

47FRBCERCLASF10,639

47FRBCERCLASF10,639

Site Name: VCC-CHARLOTTE

Subsite:

Site Name: *Do not enter text.* NCN000410661

Full Site Name (Subject): *Do not enter text.* VCC-CHARLOTTE

Document Type: PRELIMINARY ASSESSMENT/SITE INSPECTION (PA/SI)

Description: Pre-CERCLIS Site Screening

Report Segment:

Date of Document: 11/3/2004

Date Received:

Box: *Enter SF and # with no spaces.* SF10,639

Access Level: PUBLIC

Division: WASTE MANAGEMENT

Section: SUPERFUND

Program (Document Group): FRB CERCLA (FRBCERCLA)

Document Category: FACILITY

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NORTH CAROLINA
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
DIVISION OF WASTE MANAGEMENT

MICHAEL F. EASLEY, GOVERNOR
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DEXTER R. MATTHEWS, DIRECTOR



November 3, 2004

Ms. Jennifer Wendel, RPM
Superfund Site Evaluation Section
US EPA Region IV Waste Division
61 Forsyth St., 11th Floor
Atlanta, GA 30303-3104

Subject: Pre-CERCLIS Site Screening
VC Chemical - Charlotte
327 W. Tremont St.
Charlotte, Mecklenburg Co., NC 28208

Dear Ms. Wendel:

Pursuant to NC Superfund Section's review of former fertilizer manufacturing facilities having lead-lined sulfuric acid chambers, this site was pre-screened for potential listing under CERCLA. These sites typically have high levels of lead in the soil, and may also have arsenic, sulfur, and low pH. Based on findings of this pre-screening, "No Further Remedial Action Planned (NFRAP)" under CERCLA is recommended.

1. The coordinates of the site are 35° 12' 33" north latitude and 80° 51' 54" west longitude (Ref. 1). The site reference point is the approximate center of the former lead-lined sulfuric acid chambers. A site location map is attached.
2. In 2002, North Carolina Sanborn Fire Insurance maps were reviewed for lead-lined sulfuric acid chamber fertilizer facilities. This resulted in a November 27, 2002 memo (Ref. 2) that recommended further study of three facilities that had not been previously studied under CERCLA. The VC Chemical - Charlotte site is the last site to be reviewed as a result of this recommendation. See Ref. 3 for status of other sites.
3. The VC Chemical - Charlotte site also came under CERCLA scrutiny as a result of a 2001 "Site Universe Report" by Exxon Mobil Corporation (Ref. 3). [Virginia Carolina Chemical (VC Chemical) was subsequently merged into Exxon/Mobil.] Exxon Mobil listed six acid chamber fertilizer facilities in NC. The VCC - Charlotte site is the final site on this list of six to be evaluated for potential CERCLA eligibility. See Ref. 3 for status of other sites.

1646 MAIL SERVICE CENTER, RALEIGH, NORTH CAROLINA 27699-1646
401 OBERLIN ROAD, SUITE 150, RALEIGH, NC 27605
PHONE: 919-733-4996 \ FAX: 919-715-3605

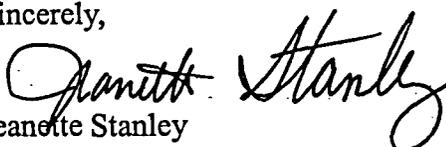
AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER - 50% RECYCLED/10% POST-CONSUMER PAPER

Ms. Wendell
November 3, 2004
p. 2

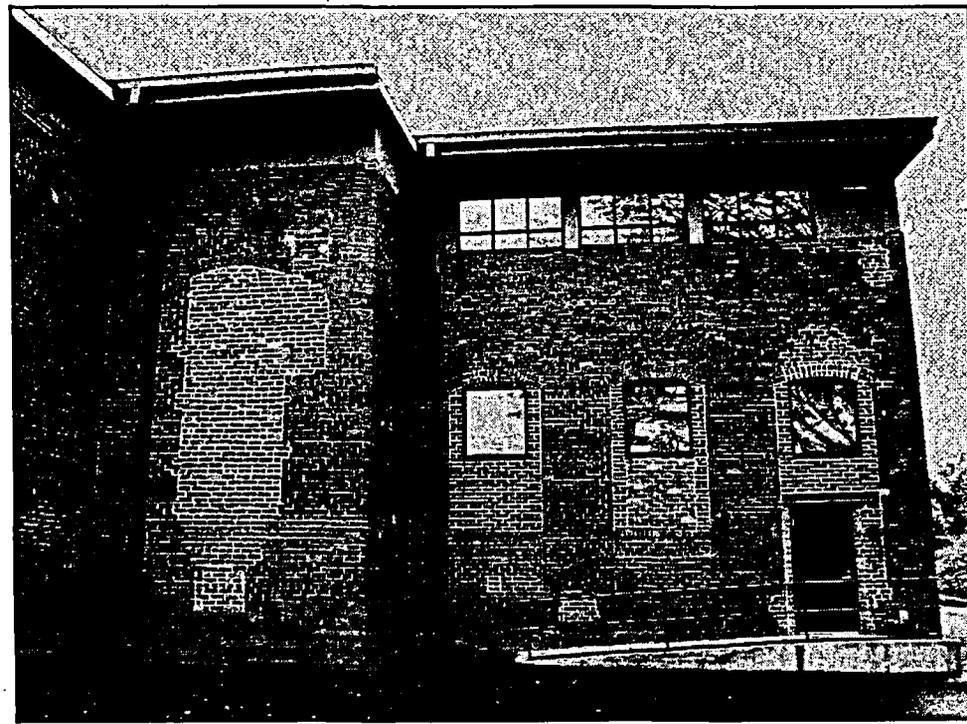
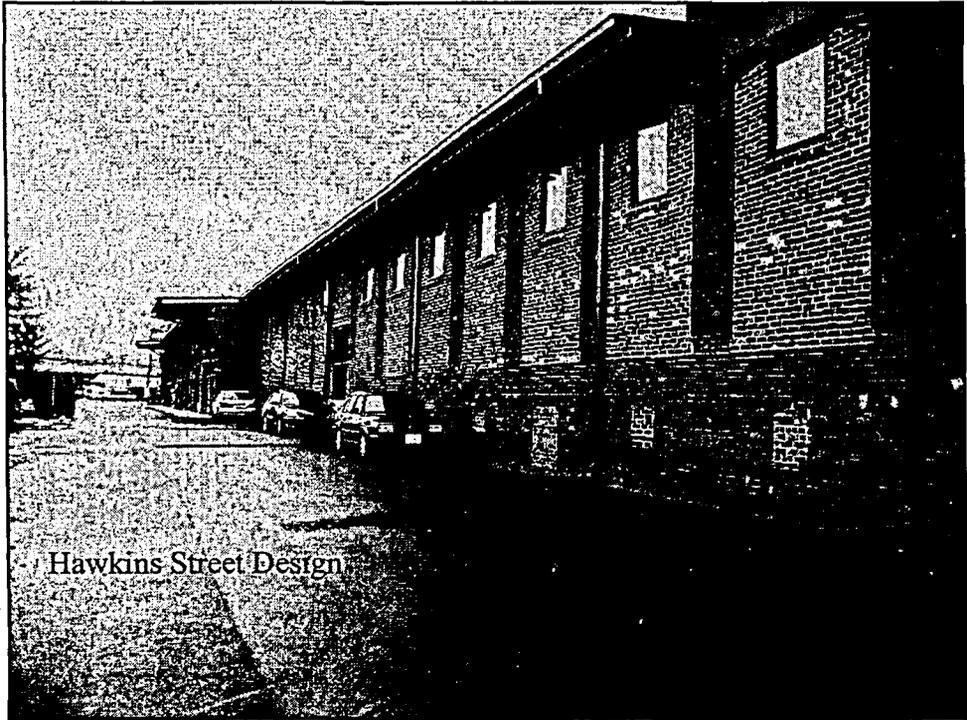
3. Sanborn maps of the VC Chemical - Charlotte site have been reviewed. Acid chambers and a sulfur burner are visible on the 1905 and 1911 maps. Sanborn maps from 1950 and 1953 do not show the acid chambers (Ref. 4). The fertilizer facility was in operation until at least 1964 (Ref. 5).
4. At 2116 Hawkins St. is the building that formerly housed the batting mill and mattress factory. Property records show that the building, built in 1903, is now "Hawkins Street Design Center, LLC". Photographs (attached) confirm that this building has been restored and is in use (Ref. 4).
5. By comparing the old Sanborn Fire Insurance maps and the current property maps available online, it appears that the three multiple tenant warehouse buildings (built in 1974 and 1978) at 307, 327 and 349 W. Tremont (aka Tremont Center) are in the location of the former fertilizer bagging and shipping buildings, the former acid chambers, and the former sulfur burner. The parking lots are asphalt paved with the exception of a small landscaped area in front (Ref. 4, photographs).
6. Buildings adjacent to and north of 2116 Hawkins Street, shown on the current property maps at 235, 225, and 201 W. Tremont were not part of the acid chamber or sulfur burning operation.
7. The 1953 Sanborn map does not show any structures along S. Tryon, to the west of the fertilizer plant. There are now six small structures, all housing small businesses with asphalt parking lots. The oldest of these buildings is at 2135 S. Tryon St., built in 1955.
8. All nearby property is zoned commercial or warehouse/ industrial. Due to paving and nearby land use, there is no residential or recreational soil exposure threat. Overland flow from the site flows northwesterly for about 2,000' and enters a tributary to Irwin Creek near I-77 and the Revolution Park Golf Course.

