hart hickman

SMARTER ENVIRONMENTAL SOLUTIONS

Via FedEx Standard Overnight

September 19, 2016

NC Department of Environmental Quality
Division of Waste Management
Brownfields Program
1646 Mail Service Center
Raleigh, NC 27699-1646

Attn: Ms. Shirley Liggins

Re: Brownfields Property Application
Rite Aid Site
(Former Charlotte Army Missile Plant)
1776 Statesville Avenue
and
MV Graham, LLC Property
1701- 1705 N. Graham Street
Brownfields Project #20050-16-060
Charlotte, North Carolina
H&H Project No. ATL-001

SEP 2016
Brownfields

Dear Ms. Liggins:

On behalf of New CAMP Landowner, LP c/o ATCO, enclosed please find the addendum for Brownfields Property Application package for the above referenced site located in Charlotte, NC. New CAMP Landowner, LP is requesting the addition of the MV Graham, LLC parcel (Mecklenburg Co. Parcel #07903103) to Brownfields Project #20050-16-060. The original signed and notarized pages of the application were sent by ATCO with delivery to you on 9/19/16.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Hart & Hickman, PC

Matt Ingalls
Project Manager
Enclosures

Brownfields Property Application

Rite Aid Site
(Former Charlotte Army Missile Plant)
1776 Statesville Avenue
and
MV Graham LLC Property
1701-1705 N. Graham Street
Charlotte, North Carolina

H&H Job No. ATL-001
Original Revised Submittal - July 11, 2016
Resubmittal with MV Graham Property - September 19, 2016

SEP 2016
Brownfields

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Charlotte, NC 28203
704.586.0007 main

3334 Hillsborough Street
Raleigh, NC 27607
919.847.4241 main

www.harthickman.com

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	NewCAMP Landowner, LP ("NewCAMP") ((NewCAMP Landowner, LP is an affiliate of ATCO Properties & Management ("ATCO"), a Manhattan-based commercial real estate owner, developer and investor.))
Principal Officer	Neil Adamson - Sr Vice President - Finance and Acquisitions
Representative	Neil Adamson
Mailing Address	555 Fifth Avenue - 16th Floor New York, NY 10017
E-mail address	Neil@atco555.com
Phone No.	718.326.3560 x 233
Fax No.	718.326.0374
Web site	http://www.atco555.com/companies-atco-investment-management.php

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

Name	Matt Ingalls
Company	Hart & Hickman, PC
Mailing Address	2923 S. Tryon Street #100 Charlotte, NC 28203
E-Mail Address	mingalls@harthickman.com
Phone No.	704.887.4617
Fax No.	704.586.0373

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:**

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

Name

Ownership (%)

Mailing Address

E-Mail Address

Phone No.

Fax No.

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

Name

Ownership (%)

Mailing Address

E-Mail Address

Phone No.

Fax No.

Name

Ownership (%)

Mailing Address

E-Mail Address

Phone No.

Fax No.

Name

Ownership (%)

Mailing Address

E-Mail Address

Phone No.

Fax No.

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

List all parent companies, subsidiaries and other affiliates:

(Use for Partnerships)

Check one: ☐General Partnership ☒Limited Partnership

List all partners and percent of ownership:

Name	NewCAMP Landowner, LP c/o Neil Adamson (ATCO)
Ownership (%)	100
Mailing Address	555 Fifth Avenue - 16th Floor
	New York, NY 10017
E-Mail Address	Neil@atco555.com
Phone No.	718.326.3560 x 233
Fax No.	718.326.0374

Is this person a general or limited partner? LP

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 NewCAMP is a majority-owned affiliate of ATCO Properties & Management, a Manhattan-based real estate investment, development and ownership firm. ATCO is deploying capital in select cities across the United States, with a particular emphasis on value-add opportunities. ATCO is currently deploying capital through a joint venture program with family offices and other private capital, focused on urban office and retail properties. Target markets include the Central Business Districts of Austin, Nashville, Charlotte, and

Raleigh-Durham-Chapel Hill, and the metro New York area.For over eight decades, NewCAMP (ATCO) has owned, managed, and developed a diverse real estate portfolio, primarily in and around New York City, and provided a range of services to other real estate owners. The company is in its fourth generation of family ownership, and NewCAMP (ATCO) presently owns and manages more than 20 buildings ranging from high-rise office and residential towers to retail properties, from one-story industrial structures to high tech flex buildings. The portfolio of New York City properties includes: 555 Fifth Avenue, 40 Central Park South, 41 West 58th Street, 630 Third Avenue, 381 and 373 Park Avenue South, 515 Madison Avenue and the Atlas Terminals. Nationally, the company owns properties in Austin, Texas; Chapel Hill, North Carolina; Indianapolis, Indiana; Darien, Stamford and Westport, Connecticut; Baltimore, Maryland; and Orlando, Florida. Internationally, NewCAMP (ATCO) has investments in seven European countries.

NewCAMP (ATCO) is under contract to purchase the Rite Aid site and recently completed the purchase of the Graham Street site.

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 NewCAMP (ATCO) has a strong background in managing and financing real estate development and construction projects. In addition, NewCAMP has retained the services of Hart & Hickman, PC (H&H) who is experienced in Brownfields redevelopment and implementation of Brownfields requirements. Collectively, NewCAMP and H&H have significant experience with redevelopment of challenged properties, and we are aware of the requirements and restrictions that are typically included in the Brownfields Agreement to ensure successful implementation of a Brownfields Agreement and safe use of the property.

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

Answer Yes

Explanation NewCAMP has a wide range of engineering and environmental experience available to it. NewCAMP has also retained H&H (a NC Licensed Environmental Engineering Firm) who has extensive experience in environmental matters in Brownfields assessment and implementation of Brownfields agreements.

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, and Yes. The subject property is currently owned by the following entities:

1) Parcel # 07903105 ("Rite Aid site") is owned by Eckerd of North Carolina, Inc.
2) Parcel # 07903102 ("Rite Aid site") is owned by Eckerd of North Carolina, Inc. as successor to Bancroft Realty Company
3) Parcel # 07903103 ("Graham Street") is owned by PD, NewCAMP Landowner, LP

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.)*

PD, NewCAMP Landowner, LP, purchased Parcel # 07903103 from MV Graham I, LLC on August 19, 2016.

Contact Info:
NewCAMP Landowner, LP
c/o Neil Adamson
555 5th Ave - 16th Floor
New York, NY 10017
phone: (718) 326-3560 x233
email: neil@atco555.com

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

Joseph Notarianni, Jr. (VP Real Estate Law - Rite Aid Corporation) represents the property owners (Eckerd of North Carolina, Inc. and Bancroft Realty)

Contact Info:
Rite Aid Corporation
Attn: Joseph Notarianni, Jr.
30 Hunter Lane
Camp Hill, PA 17011
phone # (717) 972-3998
email: jnotarianni@riteaid.com

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

purchase?

Answer Yes

If yes, provide date of contract. March 17, 2016

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)?

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.)*

ATCO has directed H&H to conduct certain environmental due diligence activities including conducting Phase I and II ESA activities on two of the parcels (07903102 and 07903105) that comprise the former Rite Aid portion of the subject site. GTA Associates was also recently contracted by ATCO to conduct geotechnical activities on the Rite Aid portion of the site. The Graham Street site was last assessed by H&H in September 2009.

II. SITE INFORMATION

A. Information regarding the proposed brownfields property:

Proposed project name NewCAMP (former Charlotte Army Missle Plant)

acreage 47.87 County Mecklenburg

street address(es) 1776 Statesville Avenue and 1701-1795 N. Graham Street

city Charlotte zip 28206

tax ID(s) or PIN(s) Rite Aid Parcel #s 07903102 and 07903105; Graham Street Parcel # 07903103

past use(s) The Rite Aid portion of the site was developed for industrial use in 1924 and was initially used for the manufacture of Model T Fords until approximately the 1930s. The Rite Aid property, the Hercules Industrial property to the north (currently a Brownfields site), and the Graham Street property to the east were used by the United States Government as a storage depot from the early-1940s to the mid-1950s and then for the production of Hercules missiles from the mid-1950s to the late-1960s. The missile production

facility was known as the Charlotte Army Missile Plant (CAMP). The CAMP facility included six buildings (Buildings 1, 2, 3, 48, 50, and the Boiler House) located on the Rite Aid property. Activities conducted at the missile facility included metal working, plating, degreasing, painting, assembly, wastewater treatment, assembly, and shipping of missiles. On the Rite Aid property, Building 1 was utilized for die casting, metal plating, and cleaning. Building 2 was utilized as a machine shop and process plant. Building 3 was utilized for storage and offices. Building 48 housed emergency response vehicles and was utilized for automotive maintenance actives. Building 50 housed chemical storage and solvent receiving and distribution.

The Graham Street portion of the site was used for storage by the US Army beginning in the 1940s. From the 1950s to the late 1960s, the property was part of the CAMP which manufactured missile components for the Department of Defense.

current use(s) Since the late 1960s, the Rite Aid property has been used by Eckerd/Rite Aid for warehousing and distribution of commercial/retail items. Rite Aid is currently in the process of vacating the site.

Since the 1960s. the Graham Street property was occupied by Greif Bros. Corporation (a manufacturer of corrugated paper containers), for storage by various entities including Pax Industries (shipping/transportation), and by a wood pallet manufacturer.

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

known
Rite Aid Site (1776 Statesville Avenue)

H&H recently completed Phase I and II ESA activiteis at the Rite Aid (former CAMP) site and identified the following Recognzied Environmental Conditions (RECs), suspected RECs, and Historical REC (HREC) associated with the property. Note, the summary below references Eckerd Building # designations and not those used by the US Army Corps of Engineers (COE).

- REC #1 Chlorinated Solvent Impacts in Groundwater – The COE has conducted extensive soil and groundwater assessment activities at the site as part of Formerly Used Defense Sites (FUDS) Program. Based on assessment activities conducted to date, the COE has determined that groundwater contamination from the chlorinated solvent trichloroethene (TCE) and its degradation products originated from historical governmental operations conducted at the site. The primary source area for groundwater impacts has been determined to originate near the eastern end of Building 2 where electroplating and degreasing operations were conducted. In the most recent sampling event conducted by the COE in 2012, TCE was detected in groundwater at concentrations as high as 14,000 µg/l from a sample collected in a monitoring well located on the east side of Building 2. Groundwater flow from the Rite Aid site is to the north-northwest and toward the adjacent Hercules Industrial Park property (currently a Brownfields site). There are also sources of groundwater impacts on the adjacent Hercules property including a former process pit in CAMP Building 2 and a former wastewater treatment plant east of CAMP Building 2.

The results of the COE investigations indicate no complete exposure pathways for surface or subsurface soil at the CAMP site (a complete exposure pathway is one in which there is a reasonable potential that human or environmental receptors could be exposed to compounds at levels of concern). As such, the COE determined that no soil remediation is warranted at

the CAMP site. However, please note that no soil samples have been collected by the COE from below the Rite Aid buildings for analysis. Therefore, it is possible that soil impacts are present below the site buildings that have not been assessed. The COE also evaluated potential vapor intrusion into buildings from underlying impacted ground water. The results of the COE evaluation indicated that vapor intrusion was not a concern for current use of the site buildings for commercial/industrial purposes. No complete exposure pathways were identified for impacted ground water; however, ground water impacts do exceed North Carolina groundwater standards. Thus, the COE evaluated groundwater remediation alternatives in a Feasibility Study (FS) prepared in 2004. As a result of the FS, the COE initially chose to actively remediate groundwater at the CAMP site using a technique called in-situ chemical oxidation. In this process, chemical oxidants are injected into the ground which chemically destroy the compounds to harmless by-products.

In 2005 and 2006, the COE conducted a pilot test of the planned chemical oxidation to determine the effectiveness of the remediation technique and to select design parameters for full scale implementation. The results of the pilot test indicated that the chemical oxidation was generally successful and effective in reducing compound concentrations in groundwater. The COE recently performed a revised evaluation of remedial alternatives and indicated that they planned to modify the remedial alternative for the groundwater impacts to monitored natural attenuation. The COE is in the process of addressing DEQ and Stakeholder comments associated with the revised remedial approach.

H&H is currently conducting Phase I and II ESA activities at the site on behalf of NewCAMP and has identified the TCE impacts in groundwater above NC 2L groundwater standards to be a REC.

- REC #2 Former Electroplating and Degreasing Pits in Buildings 1 and 2 – Historical plating and degreasing activities have occurred in Buildings 1 and 2. During a 2005 sampling event, Hoffman Engineering Inc. (Hoffman) collected shallow soil samples below the concrete floor in the western portion of Building 1 and detected hexavalent chromium (7,949 mg/kg) and total chromium (80,000 mg/kg) at concentrations above the DEQ IHSB industrial preliminary soil remediation goals (PSRGs). TCLP Cr results (780 mg/L) above the EPA Maximum Concentration of Contaminants for Toxicity Characteristics of 5 mg/L. H&H is currently conducting Phase I and II ESA activities at the site on behalf of ATCO and has identified the soil impacts of chromium asssociated with the former electroplating and degreasing pits to be a REC.

- REC #3 Soil Impacts (West of Building 1) – On March 24, 2016, H&H advanced a soil boring (SB-8) west of the former electroplating pit in Building 1 and in a grassy area outside of the building. The soil boring was advanced to an approximate depth of 10 ft below the ground surface (bgs) where field screening detected elevated Photo-Ionization Detector (PID) readings of 367 ppm and evidence of petroleum staining. Analytical results reported SVOC impacts at concentrations above IHSB residential and Protection of Groundwater (POG) Preliminary Soil Remediation Goals (PSRGs) in a soil sample submitted for laboratory analysis. The source of the petroleum-impacted soil at this location is unknown. H&H is currently conducting Phase I and II ESA activities at the site on behalf of NewCAMP and has identified petroleum-impacted soil discovered west of Building 1 at concentrations above residential and POG PSRGs to be a REC.

- REC #4 Automotive Service Area – During recent Phase I ESA activities, H&H identied a former in-ground hydraulic lift and oil-changing pit located in Building 48 that were depicted on an original construction drawing provided by Rite Aid. The in-ground lift and the

oil-changing pit are abandoned. H&H is currently conducting Phase I and II ESA activities at the site on behalf of NewCAMP and has identified the potential for a release associated with the former in-ground hydraulic lift and the oil-changing pit located in Building 48 to be a potential REC.

- REC #5 Former UST Basin West of Building 48– During recent Phase I ESA activities, H&H discovered eight abandoned underground storage tanks (UST) utilizing ground penetrating radar (GPR) survey techniques within a tank basin located west of Building 48. Fill ports/vent pipes are not visible on the ground surface above the USTs. The USTs are thought to have previously contained fuel oil utilized in a nearby former boiler room. H&H is currently conducting Phase I and II ESA activities at the site on behalf of NewCAMP and has identified suspected petroleum-impacted soil during recent field screening activities. Therefore, H&H considers suspected impacts associated with the eight abandoned USTs identified adjacent to Building 48 to be a REC.

- REC #6 Wood Block Flooring– The floor of Building 2 was constructed with creosote treated wood blocks above a concrete slab to presumably minimize static build-up during missile manufacturing operations. The wooden blocks are approximately 2-inches thick and cover a majority of the Building 2 manufacturing area. Given the known manufacturing, electroplating, and degreasing operations that occurred within the manufacturing area, it is likely that historical releases of chemicals containing heavy metals and chlorinated solvents has occurred to the wooden floor. H&H is currently conducting Phase I and II ESA activities at the site on behalf of NewCAMP and has identified the creosote treated wood floor to be a potential REC.

H&H identified the following historical recognized environmental concerns (HRECs) in connection with the site which, based upon our evaluation, we do not consider to be RECs:

- HREC #1 Former USTs– 17 former petroleum USTs associated with Buildings 1, 2, 3, 48, 50, and the boiler house (not including USTs noted in REC #3) were previously removed from the site in 1990, 1998, and 2004. There are two separate release incidents associated with the USTs. Incident No. 7617 was reported in 1990 and is associated with 12 USTs that contained heating oil, gasoline, or diesel fuel. Further assessment of the USTs occurred in 2005 and the release incident was closed by DEQ in April 2011. Incident No. 20520 is associated with a former heating oil UST release that was reported in 1998. The release incident was closed by DEQ in September 1999. Soil and groundwater impacts were identified above NC DEQ Action Levels and NC 2L Standards but were determined not to pose an unacceptable or potentially unacceptable risk to human health or the environment. NC DEQ issued a Notice of No Further Action (NFA) for the releases in April 2011 and September 1999. Four additional USTs that contained gasoline and diesel fuel were removed by the COE in 1990. Soil impacts were identified and COE addressed petroleum impacted soil assocaited with these USTs under the FUDS Program. Based on the regulatory closures and management of USTs under the FUDS program, H&H has identified the former USTs and associated residual petroleum impacts as an HREC.

Graham Street Site (1701-1705 N. Graham Street)

- H&H completed Phase II ESA sampling activities at the Graham Street property in September 2009 to assess former pits and a floor drain located in the northern poriton of the 1701-1705 Graham St. building. As noted previously, the property was part of the CAMP which manufactured missile components for the Department of Defense from the 1950s to the late 1960s. The results of the PhaseII ESA soil and ground water sample analyses do not

indicate any significant soil or ground water impacts in the identified potential areas of concern in the northern part of the building. As such, there is no evidence of significant impact from historical site activities in this area of the site.

- One 10,000-fuel oil UST was formerly located adjacent to the southeast side of the site warehouse building that was owned by Greif Bros. Corporation. The UST was installed at the site on April 26, 1978 and was removed on January 12, 1978. Results of a Phase II ESA indicated the presence of soil impacts in the basin where a former fuel oil UST was located at the site. Based on the results of the Phase II ESA, H&H performed Phase I LSA and Initial Abatement Action activities. Results of the Phase I LSA indicated the presence of compounds in soil in one soil boring in the former UST basin that exceeded residential and soil to ground water MSCCs. No compound concentrations exceeded commercial/industrial MSCCs. Results of the Phase I LSA ground water sampling indicated that no compounds were detected in ground water below the former UST basin. The results of the LSA receptor survey indicated no receptors in the area of the site and that the site and surrounding area are zoned for industrial and commercial purposes. However, it is possible that future redevelopment of the site could include residences. Because compound concentrations in the former UST basin exceeded residential MSCCs, H&H conducted an Initial Abatement Action. During the abatement action, approximately 53 tons of petroleum impacted soil were removed from the area of the former UST basin. Results of analysis of post-excavation samples indicated no compound concentrations above MSCCs. Based upon the results of the post-excavation soil sample data, impacted soil in the area of the former fuel oil UST has been adequately removed.

suspected

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: US Brownfields - City of Charlotte Assessment Grant; Agreement #95462010/Property ID #135084; Newcamp Former CAMP

Agency Name/ID No: DEQ LUST - Recovered Government Archives - Facility ID #s 0-013231, 20520, and 7617; Eckerd Charlotte Distribution

Agency Name/ID No: EPA RCRA SQG EPA ID #NCD986177608; Rite Aid Distribution

Agency Name/ID No: EPA FINDS #s 110054366155 and 110004041377

Agency Name/ID No: EPA FUDS Site #104NC04585

Agency Name/ID No: DEQ LUST Facility ID# 36726

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

Rite Aid is currently vacating the facility and the property will thus be under utilized. The site is located within an economically challeged area north of uptown Charlotte, NC. A tenant and/or property owner will provide a significant public benefit to the surrounding community.

The Graham Street building has been utilized for storage and has most recently been occupied by a manufacturer wooden pallets.

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 presence of soil and groundwater contamination identified during previous assessment activities conducted on the property is a hindrance to future development. NewCAMP and subsequent potential tenants or buyers would be unlikely to invest in the redevelopment of the property without a Brownfields Agreement because of the potential liability issues and challenges as the result of the contamination. NewCAMP is currently under contract to purchase the property and intends to offer it for reuse and potential redevelopment. However, before doing so, it needs to ensure that the property will be accepted into the Brownfields Program and that future owners and occupants will have the protections and benefits afforded 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)*?

NewCAMP believes that a Brownfields Agreement will be essential for the viable and safe reuse of the property. NewCAMP's development strategy includes obtaining a Brownfields Agreement as a component of purchase and it is unlikely that the property would be purchased and then redeveloped without 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 site is zoned for industrial use and is located near the intersection of Statesville Road and N. Graham Street and adjacent to a rail station on the proposed Charlotte Area Transit System (CATS) Red Line rail line. Future use will consist of mixed-use, transit-oriented development.

G. Current tax value of brownfields property: $10,533,700 (Parcels 07903102 and 07903102) and $2,574,000 (Parcel 07903103)

H. Estimated capital investment in redevelopment project: $Unknown at this time

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 site is zoned for industrial use and is located near the intersection of Statesville Road and N. Graham Street. The site is also located adjacent to a rail station on the proposed Charlotte Area Transit System (CATS) Red Line rail line. The redevelopment of the property in this area will likley:

1) maintain and increase the tax base, including both an increase in property tax and taxes associated with additional commercial tenants and increased economic activitity;
2) create numerous construction jobs and permanent jobs associated with management, leasing, and retail uses;
3) provide positive social impact to the surrounding businesses and recreational communities;
4) provide postive economic impact to the surrounding community and businesses;
5) potentially spur additional development in the area resulting in a larger local tax base; and
6) invest in "Smart Growth" through use of land in an already developed urban area which avoids development outside the City limits and increases potential commuters utilzing public transportation including the proposed CATS Red Line rail line.

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.

NewCAMP intends to consider a variety of environmentally friendly development techniques and project enhancements as part of their development effort. As the plans for development are preliminary, no firm decisions have been made at this time.

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 NewCAMP anticipates that either it, or a to-be-formed, wholly-owned single-purpose entity will own the property at the conclusion of the Brownfields process, but it has not made a final decision at this time.

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. An original hard copy of this affidavit must be filled out, signed, notarized and submitted with this application.)*
Is the required affidavit, as described above, included with this application?

Answer Yes, please see Appendix A.

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

Answer Yes, please see Appendix B.

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 location of 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 format as the base for its location map.)*
Is the required location map included with this application?

