be due from the applicant PD when **both** of the following occur:
  - 1) NCBP receives this application and proposed brownfields agreement, AND
  - 2) NCBP notifies the applicant in writing that the applicant PD and the project are eligible for participation in the NCBP and continued negotiation of a brownfields agreement.
- b. A second fee of \$6,000 will be due from the PD prior to execution of the brownfields agreement. Should the prospective developer choose to negotiate changes to the agreement that necessitate evaluation by the Department of Justice, additional fees shall apply.
- c. Any addendum/modifications to the BFA or NBP after they are in effect will result in an additional fee of at least \$1,000.
- d. In the unexpected event that the environmental conditions at the property are unusually complex, such that NCBP's costs will clearly exceed the above amounts, NCBP and PD will negotiate additional fees.

MS Please check this box and initial in space provided to indicate your acknowledgement of the above fee structure.

Date of Submittal: 1-7-14



Tract 1 – ID #07904303

Beginning at a set PK nail at the intersection of Woodward Avenue (50' Public R/W) and Statesville Road (Variable Public R/W); thence with the right-of-way of Statesville Road (Variable Public R/W) N 00°36'24" W 209.45 feet to a ¾" bent rod, said rod being a corner of Now or Formerly Adams Outdoor Advertising (Deed Bk. 6848, Pg. 749) and located S 00°36'24" E 30.01 feet from a ¾" rod; thence with the property Now or Formerly of Adams Outdoor Advertising (Deed Bk. 6848, Pg. 749) the following two (2) calls: (1) N 88°12'39" E 151.83 feet to a 5/8" bent rebar, (2) N 01°48'45" W 49.8 feet (passing a ½" bent rebar at 30.42 feet) to a ½" rebar, said point being a common corner of Now or Formerly, Adams Outdoor Advertising (Deed Bk. 6848, Pg. 749) and Now or Formerly, Char-Meck. Housing Partnership, Inc. (Deed Bk. 16606, Pg. 390), said point being located N 88°20'49" E 150.77 feet from a 1" pipe; thence with the property of Now or Formerly of Druid Hills, LLC (Deed Bk. 13301, Pg. 839) N 88°20' 49" E 100.00 feet (passing a ½" rebar at 45.61 feet) to a ½" rebar, said point being a corner of the abandoned R/W of Carter Ave. (Petition #02-17); thence with the abandoned R/W of Carter Ave. and the property Now or Formerly of William E. Eastridge (Deed Bk. 7156, Pg. 484), the following three (3) calls: (1) S 01°48'45" E 177.72 feet (passing a 5/8" rebar at 19.56 feet) to a ½" rebar; (2) N 87°57'22" E 160.11 feet to a ½" rebar; (3) S 00°33'53" E 82.39 feet to a ½" rebar on Woodward Avenue; thence with the right-of-way of Woodward Avenue S 88°16'05" W 414.55 feet to the point and place of beginning and containing 1.635 Acres as surveyed by R. Scott Dyer on Nov. 18, 2013.

