



North Carolina Department of Environment and Natural Resources
Division of Waste Management

Pat McCrory
Governor

Dexter R. Matthews
Director

John E. Skvarla, III
Secretary

March 5, 2014

Sent Via E-mail and USPS

Scott Herr
CCIP Tremont, LLC
831 E. Morehead Street, Suite 750
Charlotte, NC 28202

Subject: Letter of Eligibility
Tremont Redevelopment
307, 327, 349 West Tremont Street
Charlotte, Mecklenburg County
Brownfields Project Number 18004-14-060

Dear Mr. Herr:

The North Carolina Department of Environment and Natural Resources (DENR), Brownfields Program has reviewed your January 31, 2014 Brownfields Property Application (BPA) submitted on behalf of CCIP Tremont LLC as a Prospective Developer seeking a brownfields agreement regarding the subject site. We are very enthusiastic about the potential for public benefit offered by the reuse of the former Virginia Carolina Chemical site. Upon review of the BPA with respect to the requirements of the Brownfields Property Reuse Act of 1997, DENR has determined that this project is eligible for entry into the North Carolina Brownfields Program and for continued evaluation for a Brownfields Agreement.

The next step in the process will involve a detailed review of available environmental and other relevant data to determine what is currently known about contamination at the site, and what, if any, information gaps may exist that may require additional assessment. We are in receipt of the following:

<i>Title</i>	<i>Prepared by</i>	<i>Date of Report</i>
Limited Groundwater Assessment Report	ECS Carolinas, LLP	January 2014
Executed Access Agreement for Removal of Soils-Former Virginia Carolina Chemical Corporation Site	Arcadis G&M of North Carolina, Inc.	June 14, 2013
Phase I ESA Tremont Industrial Park	ECS Carolina, LLP	December 23, 2013
Site Delineation Report and Removal Action Work Plan-Former Virginia Carolina Chemical Corporation Site	Arcadis G&M of North Carolina, Inc.	December 2012
Site Delineation Work Plan: Former Virginia Carolina Chemical Corporation Site	Arcadis G&M of North Carolina, Inc.	November 2010 Revised January 2011

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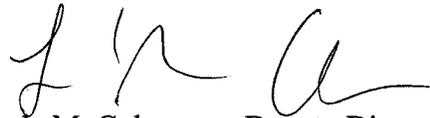
Historical site information from the files of DENR's Division of Waste Management will also be utilized during the evaluation process. Please forward any additional information or data you may have or can acquire for our evaluation. This should include reports from other DENR agencies or regional offices. We will contact you regarding any additional assessment that may be necessary to establish that the property is or can be made suitable for the intended reuse, as required by statute.

According to the BPA, the intended redevelopment for the site is mixed use with residential, retail, commercial, office, industrial, recreational, and open space. Please be aware that if the applicant Prospective Developer, CCIP Tremont LLC, does not actually buy the property for redevelopment, it cannot be a Prospective Developer under our authorizing statute and loses its eligibility for the Brownfields Program. This refers to CCIP Tremont LLC itself, not an affiliate or any other party.

Also, if a party other than the Prospective Developer will own the Brownfields property at the conclusion of the brownfields process, the final Notice of Brownfields Property (which gets recorded at the Register of Deeds' office and to which the Brownfields Agreement is an exhibit) must be signed not only by the Prospective Developer but by that property owner. Failure by the Prospective Developer to ensure, by the time Brownfields Agreement negotiations are complete, the willingness to sign of any such party, and to provide DENR the exact name, e-mail address, telephone number and U.S. mail address of the party (along with signatory/signatory's title in the case of an entity) will delay, and could prevent, the Brownfields Agreement taking effect.

Again, we are eager about the potential for public benefit for Charlotte offered by the reuse of the former Virginia Carolina Chemical site, and we look forward to working with you to advance this brownfields redevelopment project. If you have questions about this correspondence or require additional information, please feel free to contact the Project Manager by phone at 704-661-0330, or by e-mail Carolyn.minnich@ncdenr.gov.

Sincerely,



Linda M. Culpepper, Deputy Director
Division of Waste Management

cc: Project File
ec: Bruce Nicholson, DENR
Carolyn Minnich, DENR
David Mattison, DENR