Answer Yes, please see Appendix C.

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

Answer Yes, please see Survey Plat and Property Deed Legal Description in Exhibit D.

E. Site Photographs: PD must provide at least one pre-redevelopment photograph of the property, in either hard copy or electronic format, that shows existing facilities and structures. **Please note that the NCBP prefers to have electronic photos instead of or in addition to hard copies. Electronic copies of photographs should be emailed to:**

Shirley.Liggins@ncdenr.gov **with a clear indication as to which Brownfields Application they apply to.**

Are photographs of the property included with this application?

Answer Yes, please see Appendix E.

Have electronic copies of the photographs been emailed to NCBP?

Answer Yes

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

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

Answer Yes, please see disc attached to Appendix F.

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

1) Feasability Study, November 2008 (COE)
2) Chrome Assessment - COE Bldg 5/Eckerd Bldg 2, March 2005 (Hoffman)
3) Indoor Air Quality Assessment, March 2009 (AMEC)
4) Limited Site Assessment, November 2010 (Hoffman)
5) Phase I Executive Summary, June 1993 (Pilko & Assoc.)
6) Phase I Remedial Investigation, April 1999 (COE)
7) Proposed Plan, September 1999 (COE)
8) Revised Final Design Sampling for the CAMP, March 2013 (COE)
9) Rite Aid Environmental Summary, May 2015 (H&H)
10) Slide Presentation - Environmental Issues at CAMP, circa 2005
11) State Groundwater Sampling Report, March 2007 (COE)
12) NFA Letter- Incident #7617, April 2011 (DEQ)
13) NFA Letter - Incident #20520, September 1999 (DEQ)
14) Phase II ESA - 1701 N. Graham St - September 2009 (H&H)
15) Initial Abatement Action and Phase I LSA - 1701 N. Graham St - Sept. 2009 (H&H)
16) NFA Letter - 1701 N. Graham St - Sept 2009 (DEQ)

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.

Appendix A

Brownfields Affidavit

hart hickman

SMARTER ENVIRONMENTAL SOLUTIONS

NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY

NORTH CAROLINA BROWNFIELDS PROGRAM

IN THE MATTER OF: NewCAMP Landowner, LP

UNDER THE AUTHORITY OF	)	**AFFIDAVIT**
NORTH CAROLINA GENERAL	)	**RE: RESPONSIBILITY**
STATUTES ∋ 130A-310.30, et. seq.	)	**AND COMPLIANCE**

NewCAMP Landowner, LP , being duly sworn, hereby deposes and says:

1. I am Neil Adamson of NewCAMP Landowner, LP.
2. I am fully authorized to make the declarations contained herein and to legally bind NewCAMP Landowner, LP.
3. NewCAMP Landowner, LP is applying for a Brownfields Agreement with the North Carolina Department of Environmental Quality, pursuant to N.C.G.S. ∋ 130A, Article 9, Part 5 (Brownfields Act), in relation to the following 07903105, 07903102, and 07903103 parcel(s) in Charlotte, Mecklenburg, County, North Carolina: located at 1776 Statesville Road and 1701-1705 N. Graham Street
4. I hereby certify, under the pains and penalties of perjury and of the Brownfields Act, that NewCAMP Landowner, LP, 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 develop or redevelop, 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 NewCAMP Landowner, LP 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 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.

Neil Adamson Neil Adamson 09/15/2016

Signature/Printed Name Date

Sworn to and subscribed before me this 15th day of September, 2016.

Notary Public _____

(SEAL)

My commission expires: _____

Appendix B

Proposed Brownfields Agreement

hart hickman

SMARTER ENVIRONMENTAL SOLUTIONS

Preliminary Proposed Brownfields Agreement

I. Property Facts

a. Property Address(es): 1776 Statesville Avenue (parcel #s 07903102, 07903105) and 1701-1705 N Graham Street (parcel #07903103) in Charlotte, Mecklenburg Co., North Carolina

b. Property Seller: Eckerd of North Carolina, Inc. (Parcel #07903105), Bancroft Realty (Parcel #07903102)

c. Property Buyer: NewCAMP Landowner, LP

d. Brief Property Usage History: The Rite Aid portion of the site was developed for industrial use in 1924 and was initially used for the manufacture of Model T Fords until approximately the 1930s. The Rite Aid property, the Hercules Industrial property to the north (currently a Brownfields site), and the Graham Street property to the east were used by the United States Government as a storage depot from the early-1940s to the mid-1950s and then for the production of Hercules missiles from the mid-1950s to the late-1960s. The missile production facility was known as the Charlotte Army Missile Plant (CAMP). Since the late 1960s, the Rite Aid property has been used by Eckerd/Rite Aid for warehousing and distribution of commercial/retail items. Rite Aid is currently in the process of vacating the site.

The Graham Street portion of the site was used for storage by the US Army beginning in the 1940s. From the 1950s to the late 1960s, the property was part of the CAMP which manufactured missile components for the Department of Defense. Since the 1960s. the Graham Street property was occupied by Greif Bros. Corporation (a manufacturer of corrugated paper containers), for storage by various entities including Pax Industries (shipping/transportation), and by a wood pallet manufacturer.

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
organics	Chlorinated Solvents (list):			TCE PCE					
	Petroleum: ASTs ☐ USTs ☒ Other ☐	TPH VOCs SVOCs		BTEX MTBE					
	Other (list):			choroform, IPE EDB					
inorganics	Metals (list):	Cr							
	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 remain 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 Environmental Quality and the Department of Justice. In satisfaction of the Act, the following fees apply to a brownfields agreement that is developed for this project under the standard program, 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, the affidavit 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.

e. Additional fees are charged for the Ready for Reuse and Redevelopment Now programs.

☐ _____ Please check this box and initial in space provided to indicate your acknowledgement of the standard brownfields fee structure.

☒ NA Please check this box and initial in space provided to indicate your interest in the Ready for Reuse or the Redevelopment Now programs, and your acknowledgement of the alternate fee structure as outlined in the Ready for Reuse or the Redevelopment Now Fee Consent Document (under separate cover).

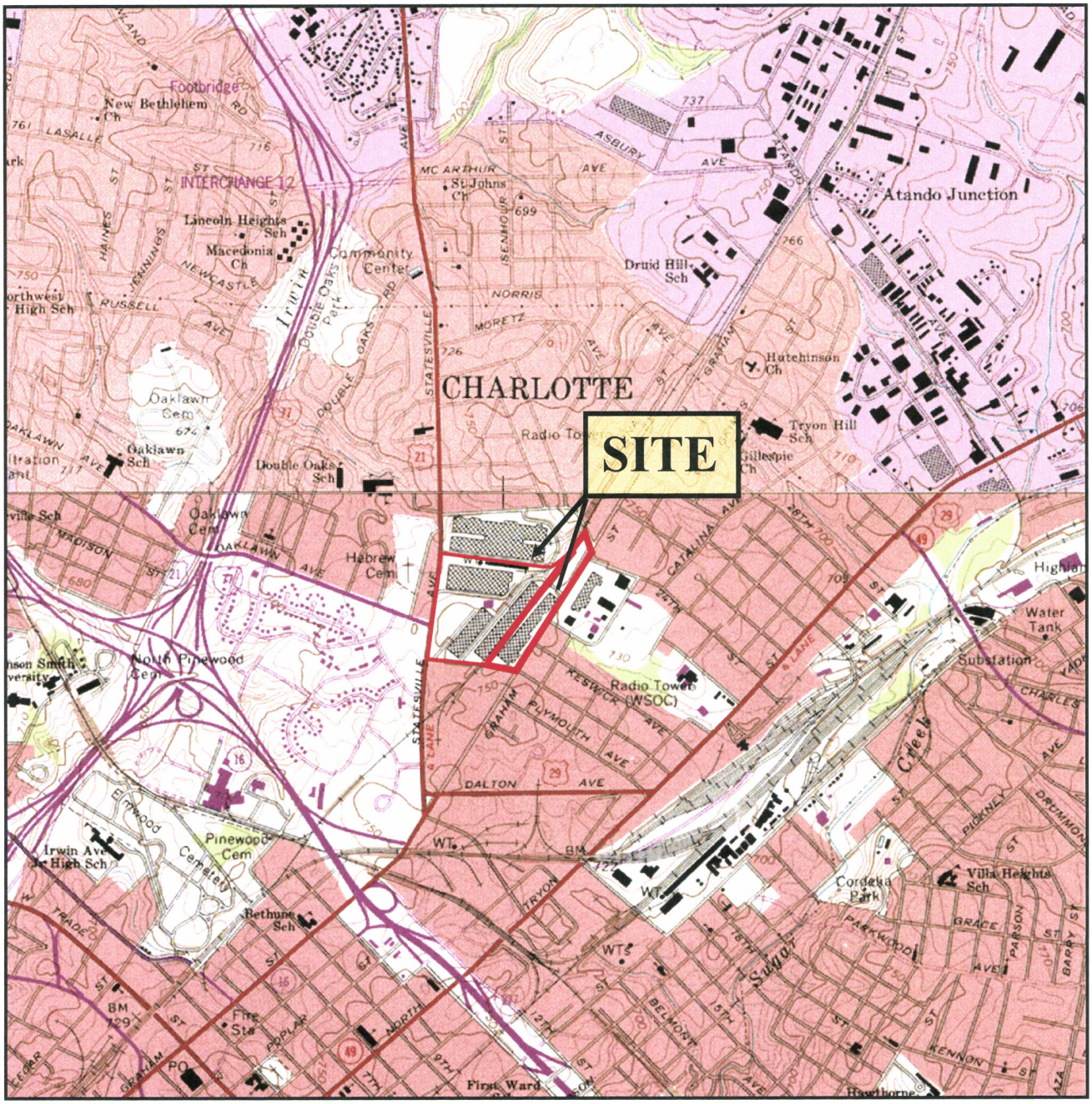
Date of Submittal: September 19, 2016

Appendix C

USGS Topographic Map

hart hickman

SMARTER ENVIRONMENTAL SOLUTIONS



N

APPROXIMATE

0 2000 4000

SCALE IN FEET

U.S.G.S. QUADRANGLE MAP

CHARLOTTE EAST, NC
1967
REVISED/INSPECTED 1988
AND
DERITA, NC 1993
QUADRANGLE
7.5 MINUTE SERIES (TOPOGRAPHIC)

TITLE	SITE LOCATION MAP
PROJECT	RITE AID CHARLOTTE, NORTH CAROLINA

hart hickman
SMARTER ENVIRONMENTAL SOLUTIONS

2923 South Tryon Street-Suite 100
Charlotte, North Carolina 28203
704-586-0007 (p) 704-586-0373 (f)

DATE:	5-2-16	REVISION NO:	0
JOB NO:	ATL-001	FIGURE NO:	1

Appendix D

Survey and Property Deed

hart hickman

SMARTER ENVIRONMENTAL SOLUTIONS

DEED BOOK PAGE

3811 0916

State of North Carolina

MECKLENBURG COUNTY

Printed and For Sale by
KALE OFFICE OUTFITTERS, LTD.
Charlotte, N. C.

This Deed Made this 31st day of December A. D., 1975

by and between

PAT HALL ENTERPRISES, INC.

a corporation organized and existing under and by the virtue of the laws of the State of North Carolina with its principal office located at Charlotte of the County of Mecklenburg and State of North Carolina party of the first part, and

257

BANCROFT REALTY COMPANY

of the County of and State of

party of the second part,

Witnesseth, That the said party of the first part, in consideration of One Hundred Dollars ($100) and other valuable considerations- - - - - - - - - - - - - - Dollars

to it paid by the party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents, doth grant, bargain, sell and convey unto the said party of the second part

and its successors, all that certain tract

of land, situate, lying and being in City of Charlotte

Mecklenburg County, State of North Carolina,

and more particularly described as follows:

BEGINNING at a nail and cap in the centerline of Statesville Avenue, said point or place of beginning being N. 8-46-56 E. 222.06 feet from the intersection of the centerline of Oaklawn Avenue and the centerline of Statesville Avenue; running thence S. 83-05-41 E. 412.25 feet to a spike in pavement; thence N. 6-31-47 E. 267.80 feet to a fence corner; thence S. 83-23-11 E. 545.63 feet to a concrete monument; thence N. 40-08-36 E. 203.71 feet to an iron; thence N. 43-12-15 E. 110.76 feet to an iron; thence N. 55-24-46 E. 101.87 feet to an iron; thence N. 62-30-27 E. 50.92 feet to an iron; thence S. 25-04-58 E. 10.00 feet to an iron; thence N. 67-19-39 E. 50.00 feet to an iron; thence N. 74-34-54 E. 100.00 feet to an iron; thence N. 74-14-37 E. 44.65 feet to an iron; thence N. 69-57-09 E. 50.00 feet to an iron; thence N. 62-28-39 E. 50.00 feet to an iron; thence N. 57-37-03 E. 50.00 feet to a spike in the centerline of railroad tracks; thence S. 45-30-22 E. 30.64 feet; thence S. 36-09-18 W. 74.26 feet to a fence corner; thence S. 54-01-17 E. 22.28 feet to an iron; thence S. 33-31-14 W. 28.33 feet; thence S. 34-11-29 W. 49.92 feet; thence S. 39-07-10 W. 49.87 feet; thence S. 39-48-15 W. 1282.99 feet; thence S. 40-14-30 W. 59.56 feet; thence S. 41-15-15 W. 49.84 feet; thence S. 42-01-17 W. 41.56 feet; thence S. 42-01-17 W. 15.87 feet to a concrete monument; thence N. 84-16-06 W. 727.75 feet to a nail and cap in the centerline of Statesville Avenue; thence with the centerline of Statesville Avenue to a nail and cap N. 6-44-49 E. 200.65 feet; thence continuing with the centerline of Statesville Avenue N. 8-46-56 E. 455.35 feet to the point or place of beginning, as shown by Boundary Survey of Spratt-Seaver, Inc., dated December 12, 1975, Drawing No. 75-12-02.

Being in all respects a part of the property conveyed by United States of America to Eighteen-Twenty, Inc. (now Pat Hall Enterprises, Inc. by merger) by Deed recorded in Book 2905 at Page 447 of the Mecklenburg Registry, reference to which is hereby made.

This conveyance is made subject to utility easements, right of way of Southern Railway Company and right of way of Statesville Avenue as shown on the aforesaid plat.

There is hereby granted to the Party of the Second Part an easement for electric power transmission lines from Graham Street to the above-described property where the electric power transmission lines are now located, and there is hereby reserved an easement for electric power transmission lines from the hereinabove described property to the property being retained by Party of the First Part where the electric power transmission lines are now located.

DEED BOOK PAGE

3982 0233

State of North Carolina

MECKLENBURG COUNTY

Printed and for sale by KALE OFFICE OUTFITTERS, LTD. Charlotte, N.C.

PRESENTED FOR REGISTRATION '77 SEP 1 AM 11 35 REGISTER OF DEEDS MECKLENBURG CO. N.C.

This Deed Made this 31st day of August A. D., 1977

by and between

PAT HALL ENTERPRISES, INC.

a corporation organized and existing under and by the virtue of the laws of the State of North Carolina with its principal office located at Charlotte of the County of Mecklenburg and State of North Carolina party of the first part, and

ECKERD OF NORTH CAROLINA, INC.

of the County of and State of party of the second part.

Witnesseth, That the said party of the first part, in consideration of One Hundred Dollars ($100) and other valuable considerations- - - - - - - - - - - Dollars to it paid by the party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents, doth grant, bargain, sell and convey unto the said party of the second part and its successors heirs, all that certain tract of land, situate, lying and being in City of Charlotte township, Mecklenburg County, State of North Carolina, and more particularly described as follows:

Beginning at a point in the center line of Statesville Avenue, said point or place of beginning being N. 8-46-57 E. 222.06 feet from the intersection of the center line of Oaklawn Avenue and the center line of Statesville Avenue, running thence with the center line of Statesville Avenue three courses: (1) N. 8-46-56 E. 164.77 feet, (2) N. 8-20-26 E. 267.22 feet, (3) N. 5-45-56 E. 225.12 feet; thence S. 83-34-17 E. 387.79 feet to a point; thence N. 24-21-58 E. 32.55 feet to a point; thence N. 13-56-36 E. 43.51 feet to a point; thence N. 87-41-46 E. 10.15 feet to a point; thence with the arc of a circular curve to the left having a radius of 14.25 feet, a distance of 11.20 feet to a point; thence N. 40-11-15 E. 9.55 feet to a point; thence with the arc of a circular curve to the right having a radius of 13 feet, a distance of 10.19 feet to a point; thence S. 87-47-11 E. 27.70 feet to a point; thence S. 57-28-44 E. 35.37 feet to a point; thence S. 82-52-59 E. 239.38 feet to a point; thence S. 14-19-53 W. 5.62 feet to a point; thence S. 83-35-29 E. 18.88 feet to a point; thence S. 8-05-34 W. 8.66 feet to a point; thence S. 83-18-21 E. 148.70 feet to a point; thence N. 60-09-35 E. 21.24 feet to a point; thence S. 82-55-31 E. 126.06 feet to a point; thence S. 60-39-18 E. 31.32 feet to a point; thence S. 83-13-18 E. 103.60 feet to a point; thence S. 6-39-53 W. 15.63 feet to a point; thence S. 87-01-58 E. 190.86 feet to a point; thence S. 86-31-40 E. 68.87 feet to a point; thence N. 66-15-12 E. 37.37 feet to a point; thence with the arc of a circular curve to the left having a radius of 700 feet, a distance of 402.81 feet to a point; thence N. 33-21-02 E. 255.40 feet to a point in the railroad right of way; thence S. 18-49-30 E. 47.46 feet to a point; thence S. 31-10-43 W. 321.40 feet to a point; thence S. 33-45-00 W. 80 feet to a point; thence S. 36-50-00 W. 100 feet to a point; thence S. 38-50-00 W. 52.03 feet to a point; thence S. 38-50-00 W. 47.97 feet to a point; thence S. 39-50-00 W. 28.74 feet to a point; thence N. 54-01-17 W. 35.25 feet to a point; thence N. 36-09-18 E. 74.26 feet to a point; thence N.

45-30-22 W. 30.64 feet to a point; thence S. 57-37-03 W. 50 feet to a point; thence S. 62-28-39 W. 50 feet to a point; thence S. 69-57-09 W. 50 feet to a point; thence S. 74-14-37 W. 44.65 feet to a point; thence S. 74-34-54 W. 100 feet to a point; thence S. 67-19-39 W. 50 feet to a point; thence N. 25-04-58 W. 10 feet to a point; thence S. 62-30-27 W. 50.92 feet to a point; thence S. 55-24-46 W. 101.87 feet to a point; thence S. 43-12-15 W. 110.76 feet to a point; thence S. 40-08-36 W. 203.71 feet to a concrete monument; thence N. 83-23-11 W. 545.63 feet to a fence corner; thence S. 6-31-47 W. 267.80 feet to a spike; thence N. 83-05-41 W. 412.25 feet to the point or place of beginning, as shown by Boundary Survey of Spratt-Seaver, Inc., dated August 18, 1977.

This conveyance is made subject to easements of Duke Power Company and Southern Bell Telephone and Telegraph Company, right of way of Southern Railway Company and right of way of Statesville Avenue as shown on the aforesaid plat.

There is hereby reserved an easement for electric power transmission lines installed and in use from the hereinabove described property to the property being retained by party of the first part and to provide service for said property.
Being in all respects a part of the property conveyed by United States of America to Eighteen-Twenty, Inc. (now Pat Hall Enterprises, Inc. by merger) by Deed recorded in Book 2905 at Page 447 of the Mecklenburg Registry.

DEED BOOK 3987 PAGE 0234

FOR REGISTRATION J. DAVID GRANBERRY
REGISTER OF DEEDS
MECKLENBURG COUNTY, NC
2008 DEC 30 12:17:15 PM
BK:24339 PG:82-86 FEE:$23.00
EXCISE TAX:$9,700.00
INSTRUMENT # 2008195423

2008195423

Prepared by and return after recording to:

Moore & Van Allen PLLC
100 N. Tryon Street, Suite 4700
Charlotte, North Carolina 28202
Attn: Evan M. Bass, Esq.

Tax Parcel No.: 07903103

STATE OF NORTH CAROLINA

Excise Stamps: $9,700.00

COUNTY OF MECKLENBURG

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made as of the 29th day of December, 2008 by and between **FRED D. GODLEY and wife, KATHRYN B. GODLEY** (collectively "Grantor"), and **MV GRAHAM LLC**, a Delaware limited liability company having an address of 525 North Tryon Street, Suite 1600, Charlotte, North Carolina 28202, ("Grantee"); the designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context;

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple all that certain lot or parcel of land situated in the City of Charlotte, Mecklenburg County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 10191 at Page 479 of the Mecklenburg County Register of Deeds.

$9,700
KP

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple;

AND THE GRANTOR covenants with the Grantee, that the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Taxes for the year 2009 and subsequent years, not yet due and payable.
2. Easement (s) and/or rights of way to Southern Power Company recorded in Book 526, Page 2, Mecklenburg County Registry.
3. Easement (s) and/or rights of way to Southern Public Utilities Company recorded in Book 748, Page 225, Mecklenburg County Registry.
4. Easement (s) and/or rights of way to Duke Power Company recorded in Book 3907, Page 360, Mecklenburg County Registry.
5. Rights of Pax Industries, as tenant, in possession under that certain unrecorded Commercial Lease Agreement last executed June 28, 2007 and rights of Custom Pallet & Crating, Inc., as tenant, in possession under that certain Lease Agreement dated November 26, 2008.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed as of the day and year first above written.

