

McGuireWoods LLP
 201 North Tryon Street
 P.O. Box 31247 (28231)
 Charlotte, NC 28202
 Phone: 704.343.2000
 Fax: 704.343.2300
 www.mcguirewoods.com

Amanda Kitchen Short
 Direct: 704.343.2359

McGUIREWOODS

ashort@mcguirewoods.com
 Direct Fax: 704.444.8861

VIA FEDERAL EXPRESS

March 13, 2014

Mr. Bruce Nicholson
 North Carolina Department of Environment
 and Natural Resources
 Division of Waste Management
 217 W. Jones Street
 Raleigh, NC 27603-6100



The Trustees of Davidson College – Brownfields Property Application

Dear Bruce:

On behalf of The Trustees of Davidson College, we are pleased to submit the enclosed Brownfields Property Application for the property located at 210 Delburg Street, Davidson, North Carolina (the "Property"). We have also enclosed the Brownfields Affidavit, the Preliminary Proposed Brownfields Agreement, a site map, a site photograph and environmental reports on a CD for the Property. Due to the potential liability from environmental conditions as described in the Application, the purchase and redevelopment of this Property cannot occur without the protections and benefits of a Brownfields Agreement.

We look forward to working with you and appreciate your consideration for including our project in the Brownfields Program. Please let me know if you need anything further at this point.

Sincerely,

McGuireWoods LLP

Amanda K. Short

Amanda K. Short

Enclosures

cc: Mike Kessler

Brownfields Property Application
North Carolina Brownfields Program
www.ncbrownfields.org



I. PROSPECTIVE DEVELOPER (PD) INFORMATION

A. PD information:

Entity name	The Trustees of Davidson College
Principal Officer	Carol E. Quillen
Representative	Mike Kessler
Mailing Address	PO Box 7166, Davidson, NC 28035
E-mail address	<u>mikessler@davidson.edu</u>
Phone No.	(704) 894-2734
Fax No.	(704) 894-2064
Web site	N/A

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

Name	Amanda K. Short
Company	McGuireWoods LLP
Mailing Address	201 N. Tryon Street, Suite 3000 Charlotte, NC 28202
E-Mail Address	<u>ashort@mcguirewoods.com</u>
Phone No.	(704) 343-2359
Fax No.	(704) 444-8861

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

(Use for LLCs) N/A

Member-managed or manager-managed? Answer:

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

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: **N/A**

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.

N/A

List all parent companies, subsidiaries and other affiliates:

N/A

(Use for Partnerships) N/A

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 **Same as shown in 1.A.**

Mailing Address

E-Mail Address

Phone No.

Fax No.

List all parent companies, subsidiaries and other affiliates:

(Use for individuals) N/A

(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 **The PD will be paying cash for the property.**

- 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 **Members of the PD have considerable business experience, which includes performance of contracts and other agreements. They will use that experience to fully implement a brownfields agreement and assure the 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 **The PD has obtained the services of an experienced law firm that has previously represented clients in over 50 Brownfields Agreements and the PD will work with a reputable and experienced environmental consultant.**

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.)

N/A

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

**Michael Naramore, President
Bridgeport Fabrics Inc.
8127 SE Woodlake Lane
Hobe Sound, Florida 33455
E-mail address: nnaramore918@comcast.net
Phone No.: (704) 971-4894**

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

Answer: **Not yet. Contract being negotiated.**

If yes, provide date of contract.

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 the project is determined to be eligible for participation in the NCBP.

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: **210 Delburg Street Property**

acreage **Approximately 1.67** County **Mecklenburg**

street address(es) **210 Delburg Street**

city **Davidson** zip **28036**

tax ID(s) or PIN(s) **Parcel ID # 00326207**

past use(s) **The building located on the property was reportedly constructed between 1908 and 1915 and was originally built as a cotton warehouse for the adjacent Delburg Cotton Mill to the south and included the Southern Power Company (now Duke) Transformer House. Additions to the building were completed by 1937 and historical maps indicate the northeast interior of the building was used as a dye house. Bridgeport Fabrics purchased the property in 1958 and has occupied the property from at least 1958 to the present. Reportedly, a small engine repair facility named "112 Auto Electric" occupied the subject property building from at least 2007 to 2013.**

current use(s) **Textile manufacturing and warehouse**

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

known

suspected **Historical operations**

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 is abandoned, idled, or underused?

