

BF SITE INFO SHEET

SITE INFORMATION

Site Name: Florian Midrise		BPA Received: 2/20/14
Project Number: 18006-14-092	AKA:	
Address: 119 S. Bloodworth Street		
City: Raleigh	County: Wake	ZIP Code: 27601
Acres: 0.88	Tax ID: 1703888477; 1703889581; 1703889388; 1703888357	

PROSPECTIVE DEVELOPER (PD) INFORMATION

Name: John E. Florian		
Company Name: MiP Holdings, LLC		
Address: 9405 Shadow Oak Way		
City: Raleigh	State: NC	ZIP Code: 27615
Phone: 919-870-0353	Fax: 919-870-0353	
Email: Jeflorian@floriancompanies.com		

PD CONTACT PERSON INFORMATION

Name:		
Company Name:		
Address:		
City:	State:	Zip Code:
Phone:	Fax:	
Email:		

INFO

Contamination:

Contaminated Media:

Additional Information:

SITE NAME: FLORIAN MIDRISE

PROJECT NUMBER: 18006-14-092

THE FOLLOWING REPORTS ARE INCLUDED WITH THIS SITE:

REPORTS ON CD:

-

HARD COPY REPORTS:

- PHASE I ESA, FLORIAN MIDRISE, RALEIGH, BY TERRA TECH, JULY 29, 2013
- SUMMARY OF SOILS TESTING, FLORIAN MIDRISE, RALEIGH, BY TERRA TECH, OCTOBER 28, 2013
-



TRANSMITTAL

Date: Monday, February 17, 2014

To: NC Brownfields Program
Attention: Shirley Liggins
NC Department of Environment and Natural Resources
Division of Waste Management
1646 Mail Service Center

Subject: Florian Midrise - Brownfields Property Application

Enclosed Herewith are the following:

1. Cover letter from The Florian Companies dated 2/12/14
2. Brownfields Property Application
3. NC Department of Environmental and Natural Resources Affidavit
4. Preliminary Proposed Brownfield Agreement
5. Aerial of site
6. GIS site Topo with PIN Numbers
7. Existing Boundary survey
8. USGS site map and aerial
9. Letter from Paragon Bank
10. Terra Tech Phase I Environmental Report dated July 29, 2013
11. Terra Tech Phase II Environmental Report dated October 28, 2013

February 12, 2014

NC Brownfields Program
Attention: Shirley Liggins
N.C. Department of Environment and Natural Resources
Division of Waste Management
1646 Mail Service Center
Raleigh NC 27699-1646



Subject: Florian Midrise – Brownfields Property Application

Dear Ms. Liggins:

On behalf of MiP Holdings, LLC and our parent company, Metropolitan Investment Partners, LLC, please find enclosed the Brownfields Property Application for Florian Midrise, a proposed brownfields development site located near East Hargett and South Bloodworth Streets in Raleigh.

As indicated in more detail in the attached application, MiP Holdings intends to purchase the property, which is currently a parking lot, and sometime shortly after purchasing the site, MiP Holdings will likely transfer or otherwise assign ownership to a new, to-be-formed company that will take the redevelopment forward.

That new company will also be an affiliate of Metropolitan Investment Partners and, with the exception of adding additional equity investor/owners, the new entity's basic management structure and the other information provided in this application will not change. When the transfer/assignment occurs, we would like the new company to effectively “step into the shoes” of MiP Holdings and become the prospective developer.

If you have any questions, please feel free to call me at 919-880-8820.

Sincerely,

THE FLORIAN COMPANIES

A handwritten signature in blue ink that reads "John E. Florian".

John E. Florian

President



Brownfields Property Application
North Carolina Brownfields Program
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 MiP Holdings, LLC
Principal Officer John E. Florian
Representative Metropolitan Investment Partners, LLC
Mailing Address 9405 Shadow Oak Way
 Raleigh, NC 27615
E-mail address Jeflorian@floriancompanies.com
Phone No. 919-870-0353
Fax No. 919-870-0353
Web site

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

Name
Company
Mailing Address

E-Mail Address
Phone No.
Fax No.

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: Manager-managed**

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

Name John Florian
Ownership (%) 50%
Mailing Address 9405 Shadow Oak Way
 Raleigh, NC 27615
E-Mail Address jefflorian@floriancompanies.com
Phone No. 919-870-0353
Fax No. 919-870-0353

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

Name John J. Healy
Ownership (%) 25%
Mailing Address 601 N Bloodworth Street
 Raleigh, NC 27604
E-Mail Address john@hydestreet.net
Phone No. 919-829-0207
Fax No. 919-829-0907

Name Patricia R. Healy
Ownership (%) 25%
Mailing Address 601 N Bloodworth Street
 Raleigh, NC 27604
E-Mail Address tris@hydestreet.net
Phone No. 919-829-0207
Fax No. 919-829-0907

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.

[John Florian](#)

List all parent companies, subsidiaries and other affiliates:

[Metropolitan Investment Partners, LLC](#)

(Use for Partnerships)

Check one: General Partnership Limited Partnership

List all partners and percent of ownership:

Name

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

Mailing Address

E-Mail Address

Phone No.

Fax No.