GRANTOR:

Fred D. Godley

Kathryn B. Godley

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Fred D. Godley

Kathryn B. Godley

Date: Dec. 23, 2008

SHIRLEY LAWRENCE NOTARY PUBLIC MECKLENBURG COUNTY, NC

(Official Seal)

Official Signature of Notary

Shirley Lawrence

Notary's printed or typed name, Notary Public

My commission expires: Sept. 08, 2013

EXHIBIT A

Legal Description of Area Net of Road Rights of Way

Being all that certain parcel of land lying within the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

COMMENCING at the intersection of the northwesterly margin of North Graham Street (60 feet public right of way) and the northeasterly margin of Armour Drive; thence, North 33-17-26 East 737.75 feet to an Iron Rebar found on the northwesterly margin of North Graham Street, the **POINT OF BEGINNING**; thence, with the line of Carolina Communities Corporation (Deed Book 12732, Page 836) North 83-35-52 West 332.90 feet to an Iron Rebar found at the westernmost corner of Carolina Communities Corporation, a corner of Iramco, Inc. (Deed Book 16133, Page 140); thence, North 83-35-52 West 86.52 feet to an Iron Spike found in the centerline of the main track of Norfolk-Southern Railway, the northeasterly corner of 1516 Statesville Avenue, LLC (Deed Book 14097, Page 760), said spike being North 35-10-48 East 136.24 feet from a Concrete Monument found in the southwesterly line of the aforementioned Iramco, Inc., thence, with the centerline of the main track of the Norfolk-Southern Railway the following four (4) courses: (1) with the arc of a circular curve to the left of Radius 2,864.57 feet an arc distance of 156.90 feet (said arc subtended by Chord North 41-47-03 East 156.88 feet), passing a Concrete Nail found at arc distance of 55.98 feet, to an Iron Spike set; (2) North 40-24-53 East 1365.20 feet to an Iron Spike set; (3) with the arc of a circular curve to the left of Radius 3,637.30 feet an arc distance of 490.38 feet, passing an Iron Spike found at arc distance of 125.66 feet, to an Iron Spike set (said arc subtended by Chord North 34-51-27 East 490.01 feet); and (4) North 30-33-48 East 182.91 feet to an Iron Rebar set on the southwesterly margin of Woodward Avenue (50 foot public right of way); thence, along the southwesterly margin of Woodward Avenue with the following two (2) courses: (1) with the arc of a circular curve to the right of Radius 889.12 feet an arc distance of 145.90 feet (said arc subtended by Chord South 22-35-00 East 145.73') to an Iron Rebar set; (2) South 17-52-32 East 67.75 feet to an Iron Spike set at the intersection of the southwesterly margin of Woodward Avenue and the northwesterly margin of North Graham Street; thence, along the northwesterly margin of North Graham Street South 33-11-01 West 1868.43 feet to the **BEGINNING**, containing 482,058 square feet (11.0665 acres), more or less, as shown on a survey by A. G. Zoutewelle Surveyors, Andrew G. Zoutewelle, N.C. P.L.S. L-3098, titled "ALTA/ACSM LAND TITLE SURVEY 1701-1703 NORTH GRAHAM STREET" dated October 21, 2008, last revised December 17, 2008.

Street Address: 1701 and 1703 N. Graham Street, Charlotte, NC 28206

J. DAVID GRANBERRY
REGISTER OF DEEDS, MECKLENBURG
COUNTY & COURTS OFFICE BUILDING
720 EAST FOURTH STREET
CHARLOTTE, NC 28202

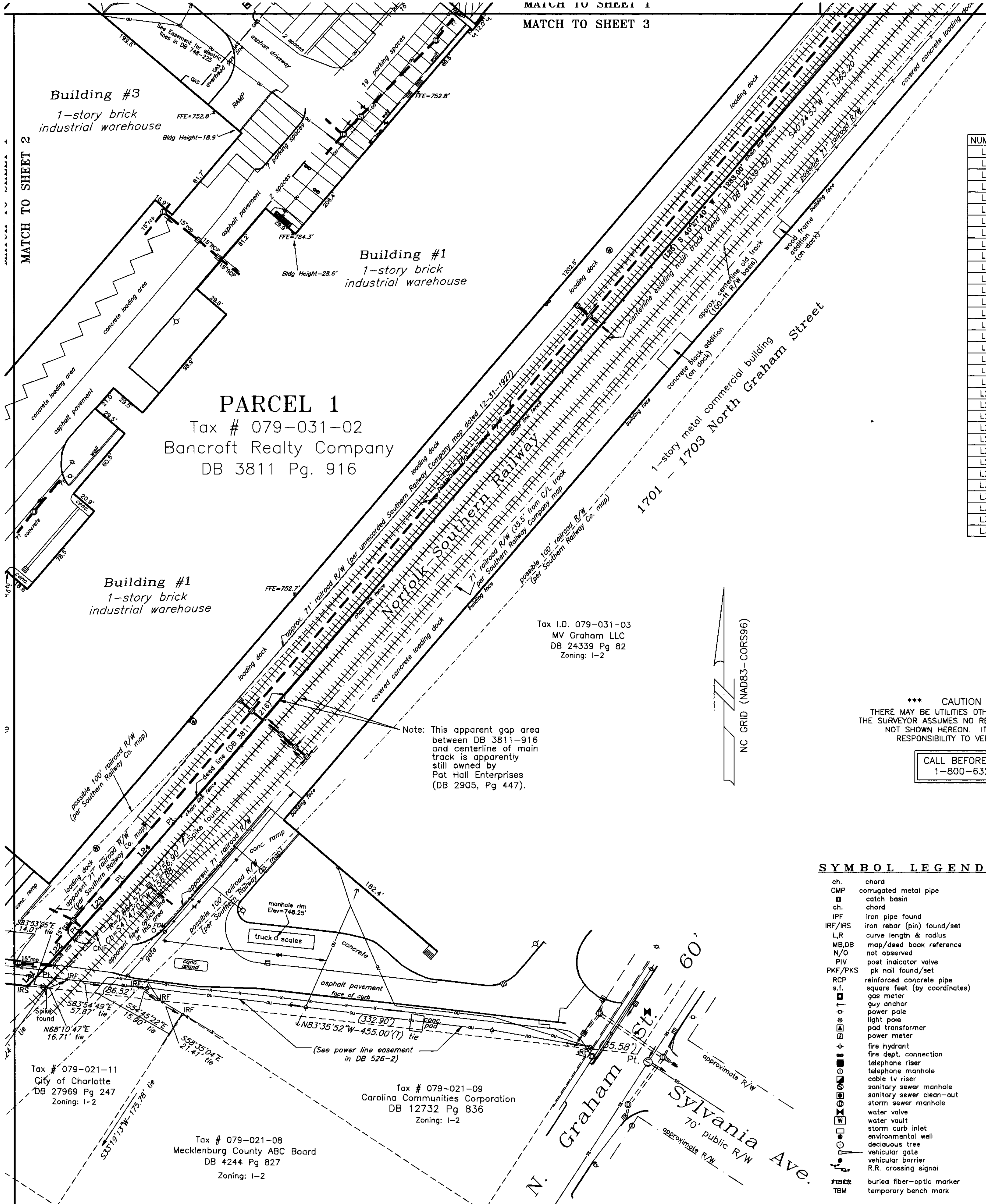
PLEASE RETAIN YELLOW TRAILER PAGE

It is part of the recorded document, and must be submitted with original for re-recording and/or cancellation.

****

Filed For Registration:	**12/30/2008 12:17:15 PM**
Book:	**RE 24339 Page: 82-86**
Document No.:	**2008195423**
	DEED 5 PGS $23.00
NC REAL ESTATE EXCISE TAX:	**$9,700.00**
Recorder:	**KRISTIN PRUITT**

2008195423



NUMBER	DIRECTION	DISTANCE (FT)
L1	N 53°21'00" W	21.95
L2	N 36°49'35" E	74.26
L3	N 44°34'06" W	31.05
L4	S 57°59'26" W	50.46
L5	S 63°08'33" W	50.00
L6	S 70°36'31" W	50.00
L7	S 74°53'59" W	44.65
L8	S 75°14'48" W	100.00
L9	S 67°59'01" W	50.00
L10	N 24°25'04" W	10.00
L11	S 63°10'21" W	50.92
L12	S 15°01'10" W	5.27
L13	S 82°54'12" E	18.47
L14	S 08°46'51" W	8.66
L15	S 82°37'21" E	149.00
L16	N 60°27'59" E	21.31
L17	S 82°07'52" E	126.16
L18	S 59°51'14" E	30.94
L19	S 82°35'24" E	103.88
L20	S 07°13'31" W	15.62
L21	N 42°37'55" E	15.86
L22	N 42°40'39" E	41.56
L23	N 41°54'37" E	49.84
L24	N 40°53'52" E	59.56
L25	N 40°27'40" E	1283.00
L26	N 39°45'38" E	49.86
L27	N 34°50'51" E	49.92
L28	N 34°11'27" E	28.53
L29	N 53°21'32" W	13.29
L30	S 40°29'45" W	28.74
L31	S 39°06'30" W	48.17
L32	S 39°51'22" W	51.83
L33	S 37°18'25" W	100.22
L34	S 34°38'28" W	79.77

MATCH TO SHEET 4

The undersigned, being a registered surveyor of the State of North Carolina, certifies to ONLY ATCO-Investments Group, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 5, 6(a), 7(a), 7(c) 8, 9, 11, 13, 16, and 17 of Table A thereof.

The field work was completed on ___________, 2016.

PRELIMINARY - FOR REVIEW ONLY

Andrew G. Zoutewelle — Date 6-21-16
N.C. PLS L-3098

GENERAL NOTES:

1. Tax Identification Numbers shown hereon per Mecklenburg County G.I.S.
2. Parcel areas, by coordinates: Tract 1 = 22.1210 acres, which includes area within street R/W and overlap area; Tract 2 = 14.7907, which includes area within the street right of way.
3. Sources of title: Deed Book 3811, Page 916 (Bancroft parcel) and Deed Book 3982, Page 233 (Eckerd parcel). See also the plats recorded in Map Book 332 Page 345 and Map Book 3, Page 146.
4. This survey is based on First American Title Insurance Company Title Commitment # NCS-772247-CHAR dated January 15, 2016 at 8:00 a.m. (as to Parcel 1) and January 19, 2016 at 8:00 a.m. (as to Parcel 2). Schedule B-2 of said Commitment reflects the following survey-related exceptions:

AS TO PARCEL 1:

(3) Easement to Duke Power Company recorded in Book 3890, Page 872 (general in nature; not shown).
(4) Right-of-Way Easement to Southern Bell Telephone and Telegraph Company recorded in Book 3977, Page 506 (shown hereon).
(5) Easement Deed by Court Order in Settlement of Landowner Action to Sprint Communications Company L.P., Qwest Communications Company, LLC and Level 3 Communications, LLC recorded in Book 28611, Page 19 (pertains to telecom line within the railroad right-of-way; insufficient description to locate).
(6) Easement Deed by Court Order in Settlement of Landowner Action to Sprint Communications Company L.P., Qwest Communications Company, LLC and Level 3 Communications, LLC recorded in Book 28145, Page 571 (pertains to telecom line within the railroad right-of-way; insufficient description to locate).
(7) Easement for electric power transmission line reserved in Deed recorded in Book 3811, Page 916 (general easement; not shown).
(8) Right of others in and to Electric power transmission line easement granted by Deed to Bancroft Realty Company for electric power transmission line recorded in Book 3811, Page 916 (general easement; not shown)
(9) Utility easements, right of way of Southern Railway Company and right of way of Statesville Avenue described in Deed recorded in Book 3811, Page 916 (general in nature; street and rail rights of way shown).

AS TO PARCEL 2:

(10) Easement to City of Charlotte, a municipal corporation recorded in Book 18734, Page 6 (affects property along Statesville Ave; shown hereon).
(11) Easement to Sprint Communication Company L.P., QWest Communications Company, LLC, and Level 3 Communications, LLC recorded in Book 28145, Page 571; Book 28611, Page 19; and Book 28635, Page 744 (pertain to telecom line located within railroad right of way; insufficient description to locate).
(12) Notice of Residual Petroleum is made by Eckerd Corporation, recorded in Deed Book 26700, Page 942 (affects property; not plottable; observed monitoring wells are shown hereon)
(13) Easement to Eckerd of North Carolina, Inc. set forth in Deed recorded in Book 3982, Page 233 (general easement for electric service; not shown).
(14) Utility easements, right of way of Southern Railway Company and right of way of Statesville Avenue described in Deed recorded in Book 3982, Page 233 (general in nature; street and rail rights of way shown).

AS TO PARCELS 1 AND 2:

(15) Rights of way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the Land (track locations shown hereon).
(16) Title to any portion of the property lying within the rights of way of Statesville Avenue and Oaklawn Avenue (no portion of Oaklawn Avenue right of way affects property; Statesville Avenue improvements shown).
(18) Survey matters as shown hereon.

See also: (a) Agreement with Southern Power Company (now Duke Energy) recorded in Deed Book 526, Page 2 (affects Parcel 1; shown hereon).
(b) Agreement with City of Charlotte recorded in Deed Book 929, Page 532 (affects Parcel 2; shown hereon).
(c) Easement to Southern Bell Telephone and Telegraph Company recorded in Deed Book 3978, Page 195 affects Parcel 2; shown hereon).
(d) Easements to Eckerd of North Carolina, Inc. recorded in Deed Book 3982, Page 318 (affects Parcel 2; for sanitary and storm drainage lines across the northerly adjoiner; referenced hereon near utility lines).

5. Current zoning of this property, per GIS, is I-2 (General Industrial) which has the following standards:
Front setback: 20' Sideyards: 0' required/5' minimum (if provided) Rearyard: 10'
Maximum Base Height: 40'
This survey does not reflect a complete zoning analysis. Any development of this property is subject to the approval of the City of Charlotte.
6. This survey reflects utilities as per (1) observed surface indications; (2) Charlotte Water Department (CW) customer service maps; and (3) surface paint markings provided by the NC ONECALL Utility Location Service (1-800-632-4949). If additional utilities information is required, the owner should contract a private utility locator to investigate specific areas of concern. ADDITIONAL UTILITIES EXIST ON THIS SITE.
7. Per FEMA Flood Insurance Rate Map (FIRM) 3710455400K dated 2-19-14 this property is situated entirely within Zone X (area outside of the 100-year Flood Hazard Zone).
8. Iron Pins (#4 rebar) set at all un-recovered (lost) corners unless otherwise shown.
9. Addresses shown hereon are based on Mecklenburg County GIS and on-site signage.
10. No observed evidence of recent building additions or earth-moving work.
11. N.C. Grid ties and vertical control were provided by "Survey and Mapping Control", Charlotte, N.C. in 2007. Charlotte, N.C. Combined Grid Factor = 0.99984215. Vertical Datum is NAVD88.
All distances shown hereon are horizontal ground distances.
12. No observed evidence of site use as a solid waste dump, sump or sanitary landfill.
13. There are no known proposed changes to street rights-of-way to the knowledge of the undersigned other than the Class III Thoroughfare future right-of-way shown hereon, which is based on Code Section 12.103. The existing right of way limit is shown to the best ability of the surveyor based on City maintenance and on unrecorded maps provided by the City of Charlotte.

*** CAUTION NOTE ***
THERE MAY BE UTILITIES OTHER THAN THOSE SHOWN. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR LOCATIONS.

CALL BEFORE YOU DIG
1-800-632-4949

SYMBOL LEGEND

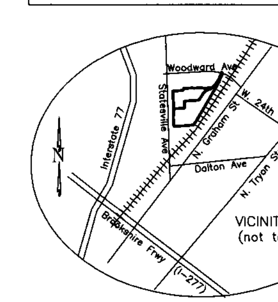
ch.	chord
CMP	corrugated metal pipe
	catch basin
ch.	chord
IPF	iron pipe found
IRF/IRS	iron rebar (pin) found/set
L,R	curve length & radius
MB,DB	map/deed book reference
N/O	not observed
PIV	post indicator valve
PKF/PKS	pk nail found/set
RCP	reinforced concrete pipe
s.f.	square feet (by coordinates)
	gas meter
	guy anchor
	power pole
	light pole
	pad transformer
	power meter
	fire hydrant
	fire dept. connection
	telephone riser
	telephone manhole
	cable tv riser
	sanitary sewer manhole
	sanitary sewer clean-out
	storm sewer manhole
	water valve
	water vault
	storm curb inlet
	environmental well
	deciduous tree
	vehicular gate
	vehicular barrier
	R.R. crossing signal
FIBER	buried fiber-optic marker
TBM	temporary bench mark

LINE LEGEND

—X—	fence line
—SS—	sanitary sewer line
—GAS—	underground gas line
—UE—	underground electric line
—OU—	overhead utilities line
—T—	underground telecom line
—W—	underground water line
	designated no-parking area

Parking Table:

Parcel 1 (Bancroft tract):	
Standard Parking Spaces:	190
Handicapped-accessible:	3
Parcel 2 (Eckerd tract):	
Standard Parking Spaces:	205
Handicapped-accessible:	0
TOTAL PARKING SPACES:	___



Sheet 1 of 4

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ALTA/NSPS LAND TITLE SURVEY

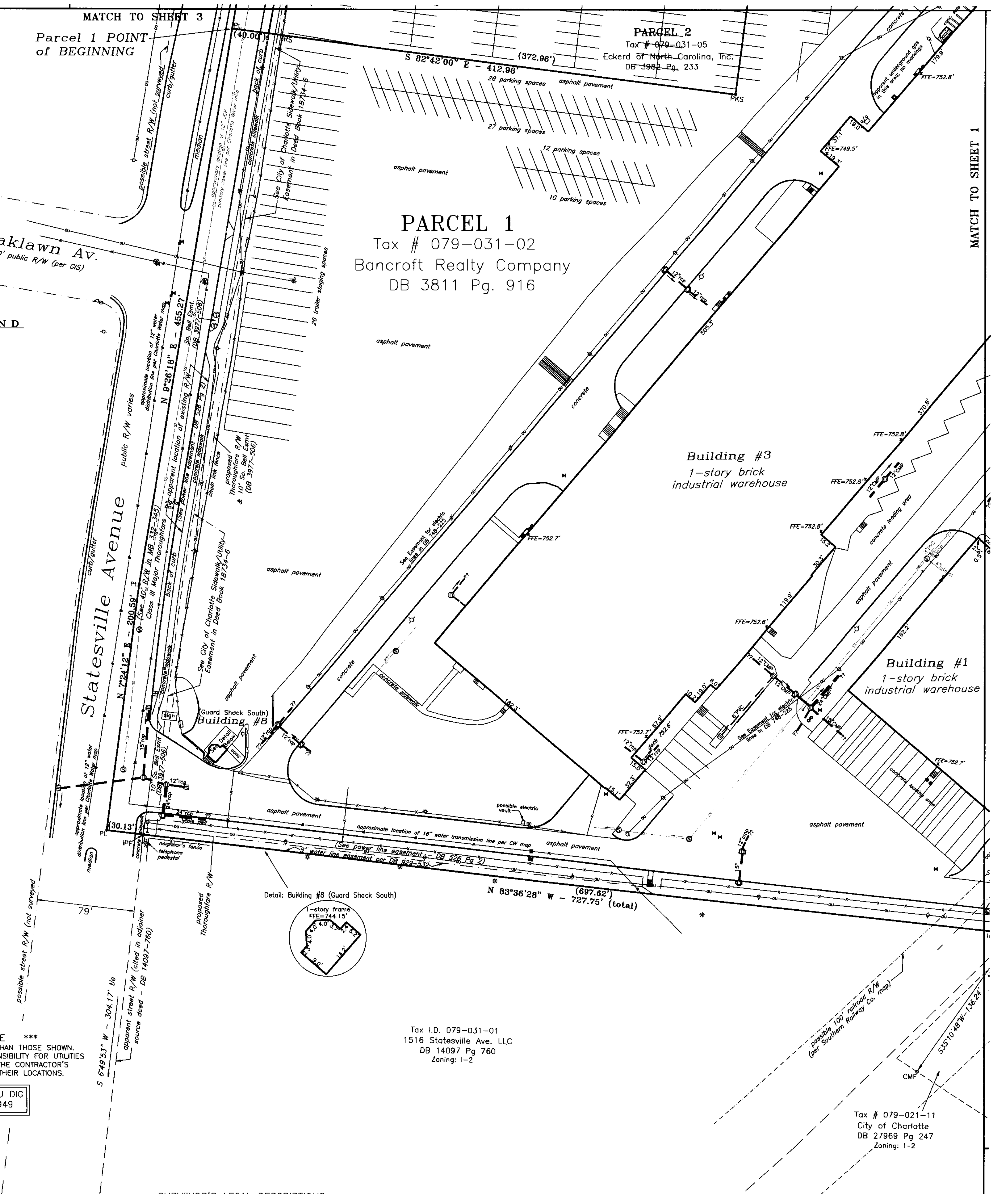
1776 Statesville Avenue

CHARLOTTE, MECKLENBURG COUNTY, N.C.
for ATCO-Investments Group, LLC
Survey Date: May 18, 2016
(Revised 6-21-16: address additional title commitment matters)

40 0 40 80 120
Scale: 1" = 40'

A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number: C-1054

statesville1776\stat1776 (2016dwgs TD)



SYMBOL LEGEND

ch.	chord
CMP	corrugated metal pipe
▥	catch basin
ch.	chord
IPF	iron pipe found
IRF/IRS	iron rebar (pin) found/set
L,R	curve length & radius
MB,DB	map/deed book reference
N/O	not observed
PIV	post indicator valve
PKF/PKS	pk nail found/set
RCP	reinforced concrete pipe
s.f.	square feet (by coordinates)
◘	gas meter
←	guy anchor
-o-	power pole
✲	light pole
◭	pad transformer
◫	power meter
-◇-	fire hydrant
●●	fire dept. connection
■	telephone riser
Ⓣ	telephone manhole
◪	cable tv riser
Ⓢ	sanitary sewer manhole
◙	sanitary sewer clean-out
Ⓓ	storm sewer manhole
⧓	water valve
W	water vault
▭	storm curb inlet
◉	environmental well
⊙	deciduous tree
□—	vehicular gate
●	vehicular barrier
	R.R. crossing signal
FIBER	buried fiber-optic marker
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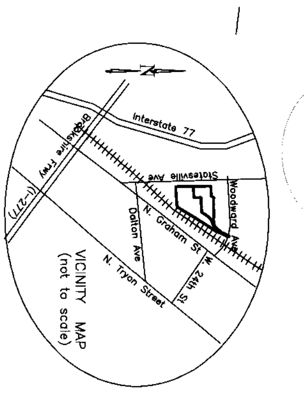
LINE LEGEND

—X—	fence line
—SS—	sanitary sewer line
—GAS—	gas line
—UE—	underground electric line
—OU—	overhead utilities line
—T—	underground telecom line
—W—	underground water line
(hatched box)	designated no-parking area

*** CAUTION NOTE ***
THERE MAY BE UTILITIES OTHER THAN THOSE SHOWN. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR LOCATIONS.