Tract 2 – ID #07904305

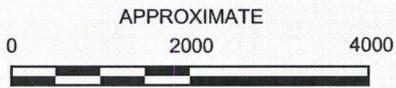
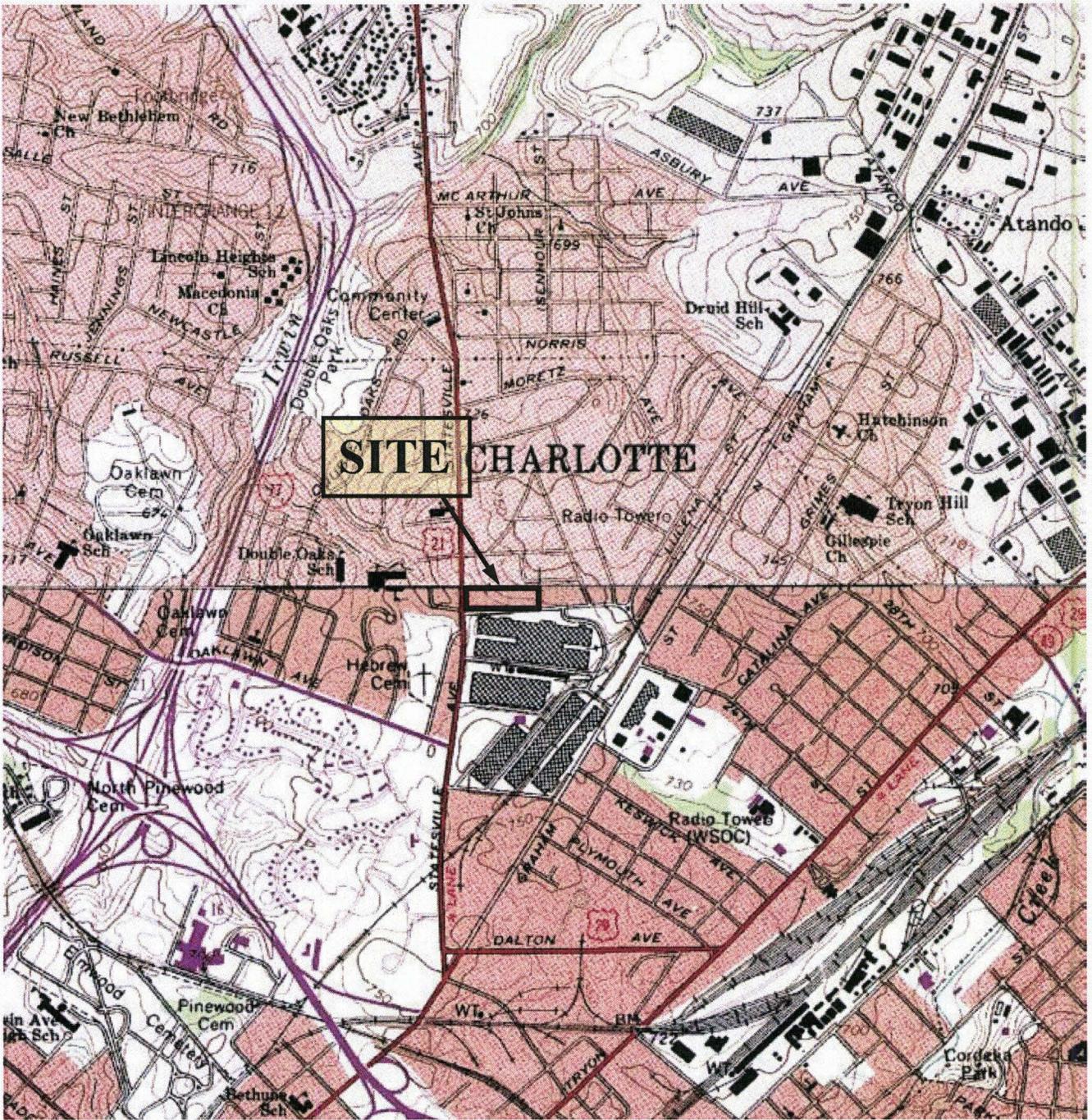
Beginning at a ½" rebar at the intersection of unopened Whitten Street (40' Public R/W) and Woodward Avenue (50' Public R/W); thence with the right-of-way of Woodward Avenue, S 88°02'45" W 191.99 feet to a ½" rebar, said rebar being a common corner of Now or Formerly, Double Oaks Development, LLC (Deed Bk. 22805, Pg. 464); thence with the property of Now or Formerly, Double Oaks Development, LLC (Deed Bk. 22805, Pg. 464) the following three (3) calls as follows: (1) N 00°33'53" W 82.39 feet to a ½" rebar; (2) S 87°57'22" W 160.11 feet to a ½" rebar; (3) N 01°48'45" W 158.16 feet to a 5/8" rebar on the southern right-of-way of abandoned Carter Ave.; thence with the southern right-of-way of abandoned Carter Ave. N 88°15'26" E 349.98 feet to a ½" rebar on the western right-of-way of unopened Whitten Street; thence with the western right-of-way of unopened Whitten Street, S 01°53'24" E 238.98 feet to the point and place of beginning and containing 1.626 Acres as surveyed by R. Scott Dyer, PLS on November 18, 2013.