List all parent companies, subsidiaries and other affiliates:

(Use for individuals)

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

Name

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 **MiP Holdings, LLC is an affiliate company of Metropolitan Investment Partners, LLC a Raleigh-based real estate investment, management and development company focused on acquiring, developing and managing real estate assets in the greater Triangle area. Its principals have over 60 years of combined experience with real estate projects with a valuation in excess of hundreds of millions of dollars.**

MIP Holdings will be the entity which purchases the property and temporarily holds it until the final project financing is arranged and development plans are finalized. And then going forward, Metropolitan Investment Partners, LLC will create a new single purpose affiliate

entity for development of the site that will be capitalized by private equity investment and leveraged with debt potentially from Paragon Bank, which has indicated they may provide financial support for the development of Florian Midrise.

MiP Holdings will transfer ownership of the site to Metropolitan Investment Partners' new affiliate to take the project forward, and that new company will become the prospective developer. Our intent is that the new entity will effectively "step into the shoes" of MiP Holdings as the PD and will jointly and severally abide by the terms of the brownfields process, and what has been represented in this application. With the exception of adding additional equity investor/owners, the new entity's basic management structure and the other information provided in this application will not change from that of MiP Holdings.

- 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 As indicated above, MiP Holdings, LLC is a manager-managed company headed by John Florian. Mr. Florian also heads the Florian Companies, a Raleigh-based real estate investment, management and development company focused on acquiring, developing and managing real estate assets in the greater Triangle area, which will be supporting the project.

Mr. Florian has 30 years of real estate development experience. He is currently the CEO of Metropolitan Investment Partners and has served as President of the Florian Companies, and served as a Senior Vice President with Ram Real Estate Service, which has offices in Chapel Hill, and as Director of Operations with the Donohoe Companies, based in the Washington D.C. Metro Area.

Mr. Florian holds a Bachelor of Science (BS), Architecture from Rensselaer Polytechnic Institute.

- 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 The development team has retained TerraTech, a specialty geotechnical engineering and environmental consulting firm based in Raleigh to conduct site assessments and other technical support.

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.)

H. Does PD currently own the property?

Answer No

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.)*

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

United States Postal Service
Attention: Joseph D. Lowe, USPS Asset Manager
Address: PO Box 27497 Greensboro, NC 27498

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

Answer Yes, we have three parcels under contract: 1703888477, 1703889581 and 1703889388. And we expect to add a forth contiguous parcel - 1703888357.

If yes, provide date of contract. June 12, 2013 and amended November 25, 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.

After we determine that the property is eligible for participation in the NCBP, MiP Holding intends to place Parcel 1703888357 under contract and we would like it to be considered as part

of the Brownfields Property covered by this application along with the three parcels which we have under contract to buy from the USPS.

- 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.)*

N/A

II. SITE INFORMATION

- A. Information regarding the proposed brownfields property:

Proposed project name Florian Midrise

acreage 0.88 street address(es) 119 S Bloodworth Street

city Raleigh County Wake zip 27601

tax ID(s) or PIN(s) 1703888477, 1703889581, 1703889388 and 1703888357

past use(s) Parking lot, and homes

current use(s) Parking lot

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

known

suspected Leaking USTs or other potential sources of petroleum contamination

- 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:

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

The property is currently an underutilized parking lot. This is not the highest and best use of the property in an area of Raleigh which is seeing redevelopment and growth.

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)?

The recent environmental due diligence completed by TerraTech Engineers Inc, a licensed professional engineering company based in Raleigh, indicated the presence of pollution conditions at the property.

More specifically, that due diligence included a review of the environmental condition of the property and nearby properties conducted in accordance with ASTM Standard E1527-05 for Environmental Site Assessments (Phase I), and Phase II physical sampling of environmental media to check for potential pollution conditions. The due diligence found petroleum contamination above NCDENR standards that may have originated from historical spills, leaking heating oil tanks or other types of releases at the property or in the vicinity.

These environmental pollution issues, as well as other listed releases and other incidents in the area, could prove to be problematic and potentially could trigger the need for further assessment, expensive cleanup or other types of response actions. Moreover, the pollution issues and attendant liability concerns, unless resolved via a brownfields agreement, are complicating our ability to finance the project and execute on the site's development plan.

Our potential lender, Paragon Bank, has indicated in the absense of a brownfields agreement, providing financing for the project could be problematic for them due to concern with respect to the environmental condition of the property. (See attached letter from Paragon.)

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)?

As indicated above, the polluiton conditions at the property are complicating the redevelopment planning, including our ability to finance the redevelopment effort. As indicated in the attached letter from Paragon Bank, in the absense of a brownfields agreement, project financing may be difficult or impossible to obtain.

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

The planned redevelopment is a midrise apartment residential development. Currently, for-rent units are planned.

G. Current tax value of brownfields property: \$894,315

H. Estimated capital investment in redevelopment project: \$28,000,000

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 opportunities, affordable housing, environmental cleanup activities or set asides that have community or environmental benefits. In gauging public benefit, NCBP places great value upon letters of support from community groups and local government that describe anticipated improvements in quality of life for neighboring communities that the project will bring about. The inclusion of such support letters with this application is recommended and encouraged.)*

The area in and around the property near East Hargett and South Bloodworth Streets has historically been underutilized and blighted. However, we have been seeing urban infill beginning in this area. This will be an important project adding much needed apartment/residential space to the downtown and contributing to a more walkable, sustainable community.