The current property owner is only using approximately 50 percent of the building and approximately 30 percent of the rest of the site. The redevelopment will take the property to its highest and best use.

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 PD will not proceed to close on the property without liability protection that will be provided by a Brownfields Agreement.

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)?

The PD will not proceed to close on the property without liability protection that will be provided by a Brownfields Agreement.

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 property is intended to be used for educational purposes that support the mission and Liberal Arts curriculum provided by Davidson College. The PD will upfit the building on the property (new HVAC system, new interior fixtures, etc.) to be consistent with educational/business use.

G. Current tax value of brownfields property: **\$628,600**

H. Estimated capital investment in redevelopment project: **Approximately \$3 to \$5 million**

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.)

1. **Creation of Jobs (10 to 20 plus);**
2. **Spur to additional community development;**
3. **Tax base improvement; and**
4. **Aesthetic enhancements.**

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.

- 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. above**

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 **Yes**

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**

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

1. Report of Phase I Environmental Site Assessment dated November 26, 2013, as prepared by AMEC Environment & Infrastructure, Inc.
2. Report of Phase II Environmental Site Assessment dated January 3, 2014, as prepared by AMEC Environment & Infrastructure, 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.

See attached.

Preliminary Proposed Brownfields Agreement

I. Property Facts

- a. Property Address(es): **210 Delburg Street, Davidson, North Carolina**
- b. Property Seller: **Bridgeport Fabrics, Inc.**
- c. Property Buyer: **The Trustees of Davidson College**
- d. Brief Property Usage History: **The building located on the property was reportedly constructed between 1908 and 1915 and was originally built as a cotton warehouse for the adjacent Delburg Cotton Mill to the south and included the Southern Power Company (now Duke) Transformer House. Additions to the building were completed by 1937 and historical maps indicate the northeast interior of the building was used as a dye house. Bridgeport Fabrics, Inc. purchased the property in 1958 and has occupied the property from at least 1958 to the present. Bridgeport is a textile manufacturing company that produces wholesale book binding products. Reportedly, a small engine repair facility named "112 Auto Electric" occupied the subject property building from at least 2007 to 2013.**

- e. The planned reuse will potentially involve the following use classification(s) (check all that apply):

- School (**Educational, filming space**)
- Residential
- Commercial, retail (specify)
- Other commercial (specify) (**human resources**)
- Office
- Light industrial
- Heavy industrial
- Recreational
- Open space
- Other (specify) **parking**

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)

See attached tables.

Contaminant Types	Soil		Groundwater and/or Surface Water		Private Wells		Vapor Intrusion	
	known	suspected	known	suspected	kno	suspected	known	suspected
o r g a n i c s Chlorinated Solvents (list):			✓					
Petroleum: ASTs _____ USTs _____ Other _____	✓							
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 State. In satisfaction of the Act, the following fees apply to any brownfields agreement that is developed for this project:

- 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 \$6,000 second fee will be due from the PD prior to execution of 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.

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

Date of Submittal: March 14, 2014

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

**IN THE MATTER OF:
THE TRUSTEES OF DAVIDSON COLLEGE**

**AFFIDAVIT RE:
RESPONSIBILITY AND
COMPLIANCE**

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

Carol E. Quillen, being duly sworn, hereby deposes and says:

1. I am the President of The Trustees of Davidson College.
2. I am fully authorized to make the declarations contained herein and to legally bind The Trustees of Davidson College.
3. The Trustees of Davidson College 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 number 00326207 located in Davidson, Mecklenburg County, North Carolina at 210 Delburg Street.
4. I hereby certify, under the pains and penalties of perjury and of the Brownfields Act, that The Trustees of Davidson College 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 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 The Trustees of Davidson College 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.

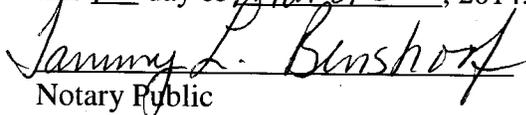
THE TRUSTEES OF DAVIDSON COLLEGE



Carol E. Quillen, President

Sworn to and subscribed before me

this 13th day of March, 2014.



