

October 5, 2015

Chris S. Walker
D 704.331.7515
F 704.353.3215
chris.walker@klgates.com

Via FedEx

Ms. Shirley Liggins
Public Information Assistant
North Carolina Brownfields Program
217 W. Jones Street
Raleigh, North Carolina 27603

Re: Brownfields Property Application
300 North College Brownfields
300 and 314 N. College Street, Charlotte, Mecklenburg County
300 North College, LLC

Dear Ms. Liggins:

I am enclosing a Brownfields Property Application for Prospective Developer 300 North College, LLC, which is seeking to buy the referenced property as a Prospective Developer under the North Carolina Brownfields Program. Prospective Developer understands that the proposed Brownfields Property may currently be an active site in the Brownfields Program (NCBP #18046-14-060). PD understands that the applicant associated with that application no longer has the Brownfields Property under contract. That applicant is not related to Prospective Developer in any way.

The due diligence period under the contract to acquire the proposed Brownfields Property expires on October 27, 2015. Thus, Prospective Developer respectfully requests an eligibility determination by October 26, 2015, if possible. We are hopeful that the Brownfields Program's prior involvement with this property will help expedite the review of the enclosed application.

We look forward to working with you on another great project. Please contact me if you have any questions or concerns.

Sincerely,



Christopher S. Walker

Enclosures

cc: Aaron Ligon (via e-mail and w/ enclosures)
Carolyn F. Minnich (via e-mail and w/ enclosures)

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	300 North College, LLC
Principal Officer	Aaron Ligon
Representative	Aaron Ligon
Mailing Address	333 West Trade Street, Unit 370 Charlotte, NC 28202
E-mail address	aaron.ligon@ligoncre.com
Phone No.	980-254-2747
Fax No.	980-422-0402
Web site	

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

Name	Chris S. Walker
Company	K&L Gates LLP
Mailing Address	214 N. Tryon Street, 47th Floor Charlotte, NC 28202
E-Mail Address	chris.walker@klgates.com
Phone No.	704-331-7515
Fax No.	704-353-3215

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

(Use for LLCs)

Member-managed or manager-managed? **Answer:** Manager-managed.

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

Name	300 North College Partners, LLC
Ownership (%)	100%
Mailing Address	333 West Trade Street, Unit 370 Charlotte, NC 28202
E-Mail Address	aaron.ligon@ligoncre.com
Phone No.	980-254-2747
Fax No.	980-422-0402

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

Name	Same as above.
Ownership (%)	
Mailing Address	

E-Mail Address
Phone No.
Fax No.

Name
Ownership (%)
Mailing Address

E-Mail Address
Phone No.
Fax No.

Name
Ownership (%)
Mailing Address

E-Mail Address
Phone No.
Fax No.

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

N/A

List all parent companies, subsidiaries and other affiliates:

PD does not have a corporate parent, but as noted above it is wholly owned by 300 North College Partners, LLC. PD will not have any subsidiaries.

(Use for Partnerships)

Check one: General Partnership Limited Partnership

List all partners and percent of ownership:

Name

Ownership (%)

Mailing Address

E-Mail Address

Phone No.

Fax No.

Is this person a general or limited partner?

Name

Ownership (%)

Mailing Address

E-Mail Address

Phone No.

Fax No.

Is this person a general or limited partner?

List all parent companies, subsidiaries and other affiliates:

(Use for corporations other than LLCs)

(If information is the same as shown in 1.A., please indicate "same as 1.A." below.)

Name

Mailing Address

E-Mail Address

Phone No.

Fax No.

List all parent companies, subsidiaries and other affiliates:

(Use for individuals)

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

Name

Mailing Address

E-Mail Address

Phone No.

Fax No.

- D. Does PD have or can it obtain the financial means to fully implement a brownfields agreement and assure the safe reuse of the property? *(Attach supporting documentation such as letters of credit, financial statements, etc.)*

Answer Yes.