CALL BEFORE YOU DIG
1-800-632-4949



VICINITY MAP
(not to scale)

6-21-16

PRELIMINARY - FOR REVIEW ONLY

Andrew G. Zoutewelle
N.C. PLS L-3098

Date

See Certification and General Notes on Sheet 1.

Sheet 2 of 4

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ALTA/NSPS LAND TITLE SURVEY
1776 Statesville Avenue
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for ATCO-Investments Group, LLC
Survey Date: May 18, 2016
(Revised 6-21-16: address additional title commitment matters)

Scale: 1" = 40'
40 0 40 80 120

A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number: C-1054

statesville1776\stat1776 (2016dwgs 10)

SURVEYOR'S LEGAL DESCRIPTIONS:

PARCEL 1:

BEING all that certain tract or parcel of land located within the City of Charlotte, Mecklenburg County, North Carolina, and fronting on Statesville Road near its intersection with Woodward Avenue and also fronting on Norfolk-Southern Railway, and being more particularly described as follows:

BEGINNING at a point ("Beginning Point") located in the centerline of the right-of-way of Statesville Avenue, said right-of-way having a variable width (see that certain Sidewalk / Utility Easement recorded in Deed Book 18734 Page 6 of the Mecklenburg County Registry), said Beginning Point being also located at the common front corner with Eckerd of North Carolina, Inc., as described in Deed Book 3982 Page 233 of the Mecklenburg County Registry (also being Parcel 2 herein), said Beginning Point being also located the following five (5) calls from an existing iron pipe ("Commencement Point") located at the easterly terminus of the intersection "chamfer", or sight line, connecting the easterly right-of-way margin of the said Statesville Road with the southerly right-of-way margin of Woodward Avenue, said existing iron pipe Commencement Point having North Carolina State Plane coordinates of Northing = 550,749.63 feet and Easting = 1,451,997.78 feet as based on the Epoch 2010.0000 realization of the North American Horizontal Datum of 1983, said datum having a combined grid factor of 0.99984215 to convert from the ground distances specified herein: (1) South 06-32-24 West 566.85 feet, (2) North 82-51-18 West 32.77 feet, (3) South 06-29-09 West 226.02 feet, (4) South 09-03-25 West 267.22 feet and (5) South 09-29-55 West 164.77 feet, and running thence from said POINT AND PLACE OF BEGINNING along common boundary line with the said Eckerd of North Carolina, Inc., the following seventeen (17) calls: (1) South 82-42-00 East (passing a new iron rebar on the outer easterly margin of the aforesaid Statesville Avenue Permanent Sidewalk / Utility Easement at 40.00 feet) a total distance of 412.96 feet to a new surveyor's pk nail, (2) North 07-22-32 East 267.80 feet to an existing iron rebar, (3) South 82-31-56 East 544.01 feet to an existing iron rebar, (4) North 40-47-59 East 203.71 feet to a point, (5) North 43-51-37 East 110.76 feet to a point, (6) North 56-04-08 East 101.87 feet to a point, (7) North 63-10-21 East 50.92 feet to a point, (8) South 24-25-04 East 10.00 feet to a point, (9) North 67-59-01 East 50.00 feet to a point, (10) North 75-14-48 East 100.00 feet to a point, (11) North 74-53-59 East 44.65 feet to a point in the centerline of a spur track, (12) North 70-36-31 East 50.00 feet to a point in the centerline of a spur track, (13) North 63-08-33 East 50.00 feet to a point in the centerline of a spur track, (14) North 57-59-26 East 50.46 feet to an existing iron rebar in the centerline of a spur track, (15) South 44-34-06 East 31.05 feet to a point, (16) South 36-49-35 West 74.26 feet to a point and (17) South 53-21-00 East 21.95 feet to a point at a fence corner; thence within the right-of-way of Norfolk-Southern Railway the following eight (8) calls: (1) South 34-11-27 West 28.53 feet to a point, (2) South 34-50-51 West 49.92 feet to a point, (3) South 39-45-38 West 49.86 feet to a point, (4) South 40-27-40 West 1,283.00 feet to a point, (5) South 40-53-52 West 59.56 feet to a point, (6) South 41-54-37 West 49.84 feet to a point, (7) South 42-40-39 West 41.56 feet to a point and South 42-37-55 West 15.86 feet to a new iron rebar; thence along the common boundary with 1516 Statesville Ave. LLC as described in Deed Book 14097 Page 760 of the Mecklenburg County Registry North 83-36-28 West (passing an existing iron pipe on the outer easterly public sidewalk edge of the aforesaid Statesville Avenue at 697.62 feet) a total distance of 727.75 feet to a point; thence along the centerline of the said Statesville Avenue the following two (2) calls: (1) North 07-24-12 East 200.59 feet to a point and (2) North 09-26-18 East 455.27 feet to the point and place of BEGINNING, containing 22.1210 acres, more or less, as shown on a survey prepared by Andrew G. Zoutewelle, North Carolina Professional Land Surveyor No. L-3098, dated May 18, 2016.

PARCEL 2:

BEING all that certain tract or parcel of land located within the City of Charlotte, Mecklenburg County, North Carolina, and fronting on Statesville Road near its intersection with Woodward Avenue and also fronting on Norfolk-Southern Railway, and being more particularly described as follows:

BEGINNING at an existing surveyor's pk nail ("Beginning Point") located on the outer easterly margin of the Statesville Avenue Permanent Sidewalk / Utility Easement, said easement being described in Deed Book 18734 Page 6 of the Mecklenburg County Registry, said existing surveyor's pk nail Beginning Point being also located at the common front corner of Tract 1 as shown on that certain plat recorded in Map Book 46 Page 281 of the Mecklenburg County Registry, said existing surveyor's pk nail Beginning Point being also located South 06-32-24 West 566.85 feet from an existing iron pipe ("Commencement Point") located at the easterly terminus of the intersection "chamfer", or sight line, connecting the easterly right-of-way margin of the said Statesville Road with the southerly right-of-way margin of Woodward Avenue, said existing iron pipe Commencement Point having North Carolina State Plane coordinates of Northing = 550,749.63 feet and Easting = 1,451,997.78 feet as based on the Epoch 2010.0000 realization of the North American Horizontal Datum of 1983, said datum having a combined grid factor of 0.99984215 to convert from the ground distances specified herein, and running thence from said POINT AND PLACE OF BEGINNING along the common boundary with the said Tract 1 the following twenty-four (24) calls: (1) South 82-51-18 East 354.95 feet to an existing iron rebar, (2) North 24-38-43 East 32.67 feet to an existing iron rebar, (3) North 14-20-35 East 43.43 feet to an existing iron rebar, (4) South 85-23-53 East 10.15 feet to an existing iron rebar, (5) following the arc of a circular curve to the left having a radius of 14.25 feet and an arc length of 10.28 feet (chord bearing North 69-47-33 East 10.05 feet) to an existing iron rebar, (6) North 44-53-04 East 9.51 feet to an existing iron rebar, (7) following the arc of a circular curve to the right having a radius of 13.00 feet and an arc length of 10.17 feet (chord bearing North 67-05-01 East 9.91 feet) to an existing surveyor's pk nail, (8) South 83-04-41 East 27.73 feet to an existing iron rebar, (9) South 62-56-30 East 34.33 feet to an existing iron pipe, (10) South 82-08-53 East 239.23 feet to an existing iron rebar, (11) South 15-01-10 West 5.27 feet to an existing iron rebar, (12) South 82-54-12 East 18.47 feet to a point, (13) South 08-46-51 West 8.66 feet to a new surveyor's pk nail, (14) South 82-37-21 East 149.00 feet to an existing iron rebar, (15) North 60-27-59 East 21.31 feet to an existing iron rebar, (16) South 82-07-52 East 126.16 feet to an existing iron pipe, (17) South 59-51-14 East 30.94 feet to an existing iron rebar, (18) South 82-35-24 East 103.88 feet to a new iron rebar, (19) South 07-13-31 West 15.62 feet to an existing iron rebar, (20) South 86-20-31 East 190.86 feet to an existing iron pipe, (21) South 85-45-57 East 68.53 feet to a new surveyor's pk nail, (22) North 66-43-03 East 37.56 feet to a point at a fence intersection, (23) following the arc of a circular curve to the left having a radius of 700.00 feet and an arc length of 402.68 feet (chord bearing North 47-11-59 East 397.15 feet) to an existing iron rebar, (24) North 34-04-00 East (passing an existing iron rebar on the southerly or southwesterly right-of-way margin of the aforesaid Woodward Avenue at 235.93 feet) a total distance of 255.21 feet to a point within the right-of-way of the said Woodward Avenue and the said Norfolk-Southern Railway; thence within the right-of-way of the said Woodward Avenue and the said Norfolk-Southern Railway South 18-09-45 East (passing the centerline of the Norfolk-Southern Railway at 31.12 feet) a total distance of 47.32 feet to a point; thence continuing within the said Norfolk-Southern Railway the following seven (7) calls: (1) South 31-50-28 West 321.40 feet to a point, (2) South 34-38-28 West 79.77 feet to an existing iron rebar, (3) South 37-18-25 West 100.22 feet to a point, (4) South 39-51-22 West 51.83 feet to an existing iron spike, (5) South 39-06-30 West 48.17 feet to a point, (6) South 40-29-45 West 28.74 feet to a point and (7) North 53-21-32 West 13.29 feet to a point at a fence corner; thence along the common boundary with Bancroft Realty Company as described in Deed Book 3811 Page 916 of the Mecklenburg County Registry (also being Parcel 1 herein) the following seventeen (17) calls: (1) North 53-21-00 West 21.95 feet to a point, (2) North 36-49-35 East 74.26 feet to a point, (3) North 44-34-06 West 31.05 feet to an existing iron rebar in the center of a spur track, (4) South 57-59-26 West 50.46 feet to a point in the center of a spur track, (5) South 63-08-33 West 50.00 feet to a point in the center of a spur track, (6) South 70-36-31 West 50.00 feet to a point in the center of a spur track, (7) South 74-53-59 West 44.65 feet to a point, (8) South 75-14-48 West 100.00 feet to a point, (9) South 67-59-01 West 50.00 feet to a point, (10) North 24-25-04 West 10.00 feet to a point, (11) South 63-10-21 West 50.92 feet to a point, (12) South 56-04-08 West 101.87 feet to a point, (13) South 43-51-37 West 110.76 feet to a point, (14) South 40-47-59 West 203.71 feet to a point, (15) North 82-31-56 West 544.01 feet to an existing iron rebar, (16) South 07-22-32 West 267.80 feet to a new surveyor's pk nail and (17) North 82-42-00 West (passing a new iron rebar on the outer easterly margin of the aforesaid Statesville Avenue Permanent Sidewalk / Utility Easement at 372.96 feet) a total distance of 412.96 feet to a point; thence along the centerline of the aforesaid Statesville Avenue the following three (3) calls: (1) North 09-29-55 East 164.77 feet to a point, (2) North 09-03-25 East 267.22 feet to a point and (3) North 06-29-09 East 226.02 feet to a point; thence South 82-51-18 East 32.77 feet to the point and place of BEGINNING, containing 14.7907 acres, more or less, as shown on a survey prepared by Andrew G. Zoutewelle, North Carolina Professional Land Surveyor No. L-3098, dated May 18, 2016.

RECORD LEGAL DESCRIPTIONS (per source deeds):

As to Parcel 1:

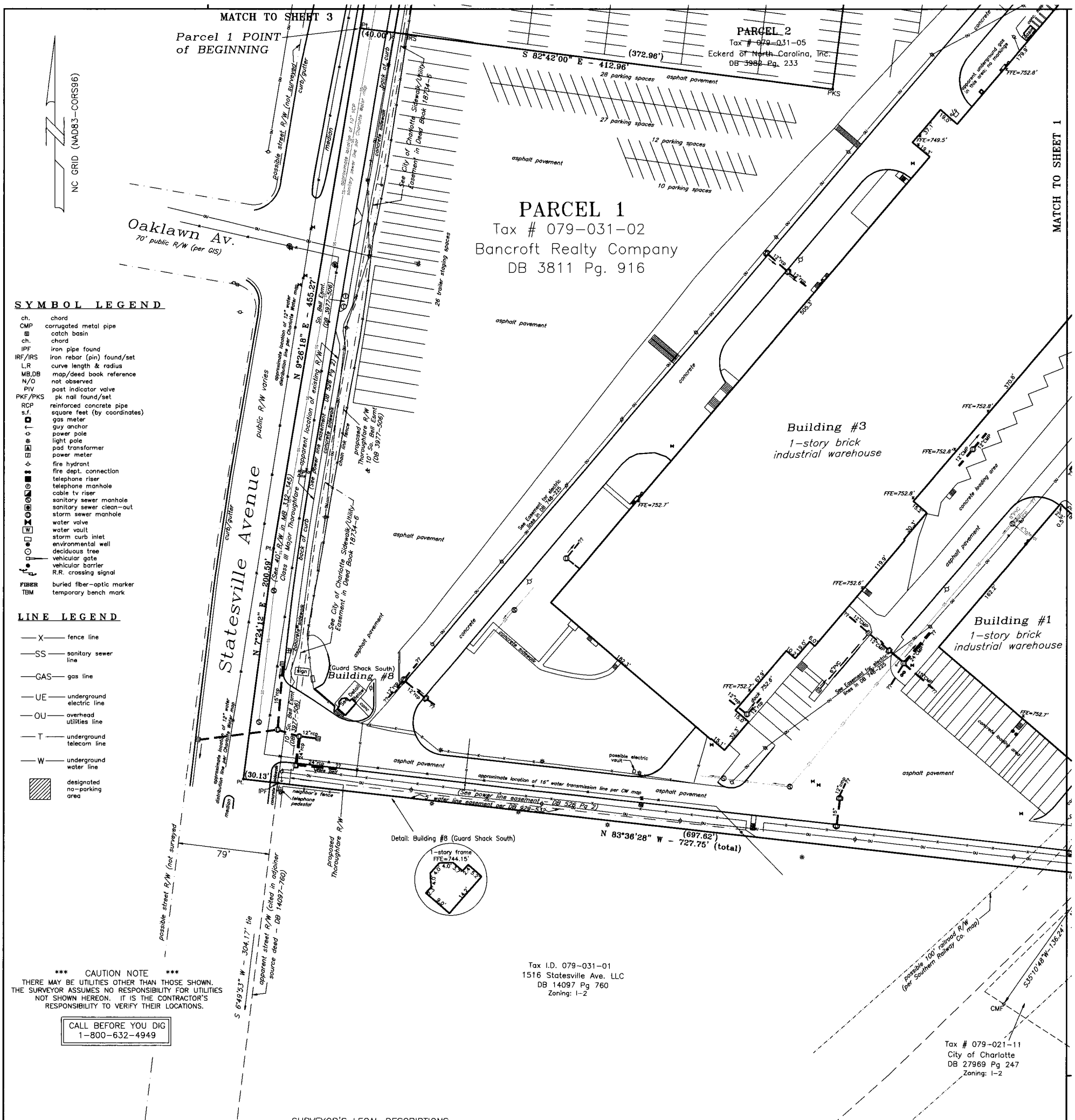
Beginning at a nail and cap in the centerline of Statesville Avenue, said point or place of beginning being N. 8-46-56 E. 222.06 feet from the intersection of the centerline of Oaklawn Avenue and the centerline of Statesville Avenue; running thence S. 83-05-41 E. 412.25 feet to a spike in pavement; thence N. 6-31-47 E. 267.80 feet to a fence corner; thence S. 83-23-11 E. 545.63 feet to a concrete monument; thence N. 40-08-36 E. 203.71 feet to an iron; thence N. 43-12-15 E. 110.76 feet to an iron; thence N. 55-24-46 E. 101.87 feet to an iron; thence N. 62-30-27 E. 50.92 feet to an iron; thence S. 25-04-58 E. 10.00 feet to an iron; thence N. 67-19-39 E. 50.00 feet to an iron; thence N. 74-34-54 E. 100.00 feet to an iron; thence N. 74-14-37 E. 44.65 feet to an iron; thence N 69-57-09 E. 50.00 feet to an iron; thence N. 62-28-39 E. 50.00 feet to an iron; thence N. 57-37-03 E. 50.00 feet to a spike in the centerline of railroad tracks; thence S. 45-30-22 E. 30.64 feet; thence S. 36-09-18 W. 74.26 feet to a fence corner; thence S. 54-01-17 E. 22.28 feet to an iron; thence S. 33-31-14 W. 28.33 feet; thence S. 34-11-29 W. 49.92 feet; thence S. 39-07-10 W. 49.87 feet; thence S. 39-48-15 W. 1282.99 feet; thence S. 40-14-30 W. 59.56 feet; thence S. 41-15-15 W. 49.84 feet; thence S. 42-01-17 W. 41.56 feet; thence S. 42-01-17 W. 15.87 feet to a concrete monument; thence N. 84-16-06 W. 727.75 feet to a nail and cap in the centerline of Statesville Avenue; thence with the centerline of Statesville Avenue to a nail and cap N. 6-44-49 E. 200.65 feet; thence continuing with the centerline of Statesville Avenue N. 8-46-56 E. 455.35 feet to the point or place of beginning, as shown by Boundary survey of Spratt-Seaver, Inc., dated December 12, 1975, Drawing No. 75-12-02.

Being in all respects a part of the property conveyed by United States of America to Eighteen-Twenty, Inc. (now Pat Hall Enterprises, Inc. by merger) by Deed recorded in Book 2905 at Page 447 of the Mecklenburg Registry, reference to which is hereby made.

As to Parcel 2:

Beginning at a point in the center line of Statesville Avenue, said Point or Place of Beginning being N. 8-46-57 E. 222.06 feet from the intersection of the center line of Oaklawn Avenue and the center line of Statesville Avenue, running thence with the center line of Statesville Avenue three courses: (1) N. 8-46-56 E. 164.77 feet, (2) N. 8-20-26 E. 267.22 feet, (3) N. 5-45-56 E. 225.12 feet; thence S. 83-34-17 E. 387.79 feet to a point; thence N. 24-21-58 E. 32.55 feet to a point; thence N. 13-56-36 E. 43.51 feet to a point; thence N. 87-41-46 E. 10.15 feet to a point; thence with the arc of a circular curve to the left having a radius of 14.25 feet, a distance of 11.20 feet to a point; thence N. 40-11-15 E. 9.55 feet to a point; thence with the arc of a circular curve to the right having a radius of 13 feet, a distance of 10.19 feet to a point; thence S. 87-47-11 E. 27.70 feet to a point; thence S. 57-28-44 E. 35.37 feet to a point; thence S. 82-52-59 E. 239.38 feet to a point; thence S. 14-19-53 W. 5.62 feet to a point; thence S. 83?35-29 E. 18.88 feet to a point; thence S. 8-05-34 W. 8.66 feet to a point; thence S. 83-18-21 E. 148.70 feet to a point; thence N. 60-09-35 E. 21.24 feet to a point; thence S. 82-55-31 E. 126.06 feet to a point; thence S. 60-39-18 E. 31.32 feet to a point; thence S. 83-13-18 E. 103.60 feet to a point; thence S. 6-39-53 W. 15.63 feet to a point; thence S. 87-01-58 E. 190.86 feet to a point; thence S. 86-31-40 E. 68.87 feet to a point; thence N. 66-15-12 E. 37.37 feet to a point; thence with the arc of a circular curve to the left having a radius of 700 feet, a distance of 402.81 feet to a point; thence N. 33-21-02 E. 255.40 feet to a point in the railroad right of way; thence S. 18-49-30 E. 47.46 feet to a point; thence S. 31-10-43 W. 321.40 feet to a point; thence S. 33-45-00 W. 80 feet to a point; thence S. 36-50-00 W. 100 feet to a point; thence S. 38-50-00 W. 52.03 feet to a point; thence S. 38-50-00 W. 47.97 feet to a point; thence S. 39-50-00 W. 28.74 feet to a point; thence N. 54-01-17 W. 35.25 feet to a point; thence N. 36-09-18 E. 74.26 feet to a point; thence N. 45-30-22 W. 30.64 feet to a point; thence S. 57-37-03 W. 50 feet to a point; thence S. 62-28-39 W. 50 feet to a point; thence S. 69-57-09 W. 50 feet to a point; thence S. 74?14-37 W. 44.65 feet to a point; thence S. 74-34-54 W. 100 feet to a point; thence S. 67-19-39 W. 50 feet to a point; thence N. 25-04-58 W. 10 feet to a point; thence S. 62-30-27 W. 50.92 feet to a point; thence S. 55-24-46 W. 101.87 feet to a point; thence S. 43-12-15 W. 110.76 feet to a point; thence S. 40-08-36 W. 203.71 feet to a concrete monument; thence N. 83-23-11 W. 545.63 feet to a fence corner; thence S. 6-31-47 W. 267.80 feet to a spike; thence N. 83-05-41 W. 412.25 feet to the Point or Place of Beginning, as shown by Boundary Survey of Spratt-Seaver, Inc., dated August 18, 1977.

Being in all respects a part of the property conveyed by United States of America to Eighteen-Twenty, Inc. (now Pat Hall Enterprises, Inc. by merger) by Deed recorded in Book 2905 at Page 447 of the Mecklenburg Registry.