Notary Public

My commission expires: 5-2-2016

(SEAL)

EXHIBIT A

Legal Description

BEGINNING at a 1-½" pipe in concrete marking the point of intersection of the northerly margin of the right-of-way of Delburg Street (variable width public right-of-way) and an easterly boundary of the property owned by Ronald S. Roach (now or formerly) as described in that instrument recorded in Book 12919, Page 318 in the Mecklenburg County Public Registry, said 1-½" pipe in concrete being located North 53-58-36 East 849.64 feet from N.C.G.S. Monument "BURNT" having North Carolina Grid Coordinates N=643,058.74 feet and E=1,449,006.95 feet; thence with an easterly boundary, a northerly boundary, and an easterly boundary of the aforesaid property owned by Ronald S. Roach the following three (3) courses and distances: (1) North 28-36-59 East 86.72 feet to a concrete monument, (2) South 58-59-17 East 34.90 feet to a concrete monument; and (3) North 30-05-43 East 39.74 feet to a concrete monument marking the point of intersection of the most northerly boundary of the aforesaid property owned by Ronald S. Roach and the easterly boundary of the property owned by Marshall J. Stein and Denise Rona Grohs, Trustees of Marshall J. Stein Living Trust and (now or formerly) as described in that instrument recorded in Book 22819, Page 663 in the aforesaid Registry; thence with the easterly boundary of the aforesaid property owned by Marshall J. Stein and Denise Rona Grohs, Trustees of Marshall J. Stein Living Trust North 29-15-58 East 110.37 feet to a 1-½" pipe in concrete marking the point of intersection of the easterly boundary of the aforesaid property owned by Marshall J. Stein and Denise Rona Grohs, Trustees of Marshall J. Stein Living Trust and the southerly boundary of the property owned by William W. Regen and Harriet M. Regen (now or formerly) as described in that instrument recorded in Book 10541, Page 605 in the aforesaid Registry; thence with the easterly boundary of the aforesaid property owned by William W. Regen and Harriet M. Regen North 29-08-37 East 67.75 feet to a #5 rebar marking the point of intersection of the easterly boundary of the aforesaid property owned by William W. Regen and Harriet M. Regen and the southerly boundary of the property owned by Duke Power Company (now or formerly) and designated as Tract A as shown on that certain plat recorded in Map Book 47, Page 189 in the aforesaid Registry (the "Plat"); thence with the southerly boundary of Tract A as shown on the Plat South 69-01-45 East 102.76 feet to a 1" pipe marking the point of intersection of the southerly boundary of Tract A as shown on the Plat and the westerly boundary of the property owned by Duke Power Company (now or formerly) and designated as Tract B as shown on the Plat; thence with the westerly and southerly boundaries of Tract B as shown on the Plat the following two (2) courses and distances: (1) South 20-54-40 West 113.91 feet to a 1" pipe and (2) South 68-59-29 East 143.96 feet to a concrete monument; thence leaving the southerly boundary of Tract B as shown on the Plat with the following two (2) courses and distances: (1) South 22-59-05 West 84.87 feet to a concrete monument and (2) South 68-32-13 East 50.28 feet to a point in the centerline of railroad tracks; thence with the centerline of the aforesaid railroad tracks South 22-51-35 West 134.77 feet to a point marking the point of intersection of the centerline of the aforesaid railroad tracks and the northerly margin of the aforesaid right-of-way of Delburg Street; thence with the northerly margin of the aforesaid right-of-way of Delburg Street the following six (6) courses and distances: (1) North 42-11-45 West 43.63 feet to a mag nail; (2) North 44-41-52 West 32.43 feet to a #5 rebar; (3) North 67-25-49 West 41.57 feet to a mag nail; (4) North 68-49-34 West 116.15 feet to a mag nail; (5) North 68-45-41 West 109.19 feet to a #5 rebar; and (6) North 62-55-25 West 32.25 feet to the POINT OR PLACE OF BEGINNING, containing 1.668 acres, more or less, as shown on survey titled

"ALTA/ASCM Land Title Survey for Property of Bridgeport Fabrics, Inc., 210 Delburg Street, Tract C of Map Book 47, Page 189," dated November 4, 2013, and prepared by Rufus Jackson Love of Pyramid Land Surveying, N.C.P.L.S. No. L-2844.