Explanation PD, by and through its managing-member, has the financial means necessary to fully implement a brownfields agreement and assure the safe reuse of the property. In particular, PD can obtain adequate financing from lenders and equity investors to fully implement a brownfields agreement and assure the safe reuse of the property.

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

Answer Yes.

Explanation PD will assume managerial responsibilities to ensure compliance with the requirements of a brownfields agreement and assure the safe use of the property. In addition, PD plans to retain a qualified environmental consultant to provide environmental consulting services with respect to the redevelopment of the property in the North Carolina Brownfields Program.

- 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 PD has retained K&L Gates LLP to provide necessary legal counsel with respect to the redevelopment of the property in the North Carolina Brownfields Program. As noted above, PD plans to retain a qualified environmental consultant to provide environmental consulting services with respect to the redevelopment of the property in the North Carolina Brownfields Program.

- 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.)

PD understands that the proposed Brownfields Property may currently be an active site in the Brownfields Program (NCBP #18046-14-060). PD understands that the applicant associated with that application no longer has the Brownfields Property under contract (and is not the third party that plans to assign the contract to PD, as discussed below in Section I.I). That applicant is not related to PD in any way.

- H. Does PD currently own the property?

Answer No.

If yes, when did PD purchase the property and from whom? (Provide name, address, telephone number and email address of the contact person for the current property owner.)

N/A

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

Ceres Properties, LLC
Attn: Tom Tsilimos
300 N. College Street
Charlotte, NC 28202
Phone: 704-361-0539
Email: Ttsilimos@windstream.net

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

Answer No.

If yes, provide date of contract. N/A

If no, when does the PD intend to purchase the property (e.g., after the project is determined to be eligible for participation in the NCBP, after PD receives a draft BFA, after the conclusion of the brownfields process)? Note: the Act requires the PD to demonstrate that it intends to either buy or sell the property.

A third party (unrelated to any current or past owner of the property and unrelated to the party that may currently have a Brownfields application pending as to the property) has the property under contract with the current property owner. The date of that contract is August 25, 2015. PD intends to take an assignment of that contract from the third party. PD intends to purchase the property after receiving an affirmative eligibility determination and completing its due diligence.

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.)*

PD has neither taken ownership of nor operated at the property.

II. SITE INFORMATION

A. Information regarding the proposed brownfields property:

Proposed project name 300 North College

acreage 0.935 street address(es) 300 and 314 N. College Street

city Charlotte County Mecklenburg zip 28202

tax ID(s) or PIN(s) 08002402

past use(s) According to the S&ME, Inc. Phase I Environmental Site Assessment dated March 24, 2014 (labeled as Exhibit A on the CD enclosed herewith), the property has a long history of commercial and light industrial uses, some of which likely involved the use of petroleum and hazardous substances. The former uses include residences from the late 1800s, a railroad spur and "service transfer company" (presumably an operation that transferred freight from the rail spur to its final destination according to the Phase I) in the early 1900s, a bearing and parts company and/or appliance repair company, a wholesale glass and paint warehouse, an auto service station, a printing company, a janitorial supply company, and various restaurants and bars.

current use(s) The property is currently used by several restaurants and bars.

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

known According to the S&ME, Inc. Limited Phase II Environmental Site Assessment and Preliminary Geotechnical Evaluation dated August 18, 2014 (labeled as Exhibit B on the CD enclosed herewith), several metals have been detected in groundwater above regulatory standards. In addition, sub-slab vapor sampling identified several VOCs, but all results were below residential screening levels.

suspected The property's long history of commercial and light industrial uses noted above is a suspected source of contamination. In addition, there is known contamination and numerous historical operations of potential environmental concern in the surrounding area that may be sources of contamination for the property.

- 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: NCBP # 18046-14-060: As noted above, PD understands that an unrelated third party applied to the Brownfields Program for the proposed Brownfields Property. PD further understands that the unrelated third party no longer has the property under contract.