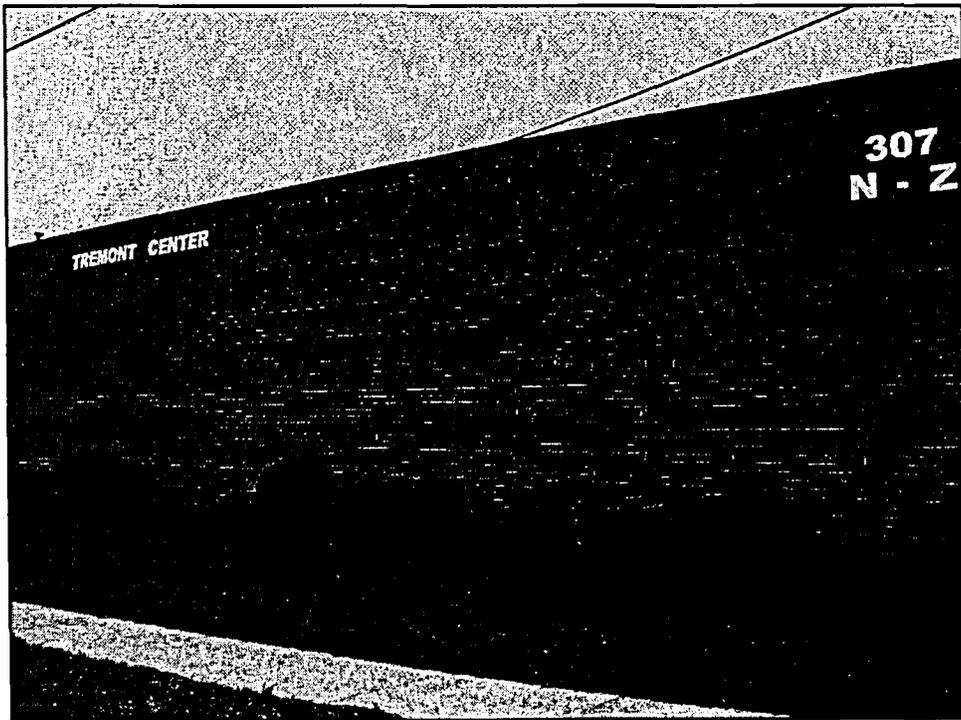
Based on these findings, a "No Further Remedial Action Planned" (NFRAP) under CERCLA is recommended. This recommendation is consistent with recommendations made on the VC Chemical - Durham and VC Chemical - Winston-Salem sites, which are in similar industrial areas. If you have any questions, please contact me at (919) 733-2801 ext. 318.

Sincerely,


Jeanette Stanley
Environmental Chemist
NC Superfund Section

cc: File
Jim Bateson (letter only)
Charlotte Jesneck





LATITUDE AND LONGITUDE CALCULATION WORKSHEET #2

LI USING ENGINEER'S SCALE (1/60)

SITE NAME: VC Chemical - Charlotte CERCLIS #: T.B.D.AKA: Southern cotton Oil SSID: n.a.ADDRESS: 327 W. TremontCITY: Charlotte STATE: NC ZIP CODE: 28208SITE REFERENCE POINT: Approximate center of former lead-lined sulfuric acid chambersUSGS QUAD MAP NAME: Charlotte East TOWNSHIP: - N/S RANGE: - E/WSCALE: 1 : 24,000 MAP DATE: 1967 (1988) SECTION: - 1/4 - 1/4 - 1/4MAP DATUM 1927 1983 (CIRCLE ONE) MERIDIAN: -

COORDINATES FROM LOWER RIGHT (SOUTHEAST) CORNER OF 7.5' MAP (attach photocopy)

LONGITUDE: 80 ° 45 ' 0.00 " LATITUDE: 35 ° 7 ' 0.00 "

COORDINATES FROM LOWER RIGHT (SOUTHEAST) CORNER OF 2.5' GRID CELL:

LONGITUDE: 80 ° 50 ' 0.00 " LATITUDE: 35 ° 12 ' 30.00 "

CALCULATIONS: LATITUDE (7.5' QUADRANGLE MAP)

A) NUMBER OF RULER GRADUATIONS FROM LATITUDE GRID LINE TO SITE REF POINT: 10

B) MULTIPLY (A) BY 0.3304 TO CONVERT TO SECONDS:

A X 0.3304 = 3.30 "C) EXPRESS IN MINUTES AND SECONDS (1' = 60") : 0 ' 3.30 "D) ADD TO STARTING LATITUDE: 35 ° 12 ' 30.00 " + 0 ' 3.30 "SITE LATITUDE: 35 ° 12 ' 33.30 "

CALCULATIONS: LONGITUDE (7.5' QUADRANGLE MAP)

A) NUMBER OF RULER GRADUATIONS FROM RIGHT LONGITUDE LINE TO SITE REF POINT: 345

B) MULTIPLY (A) BY 0.3304 TO CONVERT TO SECONDS:

A X 0.3304 = 113.99 "C) EXPRESS IN MINUTES AND SECONDS (1' = 60") : 1 ' 53.99 "D) ADD TO STARTING LONGITUDE: 80 ° 50 ' 0.00 " + 1 ' 53.99 "SITE LONGITUDE: 80 ° 51 ' 53.99 "INVESTIGATOR: Jeanette Stanley DATE: 11/2/04

Map for GIS User

Location of My Location



1:12,024

Charlotte East
7.5-minute Quadrangle



Index map

*Approximate
Area of Former
Acid Chambers*

Warehouses

Map for GIS User

2116 Hawkins St.

Location of My Location



1:4,008

Charlotte East
7.5-minute Quadrangle



Index map

Map for GIS User

Location of VC Chemical Charlotte



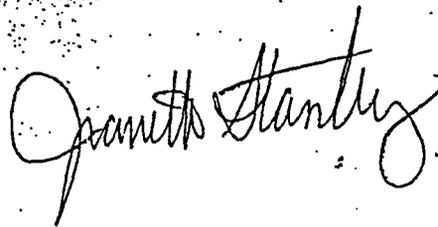
1:12,024

Charlotte East
7.5-minute Quadrangle



Index map

MEMO TO: Jim Bateson
DATE: November 27, 2002
FROM: Jeanette Stanley, Environmental Chemist,
NC Superfund
SUBJECT: Sanborn Map Review for Fertilizer sites



I reviewed Sanborn maps looking for lead chamber fertilizer sites. I reviewed at least one map for each of the 158 cities and towns in North Carolina having Sanborn Maps, generally dated from the 1880s and ending sometime in the 1940s. A detailed description of this review is in the attached 5-page memo. My findings have recommended further investigation on the following sites:

- Charlotte **Virginia Carolina Chemical -- Charlotte (1911, 1915)--**
VC Chemical owned the property, leased to Southern Cotton Oil, predominantly a cotton mill and mattress factory, this was the only Cotton Oil/ Fertilizer factory observed which also had lead acid chambers. This facility also had an oil refinery and oil tanks.
CERCLA STATUS:
RECOMMEND Contact Ken Mallery to determine proposed activities on this site in view of the AOC EPA has signed with Exxon/Mobil. Possible Site Screening to determine if soil exposure risks exist.
- Greensboro **Armour Fertilizer -- shows acid plant**
CERCLA STATUS: No known action. Precise site location as yet undetermined. Recommend Pre-CERCLIS Site Screening.
- Raleigh **Caraleigh Phosphate Fertilizer Works - Lead Acid chambers clearly visible on 1901 and 1914 maps**
CERCLA STATUS: No known action. Precise site location as yet undetermined. Recommend Pre-CERCLIS Site Screening.

MEMO

DATE: November 3, 2004
TO: File
FROM: Jeanette Stanley, Environmental Chemist, NC Superfund Section
SUBJECT: VC Chemical - Charlotte, and other
Acid Chamber Fertilizer Facilities in North Carolina

This memo does not discuss the status of all acid chamber fertilizer facilities in North Carolina. Two separate documents have listed several acid chamber fertilizer facilities, including VC Chemical - Charlotte. This memo discusses the status of all other sites mentioned in these two documents.

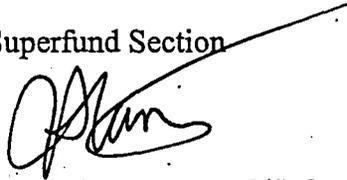
In 2002, North Carolina Sanborn Fire Insurance maps were reviewed for lead-lined sulfuric acid chamber fertilizer facilities. This resulted in a November 27, 2002 memo recommending further study of three facilities that had not been previously studied under CERCLA. These three sites were VC Chemical - Charlotte, Armour Fertilizer, and Caraleigh. A Pre-CERCLIS Site Screening has since been conducted on two of the three sites recommended for screening -- Armour Fertilizer (aka Holding Pond for Scrubber Waste, Greensboro) and the Caraleigh Phosphate Fertilizer Works facilities. Because the Armour Fertilizer site was already under remediation with the NC Inactive Hazardous Sites Branch, findings from the site screening were provided to Inactive Hazardous Sites. The Caraleigh Phosphate Fertilizer site is currently under study within the CERCLA program.

The VC Chemical - Charlotte site also came under CERCLA scrutiny as a result of a 2001 "Site Universe Report" by Exxon Mobil Corporation. [Virginia Carolina Chemical (VC Chemical) was subsequently merged into Exxon/Mobil.] This "Site Universe Report" listed fertilizer sites within US EPA Region 4. Exxon Mobil reported six VC Chemical sites in North Carolina with lead-lined sulfuric acid chambers: Charlotte, Durham, Selma, Wadesboro, Wilmington, and Winston-Salem, NC. This "Site Universe Report" was generally supported by the 2002 Sanborn Fire Insurance map reviews. Prioritization for eventual cleanup has been discussed between Exxon Mobil and US EPA Region 4; however, the VC Chemical - Charlotte site is the only one on this list that has not yet been evaluated for potential CERCLA eligibility.

The other sites reported in the "Site Universe Report" have had varying actions under CERCLA. The former VC Chemical - Selma facility is now known as Gurley Pesticide Burial. Exxon Mobil conducted a Removal Action at the VCC Wadesboro facility. A consent order has been signed and an EE/CA is underway for the VC Chemical - Wilmington site (aka Estech General Chemical). The Pre-CERCLIS site screening conducted on both the VC Chemical - Durham and VC Chemical - Winston-Salem sites resulted in a "No Further Remedial Action Planned (NFRAP)" recommendation under CERCLA.