SYMBOL LEGEND

ch.	chord
CMP	corrugated metal pipe
	catch basin
ch.	chord
IPF	iron pipe found
IRF/IRS	iron rebar (pin) found/set
L,R	curve length & radius
MB,DB	map/deed book reference
N/O	not observed
PIV	post indicator valve
PKF/PKS	pk nail found/set
RCP	reinforced concrete pipe
s.f.	square feet (by coordinates)
	gas meter
	guy anchor
	power pole
	light pole
	pad transformer
	power meter
	fire hydrant
	fire dept. connection
	telephone riser
	telephone manhole
	cable tv riser
	sanitary sewer manhole
	sanitary sewer clean-out
	storm sewer manhole
	water valve
	water vault
	storm curb inlet
	environmental well
	deciduous tree
	vehicular gate
	vehicular barrier
	R.R. crossing signal
FIBER	buried fiber-optic marker
TBM	temporary bench mark

LINE LEGEND

—X—	fence line
—SS—	sanitary sewer line
—GAS—	gas line
—UE—	underground electric line
—OU—	overhead utilities line
—T—	underground telecom line
—W—	underground water line
	designated no-parking area

*** CAUTION NOTE ***

THERE MAY BE UTILITIES OTHER THAN THOSE SHOWN. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR LOCATIONS.

CALL BEFORE YOU DIG
1-800-632-4949

SURVEYOR'S LEGAL DESCRIPTIONS:

PARCEL 1:

BEING all that certain tract or parcel of land located within the City of Charlotte, Mecklenburg County, North Carolina, and fronting on Statesville Road near its intersection with Woodward Avenue and also fronting on Norfolk-Southern Railway, and being more particularly described as follows:

BEGINNING at a point ("Beginning Point") located in the centerline of the right-of-way of Statesville Avenue, said right-of-way having a variable width (see that certain Sidewalk / Utility Easement recorded in Deed Book 18734 Page 6 of the Mecklenburg County Registry), said Beginning Point being also located at the common front corner with Eckerd of North Carolina, Inc., as described in Deed Book 3982 Page 233 of the Mecklenburg County Registry (also being Parcel 2 herein), said Beginning Point being also located the following five (5) calls from an existing iron pipe ("Commencement Point") located at the easterly terminus of the intersection "chamfer", or sight line, connecting the easterly right-of-way margin of the said Statesville Road with the southerly right-of-way margin of Woodward Avenue, said existing iron pipe Commencement Point having North Carolina State Plane coordinates of Northing = 550,749.63 feet and Easting = 1,451,997.78 feet as based on the Epoch 2010.0000 realization of the North American Horizontal Datum of 1983, said datum having a combined grid factor of 0.99984215 to convert from the ground distances specified herein: (1) South 08-32-24 West 566.85 feet, (2) North 82-51-18 West 32.77 feet, (3) South 06-29-09 West 226.02 feet, (4) South 09-03-25 West 267.22 feet and (5) South 09-29-55 West 164.77 feet, and running thence from said POINT AND PLACE OF BEGINNING along common boundary line with the said Eckerd of North Carolina, Inc., the following seventeen (17) calls: (1) South 82-42-00 East (passing a new iron rebar on the outer easterly margin of the aforesaid Statesville Avenue Permanent Sidewalk / Utility Easement at 40.00 feet) a total distance of 412.96 feet to a new surveyor's pk nail, (2) North 07-22-32 East 267.80 feet to an existing iron rebar, (3) South 82-31-56 East 544.01 feet to an existing iron rebar, (4) North 40-47-59 East 203.71 feet to a point, (5) North 43-51-37 East 110.76 feet to a point, (6) North 56-04-08 East 101.87 feet to a point, (7) North 83-10-21 East 50.92 feet to a point, (8) South 24-25-04 East 10.00 feet to a point, (9) North 67-59-01 East 50.00 feet to a point, (10) North 75-14-48 East 100.00 feet to a point, (11) North 74-53-59 East 44.65 feet to a point in the centerline of a spur track, (12) North 70-36-31 East 50.00 feet to a point in the centerline of a spur track, (13) North 63-08-33 East 50.00 feet to a point in the centerline of a spur track, (14) North 57-59-28 East 50.46 feet to an existing iron rebar in the centerline of a spur track, (15) South 44-34-06 East 31.05 feet to a point, (16) South 36-49-35 West 74.26 feet to a point and (17) South 53-21-00 East 21.95 feet to a point at a fence corner; thence within the right-of-way of Norfolk-Southern Railway the following eight (8) calls: (1) South 34-11-27 West 28.53 feet to a point, (2) South 34-50-51 West 49.92 feet to a point, (3) South 39-45-38 West 49.86 feet to a point, (4) South 40-27-40 West 1,283.00 feet to a point, (5) South 40-53-52 West 59.56 feet to a point, (6) South 41-54-37 West 49.84 feet to a point, (7) South 42-40-39 West 41.56 feet to a point and South 42-37-55 West 15.86 feet to a new iron rebar; thence along the common boundary with 1516 Statesville Ave. LLC as described in Deed Book 14097 Page 760 of the Mecklenburg County Registry North 83-36-28 West (passing an existing iron pipe on the outer easterly public sidewalk edge of the aforesaid Statesville Avenue at 697.62 feet) a total distance of 727.75 feet to a point; thence along the centerline of the said Statesville Avenue the following two (2) calls: (1) North 07-24-12 East 200.59 feet to a point and (2) North 09-26-18 East 455.27 feet to the point and place of BEGINNING, containing 22.1210 acres, more or less, as shown on a survey prepared by Andrew G. Zoutewelle, North Carolina Professional Land Surveyor No. L-3098, dated May 18, 2016.

PARCEL 2:

BEING all that certain tract or parcel of land located within the City of Charlotte, Mecklenburg County, North Carolina, and fronting on Statesville Road near its intersection with Woodward Avenue and also fronting on Norfolk-Southern Railway, and being more particularly described as follows:

BEGINNING at an existing surveyor's pk nail ("Beginning Point") located on the outer easterly margin of the Statesville Avenue Permanent Sidewalk / Utility Easement, said easement being described in Deed Book 18734 Page 6 of the Mecklenburg County Registry, said existing surveyor's pk nail Beginning Point being also located at the common front corner of Tract 1 as shown on that certain plat recorded in Map Book 46 Page 281 of the Mecklenburg County Registry, said existing surveyor's pk nail Beginning Point being also located South 06-32-24 West 566.85 feet from an existing iron pipe ("Commencement Point") located at the easterly terminus of the intersection "chamfer", or sight line, connecting the easterly right-of-way margin of the said Statesville Road with the southerly right-of-way margin of Woodward Avenue, said existing iron pipe Commencement Point having North Carolina State Plane coordinates of Northing = 550,749.63 feet and Easting = 1,451,997.78 feet as based on the Epoch 2010.0000 realization of the North American Horizontal Datum of 1983, said datum having a combined grid factor of 0.99984215 to convert from the ground distances specified herein, and running thence from said POINT AND PLACE OF BEGINNING along the common boundary with the said Tract 1 the following twenty-four (24) calls: (1) South 82-51-18 East 354.95 feet to an existing iron rebar, (2) North 24-38-43 East 32.67 feet to an existing iron rebar, (3) North 14-20-35 East 43.43 feet to an existing iron rebar, (4) South 85-23-53 East 10.15 feet to an existing iron rebar, (5) following the arc of a circular curve to the left having a radius of 14.25 feet and an arc length of 10.28 feet (chord bearing North 69-47-33 East 10.05 feet) to an existing iron rebar, (6) North 44-53-04 East 9.51 feet to an existing iron rebar, (7) following the arc of a circular curve to the right having a radius of 13.00 feet and an arc length of 10.17 feet (chord bearing North 67-05-01 East 9.91 feet) to an existing surveyor's pk nail, (8) South 83-04-41 East 27.73 feet to an existing iron rebar, (9) South 62-56-30 East 34.33 feet to an existing iron pipe, (10) South 82-08-53 East 239.23 feet to an existing iron rebar, (11) South 15-01-10 West 5.27 feet to an existing iron rebar, (12) South 82-54-12 East 18.47 feet to a point, (13) South 08-46-51 West 8.66 feet to a new surveyor's pk nail, (14) South 82-37-21 East 149.00 feet to an existing iron rebar, (15) North 60-27-59 East 21.31 feet to an existing iron rebar, (16) South 82-07-52 East 126.16 feet to an existing iron pipe, (17) South 59-51-14 East 30.94 feet to an existing iron rebar, (18) South 82-35-24 East 103.88 feet to a new iron rebar, (19) South 07-13-31 West 15.62 feet to an existing iron rebar, (20) South 86-20-31 East 190.86 feet to an existing iron pipe, (21) South 85-45-57 East 68.53 feet to a new surveyor's pk nail, (22) North 66-43-03 East 37.56 feet to a point at a fence intersection, (23) following the arc of a circular curve to the left having a radius of 700.00 feet and an arc length of 402.68 feet (chord bearing North 47-11-59 East 397.15 feet) to an existing iron rebar, (24) North 34-04-00 East (passing an existing iron rebar on the southerly or southwesterly right-of-way margin of the aforesaid Woodward Avenue at 235.93 feet) a total distance of 255.21 feet to a point within the right-of-way of the said Woodward Avenue and the said Norfolk-Southern Railway; thence within the right-of-way of the said Woodward Avenue and the said Norfolk-Southern Railway South 18-09-45 East (passing the centerline of the Norfolk-Southern Railway at 31.12 feet) a total distance of 47.32 feet to a point; thence continuing within the said Norfolk-Southern Railway the following seven (7) calls: (1) South 31-50-28 West 321.40 feet to a point, (2) South 34-38-28 West 79.77 feet to an existing iron rebar, (3) South 37-18-25 West 100.22 feet to a point, (4) South 39-51-22 West 51.83 feet to an existing iron spike, (5) South 39-06-30 West 48.17 feet to a point, (6) South 40-29-45 West 28.74 feet to a point and (7) North 53-21-32 West 13.29 feet to a point at a fence corner; thence along the common boundary with Bancroft Realty Company as described in Deed Book 3811 Page 916 of the Mecklenburg County Registry (also being Parcel 1 herein) the following seventeen (17) calls: (1) North 53-21-00 West 21.95 feet to a point, (2) North 36-49-35 East 74.26 feet to a point, (3) North 44-34-06 West 31.05 feet to an existing iron rebar in the center of a spur track, (4) South 57-59-28 West 50.46 feet to a point in the center of a spur track, (5) South 63-08-33 West 50.00 feet to a point in the center of a spur track, (6) South 70-36-31 West 50.00 feet to a point in the center of a spur track, (7) South 74-53-59 West 44.65 feet to a point, (8) South 75-14-48 West 100.00 feet to a point, (9) South 67-59-01 West 50.00 feet to a point, (10) North 24-25-04 West 10.00 feet to a point, (11) South 83-10-21 West 50.92 feet to a point, (12) South 56-04-08 West 101.87 feet to a point, (13) South 43-51-37 West 110.76 feet to a point, (14) South 40-47-59 West 203.71 feet to a point, (15) North 82-31-56 West 544.01 feet to an existing iron rebar, (16) South 07-22-32 West 267.80 feet to a new surveyor's pk nail and (17) North 82-42-00 West (passing a new iron rebar on the outer easterly margin of the aforesaid Statesville Avenue Permanent Sidewalk / Utility Easement at 372.96 feet) a total distance of 412.96 feet to a point; thence along the centerline of the aforesaid Statesville Avenue the following three (3) calls: (1) North 09-29-55 East 164.77 feet to a point, (2) North 09-03-25 East 267.22 feet to a point and (3) North 06-29-09 East 226.02 feet to a point; thence South 82-51-18 East 32.77 feet to the point and place of BEGINNING, containing 14.7907 acres, more or less, as shown on a survey prepared by Andrew G. Zoutewelle, North Carolina Professional Land Surveyor No. L-3098, dated May 18, 2016.

RECORD LEGAL DESCRIPTIONS (per source deeds):

As to Parcel 1:

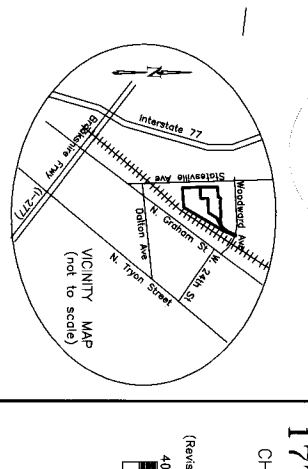
Beginning at a nail and cap in the centerline of Statesville Avenue, said point or place of beginning being N. 8-46-56 E. 222.06 feet from the intersection of the centerline of Oaklawn Avenue and the centerline of Statesville Avenue; running thence S. 83-05-41 E. 412.25 feet to a spike in pavement; thence N. 6-31-47 E. 267.80 feet to a fence corner; thence S. 83-23-11 E. 545.63 feet to a concrete monument; thence N. 40-08-36 E. 203.71 feet to an iron; thence N. 43-12-15 E. 110.76 feet to an iron; thence N. 55-24-46 E. 101.87 feet to an iron; thence N. 62-30-27 E. 50.92 feet to an iron; thence S. 25-04-58 E. 10.00 feet to an iron; thence N. 67-19-39 E. 50.00 feet to an iron; thence N. 74-34-54 E. 100.00 feet to an iron; thence N. 74-14-37 E. 44.65 feet to an iron; thence N 69-57-09 E. 50.00 feet to an iron; thence N. 62-28-39 E. 50.00 feet to an iron; thence N. 57-37-03 E. 50.00 feet to a spike in the centerline of railroad tracks; thence S. 45-30-22 E. 30.64 feet; thence S. 36-09-18 W. 74.26 feet to a fence corner; thence S. 54-01-17 E. 22.28 feet to an iron; thence S. 33-31-14 W. 28.33 feet; thence S. 34-11-29 W. 49.92 feet; thence S. 39-07-10 W. 49.87 feet; thence S. 39-48-15 W. 1282.99 feet; thence S. 40-14-30 W. 59.56 feet; thence S. 41-15-15 W. 49.84 feet; thence S. 42-01-17 W. 41.56 feet; thence S. 42-01-17 W. 15.87 feet to a concrete monument; thence N. 84-16-06 W. 727.75 feet to a nail and cap in the centerline of Statesville Avenue; thence with the centerline of Statesville Avenue to a nail and cap N. 6-44-49 E. 200.65 feet; thence continuing with the centerline of Statesville Avenue N. 8-46-56 E. 455.35 feet to the point or place of beginning, as shown by Boundary survey of Spratt-Seaver, Inc., dated December 12, 1975, Drawing No. 75-12-02.

Being in all respects a part of the property conveyed by United States of America to Eighteen-Twenty, Inc. (now Pat Hall Enterprises, Inc. by merger) by Deed recorded in Book 2905 at Page 447 of the Mecklenburg Registry, reference to which is hereby made.

As to Parcel 2:

Beginning at a point in the center line of Statesville Avenue, said Point or Place of Beginning being N. 8-46-57 E. 222.06 feet from the intersection of the center line of Oaklawn Avenue and the center line of Statesville Avenue, running thence with the center line of Statesville Avenue three courses: (1) N. 8-46-56 E. 164.77 feet, (2) N. 8-20-26 E. 267.22 feet, (3) N. 5-45-56 E. 225.12 feet; thence S. 83-34-17 E. 387.79 feet to a point; thence N. 24-21-58 E. 32.55 feet to a point; thence N. 13-56-36 E. 43.51 feet to a point; thence N. 87-41-46 E. 10.15 feet to a point; thence with the arc of a circular curve to the left having a radius of 14.25 feet, a distance of 11.20 feet to a point; thence N. 40-11-15 E. 9.55 feet to a point; thence with the arc of a circular curve to the right having a radius of 13 feet, a distance of 10.19 feet to a point; thence S. 87-47-11 E. 27.70 feet to a point; thence S. 57-28-44 E. 35.37 feet to a point; thence S. 82-52-59 E. 239.38 feet to a point; thence S. 14-19-53 W. 5.62 feet to a point; thence S. 83°35-29 E. 18.88 feet to a point; thence S. 8-05-34 W. 8.66 feet to a point; thence S. 83-18-21 E. 148.70 feet to a point; thence N. 60-09-35 E. 21.24 feet to a point; thence S. 82-55-31 E. 126.06 feet to a point; thence S. 60-39-18 E. 31.32 feet to a point; thence S. 83-13-18 E. 103.60 feet to a point; thence S. 6-39-53 W. 15.63 feet to a point; thence S. 87-01-58 E. 190.86 feet to a point; thence S. 86-31-40 E. 68.87 feet to a point; thence N. 66-15-12 E. 37.37 feet to a point; thence with the arc of a circular curve to the left having a radius of 700 feet, a distance of 402.81 feet to a point; thence N. 33-21-02 E. 255.40 feet to a point in the railroad right of way; thence S. 18-49-30 E. 47.46 feet to a point; thence S. 31-10-43 W. 321.40 feet to a point; thence S. 33-45-00 W. 80 feet to a point; thence S. 36-50-00 W. 100 feet to a point; thence S. 38-50-00 W. 52.03 feet to a point; thence S. 38-50-00 W. 47.97 feet to a point; thence S. 39-50-00 W. 28.74 feet to a point; thence N. 54-01-17 W. 35.25 feet to a point; thence N. 36-09-18 E. 74.26 feet to a point; thence N. 45-30-22 W. 30.64 feet to a point; thence S. 57-37-03 W. 50 feet to a point; thence S. 62-28-39 W. 50 feet to a point; thence S. 69-57-09 W. 50 feet to a point; thence S. 74?14-37 W. 44.65 feet to a point; thence S. 74-34-54 W. 100 feet to a point; thence S. 67-19-39 W. 50 feet to a point; thence N. 25-04-58 W. 10 feet to a point; thence S. 62-30-27 W. 50.92 feet to a point; thence S. 55-24-46 W. 101.87 feet to a point; thence S. 43-12-15 W. 110.76 feet to a point; thence S. 40-08-36 W. 203.71 feet to a concrete monument; thence N. 83-23-11 W. 545.63 feet to a fence corner; thence S. 6-31-47 W. 267.80 feet to a spike; thence N. 83-05-41 W. 412.25 feet to the Point or Place of Beginning, as shown by Boundary Survey of Spratt-Seaver, Inc., dated August 18, 1977.

Being in all respects a part of the property conveyed by United States of America to Eighteen-Twenty, Inc. (now Pat Hall Enterprises, Inc. by merger) by Deed recorded in Book 2905 at Page 447 of the Mecklenburg Registry.



See Certification and General Notes on Sheet 1.

6-21-16

PRELIMINARY - FOR REVIEW ONLY

Date

Andrew G. Zoutewelle
N.C. PLS L-3098

Sheet 2 of 4

ALTA/NSPS LAND TITLE SURVEY

1776 Statesville Avenue

CHARLOTTE, MECKLENBURG COUNTY, N.C.

for ATCO-Investments Group, LLC

Survey Date: May 18, 2016

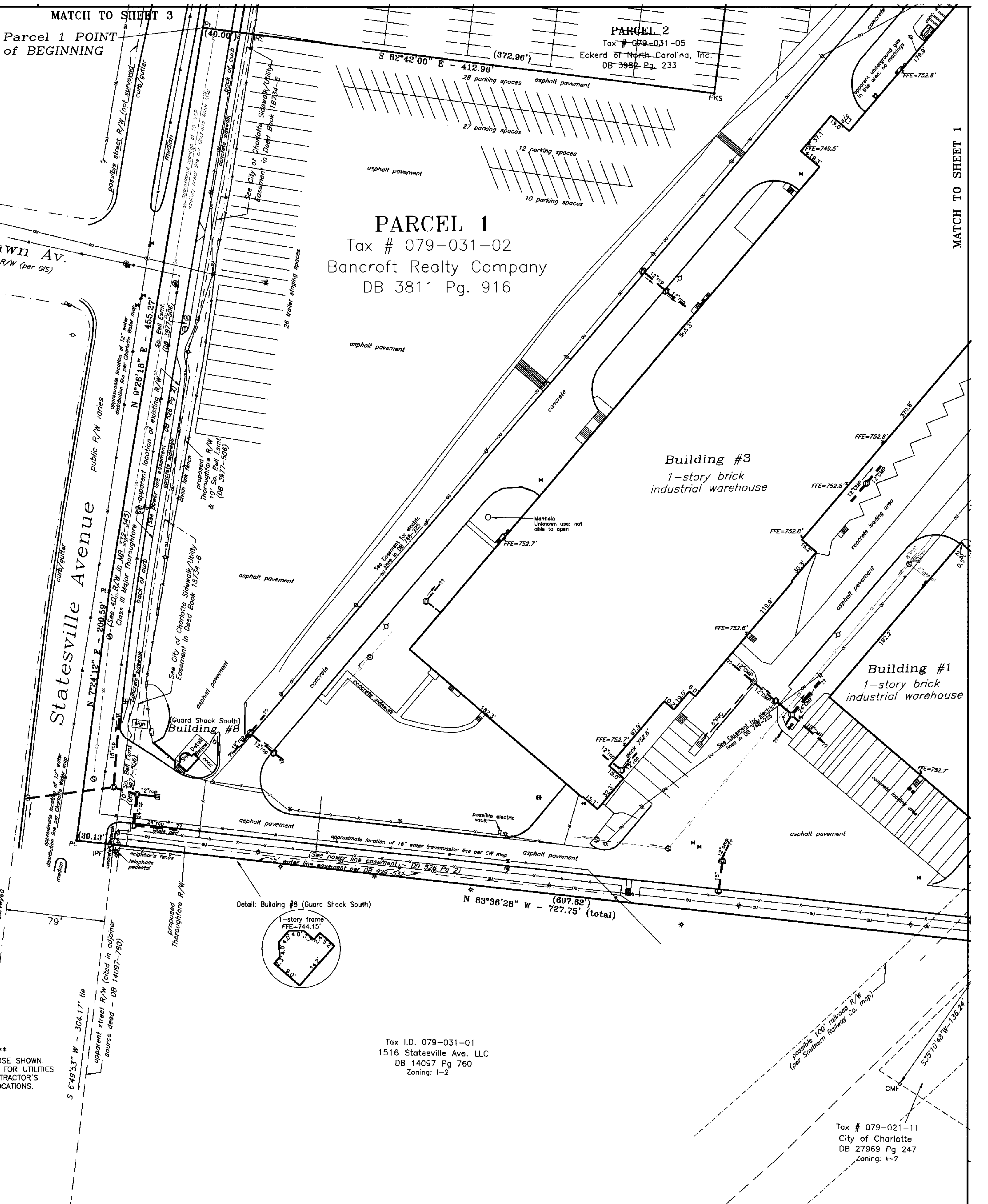
(Revised 6-21-16: address additional title commitment matters)

Scale: 1" = 40'

A.G. ZOUTEWELLE SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number: C-1054

Copyright 2016

MATCH TO SHEET 3



SYMBOL LEGEND

ch.	chord
CMP	corrugated metal pipe
	catch basin
ch.	chord
IPF	iron pipe found
IRF/IRS	iron rebar (pin) found/set
L,R	curve length & radius
MB,DB	map/deed book reference
N/O	not observed
PIV	post indicator valve
PKF/PKS	pk nail found/set
RCP	reinforced concrete pipe
s.f.	square feet (by coordinates)
	gas meter
	guy anchor
	power pole
	light pole
	pad transformer
	power meter
	fire hydrant
	fire dept. connection
	telephone riser
	telephone manhole
	cable tv riser
	sanitary sewer manhole
	sanitary sewer clean-out
	storm sewer manhole
	water valve
W	water vault
	storm curb inlet
	environmental well
	deciduous tree
	vehicular gate
	vehicular barrier
	R.R. crossing signal
FIBER	buried fiber-optic marker
TBM	temporary bench mark

LINE LEGEND

—X—	fence line
—SS—	sanitary sewer line
—GAS—	gas line
—UE—	underground electric line
—OU—	overhead utilities line
—T—	underground telecom line
—W—	underground water line
	designated no-parking area

*** CAUTION NOTE ***

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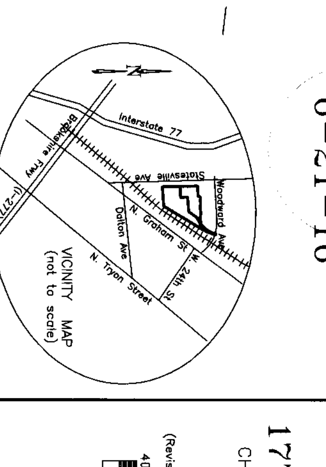

6-21-16

Andrew G. Zoutewelle
N.C. PLS L-3098

Date

PRELIMINARY - FOR REVIEW ONLY

See Certification and General Notes on Sheet 1.