Agency Name/ID No:

Agency Name/ID No:

Agency Name/ID No:

Agency Name/ID No:

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

The property is underused and contains older structures that can be put to higher, better, and more productive uses through redevelopment. It is located in a prime location in the heart of uptown Charlotte, and it is less than one block from a light rail transit station. It is an excellent candidate for the planned mixed-use, transit-oriented tower redevelopment that can provide additional hotel, office, retail, and/or multi-family residential space for the area.

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 known groundwater impacts, the potential for soil impacts, and the potential for impacts from various off-site sources are a hindrance to the redevelopment of the property in that redevelopment activities could subject PD to cleanup liability if they are conducted without a brownfields agreement. Potential cleanup liability may also preclude the sale or leasing of the property to third parties. In addition, known and potential contamination and the associated potential cleanup liability may preclude financing of the acquisition and redevelopment of the property.

E. In what way(s) is the redevelopment of the property difficult or impossible without a brownfields agreement (attach any supporting documentation such as letters form lending institutions)?

The known groundwater impacts, the potential for soil impacts, and the potential for impacts from various off-site sources are a hindrance to the redevelopment of the property in that redevelopment activities could subject PD to cleanup liability if they are conducted without a brownfields agreement. Potential cleanup liability may also preclude the sale or leasing of the property to third parties. In addition, known and potential contamination and the associated potential cleanup liability may preclude financing of the acquisition and redevelopment of the property.

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

PD's short-term redevelopment plans are to upfit and continue using the existing structures for commercial, retail, office, and restaurant/bar purposes. PD's plans for upfitting may include, but are not limited to: improvements to interior tenant spaces; improving the alleyway behind the property, making façade and other exterior improvements (including paint and signage), building additional decking, and landscaping.

PD's future redevelopment plans are to redevelop the property as a mixed-use, transit-oriented tower development that may include multi-family residential, hotel, office, retail, parking, and related uses.

G. Current tax value of brownfields property: \$5,175,400 according to Mecklenburg County tax records.

H. Estimated capital investment in redevelopment project: \$9-10 million in acquisition costs, approximately \$250,000 - \$500,000 for short-term redevelopment plans, and an estimated \$60-100 million for future mixed-use redevelopment.

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 redevelopment of the property will return it to higher and better uses. Anticipated redevelopment will offer several public benefits, including addressing impacted soil and groundwater during redevelopment, job creation, tax base increases, aesthetic improvements, and environmental benefits associated with transit-oriented development. Job creation will result from the redevelopment itself in terms of construction jobs, as well as permanent employment for persons who work at the businesses that will occupy the property. Redevelopment will increase the tax value of the property, resulting in increased tax revenue for the City of Charlotte and Mecklenburg County. The planned tower redevelopment of the property will be particularly beneficial as it is compatible with the growth and surrounding areas of uptown Charlotte.

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.

PD does not plan on seeking LEED certification or the like, but it intends to evaluate incorporating principles from such programs into its redevelopment plans. In that regard, PD's redevelopment plans may include the use of green building materials, green landscaping techniques, energy efficient design, materials, appliances and machinery, renewable energy sources, and recycling and reuse of old building materials.

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

Name Same as 1.A above.

Mailing Address

E-Mail Address

Phone No.

Fax No.

III. OTHER REQUIRED INFORMATION

- A. Brownfields Affidavit: PD must provide its certification, in the form of a signed and notarized original of the unmodified model brownfields affidavit provided by NCBP, that it did not cause or contribute to contamination at the property and that it meets all other statutory eligibility requirements. *(Note: The form to use for this affidavit is attached to this application. It must be filled out signed notarized, and submitted with this application.)*
Is the required affidavit, as described above, included with this application?

Answer Yes, attached as Exhibit C.

- 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, attached as Exhibit D.

- C. Location Map: PD must provide a copy of the relevant portion of the 1:24,000 scale U.S.G.S. topographic quadrangle map that shows the property clearly plotted, and that measures at least an 8 ½ by 11 inches. *(Note: these maps can be purchased through the above link, or often through retail outdoor recreation stores that can print out the relevant map. Often environmental reports have location maps that use this type of map as the base for its location map.)*
Is the required location map included with this application?