MEMO

DATE: November 2, 2004
TO: File
FROM: Jeanette Stanley, Environmental Chemist, NC Superfund Section
SITE: VC Chemical - Charlotte
Charlotte, Mecklenburg Co, NC



The former Virginia Carolina Chemical - Charlotte (aka Southern Cotton Oil) fertilizer facility was at the southwest corner of the W. Tremont and Hawkins St. intersection in Charlotte, NC, near the Camden Square area of Charlotte, NC. The former VC Chemical facility is within the block now surrounded by Hawkins St., W. Tremont Ave., S. Tryon, and Rampart St. This review was conducted to determine current conditions and to locate potential threats to human health and the environment. Threats could be posed by lead- and arsenic- contaminated soil associated with former acid chambers as well as sulfur contaminated soil and low pH groundwater in the vicinity of the former sulfur burning chamber.

In order to compile the following summary, I reviewed the Sanborn Fire Insurance Maps and current property maps. I drove past the area on October 26, 2004 and took photographs.

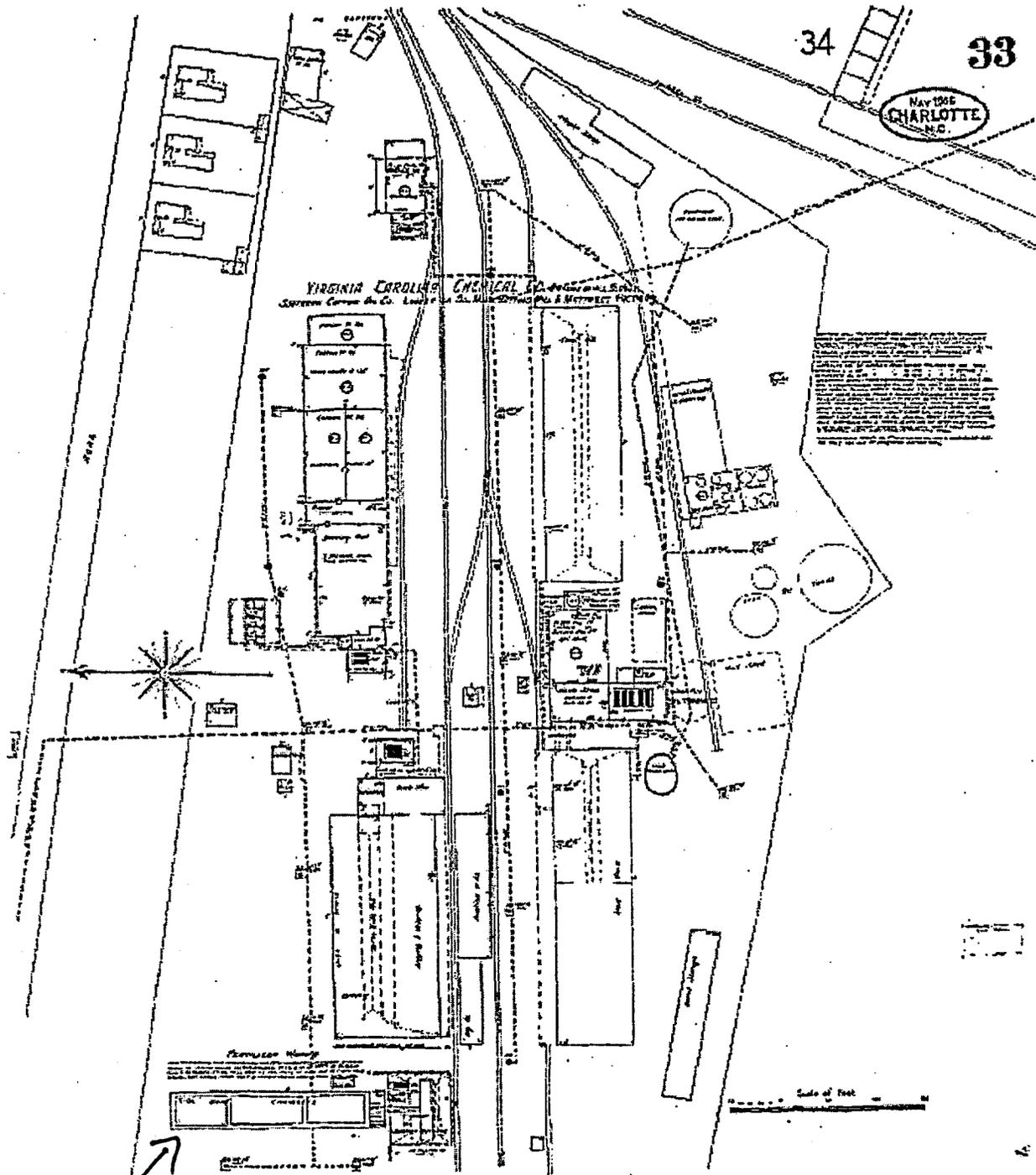
- The VC Chemical Charlotte plant was a cotton batting facility, a mattress factory, a cotton oil plant and a phosphate fertilizer facility (see attached Sanborn maps).
- The 1905 and 1911 (Sheets 33 and 88, respectively) Sanborn Fire Insurance maps show acid chambers, an oil refinery, and iron oil tanks. The largest oil tank had a capacity of 13,000 barrels. The 1911 map labels an "Old Refinery". Note: sulfuric acid was a chemical used in both fertilizer manufacture and in oil refining.
- Newer Sanborn Fire Insurance maps, (dated 1929 - Jan 1950, Vol. 3, "New Index, April 1946", sheet 515) and the 1953 Sanborn Fire Insurance map (1929, republished 1953, with June 1953 index, sheet 515) do not show acid chambers.
- The 1911 Sanborn maps shows a street labeled "Old Mill Rd.", now called W. Tremont.
- None of the Sanborn maps show Hawkins Street in its present location. The 1953 map shows that Hawkins street ended at W. Tremont. Since that time, Hawkins Street was extended in front of the old mattress factory, now with the address of 2116 Hawkins St. (see dashed lines on 1953 map for current Hawkins St.)
- At 2116 Hawkins St. is the building formerly housing the old batting mill and mattress factory. Current property records show that the building was built in 1903, and is now "Hawkins Street Design Center, LLC". Photographs taken on October 26, 2004 (see attached) confirm that the old facility has been restored and is in use as the Hawkins Street Design Center.

VC Chemical - Charlotte

November 2, 2004

p. 2

- Based on relative scales of the old Sanborn Fire Insurance maps and the current property maps available online (see copies attached), it appears that the multiple tenant warehouse buildings at 307, 327 and 349 W. Tremont (aka Tremont Center) are in the location of the former fertilizer, bagging, and shipping buildings, the former acid chambers, and the former sulfur burner.
- Records show that these warehouse buildings were built in 1974 and 1978. The parking lots are asphalt paved with the exception of a small landscaped area in front (see attached photographs).
- Buildings to the north of 2116 Hawkins Street, shown on the current property maps at 235, 225, and 201 W. Tremont were not part of the acid chamber or sulfur burning operation. The oldest of the three, at 225 W. Tremont was built in 1937 and currently houses Doughton Manufacturing.
- The 1953 Sanborn map does not show structures along S. Tryon, to the west of the fertilizer plant. Current property maps show six small structures, all housing small businesses with asphalt parking lots. The oldest of these buildings is at 2135 S. Tryon St. This parcel contains a small warehouse built in 1955 and a nightclub built in 1982.



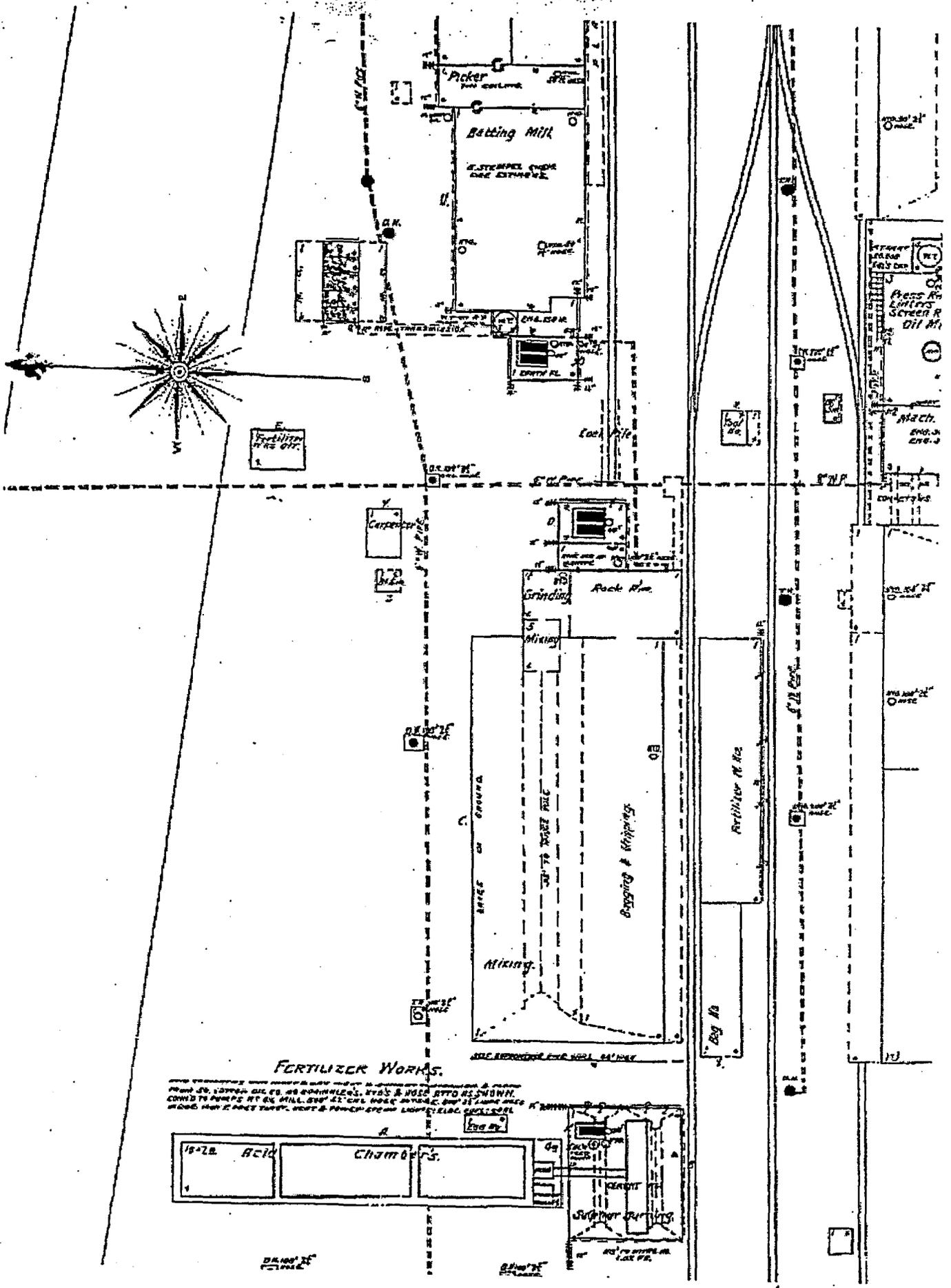
1905

MAY 1905
CHARLOTTE
N.C.