We expect to see a variety of public benefits as a result of this project, including follow-on development and investments, improving the quality of life in a currently low-income area and myriad other improvements.

Special Note: Please describe all environment-friendly technologies and designs PD plans to utilize in its redevelopment strategy. For example, environment friendly redevelopment plans could include: Leadership in Energy and Environmental Design (LEED) Certification, green building materials; green landscaping techniques such as using drought resistant plants; energy efficient designs, materials, appliances, machinery, etc.; renewable sources of energy, and/or recycling/reuse of old building materials such as brick or wood.

We will consider sustainable design features including a variety of green building materials, Energy Star, environmental certifications and other sustainability approaches.

J. Who will own the brownfields property when the Notice of Brownfields Property is filed with the register of deeds at the conclusion of the brownfields process? *(If information is the same as 1.A. above, please indicate.)*

Name Same as 1.A.

Mailing Address

E-Mail Address

Phone No.

Fax No.

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

- 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

- 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

- 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

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 [We will provide photographs of the development site via email.](#)

Have electronic copies of the photographs been emailed to NCBP?

Answer [We will do this shortly](#)

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](#)

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

[Report of Phase I Environmental Site Assessment, Florian Midrise, July 29, 2013, TerreTech Engineers, Inc.](#)

[Summary of Soils Testing, Florian Midrise, October 28, 2013, TerreTech Engineers, Inc.](#)

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.

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

IN THE MATTER OF: MiP Holdings, LLC

UNDER THE AUTHORITY OF)	AFFIDAVIT
NORTH CAROLINA GENERAL)	RE: RESPONSIBILITY
STATUTES $\text{\textcircled{R}}$ 130A-310.30, et. seq.)	AND COMPLIANCE

John E. Florian being duly sworn, hereby deposes and says:

1. I am <<Member Manager>> of MiP Holdings, LLC.
2. [if signatory is not President, add this paragraph: "I am fully authorized to make the declarations contained herein and to legally bind MiP Holdings, LLC."]
3. MiP Holdings, LLC is applying for a Brownfields Agreement with the North Carolina Department of Environment and Natural Resources, pursuant to N.C.G.S. $\text{\textcircled{R}}$ 130A, Article 9, Part 5 (Brownfields Act), in relation to the following 1703888477, 1703889581, 1703889388 and 1703888357 parcel(s) in Raleigh, Wake , County, North Carolina: 119 S Bloodworth Street.
4. I hereby certify, under the pains and penalties of perjury and of the Brownfields Act, that MiP Holdings, LLC, and any parent, subsidiary or other affiliate meets the eligibility requirements of N.C.G.S. $\text{\textcircled{R}}$ 130A-310.31(b)(10), in that it has a *bona fide*, demonstrable desire to **buy** **sell** for the purpose of developing or redeveloping, and did not cause or contribute to the contamination at, the parcel(s) cited in the preceding paragraph.
5. I hereby certify, under the pains and penalties of perjury and of the Brownfields Act, that MiP Holdings, LLC meets the eligibility requirement of N.C.G.S. $\text{\textcircled{R}}$ 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 requirements applicable to any remediation in which it or any parent, subsidiary or other affiliate has previously engaged;
 - c. federal and state laws, regulations and rules for the protection of the environment.

Affiant further saith not.

John E. Florian / JOHN E FLORIAN
Signature/Printed Name

Date 2/14/14

Sworn to and subscribed before me

this 14th day of February, 2014.

James C. [Signature] Notary Public
My commission expires: July 28, 2016



Preliminary Proposed Brownfields Agreement

I. Property Facts

- a. Property Address(es): 119 S Bloodworth Street, Raleigh, NC
- b. Property Seller: USPS
- c. Property Buyer: MiP Holdings, LLC
- d. Brief Property Usage History: Parking lot and homes
- 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 type="checkbox"/> USTs <input type="checkbox"/> Other <input checked="" type="checkbox"/>	X						
	Other (list):							
i n o r g a n i c s	Metals (list):							
	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.)