Answer Yes, attached as Exhibit E.

- 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, attached as Exhibit F.

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, attached as Exhibit G.

Have electronic copies of the photographs been emailed to NCBP?

Answer Yes, Exhibit G was emailed to Shirley.Liggins@ncdenr.gov.

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

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

Answer Yes.

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

- 1) S&ME, Inc. Phase I Environmental Site Assessment dated March 24, 2014 (labeled as Exhibit A on the CD enclosed herewith)
- 2) S&ME, Inc. Limited Phase II Environmental Site Assessment and Preliminary Geotechnical Evaluation dated August 18, 2014 (labeled as Exhibit B on the CD enclosed herewith)

IV. ADDITIONAL REQUIRED FORMS

The following forms are to be filled out and submitted with the application including the Responsibility and Compliance Affidavit and the Proposed Brownfields Agreement. Submittal of the Affidavit requires signature and notarization, and the Proposed Brownfields Application requires an initial.

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

IN THE MATTER OF: 300 North College, LLC

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

Aaron Ligon, being duly sworn, hereby deposes and says:

1. I am <<a Manager>> of 300 North College Partners, LLC, which is the Manager of 300 North College, LLC.
2. [if signatory is not President, add this paragraph: "I am fully authorized to make the declarations contained herein and to legally bind 300 North College, LLC."]
3. 300 North College, LLC is applying for a Brownfields Agreement with the North Carolina Department of Environment and Natural Resources, pursuant to N.C.G.S. § 130A, Article 9, Part 5 (Brownfields Act), in relation to the following 1 parcel(s) in Charlotte, Mecklenburg, County, North Carolina: 300 and 314 N. College Street (Tax ID No. 08002402)
4. I hereby certify, under the pains and penalties of perjury and of the Brownfields Act, that 300 North College, LLC, and any parent, subsidiary or other affiliate meets the eligibility requirements of N.C.G.S. § 130A-310.31(b)(10), in that it has a *bona fide*, demonstrable desire to **buy** **sell** for the purpose of developing or redeveloping, and did not cause or contribute to the contamination at, the parcel(s) cited in the preceding paragraph.
5. I hereby certify, under the pains and penalties of perjury and of the Brownfields Act, that 300 North College, LLC 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.

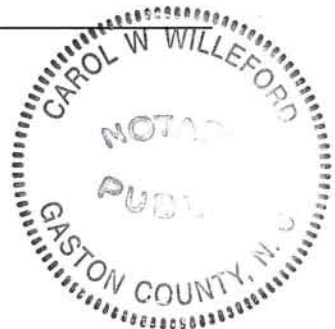
Signature/Printed Name

[Handwritten Signature] AARON LIGON

Date 10-05-15

Sworn to and subscribed before me
this 5th day of October, 2015.

Carol W. Willeford Notary Public
Carol W. Willeford



My commission expires: 1-21-2018

(SEAL)

Preliminary Proposed Brownfields Agreement

I. Property Facts

a. Property Address(es): 300 and 314 N. College Street

b. Property Seller: Ceres Properties, LLC

c. Property Buyer: 300 North College, LLC

d. Brief Property Usage History: According to the S&ME, Inc. Phase I Environmental Site Assessment dated March 24, 2014 (labeled as Exhibit A on the CD enclosed herewith), the property has a long history of commercial and light industrial uses, some of which likely involved the use of petroleum and hazardous substances. The former uses include residences from the late 1800s, a railroad spur and "service transfer company" (presumably an operation that transferred freight from the rail spur to its final destination according to the Phase I) in the early 1900s, a bearing and parts company and/or appliance repair company, a wholesale glass and paint warehouse, an auto service station, a printing company, a janitorial supply company, and various restaurants and bars.