VIRGINIA CAROLINA CHEMICAL CO. SOUTHERN CARBON CO. LIGHT & POWER CO. & WETZEL FERTILIZER CO.

Scale of Feet

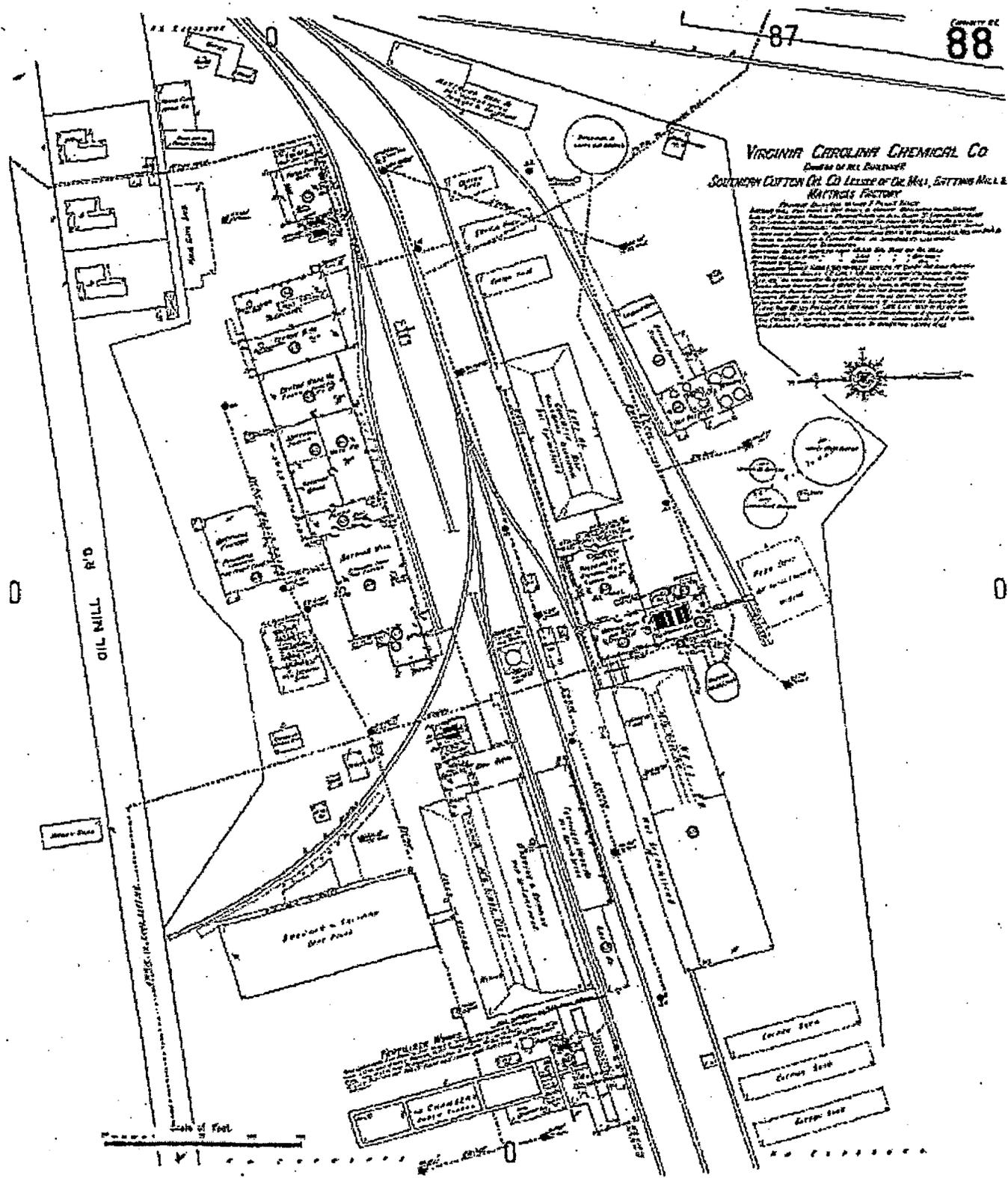

 Acid Chambers



FERTILIZER WORKS.

THIS DRAWING WAS MADE BY THE SANBORN FIRE INSURANCE CO. FROM PHOTOGRAPHS TAKEN BY THE U.S. GEOLOGICAL SURVEY IN 1904. THE PLAN IS BASED ON THE PHOTOGRAPHS AND THE FIELD NOTES OF THE SURVEY. THE PLAN IS NOT TO SCALE. THE DISTANCES ARE APPROXIMATE. THE PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

Charlotte - 1911



VIRGINIA CAROLINA CHEMICAL CO
 DIVISION OF ILL. CHEMICALS
SOUTHERN CLIFTON CO. CO. LUMBER OF OIL MILL, SITTING MILL & MATRICES FACTORY

(Small, illegible text block, likely a legend or technical notes)



CHARLOTTE N.C.

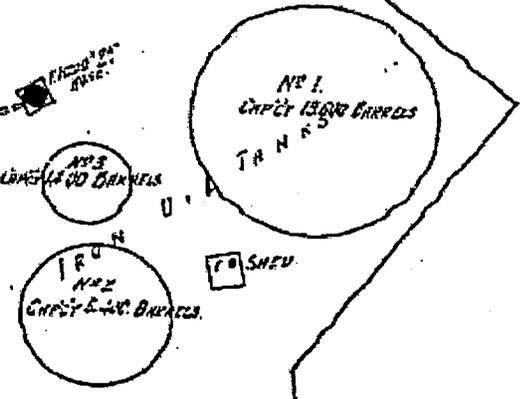
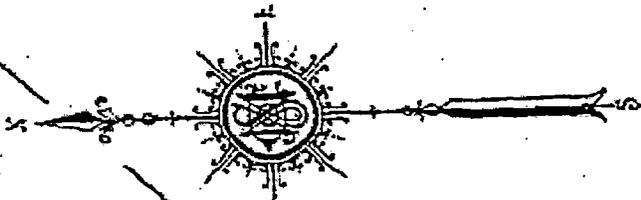
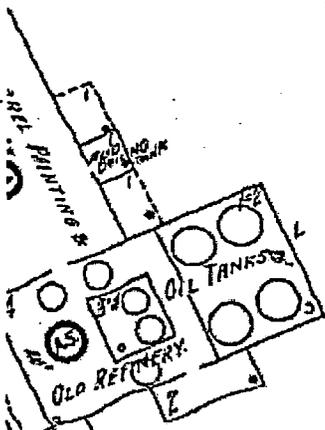
88