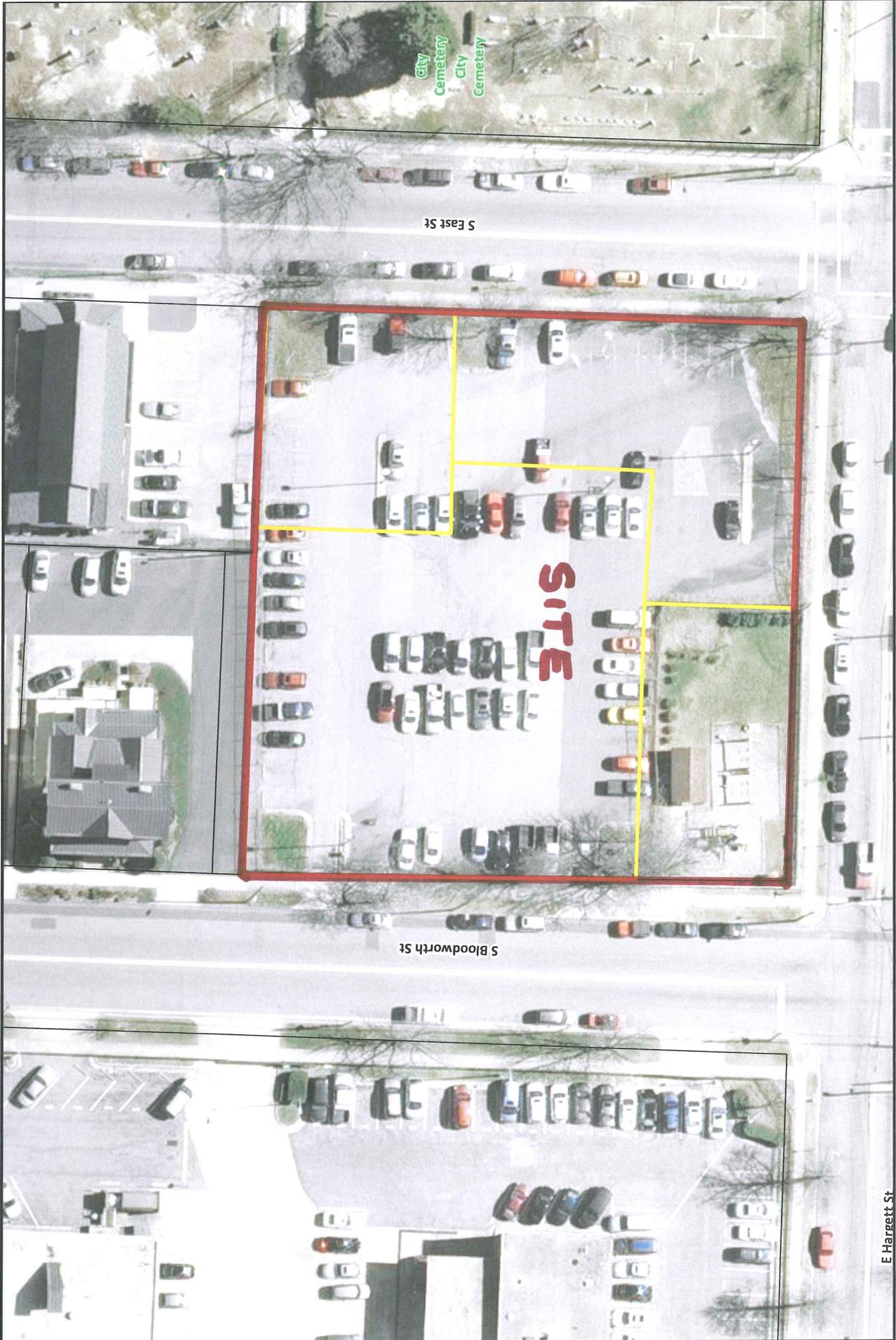
IV. Fees

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.