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

- School/childcare/senior care
- Residential
- Commercial, retail (specify) Retail shops
- Other commercial (specify) Restaurant, bar, personal service
- Office
- Light industrial
- Heavy industrial
- Recreational
- Open space
- Other (specify) Hotel

II. Contaminant Information

a. The contaminant situation at the property is best described by the following (check all that apply):

- Contaminants are from an on-property source(s)
- Contaminants are from an off-property source(s)
- Contaminants are from an unknown source(s)
- Contaminants have not yet been documented on the property



b. Contaminated Media Table. (If known, check appropriate boxes below)

Contaminant Types	Soil		Groundwater and/or Surface Water		Private Wells		Vapor Intrusion	
	known	Suspected	known	Suspected	known	suspected	known	suspected
o r g a n i c s	Chlorinated Solvents (list):	X		X			VOCs	
	Petroleum: ASTs <input type="checkbox"/> USTs <input type="checkbox"/> Other <input type="checkbox"/>	X		X			petroleum constituents	
	Other (list):							
i n o r g a n i c s	Metals (list):			Chromium, lead, barium, arsenic				
	Other (list):							

III. Protective Measures

I am prepared to take steps necessary to make the property suitable for its planned uses while fully protecting public health and the environment. I propose that NCBP consider a brownfields agreement that will make the property suitable for the planned use(s) through the following mechanism(s) (check all that apply):


- Contaminant remediation to risk-based levels.
- Engineered Controls (e.g., low permeability caps, vapor mitigation systems, etc)
- Land use restrictions that run with the land that will restrict or prohibit uses that are unacceptable from a risk assessment/management perspective. (*Important Note: In any*

final brownfields agreement generated by the NCBP, land use restrictions will ultimately come with the continuing obligation to submit an annual certification that the Land Use Restrictions are being complied with and are recorded at the applicable register of deeds office.)

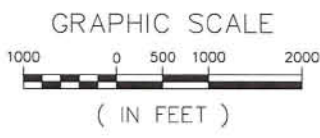
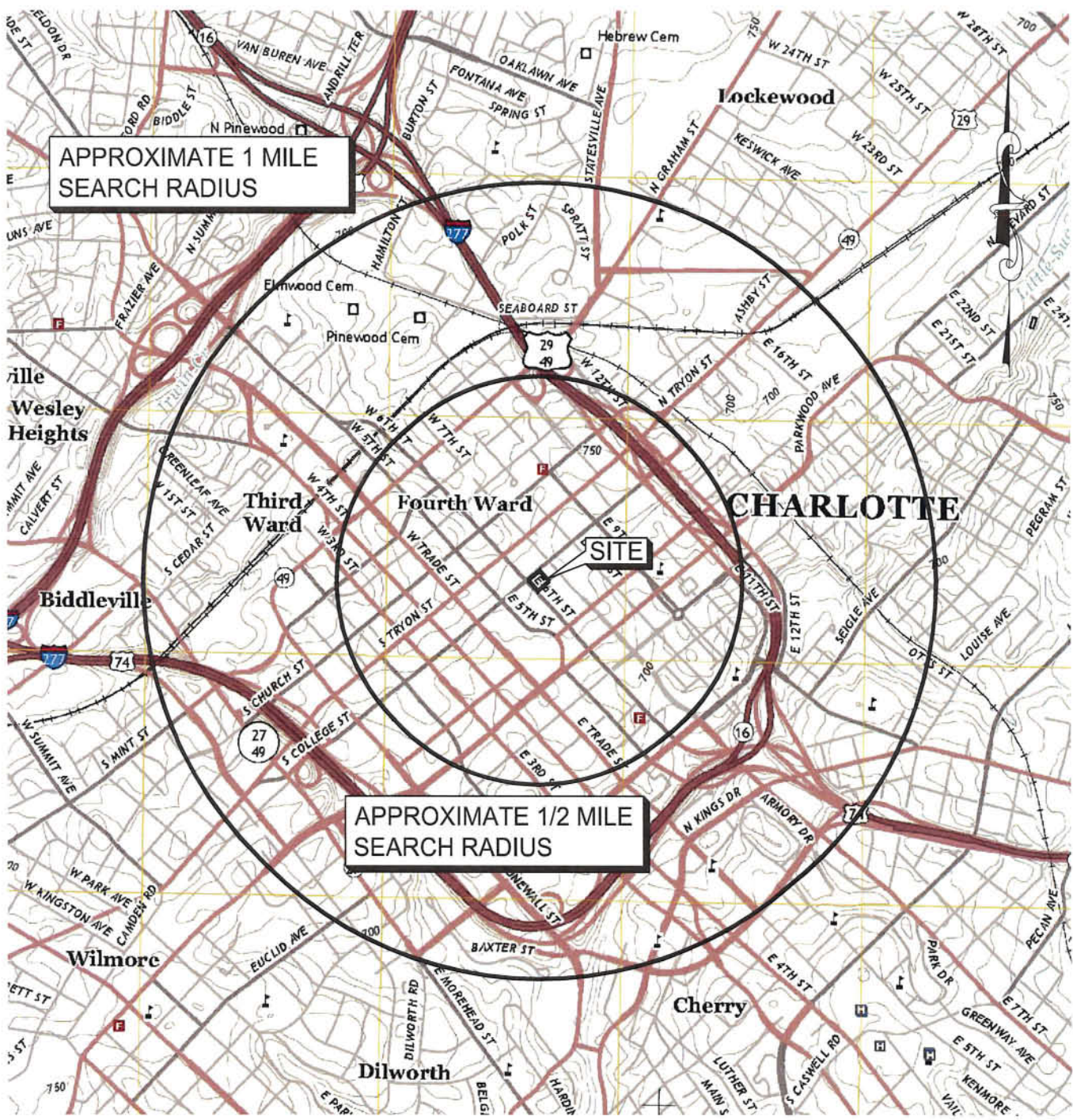
IV. Fees