### Tract 3 – Portion of Abandoned R/W of Carter Avenue

Beginning at a ½" rebar at the intersection of the western right-of-way of unopened Whitten Street (40' Public R/W) and the southern right-of-way of abandoned Carter Ave. (Petition #02-17), thence with the southern right-of-way of abandoned Carter Ave. S 88°15'28" W 349.98 feet to a 5/8" rebar, said point being a common corner of Now or Formerly Double Oaks Development, LLC (Deed Bk. 22805, Pg. 464); thence with the abandoned right-of-way of Carter Ave. and the property of Now or Formerly, Double Oaks Development, LLC (Deed Bk. 22805, Pg. 464) N 01°48'45" W 19.56 feet to a ½" rebar, said point being a common corner of Now or Formerly Druid Hills, LLC (Deed Bk. 13301, Pg. 839); thence with the property of Now or Formerly of Druid Hills, LLC (Deed Bk. 13301, Pg. 839) N 88°20'49" E 368.29 feet to a calculated point, said point being in Carter Avenue (40' Public R/W); thence S 01°49'50" E 18.99 feet to a calculated point in the unopened Whitten Street; thence S 88°15'28" W 18.31 feet to the point and place of beginning and containing 0.163 Acres as surveyed by R. Scott Dyer, PLS on November 18, 2013.

Tract 4 – ID #07904204

Beginning at a ½" pipe located at the intersection of the northern right-of-way of Woodward Avenue (50' Public R/W) and unopened Whitten Street (40' Public R/W), thence with the eastern right-of-way of unopened Whitten Street, N 01°58'51" W 239.43 feet to a set ½" rebar on the southern right-of-way of Carter Avenue (40' Public R/W); thence with the southern right-of-way of Carter Avenue, N 88°10'10" E 224.30 feet to a ½" rebar, said point being a common corner of the property of Now or Formerly, Ray E. Hall (Deed Bk. 3199, Pg. 594); thence with the property Now or Formerly of Ray E. Hall (Deed Bk. 3199, Pg. 594), S 01°54'59" E 238.95 feet to a set ½" rebar on the northern right-of-way of Woodward Ave.; thence with the northern right-of-way of Woodward Ave., S 88°02'45" W 224.03 feet (passing a ½" rebar at 75.02 feet) to the point and place of beginning and containing 1.231 Acres as surveyed by R. Scott Dyer, PLS on November 18, 2013.



SCALE IN FEET

DERITA, NORTH CAROLINA 1996  
 CHARLOTTE EAST, NORTH CAROLINA 1991

U.S.G.S. QUADRANGLE MAP  
 7.5 MINUTE SERIES (TOPOGRAPHIC)

SITE VICINITY MAP

1033 Carter Avenue and 2000-2014 Statesville Avenue  
 Charlotte, North Carolina



2923 S. Tryon Street, Suite 100  
 Charlotte, NC 28203  
 704.586.0007(p) 704.586.0373(f)

DATE:	12/23/2013	REVISION NO:	0
JOB NO:	CHP-013	FIGURE NO:	1



Photograph 1: View of the office entrance to Precision Dynamics Inc., located along Carter Avenue. Arrows indicate the location of the apparent vent pipe and fillport for the UST.



Photograph 2: View from the middle of the manufacturing area in the original building, constructed in 1954. The red arrow indicates the location of the observed floor drain, located close to restrooms and showers. Stairs lead to the lab and offices, located north of the manufacturing area.

CHP-009



2923 S. Tryon Street, Suite 100  
 Charlotte, NC 28203  
 704.586.0007(p) 704.586.0373(f)

**Former Precision Dynamics Property**  
**1033 Carter Avenue**  
**Charlotte, North Carolina**



Photograph 3: View of the site, facing west, from the driveway off Woodward Avenue.



Photograph 4: View of discarded, crushed and uncrushed USTs located on the site. Dashed line indicates soil staining observed near an apparent waste oil tank.