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

Date of Submittal: February 17, 2014



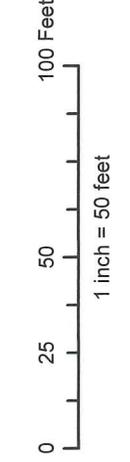
S East St

S Bloodworth St

E Hargett St

City Cemetery
City Cemetery

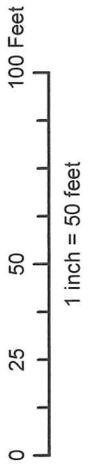
SITE



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



USPS Bloodworth St site



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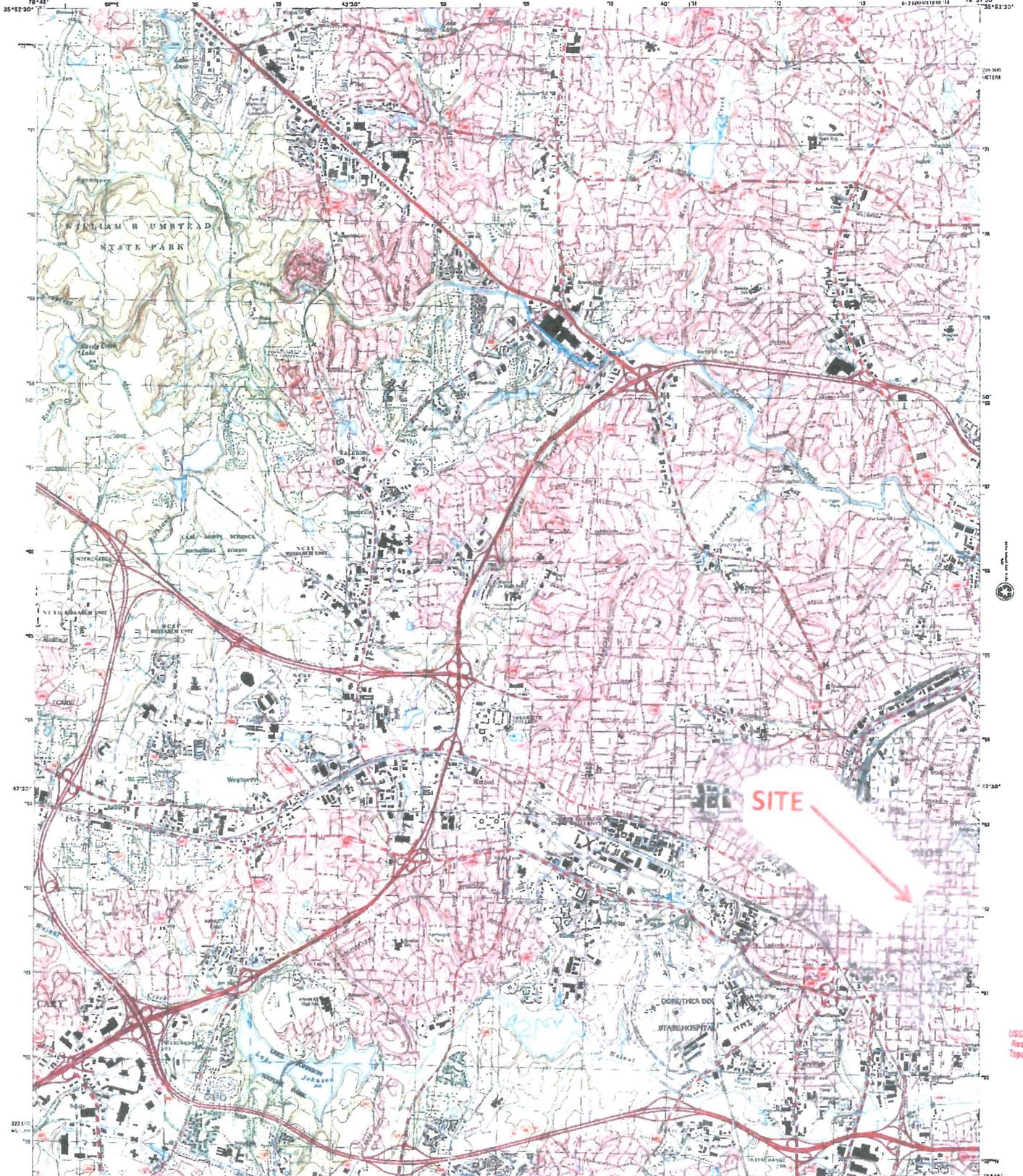


U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



STATE OF NORTH CAROLINA
NORTH CAROLINA GEOLOGICAL SURVEY
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

RALEIGH WEST QUADRANGLE
NORTH CAROLINA-WAKE CO.
7.5-MINUTE SERIES (TOPOGRAPHIC)

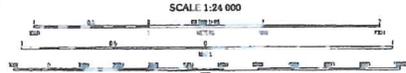
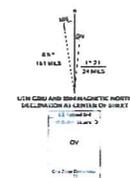


USGS Library
Reston, VA
Topo Archive

3 1010 0041277



Produced by the United States Geological Survey in cooperation with the North Carolina Department of Environment and Natural Resources
Topography compiled 1964. Planimetry derived from imagery taken 2002. Survey control based on all 1969 triangulation control as of 2002.
North American Datum of 1983 (NAD 83). Projection and 1:250,000 scale. UTM Zone 18N. UTM Spheroid: North American Datum of 1983. North American Datum of 1983 (NAD 83). The values of the ellipsoid heights are shown by dashed contour lines. The values of the ellipsoid heights are shown by dashed contour lines. The values of the ellipsoid heights are shown by dashed contour lines.
There may be errors in the data shown on this map.
Names of towns, schools, and other labeled buildings omitted 1964.



SCALE 1:24 000
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
(TO CONVERT ELEVATIONS TO THE NORTH AMERICAN VERTICAL DATUM OF 1983, SUBTRACT 1 FOOT)
TO CONVERT FROM FEET TO METERS, DIVIDE BY 3.28084



QUADRANGLE LOCATION

1	2	3	4	5	6	7	8
<p>1 Railroad 2 Road 3 Stream 4 Canal 5 Ditch 6 Pipeline 7 Telephone 8 Other</p>							

ADJUSTING TO QUADRANGLES

ROAD CLASSIFICATION
Primary highway
Secondary highway
Tertiary highway
Unimproved road
Expressway
Expressway
Expressway
Expressway

FEB 05 2004
RALEIGH WEST, NC
2002
NOA 5255 1 500 - 82325 V 842

THIS MAP CONFORMS WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 985, DENVER, COLORADO 80225
A FOLDER OF RELATED TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



New Bern Ave

Morson St

S-East St

S Bloodworth St

S Person St

S Bloodworth St & E Hargett St, Raleigh, NC 27601, US

© 2013 Google

GOO

2504544-4711 N 7002715 071 W 160



NC Brownfields Program
Attention: Bruce Nicholson, Brownfields Program Director
N.C. Department of Environment and Natural Resources
Division of Waste Management
1646 Mail Service Center
Raleigh NC 27699-1646

Subject: Florian Midrise – Brownfields Agreement

Dear Mr. Nicholson:

Paragon Bank is considering providing financial support associated with the development of the Florian Midrise – a planned development site located at the intersection of East Hargett Street and South Bloodworth Street in Raleigh.

While the specific reuse plan for the Florian Midrise is still being considered, possible uses include developing the property for apartments – a use that would complement the recent improvements in the area and provide much needed residential development in downtown Raleigh. We understand that the site's development is strongly supported by Raleigh public officials and it will be an important addition to the development in the area which has already occurred.