In connection with a brownfields agreement, the Act requires that the developer pay fees to offset the cost to the Department of Environment and Natural Resources and the Department of Justice. In satisfaction of the Act, the following fees apply to any brownfields agreement that is developed for this project, subject to negotiation of the brownfields agreement:

- a. A \$2,000 initial fee will be due from the applicant PD when **both** of the following occur:
 - 1) NCBP receives this application and proposed brownfields agreement, AND
 - 2) NCBP notifies the applicant in writing that the applicant PD and the project are eligible for participation in the NCBP and continued negotiation of a brownfields agreement.
- b. A second fee of \$6,000 will be due from the PD prior to execution of the brownfields agreement. Should the prospective developer choose to negotiate changes to the agreement that necessitate evaluation by the Department of Justice, additional fees shall apply.
- c. Any addendum/modifications to the BFA or NBP after they are in effect will result in an additional fee of at least \$1,000.
- d. In the unexpected event that the environmental conditions at the property are unusually complex, such that NCBP's costs will clearly exceed the above amounts, NCBP and PD will negotiate additional fees.

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

Date of Submittal: 10-5-2015



TOPO SOURCE: NCGS DRG
 EAST CHARLOTTE, DATED 2013
 CONTOUR INTERVAL 10 FEET

SCALE: 1" = 2000'
 DATE: MARCH 2014
 DRAWN BY: BTR
 PROJECT NO: 1335-14-028

S&ME
 WWW.SMEINC.COM
 NC ENGINEER LICENSE #F-0176
 3201 SPRING FOREST RD, RALEIGH, NC 27616

VICINITY MAP
 300 & 314 N COLLEGE ST - PHASE I ESA
 CHARLOTTE, NORTH CAROLINA

A-4173

EXHIBIT
 E

S:\PROJECTS\2014\Environment\1335-14-028\CAD\A4173.dwg, FIG1, 3/18/2014 9:17:40 AM, 1:1

THIS IS TO CERTIFY THAT ON THE 30TH DAY OF APRIL 1997 I SURVEYED THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE BOUNDARIES, EASEMENTS, AND THE IMPROVEMENTS IF ANY ARE SHOWN HEREON.