Table 1 - Summary of Soil Analytical Results
 Bridgeport Fabrics
 210 Delburg Street, Davidson, North Carolina
 AMEC Project 6228-13-0156

Sample I.D.	Area of Interest	Depth (feet)	Total Petroleum Hydrocarbons (mg/kg)		Volatile Organic Compounds (µg/kg)	Total Metals (mg/kg)								
			TPH - Diesel Range Organics	TPH - Gasoline Range Organics	Tetra-chloroethene (PCE)	Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver	
UST-1	UST	14-15	7.3	<6.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UST-2	UST	14-15	<7.0	<7.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Sump	Exterior Sump	19-20	N/A	N/A	<5.5	<1.1	93.9	1.3	7.1	1.5	<0.0050	<1.1	<0.57	
BI-1	Building Interior	14-15	N/A	N/A	21.3	<1.1	110	1.4	5.0	3.4	<0.0057	<1.1	<0.56	
BI-2	Building Interior	14-15	N/A	N/A	8.1	<2.5	90.6	1.9	317	3.4	<0.0059	<2.5	<1.2	
BI-3	Building Interior	14-15	N/A	N/A	7.2	<1.4	87.1	1.5	2.8	4.5	<0.0053	<1.4	<0.68	
State Action Level (mg/kg)			10	10	N/A	None	None	None	None	None	None	None	None	
IHSB Residential Health-Based SRG (µg/kg)			N/A	N/A	17	0.61	3,000	14	24,000	400	2.0	78	78	
IHSB Industrial Health-Based SRG (µg/kg)			N/A	N/A	82	2.4	38,000	160	100,000	800	3.1	1,000	1,000	

Note: IHSB = Inactive Hazardous Sites Branch
 SRG = Soil Remediation Goals established by IHSB (July 2013)
 PCE = Tetrachloroethene
 TCE = Trichloroethene
 mg/Kg – milligrams per kilogram
 µg/Kg – micrograms per kilogram
 Bold indicates constituent exceeded the applicable SRG
 N/A = Not Analyzed
 <1.1 = Compound not detected above the laboratory reporting limit.

Prepared By: MDF 12/30/13
 Checked By: RCF 12/30/13

Table 2 - Summary of Groundwater Analytical Results
Bridgeport Fabrics
210 Delburg Street, Davidson, North Carolina
AMEC Project 6228-13-0156

Compound	Sump	BI-1	BI-2	BI-3	NC 2L Standards	Gross Contaminant Levels
Sampling Date	12/20/13	12/20/13	12/20/13	12/20/13		
Chloroform	<0.5	0.96	<0.5	<0.5	70	70,000
cis-1,2-Dichloroethene	0.84	4.2	<0.5	4.2	70	70,000
Tetrachloroethene	15.0	104	29.6	12.8	0.7	700
Trichloroethene	0.76	2.6	<0.5	2.2	3	3,000

Notes:

Constituent concentrations shown in µg/L (ppb)

