



North Carolina Department of Environment and Natural Resources

Pat McCrory
Governor

John E. Skvarla, III
Secretary

September 2, 2014

Fourth Street Ventures, LLC and Lennar Multifamily Communities, LLC
John E. Reece, II
101 N. Cherry Street, Suite 502
Winston-Salem, NC 27101
Email: john@commercialrealty.com

Subject: Letter of Eligibility
955 Brookstown Avenue Project
955 Brookstown Avenue
Forsyth County, Winston-Salem, NC 27101
Brownfields Project No. 18028-14-34

Dear Mr. Reece:

The North Carolina Department of Environment and Natural Resources (DENR) has reviewed your Brownfields Property Application (BPA) dated June 27, 2014 which was submitted on behalf of Fourth Street Ventures and Lennar Multifamily Communities. DENR has determined this site consisting of one parcel (Forsyth County PIN 6825-96-0280) is eligible for entry into the North Carolina Brownfields Program and for continued evaluation for a Brownfields Agreement. We will now conduct a detailed review of available environmental and other relevant data to determine what is currently known about contamination at the site.

Submitted with your BPA were the following documents: Site Work Plan, 955 Brookstown Avenue, Winston-Salem, NC prepared by Piedmont Industrial Services, Inc. dated June 27, 2014; EDR Radius Map Report for 955 Brookstown Avenue and Fourth Street Ventures, LLC dated June 10, 2014; Phase I Environmental Site Assessment, Approximate 1.85 Acre Tract, 955 & 967 Brookstown Avenue, Winston-Salem, NC prepared by ECS Carolinas, LLP dated August 4, 2009; Proposal for Environmental Services prepared by ECA Carolinas, LLP dated May 14, 2008; and Report of Environmental Services, 955 Brookstown Avenue and 967 Burke Street, Winston-Salem, NC prepared by ECS Carolinas, LLP dated March 23, 2007. We will also be using information from the files of DENR's Division of Waste Management during the evaluation process. Please forward any additional data you may have or can acquire for our evaluation. This should include reports from other DENR agencies and from regional offices.

According to the BPA, the intended redevelopment of the site will be as mixed-use high-density residential, retail, and associated automobile parking. DENR must review the locations of all the various development elements to evaluate potential public health risks from potential contamination. Please forward any maps or drawings showing these details, even if they are preliminary or

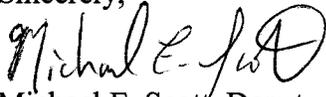
1646 Mail Service Center, Raleigh, North Carolina 27699-1646
Phone: 919-707-8200 \ Internet: <http://portal.ncdenr.org/web/wm>

conceptual. We will contact you if additional assessment is necessary to establish that the property is or can be made suitable for the intended reuse.

Please note that the Prospective Developer does not have the protection a Brownfields Agreement offers until it is executed. If you operate at the site and cause or contribute to contamination before we finalize an Agreement, you could jeopardize your eligibility and assume some environmental liability. Please consult closely with the project manager regarding any site activities that will occur before the Brownfields Agreement is finalized.

We are enthusiastic about the benefits offered by the redevelopment of this property and we look forward to working with you to advance this Brownfields redevelopment project. For questions, please contact James Rudder, the project manager, at (919)707-8381, or james.rudder@ncdenr.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael E. Scott". The signature is written in a cursive style with a large, stylized initial "M".

Michael E. Scott, Deputy Director
Division of Waste Management

cc: Project File
Tom Lennon – Piedmont Industrial Services, Inc.
Bruce Nicholson
James Rudder