Sheet 2 of 4

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ALTA/NSPS LAND TITLE SURVEY

1776 Statesville Avenue

CHARLOTTE, MECKLENBURG COUNTY, N.C.

for ATCO-Investments Group, LLC

Survey Date: May 18, 2016

(Revised 6-21-16: address additional title commitment matters)

Scale: 1" = 40'

40 0 40 80 120

A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number: C-1054

statesville1776\stat1776 (2016dwgs TD)

SURVEYOR'S LEGAL DESCRIPTIONS:

PARCEL 1:

BEING all that certain tract or parcel of land located within the City of Charlotte, Mecklenburg County, North Carolina, and fronting on Statesville Road near its intersection with Woodward Avenue and also fronting on Norfolk-Southern Railway, and being more particularly described as follows:

BEGINNING at a point ("Beginning Point") located in the centerline of the right-of-way of Statesville Avenue, said right-of-way having a variable width (see that certain Sidewalk / Utility Easement recorded in Deed Book 18734 Page 6 of the Mecklenburg County Registry), said Beginning Point being also located at the common front corner with Eckerd of North Carolina, Inc., as described in Deed Book 3982 Page 233 of the Mecklenburg County Registry (also being Parcel 2 herein), said Beginning Point being also located the following five (5) calls from an existing iron pipe ("Commencement Point") located at the easterly terminus of the intersection "chamfer", or sight line, connecting the easterly right-of-way margin of the said Statesville Road with the southerly right-of-way margin of Woodward Avenue, said existing iron pipe Commencement Point having North Carolina State Plane coordinates of Northing = 550,749.63 feet and Easting = 1,451,997.78 feet as based on the Epoch 2010.0000 realization of the North American Horizontal Datum of 1983, said datum having a combined grid factor of 0.99984215 to convert from the ground distances specified herein: (1) South 06-32-24 West 566.85 feet, (2) North 82-51-18 West 32.77 feet, (3) South 06-29-09 West 226.02 feet, (4) South 09-03-25 West 267.22 feet and (5) South 09-29-55 West 164.77 feet, and running thence from said POINT AND PLACE OF BEGINNING along common boundary line with the said Eckerd of North Carolina, Inc., the following seventeen (17) calls: (1) South 82-42-00 East (passing a new iron rebar on the outer easterly margin of the aforesaid Statesville Avenue Permanent Sidewalk / Utility Easement at 40.00 feet) a total distance of 412.96 feet to a new surveyor's pk nail, (2) North 07-22-32 East 267.80 feet to an existing iron rebar, (3) South 82-31-56 East 544.01 feet to an existing iron rebar, (4) North 40-47-59 East 203.71 feet to a point, (5) North 43-51-37 East 110.76 feet to a point, (6) North 56-04-08 East 101.87 feet to a point, (7) North 63-10-21 East 50.92 feet to a point, (8) South 24-25-04 East 10.00 feet to a point, (9) North 67-59-01 East 50.00 feet to a point, (10) North 75-14-48 East 100.00 feet to a point, (11) North 74-53-59 East 44.65 feet to a point in the centerline of a spur track, (12) North 70-36-31 East 50.00 feet to a point in the centerline of a spur track, (13) North 63-08-33 East 50.00 feet to a point in the centerline of a spur track, (14) North 57-59-26 East 50.46 feet to an existing iron rebar in the centerline of a spur track, (15) South 44-34-06 East 31.05 feet to a point, (16) South 36-49-35 West 74.26 feet to a point and (17) South 53-21-00 East 21.95 feet to a point at a fence corner; thence within the right-of-way of Norfolk-Southern Railway the following eight (8) calls: (1) South 34-11-27 West 28.53 feet to a point, (2) South 34-50-51 West 49.92 feet to a point, (3) South 39-45-38 West 49.86 feet to a point, (4) South 40-27-40 West 1,283.00 feet to a point, (5) South 40-53-52 West 59.56 feet to a point, (6) South 41-54-37 West 49.84 feet to a point, (7) South 42-40-39 West 41.56 feet to a point and South 42-37-55 West 15.86 feet to a new iron rebar; thence along the common boundary with 1516 Statesville Ave. LLC as described in Deed Book 14097 Page 760 of the Mecklenburg County Registry North 83-36-28 West (passing an existing iron pipe on the outer easterly public sidewalk edge of the aforesaid Statesville Avenue at 697.62 feet) a total distance of 727.75 feet to a point; thence along the centerline of the said Statesville Avenue the following two (2) calls: (1) North 07-24-12 East 200.59 feet to a point and (2) North 09-26-18 East 455.27 feet to the point and place of BEGINNING, containing 22.1210 acres, more or less, as shown on a survey prepared by Andrew G. Zoutewelle, North Carolina Professional Land Surveyor No. L-3098, dated May 18, 2016.

PARCEL 2:

BEING all that certain tract or parcel of land located within the City of Charlotte, Mecklenburg County, North Carolina, and fronting on Statesville Road near its intersection with Woodward Avenue and also fronting on Norfolk-Southern Railway, and being more particularly described as follows:

BEGINNING at an existing surveyor's pk nail ("Beginning Point") located on the outer easterly margin of the Statesville Avenue Permanent Sidewalk / Utility Easement, said easement being described in Deed Book 18734 Page 6 of the Mecklenburg County Registry, said existing surveyor's pk nail Beginning Point being also located at the common front corner of Tract 1 as shown on that certain plat recorded in Map Book 46 Page 281 of the Mecklenburg County Registry, said existing surveyor's pk nail Beginning Point being also located South 06-32-24 West 566.85 feet from an existing iron pipe ("Commencement Point") located at the easterly terminus of the intersection "chamfer", or sight line, connecting the easterly right-of-way margin of the said Statesville Road with the southerly right-of-way margin of Woodward Avenue, said existing iron pipe Commencement Point having North Carolina State Plane coordinates of Northing = 550,749.63 feet and Easting = 1,451,997.78 feet as based on the Epoch 2010.0000 realization of the North American Horizontal Datum of 1983, said datum having a combined grid factor of 0.99984215 to convert from the ground distances specified herein, and running thence from said POINT AND PLACE OF BEGINNING along the common boundary with the said Tract 1 the following twenty-four (24) calls: (1) South 82-51-18 East 354.95 feet to an existing iron rebar, (2) North 24-38-43 East 32.67 feet to an existing iron rebar, (3) North 14-20-35 East 43.43 feet to an existing iron rebar, (4) South 85-23-53 East 10.15 feet to an existing iron rebar, (5) following the arc of a circular curve to the left having a radius of 14.25 feet and an arc length of 10.28 feet (chord bearing North 69-47-33 East 10.05 feet) to an existing iron rebar, (6) North 44-53-04 East 9.51 feet to an existing iron rebar, (7) following the arc of a circular curve to the right having a radius of 13.00 feet and an arc length of 10.17 feet (chord bearing North 67-05-01 East 9.91 feet) to an existing surveyor's pk nail, (8) South 83-04-41 East 27.73 feet to an existing iron rebar, (9) South 62-56-30 East 34.33 feet to an existing iron pipe, (10) South 82-08-53 East 239.23 feet to an existing iron rebar, (11) South 15-01-10 West 5.27 feet to an existing iron rebar, (12) South 82-54-12 East 18.47 feet to a point, (13) South 08-46-51 West 8.66 feet to a new surveyor's pk nail, (14) South 82-37-21 East 149.00 feet to an existing iron rebar, (15) North 60-27-59 East 21.31 feet to an existing iron rebar, (16) South 82-07-52 East 126.16 feet to an existing iron pipe, (17) South 59-51-14 East 30.94 feet to an existing iron rebar, (18) South 82-35-24 East 103.88 feet to a new iron rebar, (19) South 07-13-31 West 15.62 feet to an existing iron rebar, (20) South 86-20-31 East 190.86 feet to an existing iron pipe, (21) South 85-45-57 East 68.53 feet to a new surveyor's pk nail, (22) North 66-43-03 East 37.56 feet to a point at a fence intersection, (23) following the arc of a circular curve to the left having a radius of 700.00 feet and an arc length of 402.68 feet (chord bearing North 47-11-59 East 397.15 feet) to an existing iron rebar, (24) North 34-04-00 East (passing an existing iron rebar on the southerly or southwesterly right-of-way margin of the aforesaid Woodward Avenue at 235.93 feet) a total distance of 255.21 feet to a point within the right-of-way of the said Woodward Avenue and the said Norfolk-Southern Railway; thence within the right-of-way of the said Woodward Avenue and the said Norfolk-Southern Railway South 18-09-45 East (passing the centerline of the Norfolk-Southern Railway at 31.12 feet) a total distance of 47.32 feet to a point; thence continuing within the said Norfolk-Southern Railway the following seven (7) calls: (1) South 31-50-28 West 321.40 feet to a point, (2) South 34-38-28 West 79.77 feet to an existing iron rebar, (3) South 37-18-25 West 100.22 feet to a point, (4) South 39-51-22 West 51.83 feet to an existing iron spike, (5) South 39-06-30 West 48.17 feet to a point, (6) South 40-29-45 West 28.74 feet to a point and (7) North 53-21-32 West 13.29 feet to a point at a fence corner; thence along the common boundary with Bancroft Realty Company as described in Deed Book 3811 Page 916 of the Mecklenburg County Registry (also being Parcel 1 herein) the following seventeen (17) calls: (1) North 53-21-00 West 21.95 feet to a point, (2) North 36-49-35 East 74.26 feet to a point, (3) North 44-34-06 West 31.05 feet to an existing iron rebar in the center of a spur track, (4) South 57-59-26 West 50.46 feet to a point in the center of a spur track, (5) South 63-08-33 West 50.00 feet to a point in the center of a spur track, (6) South 70-36-31 West 50.00 feet to a point in the center of a spur track, (7) South 74-53-59 West 44.65 feet to a point, (8) South 75-14-48 West 100.00 feet to a point, (9) South 67-59-01 West 50.00 feet to a point, (10) North 24-25-04 West 10.00 feet to a point, (11) South 63-10-21 West 50.92 feet to a point, (12) South 56-04-08 West 101.87 feet to a point, (13) South 43-51-37 West 110.76 feet to a point, (14) South 40-47-59 West 203.71 feet to a point, (15) North 82-31-56 West 544.01 feet to an existing iron rebar, (16) South 07-22-32 West 267.80 feet to a new surveyor's pk nail and (17) North 82-42-00 West (passing a new iron rebar on the outer easterly margin of the aforesaid Statesville Avenue Permanent Sidewalk / Utility Easement at 372.96 feet) a total distance of 412.96 feet to a point; thence along the centerline of the aforesaid Statesville Avenue the following three (3) calls: (1) North 09-29-55 East 164.77 feet to a point, (2) North 09-03-25 East 267.22 feet to a point and (3) North 06-29-09 East 226.02 feet to a point; thence South 82-51-18 East 32.77 feet to the point and place of BEGINNING, containing 14.7907 acres, more or less, as shown on a survey prepared by Andrew G. Zoutewelle, North Carolina Professional Land Surveyor No. L-3098, dated May 18, 2016.

RECORD LEGAL DESCRIPTIONS (per source deeds):

As to Parcel 1:

Beginning at a nail and cap in the centerline of Statesville Avenue, said point or place of beginning being N. 8-46-56 E. 222.06 feet from the intersection of the centerline of Oaklawn Avenue and the centerline of Statesville Avenue; running thence S. 83-05-41 E. 412.25 feet to a spike in pavement; thence N. 6-31-47 E. 267.80 feet to a fence corner; thence S. 83-23-11 E. 545.63 feet to a concrete monument; thence N. 40-08-36 E. 203.71 feet to an iron; thence N. 43-12-15 E. 110.76 feet to an iron; thence N. 55-24-46 E. 101.87 feet to an iron; thence N. 62-30-27 E. 50.92 feet to an iron; thence S. 25-04-58 E. 10.00 feet to an iron; thence N. 67-19-39 E. 50.00 feet to an iron; thence N. 74-34-54 E. 100.00 feet to an iron; thence N. 74-14-37 E. 44.65 feet to an iron; thence N 69-57-09 E. 50.00 feet to an iron; thence N. 62-28-39 E. 50.00 feet to an iron; thence N. 57-37-03 E. 50.00 feet to a spike in the centerline of railroad tracks; thence S. 45-30-22 E. 30.64 feet; thence S. 36-09-18 W. 74.26 feet to a fence corner; thence S. 54-01-17 E. 22.28 feet to an iron; thence S. 33-31-14 W. 28.33 feet; thence S. 34-11-29 W. 49.92 feet; thence S. 39-07-10 W. 49.87 feet; thence S. 39-48-15 W. 1282.99 feet; thence S. 40-14-30 W. 59.56 feet; thence S. 41-15-15 W. 49.84 feet; thence S. 42-01-17 W. 41.56 feet; thence S. 42-01-17 W. 15.87 feet to a concrete monument; thence N. 84-16-06 W. 727.75 feet to a nail and cap in the centerline of Statesville Avenue; thence with the centerline of Statesville Avenue to a nail and cap N. 6-44-49 E. 200.65 feet; thence continuing with the centerline of Statesville Avenue N. 8-46-56 E. 455.35 feet to the point or place of beginning, as shown by Boundary survey of Spratt-Seaver, Inc., dated December 12, 1975, Drawing No. 75-12-02.

Being in all respects a part of the property conveyed by United States of America to Eighteen-Twenty, Inc. (now Pat Hall Enterprises, Inc. by merger) by Deed recorded in Book 2905 at Page 447 of the Mecklenburg Registry, reference to which is hereby made.

As to Parcel 2:

Beginning at a point in the center line of Statesville Avenue, said Point or Place of Beginning being N. 8-46-57 E. 222.06 feet from the intersection of the center line of Oaklawn Avenue and the center line of Statesville Avenue, running thence with the center line of Statesville Avenue three courses: (1) N. 8-46-56 E. 164.77 feet, (2) N. 8-20-26 E. 267.22 feet, (3) N. 5-45-56 E. 225.12 feet; thence S. 83-34-17 E. 387.79 feet to a point; thence N. 24-21-58 E. 32.55 feet to a point; thence N. 13-56-36 E. 43.51 feet to a point; thence N. 87-41-46 E. 10.15 feet to a point; thence with the arc of a circular curve to the left having a radius of 14.25 feet, a distance of 11.20 feet to a point; thence N. 40-11-15 E. 9.55 feet to a point; thence with the arc of a circular curve to the right having a radius of 13 feet, a distance of 10.19 feet to a point; thence S. 87-47-11 E. 27.70 feet to a point; thence S. 57-28-44 E. 35.37 feet to a point; thence S. 82-52-59 E. 239.38 feet to a point; thence S. 14-19-53 W. 5.62 feet to a point; thence S. 83?35-29 E. 18.88 feet to a point; thence S. 8-05-34 W. 8.66 feet to a point; thence S. 83-18-21 E. 148.70 feet to a point; thence N. 60-09-35 E. 21.24 feet to a point; thence S. 82-55-31 E. 126.06 feet to a point; thence S. 60-39-18 E. 31.32 feet to a point; thence S. 83-13-18 E. 103.60 feet to a point; thence S. 6-39-53 W. 15.63 feet to a point; thence S. 87-01-58 E. 190.86 feet to a point; thence S. 86-31-40 E. 68.87 feet to a point; thence N. 66-15-12 E. 37.37 feet to a point; thence with the arc of a circular curve to the left having a radius of 700 feet, a distance of 402.81 feet to a point; thence N. 33-21-02 E. 255.40 feet to a point in the railroad right of way; thence S. 18-49-30 E. 47.46 feet to a point; thence S. 31-10-43 W. 321.40 feet to a point; thence S. 33-45-00 W. 80 feet to a point; thence S. 36-50-00 W. 100 feet to a point; thence S. 38-50-00 W. 52.03 feet to a point; thence S. 38-50-00 W. 47.97 feet to a point; thence S. 39-50-00 W. 28.74 feet to a point; thence N. 54-01-17 W. 35.25 feet to a point; thence N. 36-09-18 E. 74.26 feet to a point; thence N. 45-30-22 W. 30.64 feet to a point; thence S. 57-37-03 W. 50 feet to a point; thence S. 62-28-39 W. 50 feet to a point; thence S. 69-57-09 W. 50 feet to a point; thence S. 74?14-37 W. 44.65 feet to a point; thence S. 74-34-54 W. 100 feet to a point; thence S. 67-19-39 W. 50 feet to a point; thence N. 25-04-58 W. 10 feet to a point; thence S. 62-30-27 W. 50.92 feet to a point; thence S. 55-24-46 W. 101.87 feet to a point; thence S. 43-12-15 W. 110.76 feet to a point; thence S. 40-08-36 W. 203.71 feet to a concrete monument; thence N. 83-23-11 W. 545.63 feet to a fence corner; thence S. 6-31-47 W. 267.80 feet to a spike; thence N. 83-05-41 W. 412.25 feet to the Point or Place of Beginning, as shown by Boundary Survey of Spratt-Seaver, Inc., dated August 18, 1977.

Being in all respects a part of the property conveyed by United States of America to Eighteen-Twenty, Inc. (now Pat Hall Enterprises, Inc. by merger) by Deed recorded in Book 2905 at Page 447 of the Mecklenburg Registry.

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ALTA/NSPS LAND TITLE SURVEY

1776 Statesville Avenue

CHARLOTTE, MECKLENBURG COUNTY, N.C.

for ATCO–Investments Group, LLC

Survey Date: May 18, 2016

(Revised 6-21-16: address additional title commitment matters)

40 0 40 80 120

Scale: 1" = 40'

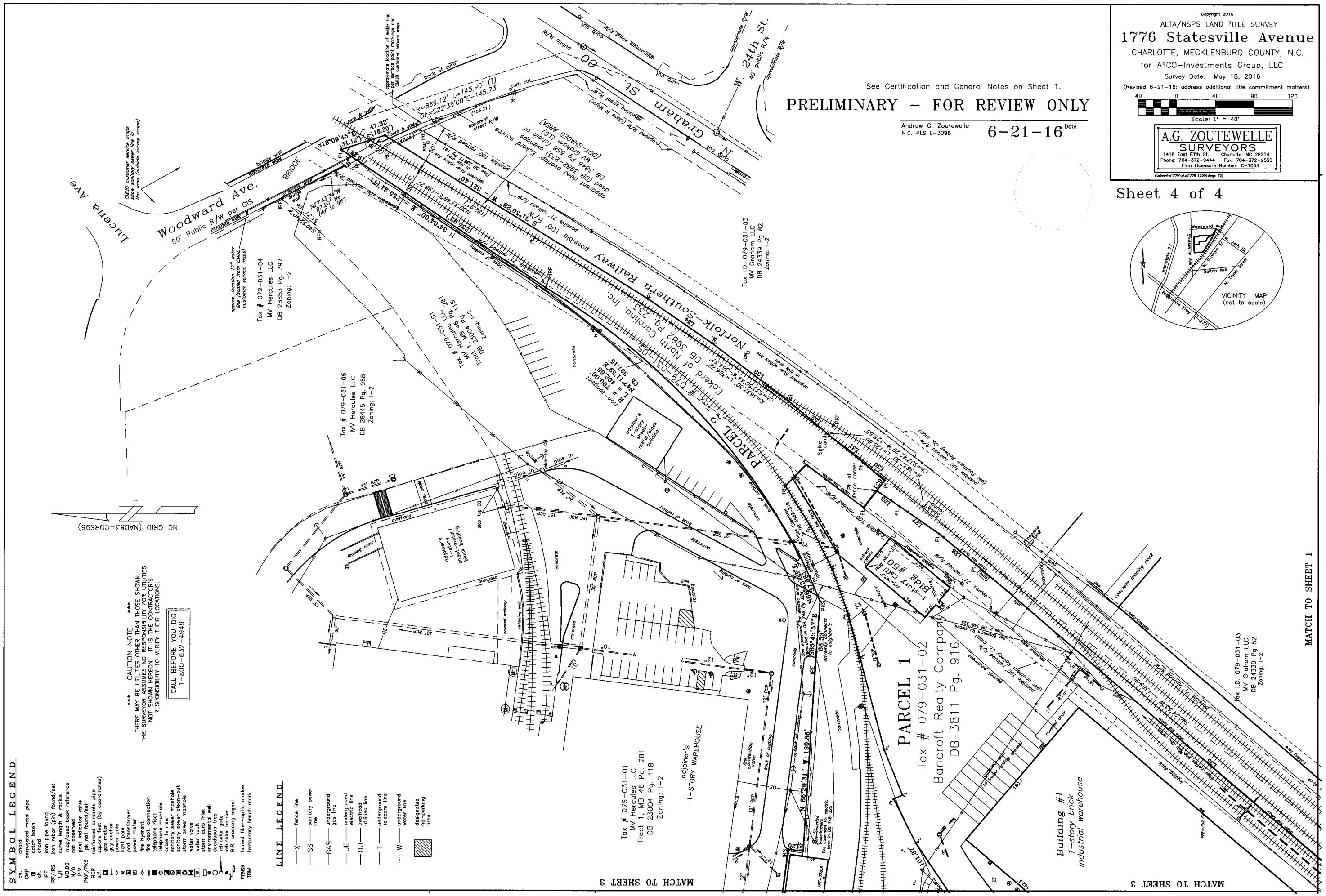
See Certification and General Notes on Sheet 1.