Nevertheless, while the Florian Midrise site appears to be strong candidate for development and investment, there is concern associated with the environmental condition of the property and the surrounding area. There is known contamination at the property from historical releases, and there are a large number of reported environmental incidents in the area in and around the site.

These environmental issues are problematic for us and are proving to be a hindrance to the site's development program. In the absence of a brownfields agreement and the attendant liability protection, providing financial support for the Florian Midrise could prove to be difficult or impossible for **Paragon Bank**.

If you have any questions, please feel free to call me at 919-534-7436.

Sincerely,

Brian K. Reid
Triangle Market President
Paragon Bank

**Qualifications, Exclusions, Allowances and Alternates
Based on Pre-Value Engineering**
February 11, 2014



The following are clarifications to our proposal:

1. We acknowledge Addendum 1 dated 12-23-13.
2. We have included 6" of #57 stone in areaways of parking deck.
3. We assume courtyard drainage will tie into a 16" DIP and have included 100 lf of this pipe to tie into other storm drainage. (This will be adjusted based on permit plans.)
4. We include new granite curb where aprons are removed or where required for utilities. We also include removal of existing concrete curb & gutter and replacement with granite curb.
5. Sand filter, storm detention structures and diversion box will be precast by Old Castle or equal.
6. We include a camelback pool ladder with a powder coat finish by SR Smith with plastic treads to resist corrosion from the salt.
7. Interior storage fencing will be 8' high, 9 gauge commercial grade galvanized chain link fence with 3' wide single swing gates. Fence to have a 1 5/8" top rail, 2.5" schedule 40 posts and a bottom tension wire. All posts will be welded to a 6x6 plate and lagged to the concrete floor. Screen to be hemmed and grommeted at the top and bottom. (Chain link fence is indicated on plans but no specification provided.)
8. Controls and security hardware for breezeway gates is included with security allowance.
9. We have included the wood pergola in the pool courtyard. (Not considered as an Owner's FFE item.)
10. We have included root paths as shown on LS3.3 with pathways, drainage sock and planting soil. Tree grate areas will also have planting soil. (Potential VE item)
11. Concrete pavers around building perimeter will be Belgard Hollandstone 4" x 8" Capital Blend (or equal) on a 1" sand setting bed with sand swept joints. Pavers will be sealed using Gator Hybrid Seal or equal.
12. We include approximately 2800 sf of parking deck ramping down to lower level to be slab on grade in lieu of precast double tees.
13. Balconies will have 2 1/2" sloped to 1 1/2" normal weight pea gravel concrete with broom finish over waterproofing system.
14. Connections for precast will be black steel. No galvanized connections are included.
15. Balcony handrail will be aluminum powder coated.
16. We have included nine runs of an 11 cable system for the parking deck light wall. Cables will be 0.5" 250 ksi galvanized strands with galvanized barrel anchors and intermediate angles. (Working on spandrel/cable change on north elevation.)
17. We have included exposed wood shelves (5 rows) for niches in Units A1a, A4 and T1.
18. Units designated with slat walls will have one 4'x 8' sheet of slat wall with aluminum frame, clear finish, installed on wall.
19. For fire areas C1 and C2, roof truss and floor truss will have full blown-in insulation in lieu of batt insulation. For fire areas A and B, roof truss will have full blown-in insulation. Floor trusses will have one layer R-19 batt insulation in fire areas A and B.

45. We include testing and balancing performed by the HVAC in-house agent and not a third party testing agent.
46. Elevations were used to determine windows, balconies, balcony door types, and handrail locations. Enlarged unit plans do not apply to these items per RFI response.
47. Plumbing fixtures are included as scheduled on the architectural plans. Shower pans will be Florestone #6034, non ADA receptors in all units except ADA units. These units will have Florestone #6030F-BF, 60 x 30 barrier free ADA shower receptors.
48. Deck entry will be 9' high per RFI response.
49. Apartments to have 13 SEER in lieu of 15 SEER.

The following items are specifically excluded from our proposal:

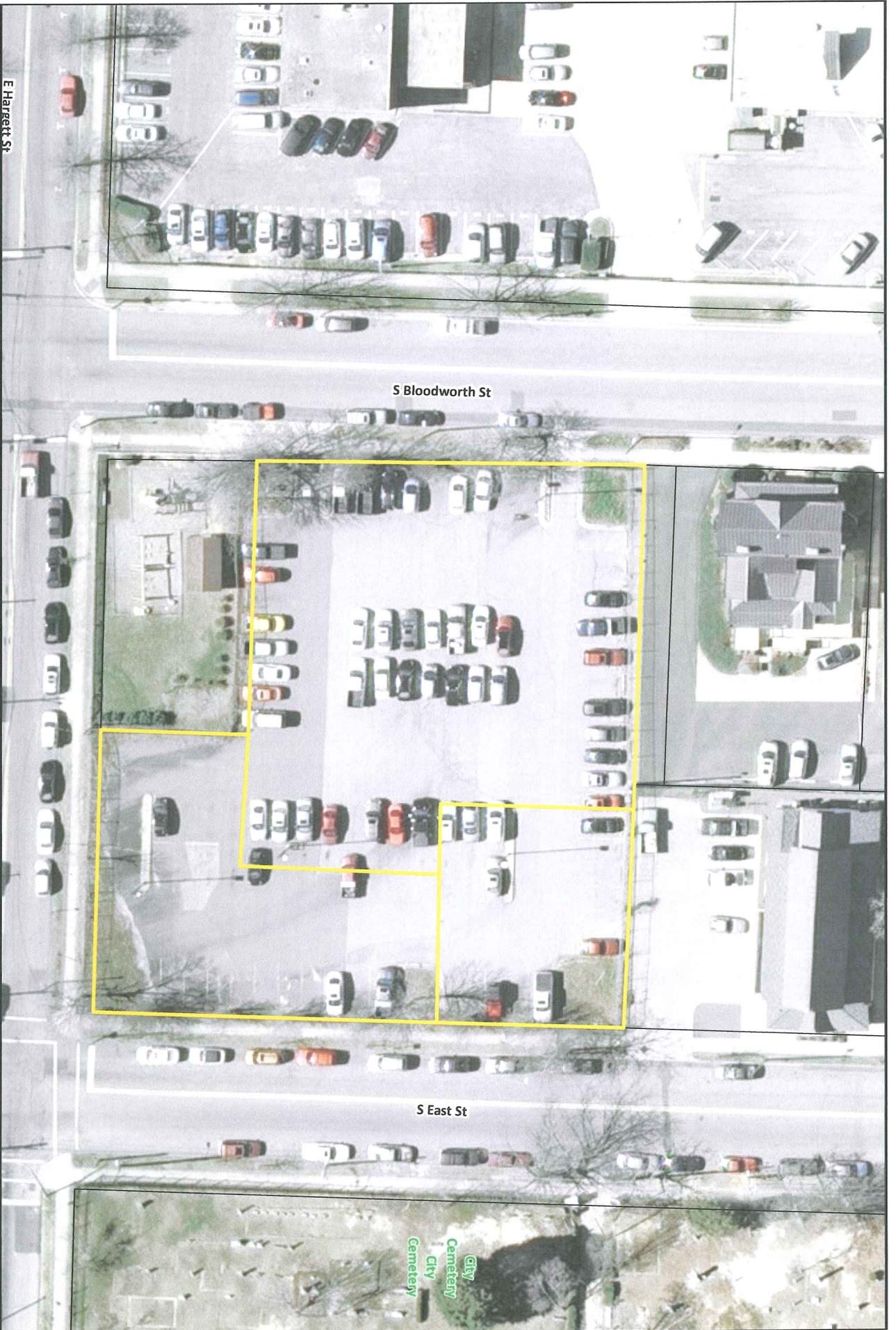
1. All permits, fees except building permits. Cost of express review is excluded also.
2. Third party testing.
3. Demolition or removal of existing house.
4. Removal or relocation of overhead utility lines. -
5. Hazardous material abatement other than allowance for removal of petroleum contaminated soil.
6. Undercutting of existing soils below designated subgrade.
7. Rock excavation.
8. Unsuitable soil other than allowance for removal of organics in existing soils.
9. Asphalt overlay of existing streets. (We do include patching and repair of streets due to utility work, granite curb installation and damage to parking lanes due to construction.)
10. Soil treatment for parking deck. → Soil
11. Under drains at granite curbs.
12. Handicap signs or handicap striping on perimeter streets.
13. Shrubs, ornamental plants, or soil in planters at entrance to breezeway. (Not specifically identified.) We do include filter fabric and stone as indicated on plans.
14. Shrubs, ornamental plants, or plantings in planting areas along building perimeter. (Not specifically identified.)
15. No permanent seeding. (Included in Martin Street Courtyard allowance.)
16. Watering and maintenance of plants after final acceptance. (Assumed to be by Owner.)
17. Planters MPL 2, 3 and 4.
18. Structural soil for tree grates or root paths.
19. Glass-fiber-reinforced concrete cornices. (Specification 034900.)
20. Molded polystyrene insulation units (Specification 042000.)
21. Glass block (Specification 042000.) -
22. Integral water repellent in CMU (Specification 042000.)
23. Glass fiber reinforced plastic fabrications for decorative exterior trim (Specification 068206.)
24. Traffic coatings (Specification 071800.)
25. Applied fireproofing (Specification 078100.)
26. Liquid air barriers other than air/water barriers as part of the stucco system. (Weather barrier will be commercial grade Tyvek or equal.)
27. Fixed louvers (Specification 089119.)
28. Fabric wrapped ceiling panels (Specification 095446.)
29. Wood flooring (Specification 096400.)
30. Resilient athletic flooring (Specification 096566.)
31. Sound-absorbing wall units (Specification 098433.)
32. Wire mesh partitions (Specification 102213.)
33. Bird control devices (Specification 108113.)