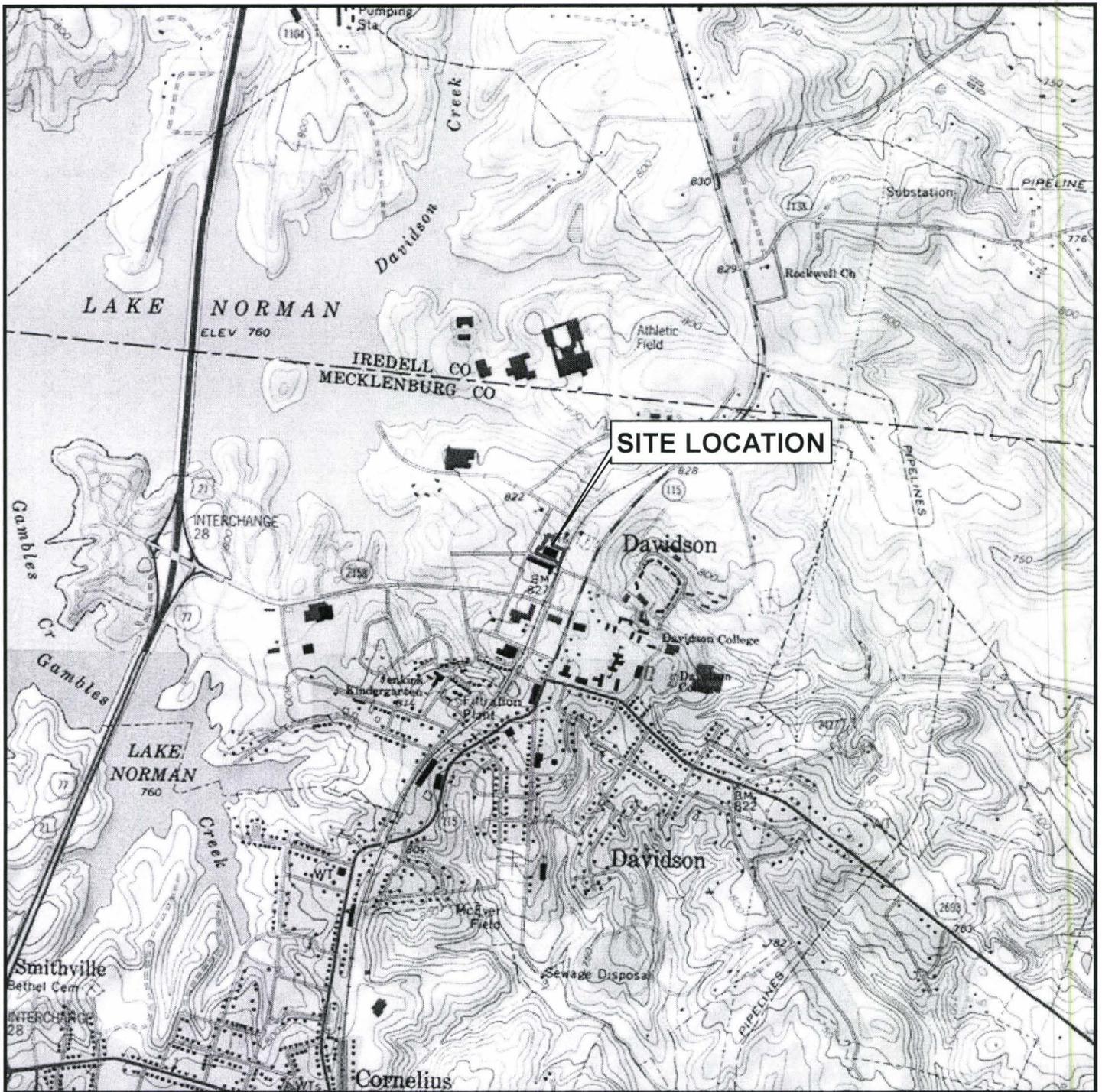
NC 2L Standards = North Carolina Administrative Code 15A Subchapter 2L - Groundwater Classifications and Standards, updated January 2010

GCLs = North Carolina Gross Contamination Levels, updated January 2010

Bold values exceed NC 2L Standards

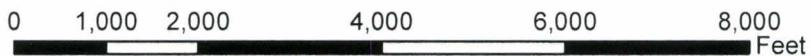
Prepared By/Date: MDF 12/30/13

Checked By/Date: RCF 12/30/13



Source: http://goto.arcgisonline.com/maps/World_Topo_Map, sourced from USGS, FAO, NPS, EPA, ESRI, DeLorme, TANA, and other suppliers, 2011.

 Site Location



**SITE LOCATION/SURROUNDING PROPERTIES
BRIDGEPORT FABRICS INC. FACILITY
210 DELBURG STREET
DAVIDSON, NORTH CAROLINA**

PREPARED BY	SJM	DATE	11/13/13	CHECKED BY	MM	DATE	11/13/13	JOB NUMBER	6228-13-0156	FIGURE	1
-------------	-----	------	----------	------------	----	------	----------	------------	--------------	--------	---



By graphic plotting only, this property is in Zone (a) X of the Flood Insurance Rate Map, Community Panel No. 3710464400, which bears an effective date of March 2, 2009. It is not in a Special Flood Hazard Area. By telephone call dated JANUARY 2, 2014 to the National Flood Insurance Program (800-638-6620) we have learned this community does/does not currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

To the Trustees of Davidson College and the Chicago Title Insurance Company. This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 13, 14, 15, and 16 of Table A thereof. The field work was completed on FEB. 4, 2014.

Date of Plat or Map: FEB. 4, 2014
PLAT SIGNED & SEALED ON FEB. 4, 2014.