PRELIMINARY – FOR REVIEW ONLY

Andrew G. Zoutewelle
N.C. PLS L-3098

6-21-16 Date

A.G. ZOUTEWELLE SURVEYORS
1416 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number: C-1054



SYMBOL LEGEND

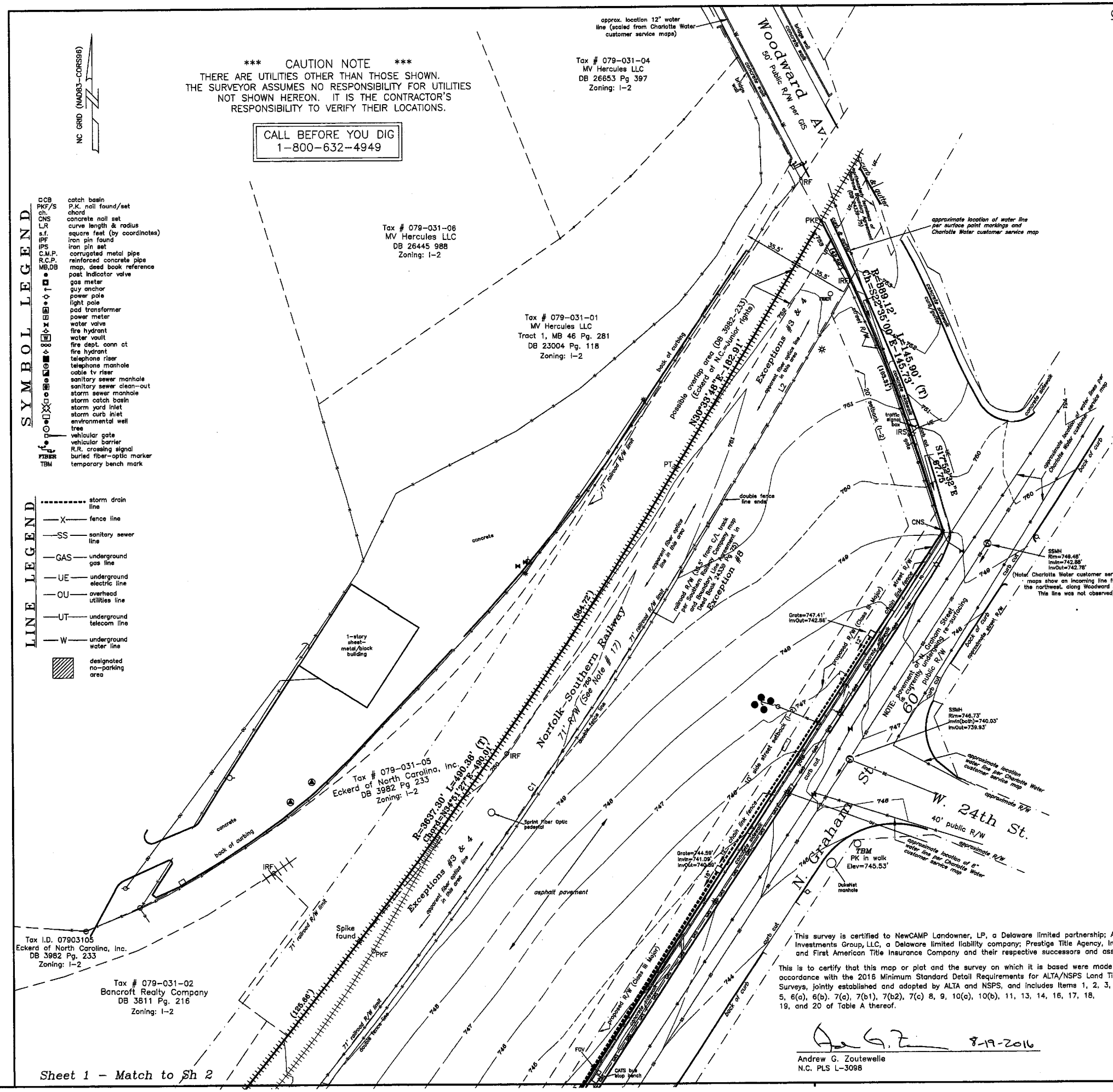
- ch. chord
- CMP corrugated metal pipe
- catch basin
- conc. concrete
- IPF iron pipe found
- IRF/IRS iron rebar (pin) found/set
- L,R curve length & radius
- MB,DB map/deed book reference
- N/O not observed
- PKF/PKS nail found/set
- RCP reinforced concrete pipe
- s.f. square feet (by coordinates)
- gas meter
- guy anchor
- power pole
- light pole
- pad transformer
- power meter
- fire hydrant
- fire dept connection
- telephone riser
- telephone manhole
- cable TV riser
- sanitary sewer manhole
- storm sewer manhole
- water valve
- water vault
- storm curb inlet
- environmental well
- decorative lamp
- vehicular gate
- vehicular barrier
- R.R. crossing signal
- FIBER buried fiber-optic marker
- TBM temporary bench mark

LINE LEGEND

- X fence line
- SS sanitary sewer line
- GAS underground gas line
- UE underground electric line
- OU overhead utilities line
- T underground telecom line
- W underground water line
- designated non-parking area

*** CAUTION NOTE ***
THERE MAY BE UTILITIES OTHER THAN THOSE SHOWN. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR LOCATIONS.

CALL BEFORE YOU DIG
1-800-632-4949



GENERAL NOTES:

1. Tax Identification Number: 079-031-03.
2. Parcel area: 11.0665 acres (482,058 square feet), as computed by coordinates.
3. Source of title: Deed Book 24339, Page 82. See also plats recorded in Map Book 332, Page 345 and Map Book 3, Page 146.
4. This survey is based on First American Title Insurance Company Commitment # NCS-796834-CHAR bearing an effective date of June 6, 2016 at 8:00 a.m. The property shown hereon is TRACT 1 in said Commitment. Schedule B-II reflects the following survey-related matters affecting TRACT 1:
   (3) Easement Deed by Court Order in Settlement of Landowner Action to Sprint Communications Company L.P., Qwest Communications Company, LLC and Level 3 Communications, LLC recorded in Book 28611, Page 19 (pertains to telecom line within the railroad right-of-way; insufficient description to locate).
   (4) Easement Deed by Court Order in Settlement of Landowner Action to Sprint Communications Company L.P., Qwest Communications Company, LLC and Level 3 Communications, LLC recorded in Book 28145, Page 571 (pertains to telecom line within the railroad right-of-way; insufficient description to locate).
   (5) Agreement by and between Ford Motor Company, a Delaware corporation, and Southern Power Company, a New Jersey corporation, recorded in Book 526, Page 2 (affects property; shown hereon).
   (6) Easement to Southern Public Utilities Company recorded in Deed Book 748, Page 225 (affects the property; unable to locate due to insufficient description; noted hereon along overhead electric lines).
   (7) Easement to Duke Power Company recorded in Deed Book 3907, Page 360 (affects the property; unable to locate due to insufficient description).
   (8) Boundary Line Agreement by and between Norfolk Southern Railway Company, a Virginia corporation, and Fred D. Godley, recorded in Deed Book 24339, Page 75 (affects property; shown hereon).
   (29) Survey matters as shown hereon.
5. Current zoning of this property, per GIS, is I-2 (General Industrial) which has the following standards:
   Front setback: 20' Sideyards: 0' required/5' minimum (if provided) Side Street: 10' Rearyard: 10'
   Max. Base Height: 40' Max. Floor Area Ratio 1.00
   This survey does not reflect a complete zoning analysis. Any development of this property is subject to the approval of the City of Charlotte.
6. This survey reflects utilities as per (1) observed surface indications; (2) Charlotte Water Department (CW) customer service maps; and (3) surface paint markings provided by the NC ONECALL Utility Location Service (1-800-632-4949). If additional utilities information is required, the owner should contract a private utility locator to investigate specific areas of concern. ADDITIONAL UTILITIES EXIST ON THIS SITE.
   Note: Storm and sanitary lines are shown based on surface observations by the surveyor and are subject to uncertainty, including, but not limited to areas highlighted hereon. No confined space investigations were conducted. Any existing storm or sanitary lines to be used in new projects should be video-investigated to confirm connectivity and pipe condition.
7. Per FEMA Flood Insurance Rate Map (FIRM) 3710455400K dated 2-19-14 this property is situated entirely within Zone X within Zone X (area outside of the 100-year Flood Hazard Zone).
8. Iron Pins (#4 rebar) set at all un-recovered (lost) corners unless otherwise shown.
9. Addresses shown hereon are based on Mecklenburg County GIS and on-site signage.
10. No observed evidence of recent building additions or earth-moving work.
11. N.C. Grid ties and vertical control were provided by "Survey and Mapping Control", Charlotte, N.C. in 2007. Charlotte, N.C. Combined Grid Factor = 0.99984215. Vertical Datum is NAVD88. All distances shown hereon are horizontal ground distances.
12. No observed evidence of site use as a solid waste dump, sump or sanitary landfill.
13. There are no known proposed changes to street rights-of-way to the knowledge of the undersigned other than the Class III Thoroughfare future right-of-way shown hereon, which is based on Code Section 12.103. The existing right of way limit is shown to the best ability of the surveyor based on City maintenance and on unrecorded maps provided by the City of Charlotte.
14. No observed access to or across the property by anyone other than the apparent occupants of the building.
15. No delineated wetlands were observed on-site by the surveyor.
16. No observed evidence of possession or occupation along the perimeter of the subject parcel.
17. The 71-foot Norfolk-Southern right of way shown hereon is based on the 1993 valuation maps provided by Norfolk-Southern Railway and by e-mail correspondence with Tristan Lynn, Real Estate Manager of Norfolk-Southern Corp., dated 08-11-16.

PARKING TABLE

Number of spaces required for Manufacturers and warehouses (per Chapter 12, Sec. 2 of the City of Charlotte Zoning Ordinance) = 0.25 spaces per 1,000 square feet for the manufacturing or warehousing portion plus 1 space per 400 square feet for any accessory office.

Number of marked spaces on parcel = None.

Legal Description:

Being all that certain parcel of land lying within the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

COMMENCING at the intersection of the northwesterly margin of North Graham Street (60 feet public right of way) and the northeasterly margin of Armour Drive; thence, North 33-17-26 East 737.75 feet to an iron Rebar found on the northwesterly margin of North Graham Street, the POINT OF BEGINNING; thence, with the line of Carolina Communities Corporation (Deed Book 12732, Page 836) North 83-35-52 West 332.90 feet to an iron Rebar found at the westernmost corner of Carolina Communities Corporation, a corner of Iromco, Inc. (Deed Book 15133, Page 140); thence, North 83-35-52 West 86.52 feet to an iron Spike found in the centerline of the main track of Norfolk-Southern Railway, the northeasterly corner of 1516 Statesville Avenue, LLC (Deed Book 14097, Page 760), said spike being North 35-10-48 East 138.24 feet from a Concrete Monument found in the southwesterly line of the aforementioned Iromco, Inc., thence, with the centerline of the main track of the Norfolk-Southern Railway the following four (4) courses: (1) with the arc of a circular curve to the left of Radius 2,864.57 feet on arc distance of 156.90 feet (said arc subtended by Chord North 41-47-03 East 156.88 feet), passing a Concrete Nail found at arc distance of 55.98 feet, to an iron Spike set; (2) North 40-24-53 East 1365.20 feet to an iron Spike set; (3) with the arc of a circular curve to the left of Radius 3,637.30 feet on arc distance of 490.38 feet, passing an iron Spike found at arc distance of 125.66 feet, to an iron Spike set (said arc subtended by Chord North 34-51-27 East 490.01 feet); and (4) North 30-33-48 East 182.91 feet to an iron Rebar set on the southwesterly margin of Woodward Avenue (50 foot public right of way); thence, along the southwesterly margin of Woodward Avenue with the following two (2) courses: (1) with the arc of a circular curve to the right of Radius 889.12 feet on arc distance of 145.90 feet (said arc subtended by Chord South 22-35-00 East 145.73') to an iron Rebar set; (2) South 17-52-32 East 67.75 feet to an iron Spike set at the intersection of the southwesterly margin of Woodward Ave and the northwesterly margin of North Graham Street; thence, along the northwesterly margin of North Graham Street South 33-11-01 West 1868.43 feet to the BEGINNING, containing 482,058 square feet (11.0665 acres), more or less, as shown hereon.

Sheet 1 of 3

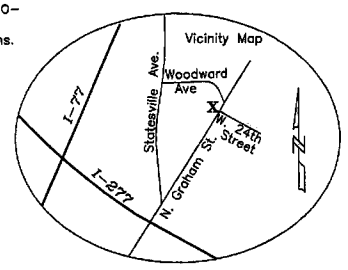
This survey is certified to NewCAMP Landowner, LP, a Delaware limited partnership; ATCO-Investments Group, LLC, a Delaware limited liability company; Prestige Title Agency, Inc.; and First American Title Insurance Company and their respective successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b). 7(a), 7(b1), 7(b2), 7(c) 8, 9, 10(a), 10(b), 11, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof.

8-19-2016

Andrew G. Zoutewelle
N.C. PLS L-3098

NORTH CAROLINA PROFESSIONAL SEAL L-3098 LAND SURVEYOR ANDREW G. ZOUTEWELLE



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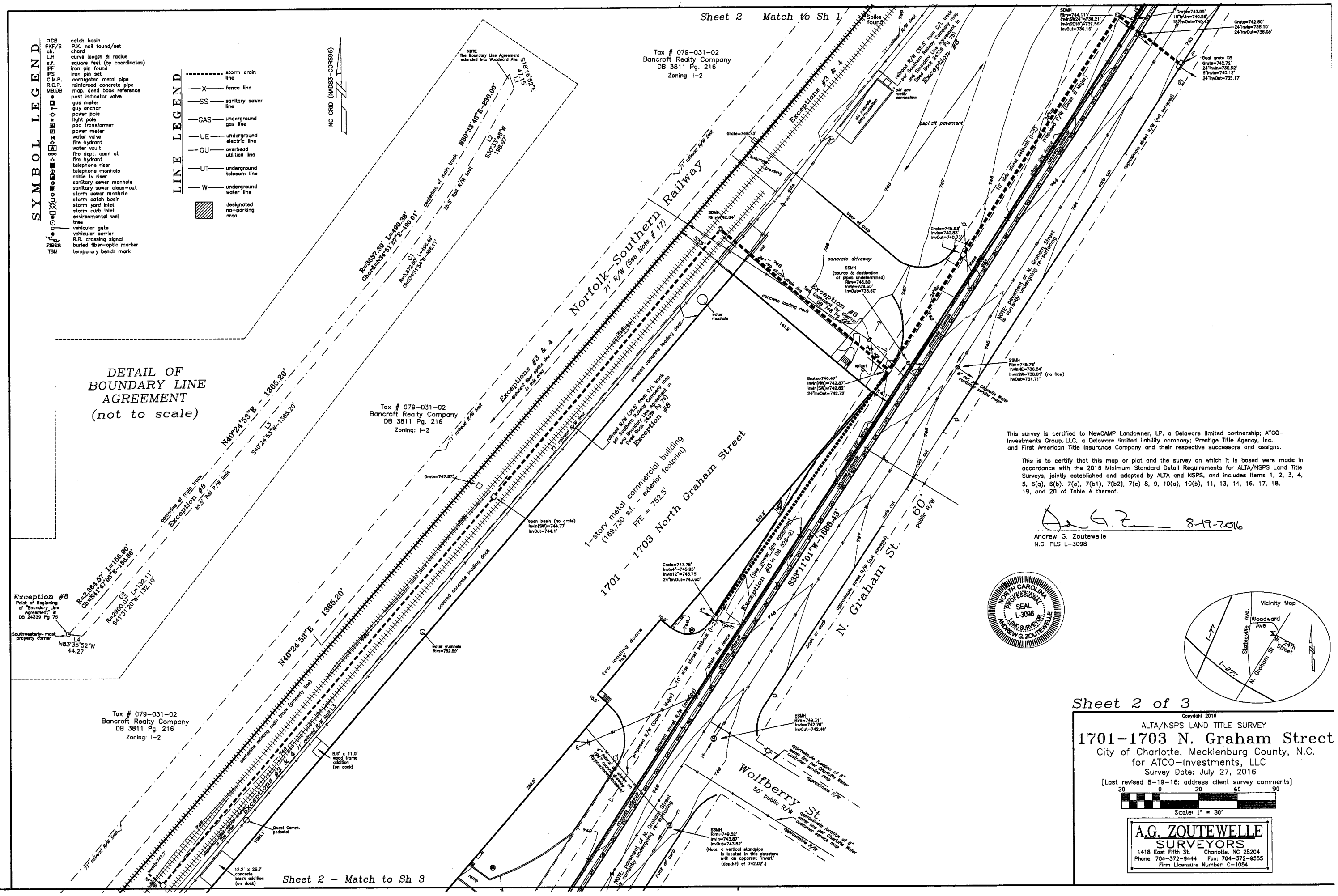
ALTA/NSPS LAND TITLE SURVEY

1701-1703 N. Graham Street

City of Charlotte, Mecklenburg County, N.C.
for ATCO-Investments, LLC
Survey Date: July 27, 2016
[Last revised 8-19-16: address client survey comments]

30 0 30 60 90
Scale: 1' = 30'

A.G. ZOUTEWELLE SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number: C-1054



This survey is certified to NewCAMP Landowner, LP, a Delaware limited partnership; ATCO–Investments Group, LLC, a Delaware limited liability company; Prestige Title Agency, Inc.; and First American Title Insurance Company and their respective successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b). 7(a), 7(b1), 7(b2), 7(c) 8, 9, 10(a), 10(b), 11, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof.

8-19-2016

Andrew G. Zoutewelle
N.C. PLS L-3098

NORTH CAROLINA PROFESSIONAL SEAL L-3098 LAND SURVEYOR ANDREW G. ZOUTEWELLE

Vicinity Map

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SYMBOL LEGEND

- CB — catch basin
- PK/F/S — P.K. nail found/set
- ch. — chord
- L,R — curve length & radius
- s.f. — square feet (by coordinates)
- IPF — iron pin found
- IPS — iron pin set
- C.M.P. — corrugated metal pipe
- R.C.P. — reinforced concrete pipe
- MB,DB — map, deed book reference
- post indicator valve
- gas meter
- guy anchor
- power pole
- light pole
- pad transformer
- power meter
- water valve
- fire hydrant
- water vault
- fire dept. conn ct
- fire hydrant
- telephone riser
- telephone manhole
- cable tv riser
- sanitary sewer manhole
- sanitary sewer clean-out
- storm sewer manhole
- storm catch basin
- storm yard inlet
- storm curb inlet
- environmental well
- tree
- vehicular gate
- vehicular barrier
- R.R. crossing signal
- FIBER — buried fiber-optic marker
- TBM — temporary bench mark

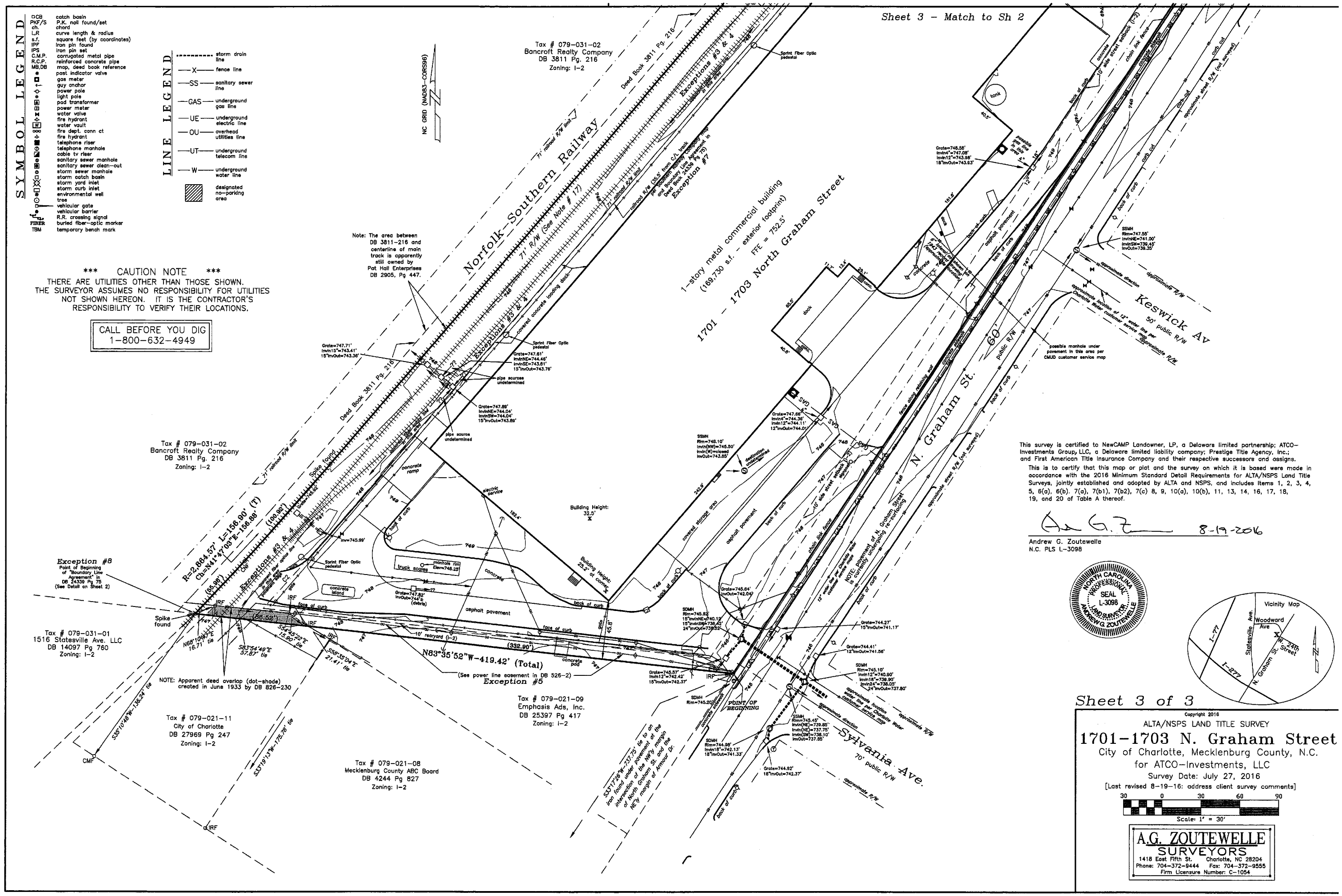
LINE LEGEND

- storm drain line
- —X— fence line
- —SS— sanitary sewer line
- —GAS— underground gas line
- —UE— underground electric line
- —OU— overhead utilities line
- —UT— underground telecom line
- —W— underground water line
- designated no-parking area

*** CAUTION NOTE ***

THERE ARE UTILITIES OTHER THAN THOSE SHOWN. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR LOCATIONS.