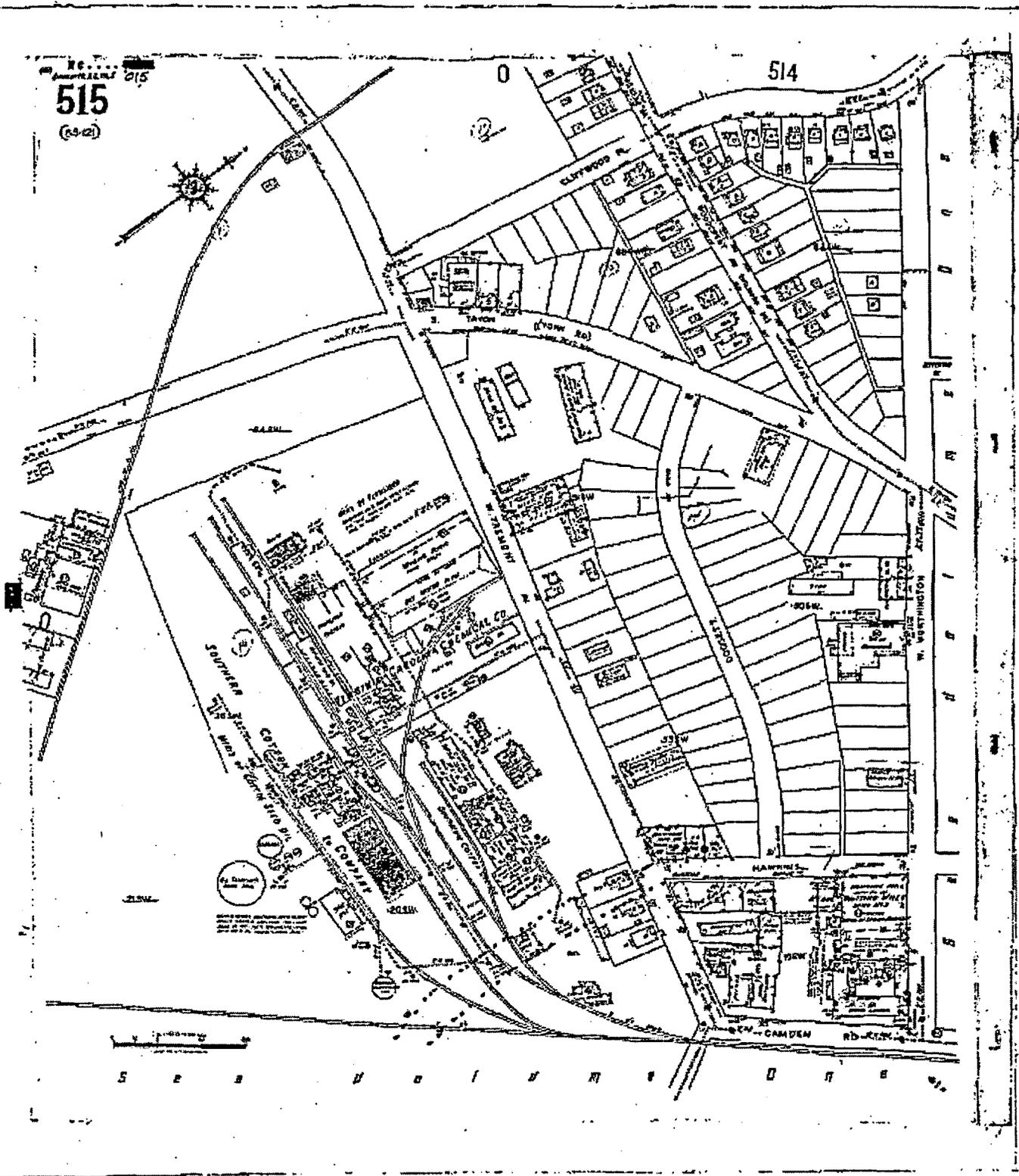
1911

87

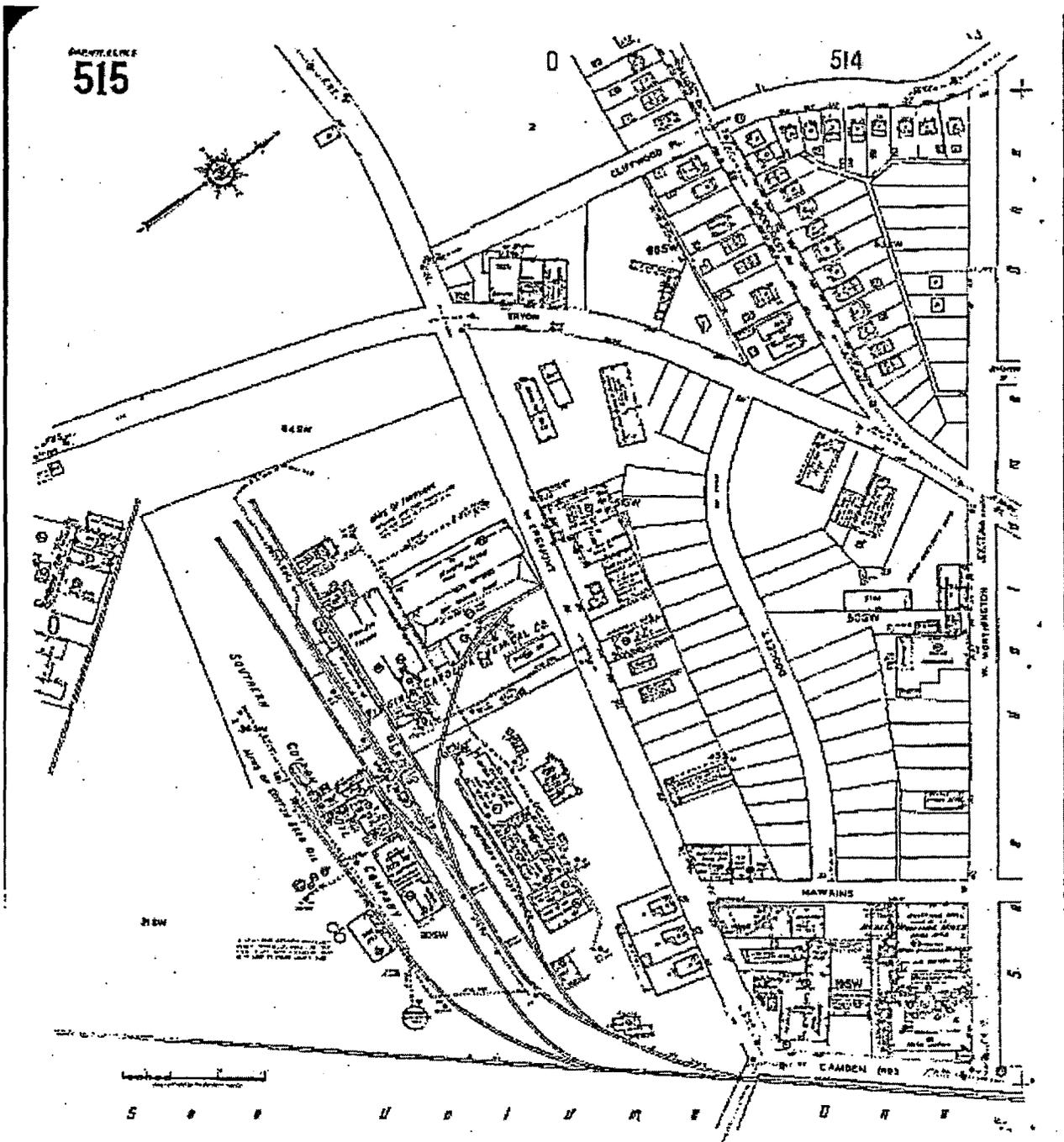
VIRGINIA CAROLINA CHEMICAL CO.
 OWNERS OF ALL BUILDINGS
SOUTHERN COTTON OIL CO. LESSEE OF OIL MILL, BATTING MILL & MATTRESS FACTORY

PREMISE ENCLOSED WITHIN 7' PICKET FENCE
 BATTING MILL RUN NIGHT & DAY NIGHT & SUNDAY WATCHMAN MANNS FURTRIDE
 CLOCK 24 STATIONS 24 HOURLY ROUNDS (AMERICAN ELEC. CLOCK 24 STATIONS NOT USED)
 VOLT: 3000 - IN BATTING MILL MATTRESS FACTORY & PRESS CLOTH RE. LABS.
 ELEC. POWER: STEAM & ELEC. - FUEL: COAL GRANNELL'S AUTOMATIC SWIMMERS VET SYSTEM
 IN MATTRESS FACTORY BLANCHNEY PRESS LUMIN. DIED. M. IN BATTING MILL & OIL MILL ONLY SPARKS
 IN MEAL NO. REFINERY & COTTON M. M'S NO SWIMMERS ELSEWHERE.
 PRIMARY SUPPLY FOR SPRINKLERS
 MATTRESS FACTORY SUPPLIED FROM 50,000 GAL TANK ON OIL MILL
 BATTING MILL & M. M'S " " 5000 " " " BATTING"
 REFINERY & OIL MILL " " 12,000 " " " OIL
 SECONDARY SUPPLY FROM S. SMITH-VILLE DUPLEX F.P. CAP'Y 500 GALS PER MIN.
 & WASHINGTON DUPLEX F.P. CAP'Y 150 GALS PER MINUTE & 50,000 GAL TANK
 ELEV. 125' ON IRON TOWER ALSO CONNECTED TO CITY WATER THROUGH 6" PIPE
 PUMPS DRAW WATER FROM A 100,000 GAL CISTERN & 65,000 GAL RESERVOIR.
 SMITH-VILLE PUMP REGULAR SUPPLY PUMP FOR TANKS. WASHINGTON PUMP
 ALWAYS READY FOR FIRE SERVICE. CHECK VALVE BETWEEN PUMPS INSIDE
 & OUTSIDE YARD WITH HOSE FIT. & CONNECTED AS SHOWN. HOSE SUPPLIED BY
 ELEV. TANK 60 LBS PRESSURE IN YARD ABOUT 2500' C.R.L. HOSE IN ALL OUTSIDE
 ABOUT 1000' FIRE IN ALL INSIDE MAIN FIRE PUMP TOWER & S. SMITH-VILLE
 THE EXTERIOR IN BATTING MILL WATER SYSTEM CONNECTED BY 6" H.P. TO SMITH-
 VILLE DUPLEX F.P. CAP'Y 500 GALS PER MIN AT BERTHON COTTON MILL