20. Metal flashing and metal roofing will be a 2-coat system. (A 3-coat system has a minimum order amount and would be costly for this project quantity required.)
21. Pitched roofs will have 30 year shingles in manufacturer's standard colors.
22. Areaway elevation of buildings will have 8' high hardipanel batten system with hardi lap siding above. (These elevations are not provided.) (Now shown on permit plans.)
23. We include spray on monoglass insulation (R-19) under podium slab.
24. Unit entry doors have been priced per 3/A10.07 per RFI response.
25. Vinyl windows are based on Ply Gem 1500 Collection. Sliding and swing balcony doors will match. Color to be white. Screens are included.
26. Automatic door operators, if required, are included in door hardware allowance.
27. Stucco system is priced as a STO Powerwall NEXt with Lotusan finish and galvanized accessories.
28. Ceiling heights in corridors will be at bottom of trusses or below. (In some areas corridor ceiling heights is shown to be above bottom of truss.)
29. Height of fourth floor Unit B's in phase 2 will be as shown on building elevations (A3.01) and wall section 2/A8.02. (We assume the note on A2.16A to raise the roof to elevation 368'2 is incorrect.)
30. Finishes for the units are included per RFI response 120: "Hatched" areas shown on the enlarged unit plans has been included as LVT unless qualified further. All washer/dryer closets to have VCT. Washer/dryer rooms in B2 units have LVT. Bedrooms to have carpet or LVT depending on the hatching shown. Bathrooms to have hard tile or LVT depending on the hatching shown. All HVAC closets will have VCT. All other closets will have flooring as adjacent rooms. Stairs in lofts to have carpet.
31. Exterior balconies, garage entrance and breezeway entrance will have exterior gypsum ceilings.
32. Stair 4 will have tile at base of stair and first landing. No tile is included on treads, risers or landings above first landing.
33. Acoustimat is included in hard surfaces of units.
34. We include a 4" granite backsplash and tile backsplashes to underside of cabinets. Only a 4" granite backsplash is included on the adjacent side walls. (Potential ve item.)
35. Unit kitchen countertops shall be L1, 3 cm. (New Caledonia is level 3 granite and is not priced.)
36. Unit bathroom vanity countertops shall be L1, 2 cm. (New Caledonia is level 3 granite and is not priced.)
37. Toilet accessories are provided per the finish schedule, not per the specifications.
38. Appliances are priced with General Electric's standard warranty. No four year extended warranty is included.
39. Unit cabinets are based on Saco Industries' Marius – Full. Plywood cabinetry construction (plywood #7 or #D) is included. *Remicail 2" Privacy faux wood blinds*
40. Window blinds are based on Springs Bali S3000 .008 1" aluminum mini blinds with privacy feature. Patio doors to have Hunter Douglas vertical blinds with 3/5" aluminum vanes. Roller shades or faux wood blinds are not priced.
41. Wire closet shelving in units will be as designated on enlarged unit plans. Where wire shelving is not labeled, we include one rod and one shelf. All units that have pantry closets (not pantry casework) are assumed to have 5 wire shelves.
- x* 42. Ten pre-fabricated canopies are included. Canopies will be Superior Metals hangar rod canopies with clear anodized finish. Two canopies are 3'6 x 21'8. Eight canopies are 3'6 x 11' wide. (Permit plans show only 9 but RFI response had us add one.) *Painted. Bronze anodized.*
43. Parking control gate will be BFT Model LUX-BT hydraulic swing gate operator arms with encoder. System includes pre-wired enclosures with battery backup, overhead card reader, access controller, loop detectors, and photo eyes.
44. Elevators include car riding directional lanterns in lieu of hall mounted lanterns.

34. Interior signage including apartment number signage and display niche signage.
35. Exterior signage.
36. Floor mats.
37. Club circular seating.
38. Television and mounting brackets.
39. Trash containers, trash caddy and charging station.
40. Roll out recycle bins and card board recycling dumpsters.
41. Furnishings for club/amenities.
42. Grills for courtyards.
43. Heaters at pool.
44. Sub-meters for water or electrical.
45. Built in desks in apartment units.
46. Stained concrete in corridors.
47. Grease traps. (Will be added on permit plan cost adjustments.)
48. Wood crown.
49. Emergency generator.

The following items are allowances included in our proposal. Unless noted otherwise, all allowances include material, tax, freight, and installation.

1. Auger cast piles and compaction testing	\$360,000
2. Fire Pump and associated power (Will be deleted by ve)	\$34,650
3. Clubhouse ramp feature (per JDavis)	\$3,000
4. Removal of petroleum contaminated soil	\$10,000
5. Door hardware	\$130,000
6. Building/Deck security – includes card readers and gate hardware. (Does not include parking control gate.) (Will be reduced by VE.)	\$100,000
7. Parking deck warning devices, mirrors, headache bars	\$2,500
8. Metal screens on south wall of deck (Will be reduced by VE)	\$61,040
9. Access doors in ceilings	\$3,500
10. Air compressor and pump station in bike storage	\$500
11. Aeway drainage and roof leaders (Will be deleted when permit plans are priced – now shown.)	\$4,875
12. Drains from planters to storm drainage	\$2,550
13. Remove organic material offsite	\$9,000
14. Pool additions due to health department review (Should be priced with permit plans.)	\$5,000
15. Martin Street courtyard items not shown/detailed	\$10,000
16. Brick material (includes tax, special shapes)	\$300/M



E Hargett St

S Bloodworth St

S East St

City Cemetery
City Cemetery



0 25 50 100 Feet
1 inch = 50 feet

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