DB 5031-750

Signed *Jack R. Christian*
 REGISTERED SURVEYOR
 J.R. CHRISTIAN & ASSOCIATES
 211 CENTRAL AVENUE, #1, CHARLOTTE, N.C.
 PHONE: 704-332-4763

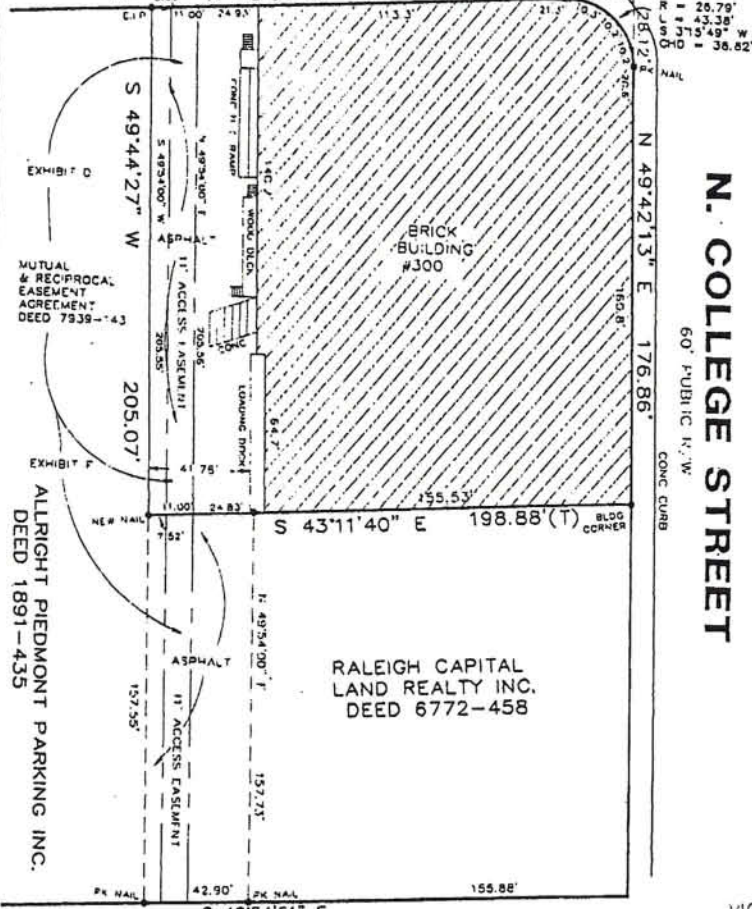


E. 6TH STREET

PUBLIC R/W VAPES

CONC CURB

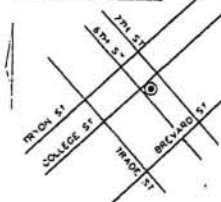
8.00' N 43°03'57" W 170.62' PK NAIL 28'



N. COLLEGE STREET

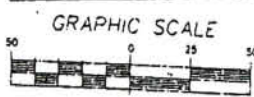
60' PUBLIC R/W

VICINITY MAP



E. 7TH STREET

40' PUBLIC R/W



SURVEY

OR

300 N. COLLEGE STREET

EXHIBIT

F

tabbles

300 and 314 North College Street
 Charlotte, NC
 Project #: 1335-14-028
 Sheet 1 of 4

S&ME
 9751 Southern Pine Blvd.
 Charlotte, NC 28273



Photo 1		
		Date: 3/14/2014
		Photographer: Julie Bennett-Hudel
Location	Cosmos Café, 300 N. College Street, Charlotte, NC	
Remarks	View of subject property as seen from the corner of 6 th and N. College Street looking southwest.	

Photo 2		
		Date: 3/14/2014
		Photographer: Julie Bennett-Hudel
Location	Bar Charlotte, 300 N. College Street, Charlotte, NC	
Remarks	View of the subject site along N. College Street facing west toward 6 th Street.	



300 North College Brownfields
300 North College, LLC
300 and 314 N. College Street
Charlotte, NC

CD produced by: Nova Office Strategies, Inc. Charlotte, NC 28202 Ph. 704-347-0055

Environmental Reports
Exhibits A and B