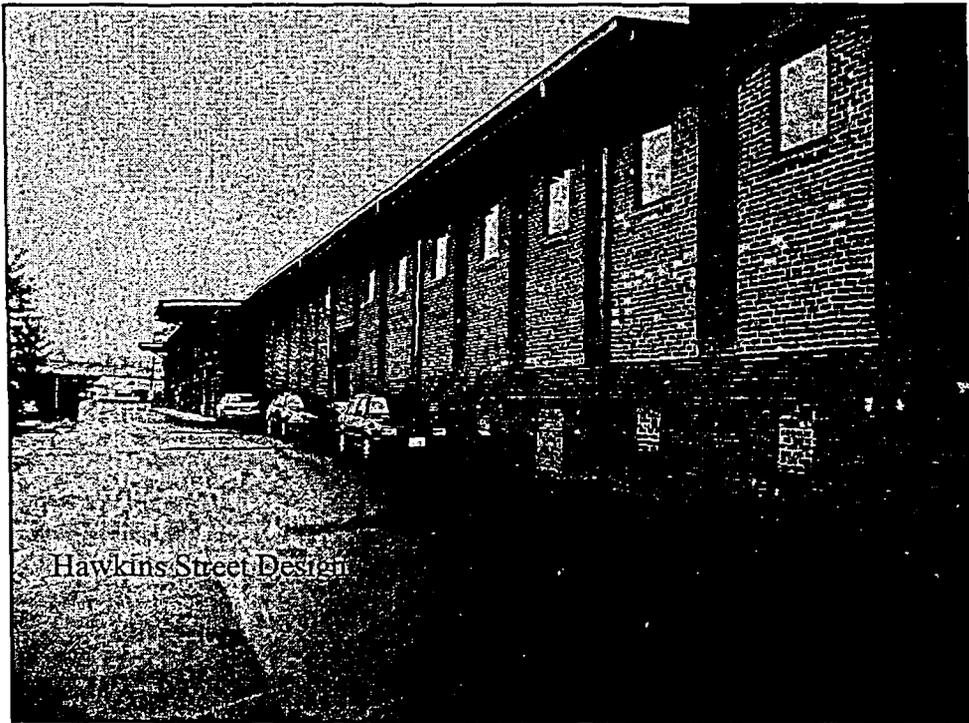


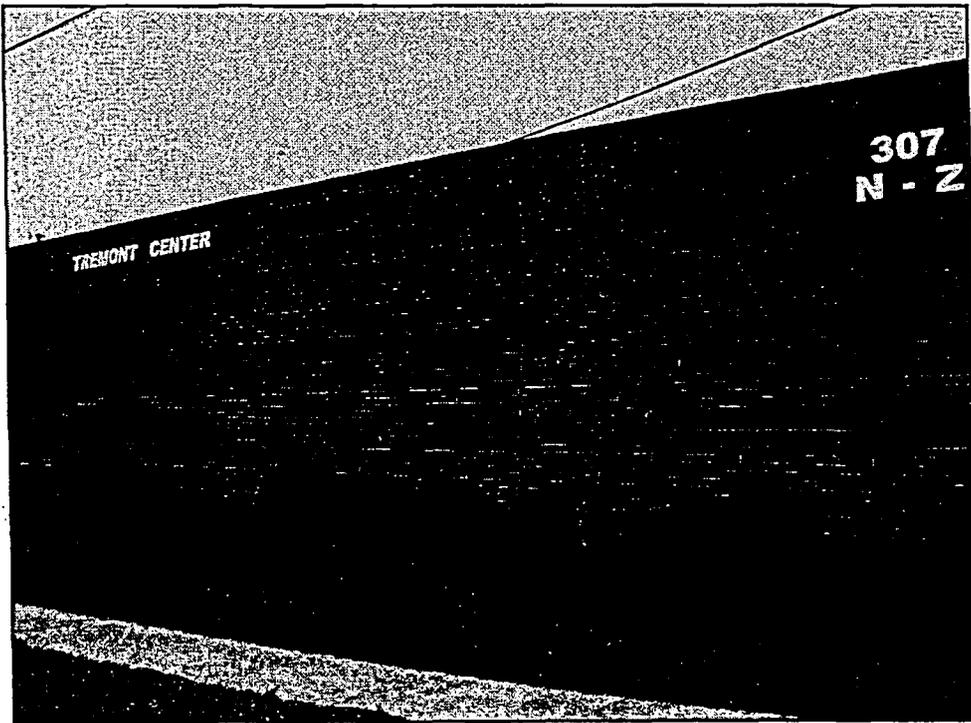
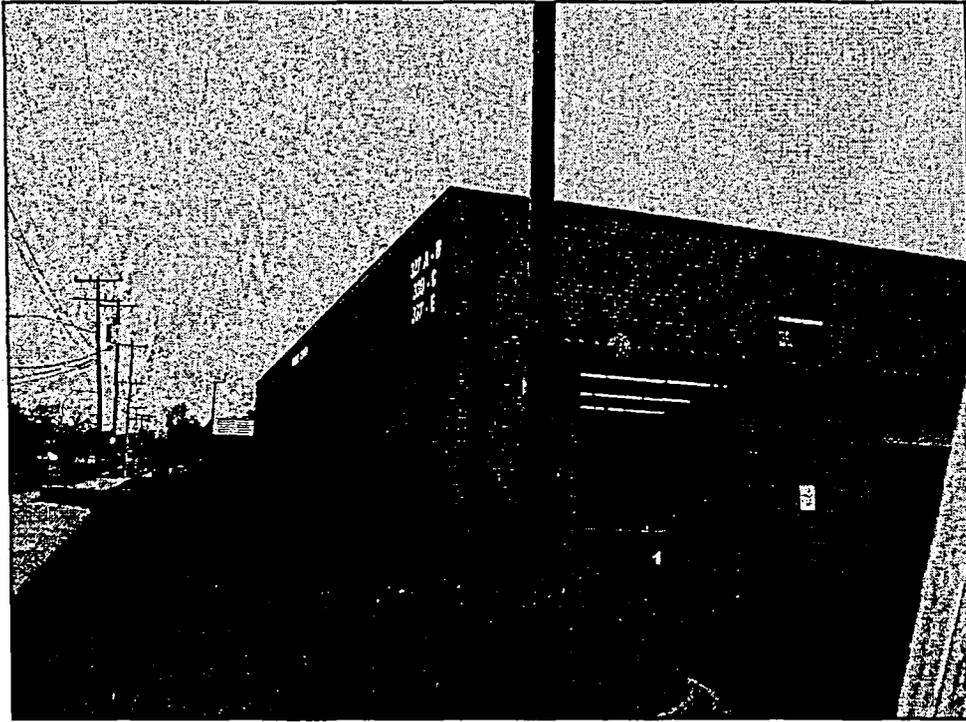


1929 - Jan. 1950
 Vol. 3
 New Index April 1946



1953 vol. 3 sheet 515
 no acid chambers
 visible







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|------------|---------------|----------------------------|-------------|---------------------|
| Streams | High School | Special Attendance Streets | Major Roads | Parcels |
| Elementary | Middle (cont) | Interstate (cont) | Minor Roads | Building Footprints |



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Parcel Information

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|-----------|---------|--------|----------|
| 12103213 | NC CORP | | |

Owner(s)

| Owner Name | Mailing Address | City/State |
|----------------------------------|-----------------|--------------------|
| HAWKINS STREET DESIGN CENTER LLC | 2116 HAWKINS ST | CHARLOTTE NC 28203 |

Legal Information

| Legal | Municipality | Annexed | Special District | Fire District | Acreage |
|-------|--------------|---------|---------------------|-------------------|---------|
| NA | CHARLOTTE | | DOWNTOWN DISTRICT 4 | CITY OF CHARLOTTE | 2.126 |

Total Parcel Assessment & Exemptions

| Building | Land | Features | Total | Exemption | Year Approved | Review Date | Amount |
|----------|---------|----------|---------|-----------|---------------|-------------|--------|
| 1941900 | 1110800 | 129700 | 3182400 | | | | |

Sales Information

| Sale | Price | Stamps | Qualify | V/I | DeedBook | Type | Legal Ref. | Grantor |
|-------------|---------|--------|---------|-----|-------------|-------------|------------|----------------------|
| Sep 26 2000 | 1000000 | | DEMO | IMP | 11595 - 128 | DEED STAMPS | 11595-128 | PORTER HARRY F JR IN |
| Sep 6 1996 | 226000 | | | IMP | 08729 - 838 | DEED STAMPS | 08729-838 | MCKEE EDNA N (ET AL) |

Land Use

| Use | Units | Type | Neighborhood | Assessment |
|------|-------|------|--------------|------------|
| 1600 | 92565 | SF | RE03 | 1110800 |

Building Information

| Bldg | Description | Type | Year Built | Property Location |
|------|-------------|--------|------------|---------------------------|
| 1 | Commercial | RETAIL | 1903 | 2116 HAWKINS ST CHARLOTTE |

| Bldg | Story | Units | Total SqFt | Heated | Foundation | Ext. Wall | Grade | Value |
|------|---------|-------|------------|--------|-------------|--------------|---------|---------|
| 1 | 1 STORY | 1 | 32055 | 31438 | CRAWL SPACE | FACE BRICK - | GOOD 06 | 1941900 |

| Bldg | Heat | Fuel | FirePlace | AC | Fixtures | Bedrooms | Full Baths | 3/4 Baths | 1/2 Baths |
|------|------------|------|-----------|------------|----------|----------|------------|-----------|-----------|
| 1 | AIR-DUCTED | GAS | | AC-CENTRAL | 17 | 0 | 0 | | 0 |

Sub Areas

| Bldg | Description | Size |
|------|------------------------------|-------|
| 1 | BASE (FIRST FLOOR) | 31438 |
| 1 | LOADING PLATFORM - UNCOVERED | 140 |
| 1 | LOADING PLATFORM - UNCOVERED | 477 |

Depreciation

| Bldg | Physical | Functional | Economic | Special | Override |
|------|----------|------------|----------|---------|----------|
| 1 | AV - 21% | | | | |

Special Features & Yard Items

| Bldg | Built | Type | Quantity | Units | Value |
|------|-------|--------------|----------|-------|--------|
| 1 | 2001 | ASPH PAVING | 1 | 1160 | 1100 |
| 1 | 2001 | SPRINKLER | 1 | 31214 | 27100 |
| 1 | 2001 | MEZZANINE | 1 | 6869 | 128600 |
| 1 | 2001 | FREIGHT ELEV | 1 | 2 | 35600 |

| Notice Date | Tax Year | Reason | Changed To | Deferred |
|-------------|----------|--|------------|----------|
| Jun 20 2003 | 2003 | Imp/Addn/Remod Completed for Tax Year | 3182400 | 0 |
| Mar 21 2003 | 2003 | Countywide Revaluation | 3084200 | 0 |
| Mar 15 2002 | 2002 | Bldg/Addn/Remod/Partially Completed | 1639400 | |
| Mar 15 2002 | 2002 | Building Partially Complete | 1639400 | |
| Feb 20 1998 | 1998 | Countywide Revaluation | 232740 | |
| Sep 2 1997 | 1997 | Correction of Land Area: Acreage/Sw ftg/ | 230030 | |
| Sep 16 1991 | 1991 | Equalization of Value | 233200 | |
| Jan 2 1991 | 1991 | Countywide Revaluation | 274780 | |

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| Streams | High | Major Roads | Parcels |
| School | Special Attendance | Minor Roads | |
| Elementary | Streets | Building Footprints | |
| Middle (cont) | Interstates (cont) | | |



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| Parcel ID | Account | Parent | Previous |
|-----------|---------|--------|----------|
| 12103217 | NC CORP | | |

Owner(s)

| Owner Name | Mailing Address | City/State |
|-----------------------------|-----------------|-------------------------|
| TREMONT INDUSTRIAL PARK LLC | PO BOX 36007 | CHARLOTTE NC 28236-6007 |

Legal Information

| Legal | Municipality | Annexed | Special District | Fire District | Acreage |
|-------|--------------|---------|---------------------|-------------------|---------|
| NA | CHARLOTTE | | DOWNTOWN DISTRICT 4 | CITY OF CHARLOTTE | 3.89 |

Total Parcel Assessment & Exemptions

| Building | Land | Features | Total | Exemption | Year Approved | Review Date | Amount |
|----------|---------|----------|---------|-----------|---------------|-------------|--------|
| 1255100 | 1863900 | 37600 | 3156600 | | | | |

Sales Information

| Sale | Price | Stamps | Quality | V/I | DeedBook | Type | Legal Ref. | Grantor |
|-------------|-------|--------|---------|-----|-------------|-------------|------------|----------------------|
| Jan 13 1995 | 0 | | OTHER | IMP | 08029 - 853 | DEED STAMPS | 08029-853 | CORNWALL W D TRUSTEE |