Rufus Jackson Lowe
NC-PLS 2844

Table A
Optional Survey Responsibilities Specifications
As Observed in Field Survey

- Listed on plat
- Address observed while conducting survey (210 Delburg Street)
- Flood Zone X, Fema Panel #3710464400, Dated March 2, 2009.
- Grass land area _____ acres
- Current Zoning VCP _____
- (a) As shown on plat.
(b)(1) As shown on plat.
- As shown on plat
- No striping or signage on site
- (a) Observed evidence as shown on plat
- As Shown on plat
- As shown on plat
- Observed features while performing field survey.
- None observed

SCHEDULE B - SECTION II
EXCEPTIONS

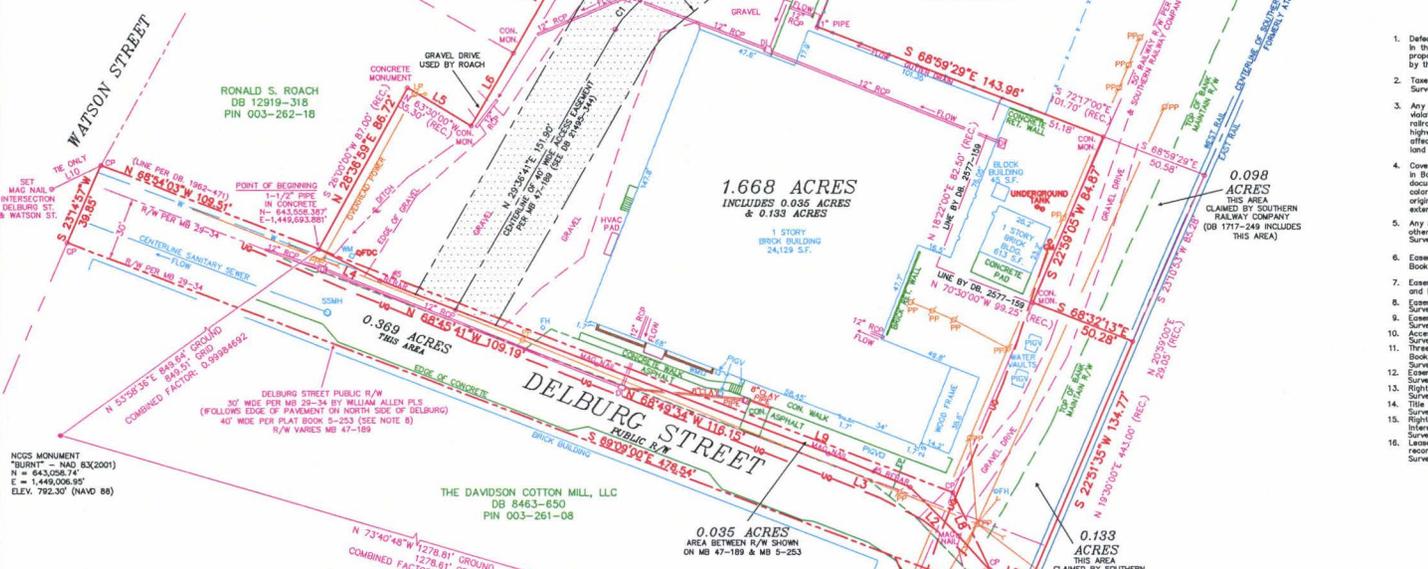
- Defects, liens, encumbrances, adverse claims or other matter, if any, created, first appearing in the public records or otherwise adjacent to the Effective Date but prior to the date the proposed insured applies for value of record the estate or interest or mortgage thereon covered by this Commitment. Surveyors Response: _____
- Taxes or assessments for the year 2014, and subsequent years, not yet due or payable. Surveyors Response: Applies
- Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, setback, easement, riparian right and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean higher high water or other boards of any adjoining body of water, or other adverse circumstance affecting the title that would be disclosed by a current inspection and accurate and complete land survey of the land. Surveyors Response: Applies Delburg R/W
- Covenants, conditions, restrictions, easements, and liens provided for in instrument(s) filed for record in Book 1777, page 249 and Book 237, page 686, and any related maps, plans, bylaws and other documents (and amendments), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, marital status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Surveyors Response: _____
- Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Map Book 47, Page 189. Surveyors Response: Street R/W from MB 5-253
- Easement(s) to Southern Power Company recorded in Book 216, page 263; Book 224, page 582; Book 470, page 108; Book 481, page 323 and Book 324. Surveyors Response: Blanket in nature.
- Easement(s) to Southern Bell Telephone and Telegraph Co., Incorporated recorded in Book 717, page 393 and Book 1132, page 416. Surveyors Response: 50' of side line.
- Easements, rights and privileges reserved in deed recorded in Book 2577, page 159. Surveyors Response: Area of 1 story brick, Blunket Easement, gravel drive to area
- Easement(s) to Duke Power Company recorded in Book 3722, page 979. Surveyors Response: As shown hereon
- Access Easement Agreement recorded in Book 21495, page 344. Surveyors Response: As shown hereon
- Three instruments titled "Easement, Deed by Court Order in Settlement of Landonier Action" recorded in Book 2845, page 571; Book 2861, page 19 and Book 2863, page 744. Surveyors Response: Underground pipes along railroad.
- Easement and associated rights and privileges recorded in Book 2244, page 305. Surveyors Response: 8' water line no longer in use, area now owned by Duke Power.
- Right of way for water, main and associated rights recorded in Book 2960, page 321. Surveyors Response: 8' water line no longer in use.
- Title to that portion of the Land, if any, lying within the railroad right of way. Surveyors Response: As shown hereon
- Right of way for railroad, switch tracks, spur tracks, railway facilities, easements, and other related interests, if any, on and across the Land. Surveyors Response: As shown hereon
- Liases by and between Bridgeport Fabrics, Inc. and Duke Power Company, a memorandum of which is recorded in Book 2560, page 211. Surveyors Response: Duke Power now owns area leased. Lease calls "to provide power".