CALL BEFORE YOU DIG
1-800-632-4949



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Sheet 3 of 3

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Appendix E

Site Photographs

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SMARTER ENVIRONMENTAL SOLUTIONS

Photograph 1: General overview of Building 1 .

Photograph 2: General overview of Building 2.

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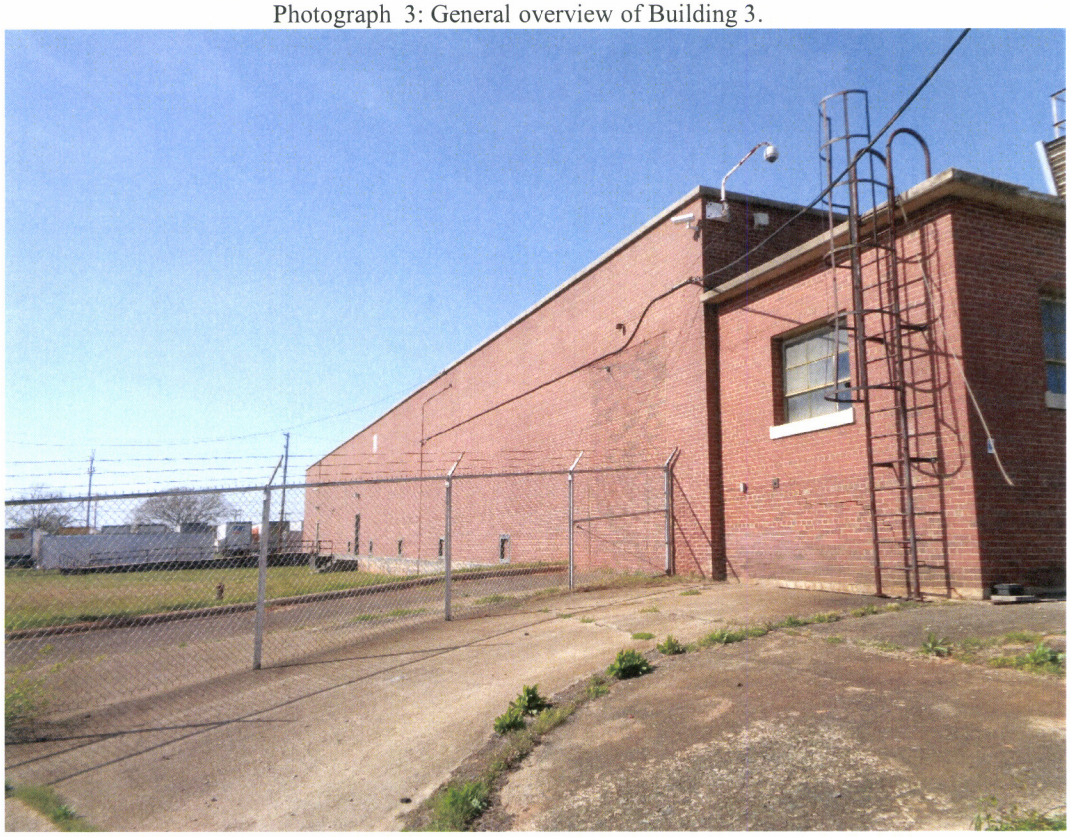
Photograph 3: General overview of Building 3.



Photograph 4: General overview of Area A.

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Photograph 5: General over view of the western end of building 48.

Photograph 6: General overview of the northern side of building 50.

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Photograph 7: General overview of Building 50 from the southwest corner.

Photograph 8: General overview of the Boiler House Building.

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Photograph 9: Typical office area in site Buildings.

Photograph 10: Typical employee break room in the site buildings.

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Photograph 11: Typical storage and distribution operations within the site buildings.

Photograph 12: Typical non-flammable chemical and paint storage in Building 1.

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Photograph 13: Flammable storage cabinet in Building 1 maintenance area.

Photograph 14: Mineral spirit based parts washer in the Building 1 maintenance area.

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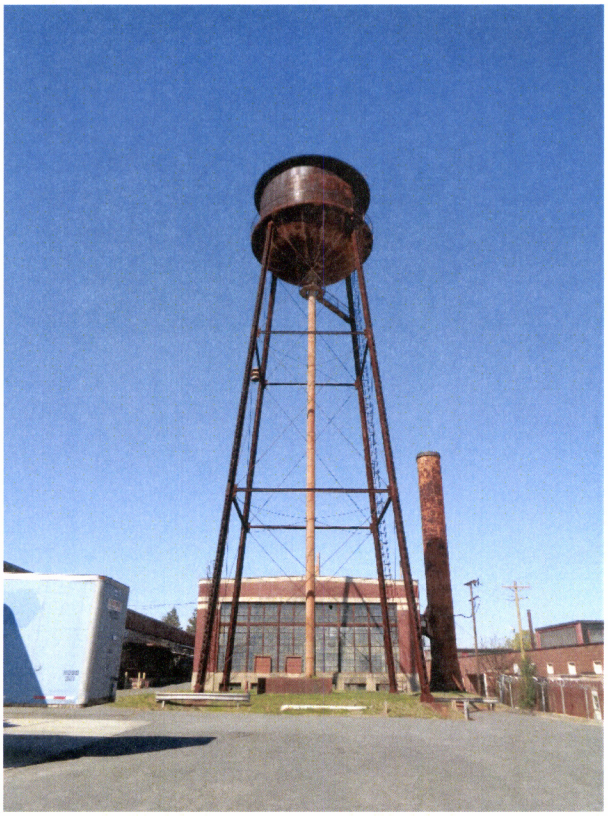
Photograph 15: 55-gallon drum of virgin hydraulic oil located within Building 48 .



Photograph 16: Water tower adjacent to the Boiler House Building

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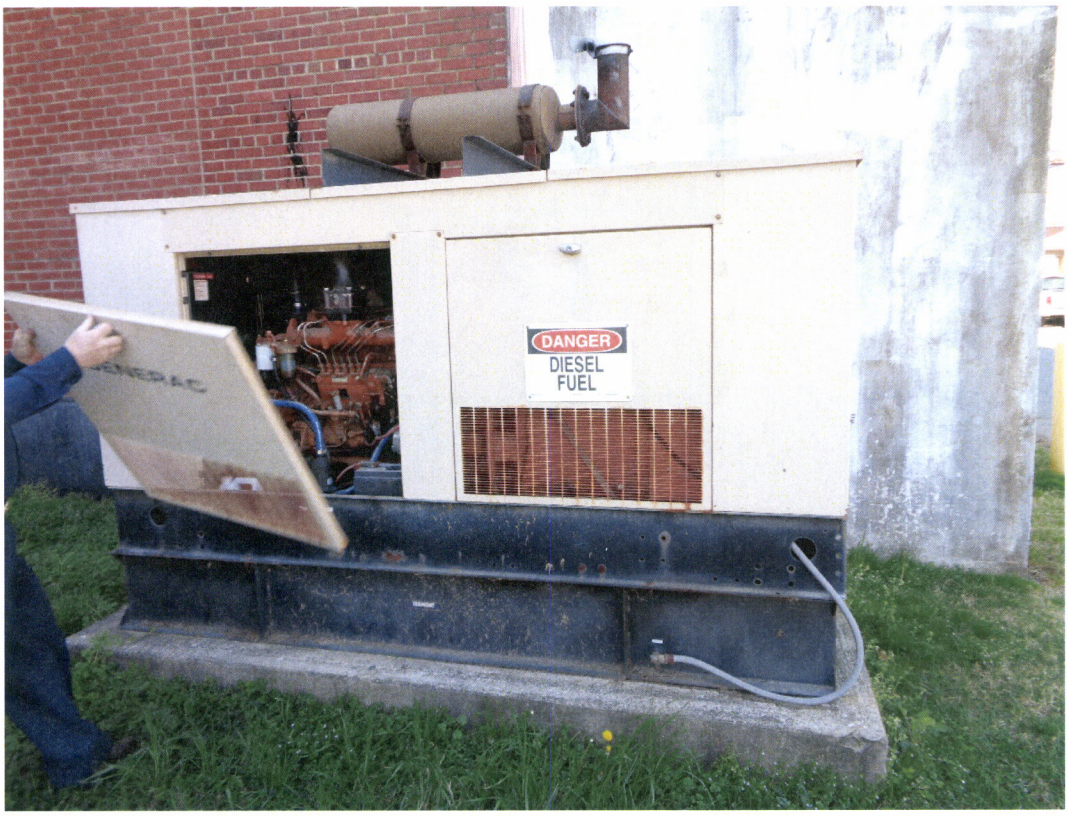

Photograph 17: Emergency generator with diesel belly tank adjacent to Building 1.

Photograph 18: Diesel AST fueling an the emergency generator adjacent to Building 2.

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Photograph 19: Drums of water treatment chemicals located in the Building 2 boiler room.

Photograph 20: Typical shipping area in the site buildings

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Photograph 21: Air compressor unit in Building 1.

Photograph 22: Air compressor in Building 2.

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Photograph 23: Typical forklift charging station in Building 1.

Photograph 24: Typical forklift charging station in Building 2.

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Photograph 25: Typical dry type transformer located in the site buildings.

Photograph 26: Floor drain located in the Building 1 boiler room.

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Photograph 27: Floor drain located within Building 2.

Photograph 28: Typical floor drain located in Building 48

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Photograph 29: Monitor wells located south of Building 48.

Photograph 30: Monitor wells located within a former UST basin adjacent to the northeast corner of Building 2.

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Photograph 31: Monitor well located off the northwest corner of Building 48.

Photograph 32: Pole mounted transformer located outside the west central portion of Building 1.

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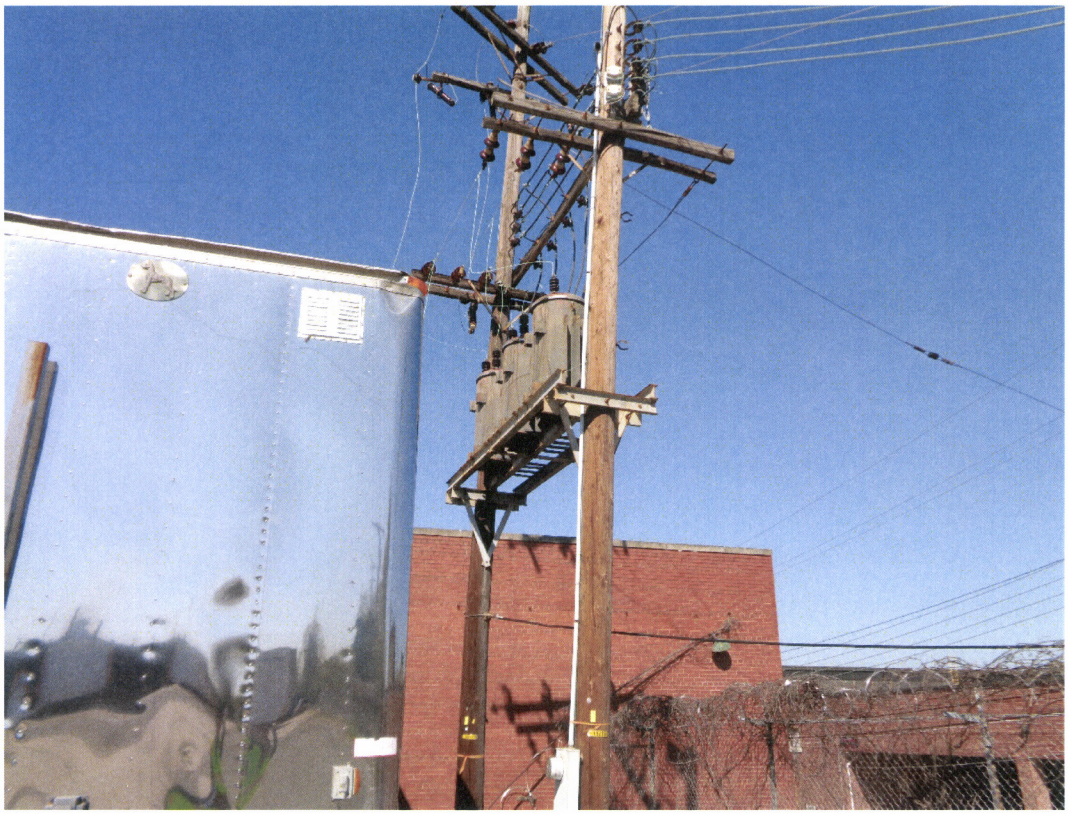
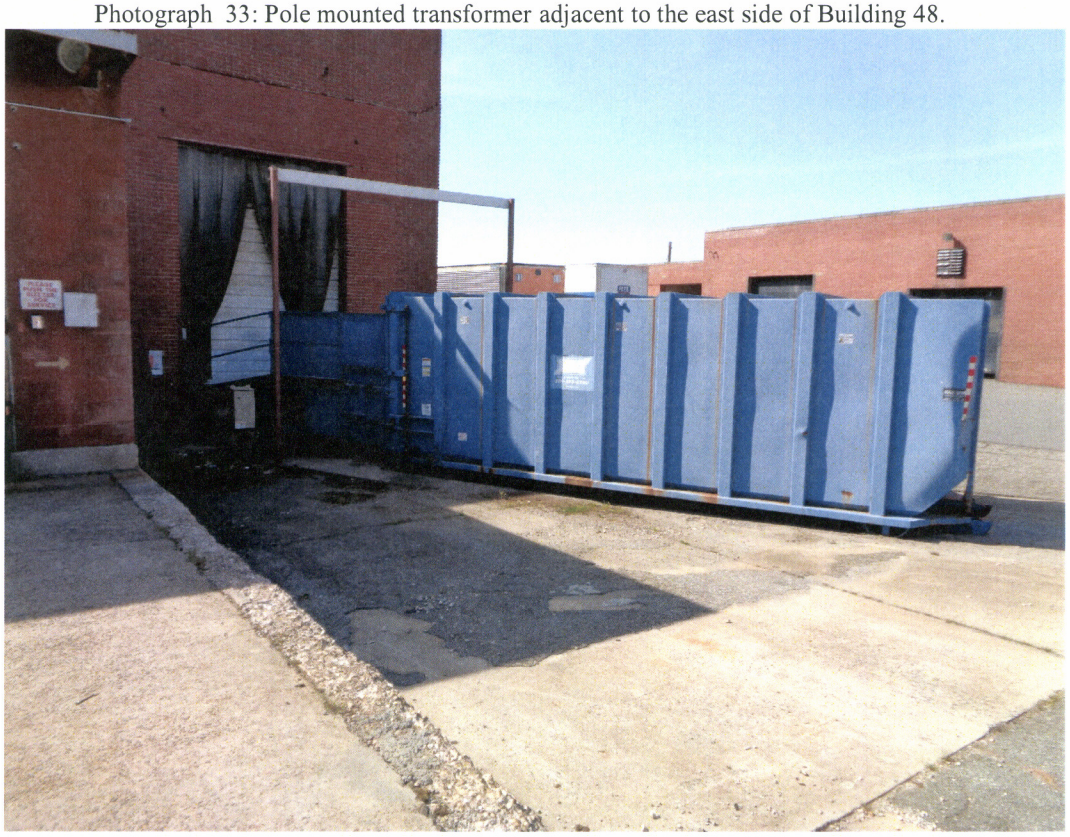


Photograph 33: Pole mounted transformer adjacent to the east side of Building 48.



Photograph 34: Typical dumpster.

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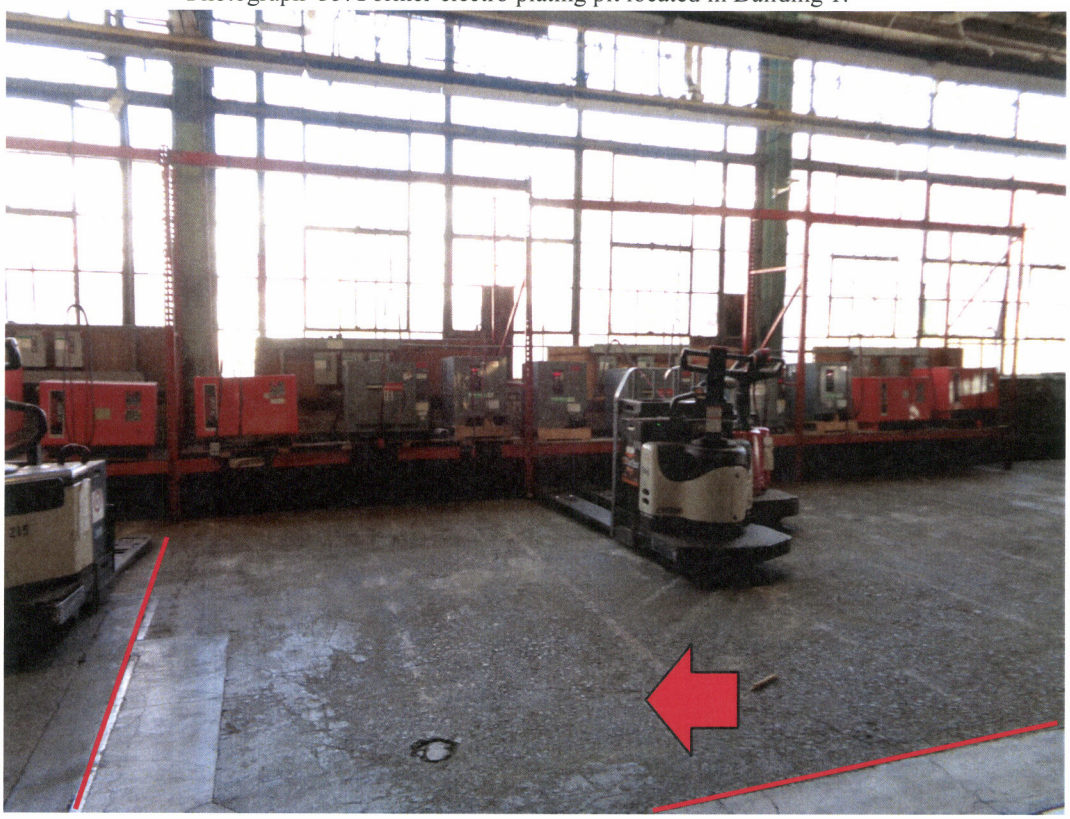
Photograph 35: Former electro plating pit located in Building 1.



Photograph 36: Former electro plating pit located in Building 2.

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Photograph 37: Typical storm drain located throughout the site.

Photograph 38: Typical boiler unit located in the three main site buildings.

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Photograph 39: Southeastern end of the MV Graham property.

Photograph 40: Central portion and empty bulk storage silo located on the MV Graham property.

Photograph 41: Northeastern end of the MV Graham building.

Photograph 42: Storage lot located in the northeastern portion of the site.

Appendix F

Environmental Reports

1) Feasability Study, November 2008 (COE)
2) Chrome Assessment - COE Bldg 5/Eckerd Bldg 2, March 2005 (Hoffman)
3) Indoor Air Quality Assessment, March 2009 (AMEC)
4) Limited Site Assessment, November 2010 (Hoffman)
5) Phase I Executive Summary, June 1993 (Pilko & Assoc.)
6) Phase I Remedial Investigation, April 1999 (COE)
7) Proposed Plan, September 1999 (COE)
8) Revised Final Design Sampling for the CAMP, March 2013 (COE)
9) Rite Aid Environmental Summary, May 2015 (H&H)
10) Slide Presentation - Environmental Issues at CAMP, circa 2005
11) State Groundwater Sampling Report, March 2007 (COE)
12) NFA Letter- Incident #7617, April 2011 (DEQ)
13) NFA Letter - Incident #20520, September 1999 (DEQ)
14) Phase II ESA - 1701 N. Graham St - September 2009 (H&H)
15) Initial Abatement Action and Phase I LSA - 1701 N. Graham St - Sept. 2009 (H&H)
16) NFA Letter - 1701 N. Graham St - Sept 2009 (DEQ)

*Environmental Reports have been compiled on a CD and included with the hard copy of the application