Land Use

| Use | Units | Type | Neighborhood | Assessment |
|------|--------|------|--------------|------------|
| I600 | 169448 | SF | IN01 | 1863900 |

Building Information

| Bldg | Description | Type | Year Built | Property Location |
|------|--------------------------|-----------|------------|----------------------------|
| 1 | MULTI TENNANTS Warehouse | WAREHOUSE | 1978 | 307 W TREMONT AV CHARLOTTE |
| 2 | Warehouse | WAREHOUSE | 1978 | 337 |

| Bldg | Story | Units | Total SqFt | Heated | Foundation | Ext. Wall | Grade | Value |
|------|---------|-------|------------|--------|--------------|----------------|------------|--------|
| 1 | 1 STORY | 1 | 50850 | 47250 | SLAB-PLFM HT | JUMBO/COM BR - | AVERAGE 03 | 968600 |
| 2 | 1 STORY | 1 | 13580 | 13580 | SLAB-PLFM HT | JUMBO/COM BR - | AVERAGE 03 | 286500 |

| Bldg | Heat | Fuel | FirePlace | AC | Fixtures | Bedrooms | Full Baths | 3/4 Baths | 1/2 Baths |
|------|-------------|------|-----------|---------|----------|----------|------------|-----------|-----------|
| 1 | AIR-NO-DUCT | GAS | | AC-NONE | 92 | 0 | 0 | | 0 |
| 2 | HEAT - NONE | NONE | | AC-NONE | 8 | 0 | 0 | | 0 |

Sub Areas

| Bldg | Description | Size |
|------|--------------------|-------|
| 1 | BASE (FIRST FLOOR) | 35682 |
| 1 | CANOPY | 3600 |
| 1 | OFFICE - AVERAGE | 11568 |
| 2 | BASE (FIRST FLOOR) | 12262 |
| 2 | OFFICE - AVERAGE | 1318 |

Depreciation

| Bldg | Physical | Functional | Economic | Special | Override |
|------|----------|------------|----------|---------|----------|
| 1 | AV - 45% | | | | |
| 2 | AV - 45% | | | | |

Special Features & Yard Items

| Bldg | Built | Type | Quantity | Units | Value |
|------|-------|-------------|----------|-------|-------|
| 1 | 1978 | ASPH PAVING | 1 | 97756 | 37600 |



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Parcel Information

| Parcel ID | Account | Parent | Previous |
|-----------|---------|--------|----------|
| 12103218 | NC CORP | | |

Owner(s)

| Owner Name | Mailing Address | City/State |
|-----------------------------|-----------------|-------------------------|
| TREMONT INDUSTRIAL PARK LLC | PO BOX 36007 | CHARLOTTE NC 28236-6007 |

Legal Information

| Legal | Municipality | Annexed | Special District | Fire District | Acreage |
|-------|--------------|---------|---------------------|-------------------|---------|
| NA | CHARLOTTE | | DOWNTOWN DISTRICT 4 | CITY OF CHARLOTTE | 3.93 |

Total Parcel Assessment & Exemptions

| Building | Land | Features | Total | Exemption | Year Approved | Review Date | Amount |
|----------|---------|----------|---------|-----------|---------------|-------------|--------|
| 1313000 | 1867300 | 30200 | 3210500 | | | | |

Sales Information

| Sale | Price | Stamps | Qualify | V/I | DeedBook | Type | Legal Ref. | Grantor |
|-------------|-------|--------|---------|-----|-------------|-------------|------------|----------------------|
| Jan 13 1995 | 0 | | OTHER | IMP | 08029 - 853 | DEED STAMPS | 08029-853 | CORNWELL W D (ET-AL) |

Land Use

| Use | Units | Type | Neighborhood | Assessment |
|------|--------|------|--------------|------------|
| I600 | 169753 | SF | IN01 | 1867300 |

Building Information

| Bldg | Description | Type | Year Built | Property Location |
|------|-------------|-----------|------------|----------------------------|
| 1 | Warehouse | WAREHOUSE | 1974 | 327 W TREMONT AV CHARLOTTE |
| 2 | Warehouse | WAREHOUSE | 1974 | 349 |

| Bldg | Story | Units | Total SqFt | Heated | Foundation | Ext. Wall | Grade | Value |
|------|---------|-------|------------|--------|--------------|----------------|------------|--------|
| 1 | 1 STORY | 1 | 51576 | 50960 | SLAB-PLFM HT | JUMBO/COM BR - | AVERAGE 03 | 772800 |
| 2 | 1 STORY | 1 | 33818 | 31990 | SLAB-PLFM HT | JUMBO/COM BR - | AVERAGE 03 | 540200 |

| Bldg | Heat | Fuel | FirePlace | AC | Fixtures | Bedrooms | Full Baths | 3/4 Baths | 1/2 Baths |
|------|-------------|------|-----------|---------|----------|----------|------------|-----------|-----------|
| 1 | AIR-NO-DUCT | GAS | | AC-NONE | 16 | 0 | 0 | | 0 |
| 2 | AIR-NO-DUCT | GAS | | AC-NONE | 45 | 0 | 0 | | 0 |

Sub Areas

| Bldg | Description | Size |
|------|-------------------------|-------|
| 1 | BASE (FIRST FLOOR) | 45841 |
| 1 | OFFICE - AVERAGE | 3175 |
| 1 | STORE DISPLAY AREA | 1944 |
| 1 | CANOPY | 528 |
| 1 | PORCH - OPEN - FINISHED | 88 |
| 2 | BASE (FIRST FLOOR) | 27160 |
| 2 | OFFICE - AVERAGE | 4830 |
| 2 | CANOPY | 1828 |

Depreciation

| Bldg | Physical | Functional | Economic | Special | Override |
|------|----------|------------|----------|---------|----------|
| 1 | AV - 53% | | | | |
| 2 | AV - 53% | | | | |

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| | Streams | | High |
| | School | | Special Attendance Streets |
| | Elementary | | Interstates |
| | Middle (cont) | | Major Roads |
| | | | Minor Roads |
| | | | Building Footprints |
| | | | Parcels |

235 W Tremont
N. mts

201 W. Tremont
yn built 1961



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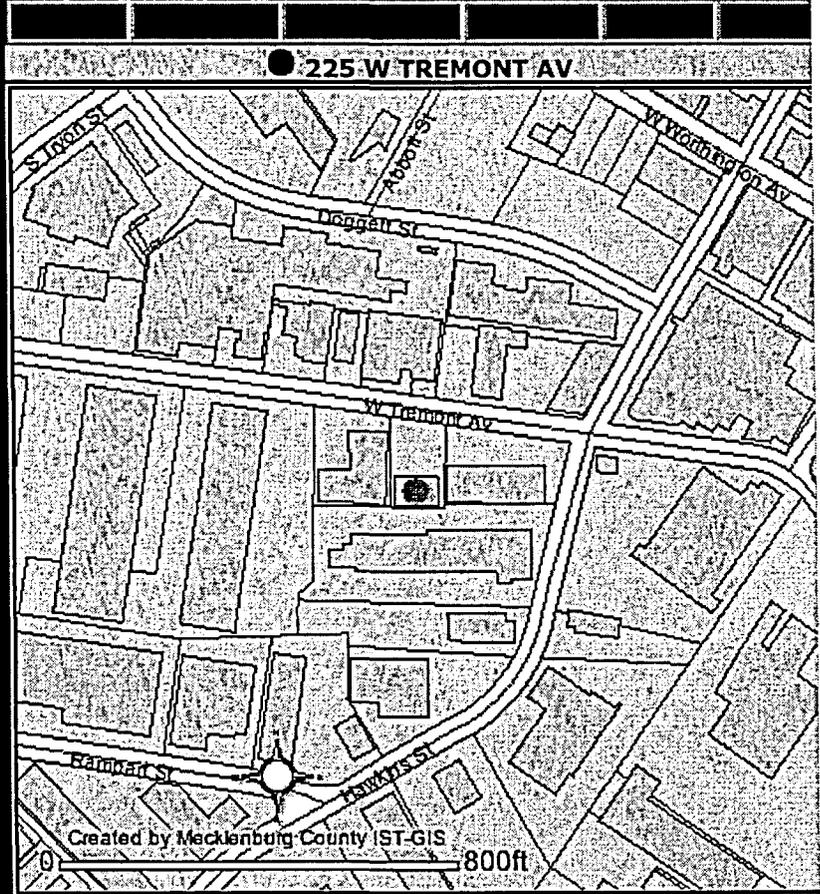
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| | | | | |
|------------|---------------|----------------------------|-------------|---------------------|
| Streams | High School | Special Attendance Streets | Major Roads | Parcels |
| Elementary | Middle (cont) | Interstates (cont) | Minor Roads | Building Footprints |



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Parcel Information

| Parcel ID | Account | Parent | Previous |
|-----------|-------------|--------|----------|
| 12103215 | PARTNERSHIP | | |

Owner(s)

| Owner Name | Mailing Address | City/State |
|---------------------------|-------------------|--------------------|
| DOUGHTON MANUFACTURING CO | 225 W TREMONT AVE | CHARLOTTE NC 28203 |

Legal Information

| Legal | Municipality | Annexed | Special District | Fire District | Acreage |
|-------------------|--------------|---------|---------------------|-------------------|---------|
| 225 W TREMONT AVE | CHARLOTTE | | DOWNTOWN DISTRICT 4 | CITY OF CHARLOTTE | 0 |

Total Parcel Assessment & Exemptions

| Building | Land | Features | Total | Exemption | Year Approved | Review Date | Amount |
|----------|--------|----------|--------|-----------|---------------|-------------|--------|
| 53500 | 208200 | 0 | 261700 | | | | |

Sales Information

| Sale | Price | Stamps | Qualify | V/I | DeedBook | Type | Legal Ref. | Grantor |
|------------|-------|--------|---------|-----|-------------|------------|------------|---------|
| Jan 1 1975 | 0 | | | IMP | 03170 - 087 | WARRANTY D | 03170-087 | |

Land Use

| Use | Units | Type | Neighborhood | Assessment |
|------|-------|------|--------------|------------|
| 1600 | 18928 | SF | IN01 | 208200 |