VICINITY MAP
NO SCALE

Curve	Radius	Length	Chord	Chord Bear.
C1	50.00'	18.14'	18.04'	N 40°00'08" E
C2	50.00'	12.89'	12.85'	N 43°00'32" E

Course	Bearing	Distance
L1	N 42°11'45" W	43.63'
L2	N 44°15'29" W	32.24'
L3	N 67°29'49" W	41.57'
L4	N 62°25'25" W	32.25'
L5	S 58°01'11" W	14.80'
L6	N 30°05'43" E	39.74'
L7	N 68°24'10" W	19.71'
L8	N 23°01'10" E	44.31'
L9	N 68°24'03" W	318.67'
L10	N 63°47'00" E	25.59'
L11	N 21°03'55" E	25.00'
L12	S 88°58'05" E	25.00'
L13	S 21°03'55" W	25.00'
L14	N 68°28'05" W	25.00'

NOTE: L1 THRU L4 PER MB. 47-189,
L7 THRU L9 PER MB. 5-253.



REFERENCES:
DEEDS AND MAPS AS SHOWN

PYRAMID
LAND SURVEYING
C-1341
RUFUS JACKSON LOWE
PROFESSIONAL LAND SURVEYOR L-2844
P.O. Box 11
Davidson, NC 28036
(704) 892-4249

LEGEND:

- PROPERTY LINE
- UNsurveyed LINE
- EDGE OF PAVEMENT
- SETBACK LINE
- RIGHT OF WAY
- ACCESS EASEMENT
- UNDERGROUND GAS
- UNDERGROUND WATER
- COMPUTED POINT
- POWER POLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- DROP INLET
- GAS METER
- FIRE DEPT. CONNECTION
- POST INDICATOR GATE VALVE
- LIGHT POLE
- REINFORCED CONCRETE PIPE
- SANITARY SEWER MANHOLE

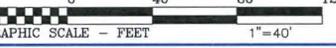
NOTES:

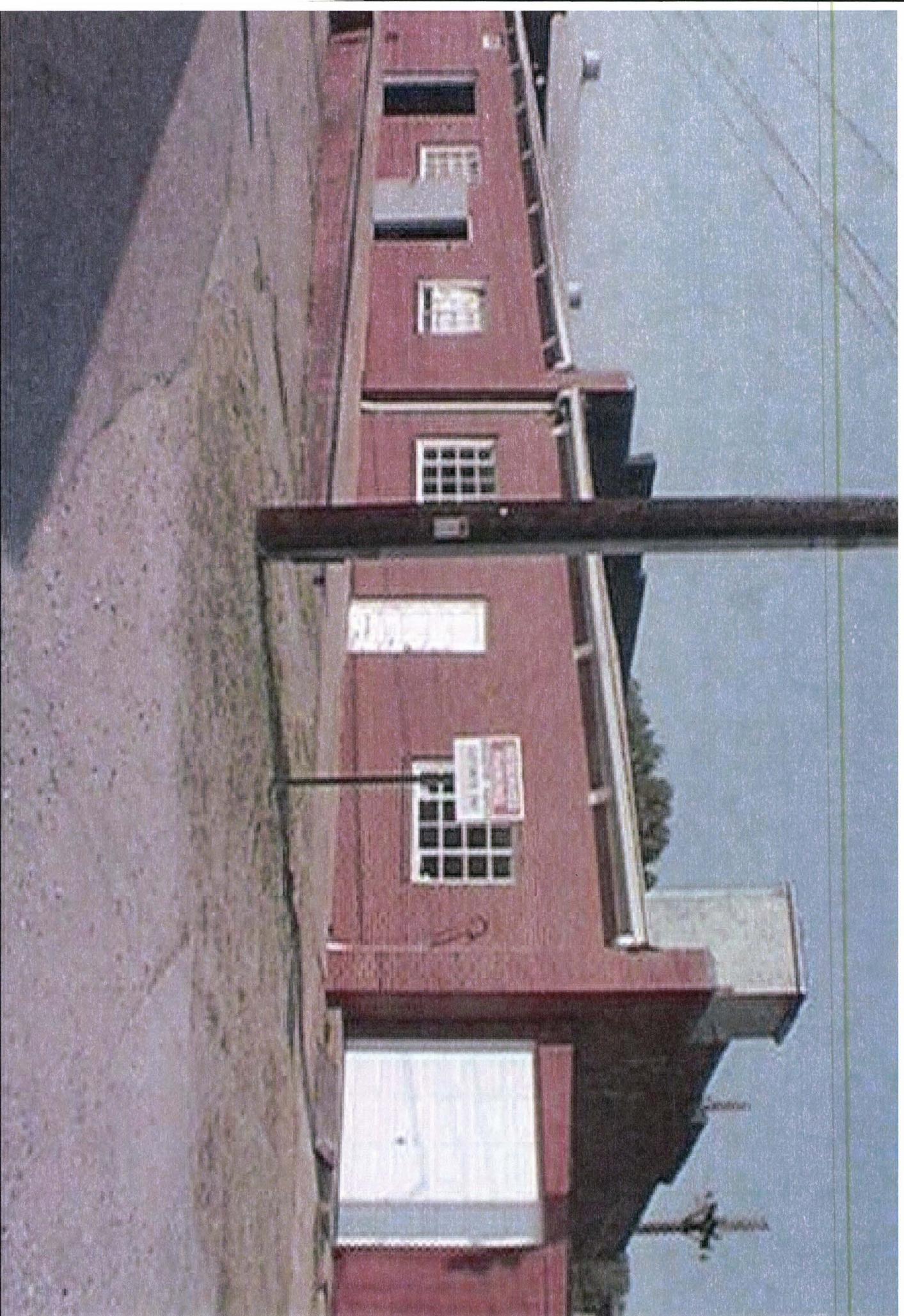
- THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD ZONE, PER FEMA PANEL # 3710464400, DATED 3/02/2009.
- AREA DETERMINED BY COORDINATE COMPUTATION.
- CP DENOTES COMPUTED POINT, NO MONUMENT FOUND OR SET.
- UNDERGROUND UTILITIES NOT LOCATED AS OF THIS DATE.
- ALL MONUMENTS ARE EXISTING UNLESS OTHERWISE NOTED.
- PROPERTY IS ZONED VCP.
- PROPERTY LIES IN THE LAKE NORMAN WATERSHED, CLASS CA.
- USING MB 5-253 THE R/W SCALED 40'. THE SCALED DISTANCE FROM THE R/W TO THE BRIDGEPORT FABRICS BUILDING ALSO MATCHES THE RECORD MAP.

ALTA/ACSM LAND TITLE SURVEY
FOR
**THE TRUSTEES OF
DAVIDSON COLLEGE**

PROPERTY OF
BRIDGEPORT FABRICS, INC.
210 DELBURG STREET
TRACT C OF MAP BOOK 47, PAGE 189
DEED BOOK 2577-159 &
PART OF DEED BOOK 1962-471
PIN 003-262-07
DEWESEE TOWNSHIP, MECKLENBURG COUNTY
DAVIDSON, NORTH CAROLINA
NOVEMBER 4, 2013

REVISED ADDED POST INDICATOR GATE VALVE, MARK ETC. 11/27/13
REVISED ADDED TOP OF BANK OF RAILROAD & UNDERGROUND TANK 1/23/14
REVISED ADDED AREA & CALLS AROUND DELBURG STREET. 2/4/14





00326207 001