Building Information

| Bldg | Description | Type | Year Built | Property Location |
|------|---------------------------|-----------|------------|----------------------------|
| 1 | DOUGHTON MFG CO Warehouse | WAREHOUSE | 1937 | 225 W TREMONT AV CHARLOTTE |

| Bldg | Story | Units | Total SqFt | Heated | Foundation | Ext. Wall | Grade | Value |
|------|---------|-------|------------|--------|------------|----------------|------------|-------|
| 1 | 1 STORY | 1 | 5525 | 5490 | SLAB-COM | PRECAST PANL - | AVERAGE 03 | 53500 |

| Bldg | Heat | Fuel | FirePlace | AC | Fixtures | Bedrooms | Full Baths | 3/4 Baths | 1/2 Baths |
|------|-------------|------|-----------|---------|----------|----------|------------|-----------|-----------|
| 1 | AIR-NO-DUCT | GAS | | AC-NONE | 4 | 0 | 0 | | 0 |

Sub Areas

| Bldg | Description | Size |
|------|--------------------|------|
| 1 | BASE (FIRST FLOOR) | 5090 |
| 1 | OFFICE - AVERAGE | 400 |
| 1 | UTILITY - FINISHED | 35 |

Depreciation

| Bldg | Physical | Functional | Economic | Special | Override |
|------|----------|------------|----------|----------|----------|
| 1 | AV - 70% | | | AP - 10% | |

Special Features & Yard Items

| Bldg | Built | Type | Quantity | Units | Value |
|------|-------|-----------|----------|-------|-------|
| 1 | 1937 | SPRINKLER | 1 | 5490 | 1100 |

Value Changes

| Notice Date | Tax Year | Reason | Changed To | Deferred |
|-------------|----------|------------------------|------------|----------|
| Mar 21 2003 | 2003 | Countywide Revaluation | 261700 | 0 |
| Feb 20 1998 | 1998 | Countywide Revaluation | 101020 | |

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| | | | |
|---------------|----------------------------|-------------|---------------------|
| Streams | High | Major Roads | Parcels |
| School | Special Attendance Streets | Minor Roads | Building Footprints |
| Elementary | Interstates (cont) | | |
| Middle (cont) | | | |



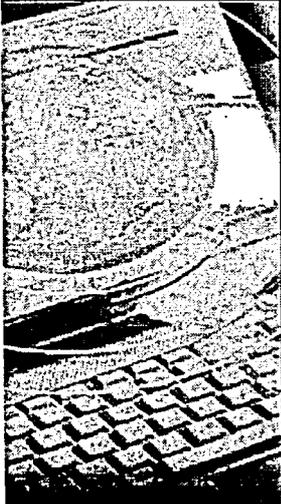
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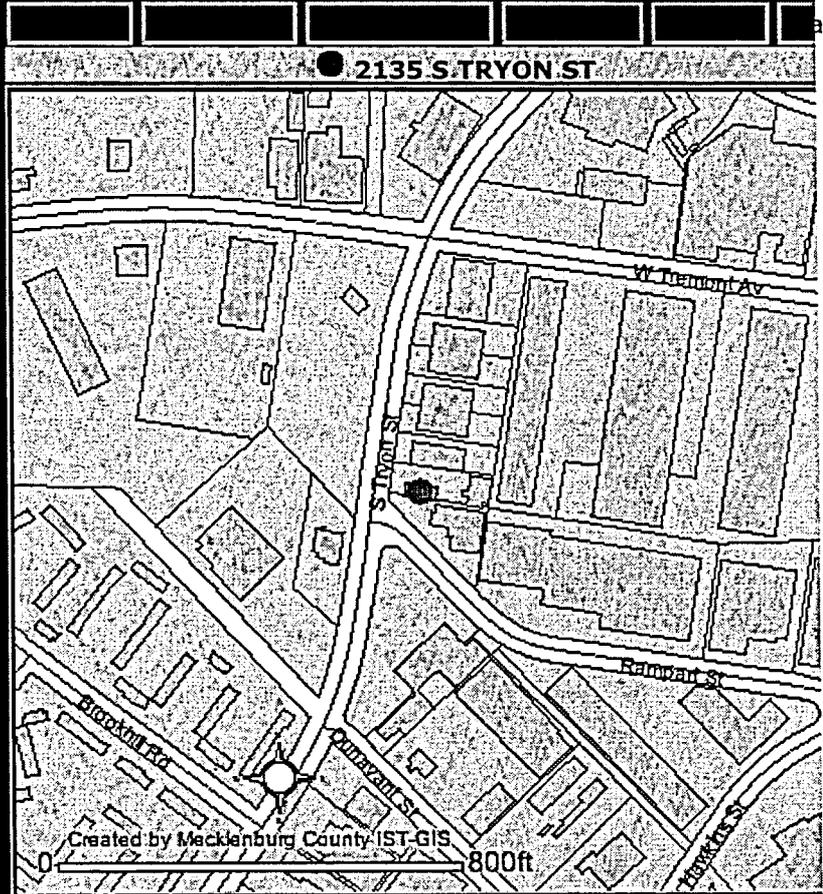
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| | | | |
|---------------|--------------------|--------------------|---------------------|
| Streams | High School | Major Roads | Parcels |
| Elementary | Special Attendance | Minor Roads | Building Footprints |
| Middle (cont) | Streets | Interstates (cont) | |



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Parcel Information

| Parcel ID | Account | Parent | Previous |
|-----------|------------|--------|----------|
| 12103207 | INDIVIDUAL | | |

Owner(s)

| Owner Name | Mailing Address | City/State |
|----------------------|-----------------|--------------------|
| HENSON NED MORRIS | 300 N DAKOTA ST | CHARLOTTE NC 28216 |
| JUDITH MULLIGAN WIFE | 300 N DAKOTA ST | CHARLOTTE NC 28216 |

Legal Information

| Legal | Municipality | Annexed | Special District | Fire District | Acreage |
|-----------------|--------------|---------|---------------------|-------------------|---------|
| 2135 S TRYON ST | CHARLOTTE | | DOWNTOWN DISTRICT 4 | CITY OF CHARLOTTE | 0 |

Total Parcel Assessment & Exemptions

| Building | Land | Features | Total | Exemption | Year Approved | Review Date | Amount |
|----------|--------|----------|--------|-----------|---------------|-------------|--------|
| 59000 | 103000 | 100 | 162100 | | | | |

Sales Information

| Sale | Price | Stamps | Quality | V/I | DeedBook | Type | Legal Ref. | Grantor |
|-------------|-------|--------|---------|-----|-------------|------------|------------|---------|
| Aug 13 1976 | 0 | | | IMP | 03869 - 392 | WARRANTY D | 03869-392 | |

Land Use

| Use | Units | Type | Neighborhood | Assessment |
|------|-------|------|--------------|------------|
| I600 | 12870 | SF | RE03 | 103000 |

Building Information

| Bldg | Description | Type | Year Built | Property Location |
|------|-----------------------------|-----------|------------|---------------------------|
| 1 | Warehouse | WAREHOUSE | 1955 | 2135 S TRYON ST CHARLOTTE |
| 2 | BOB'S CUE LOUNGE Commercial | NIGHTCLUB | 1982 | 2135 S TRYON ST CHARLOTTE |

| Bldg | Story | Units | Total SqFt | Heated | Foundation | Ext. Wall | Grade | Value |
|------|---------|-------|------------|--------|------------|----------------|--------------|-------|
| 1 | 1 STORY | 1 | 2130 | 2130 | SLAB-COM | CORR MTL LGT - | BELOW AVG 03 | 13900 |
| 2 | 1 STORY | 1 | 1772 | 1500 | SLAB-COM | CONC BLOCK - | BELOW AVG 03 | 45100 |

| Bldg | Heat | Fuel | FirePlace | AC | Fixtures | Bedrooms | Full Baths | 3/4 Baths | 1/2 Baths |
|------|-------------|------|-----------|------------|----------|----------|------------|-----------|-----------|
| 1 | HEAT - NONE | NONE | | AC-NONE | | 0 | 0 | | 0 |
| 2 | AIR-DUCTED | GAS | | AC-CENTRAL | 5 | 0 | 0 | | 0 |

Sub Areas

| Bldg | Description | Size |
|------|--------------------|------|
| 1 | BASE (FIRST FLOOR) | 2130 |
| 2 | BASE (FIRST FLOOR) | 1500 |
| 2 | CANOPY | 120 |
| 2 | UTILITY - FINISHED | 152 |

Depreciation

| Bldg | Physical | Functional | Economic | Special | Override |
|------|----------|------------|----------|---------|----------|
| 1 | AV - 68% | | | AP - 5% | |
| 2 | AV - 37% | | | | |

Special Features & Yard Items

| Bldg | Built | Type | Quantity | Units | Value |
|------|-------|------|----------|-------|-------|
|------|-------|------|----------|-------|-------|

| County | City | Industry | Site ID # | Facility name | employ#* | Ref. | Notes |
|-------------|-----------|------------|-----------|----------------------------------|------------|---------------------|---|
| Mecklenburg | Charlotte | Fertilizer | | VCC (Southern Cotton Oil Co.) | 40, <25(9) | 1, 2, 5, 6, 7, 9 | Dilworth Station (3); 301 W. Tremont Ave. Part of VCC Site Universe agreement between Exxon-Mobil and EPA. Also known as Southern Cotton Oil Co. A fertilizer manufacturing facility in 1956 |

1. NC Directory of Manufacturing Firms – 1944, located in State Library of North Carolina. Only 52 counties showed industries of potential concern to NC Superfund.
2. Sanborn Maps
3. NC Directory of Manufacturing Firms, 1948 (not a very valuable ref., but does have some street addresses)
4. Dept. of Commerce Industrial Directory & Reference book, 1938.
5. Site Universe Report, Zeller, Craig, RPM, USEPA; Memo to Green, Richard D. et. al. January 23, 2001.
6. Fertilizer plant search, Nov. 2002 memo, Jeanette Stanley.
7. NC Directory of Manufacturing Firms, 1956 (or 1958 supplement)
8. NC Directory of Manufacturing Firms, 1960
- 8.5. 1962 supplement to 1960 directory
9. NC Directory of Manufacturing Firms, 1964