



North Carolina Department of Environment and Natural Resources  
Division of Waste Management

Beverly Eaves Perdue  
Governor

Dexter R. Matthews  
Director

Dee Freeman  
Secretary

March 2, 2009

**Certified Mail**  
**Return Receipt Requested**

Cabarrus Aesthetics, LLC  
Attn: Mr. Glen Hutchison and Ms. Lisa Hutchison  
14 Cabarrus Ave. East  
Concord, NC 22025

Subj: Investigation of Potential Site Contamination  
Former Sunrise Cleaners, 14 Cabarrus Ave. East, Concord, NC  
DSCA Site # 13-0004

Dear Mr. and Mrs. Hutchinson:

We administer an environmental cleanup program known as the Dry-Cleaning Solvent Clean-up Act (DSCA) Program. The DSCA Program manages a Fund (currently available to owners and other responsible parties) which pays for most of the costs of cleaning up leaks or spills of dry-cleaning solvents. As you may be aware, exposure to dry-cleaning chemicals may pose health risks, and the costs of cleaning up dry-cleaning contamination at a site can readily exceed \$250,000.

We are seeking your cooperation in determining if there is dry-cleaning solvent contamination at the former Sunrise Cleaners site located at 14/16 Cabarrus Avenue East in Concord. Our records indicate that during the mid-1990s to approximately 2005, Sunrise Cleaners operated a dry-cleaning business at the above referenced location. We have a report from the Underground Storage Tank (UST) Program indicating that a common dry-cleaning solvent known as tetrachloroethylene (also "perc" or PCE) was detected in groundwater at a nearby gas station. We are trying to determine the origin of the PCE in the groundwater, and so we are requesting access to the property where the dry-cleaner was located for the purpose of investigating soil and/or groundwater for evidence of contamination.

The initial investigation will be conducted by one of our state-lead contractors and we will provide you with the results. If no dry-cleaning solvent contamination is found, the work is done at no cost to you. If dry-cleaning solvent contamination is found, the owner or operator may either enter the DSCA Program or the site can be placed on the Inactive Hazardous Sites Branch Inventory. In DSCA, an eligible petitioner for a former dry-cleaning site would pay a \$1,000 application fee and a co-pay of

Investigation of Potential Site Contamination  
Former Sunrise Cleaners, 14 Cabarrus Ave. East, Concord, NC  
DSCA Site # 13-0004  
Page 2

March 2, 2009

1.5% of our costs. Petitioners also receive liability protection from other State environmental authorities. If the owner or operator elects to place the site on the Inactive Hazardous Sites Branch Inventory, we may seek cost recovery for our initial investigation, and the owner/operator may be held responsible for all the costs necessary to cleanup any releases at the site.

Attached is an access consent form to allow our state-lead contractor to perform activities on site (including collecting soil and/or ground water samples). **Please return the signed consent form in 30 days.** If the signed form is returned within 30 days, we will contact you to discuss a schedule and any other access issues. If we do not receive the signed consent, we may elect to initiate the on-site investigation activities by means of an administrative warrant.

If you have any questions regarding this letter, please call me at (919)508-8578 or email me at [peter.doorn@ncmail.net](mailto:peter.doorn@ncmail.net).

Sincerely,



Peter L. Doorn,  
DSCA Cleanup Unit Supervisor  
Superfund Section  
Division of Waste Management

Attachments: Property Access Consent form  
DSCA Brochure

Cc: DSCA Site # 13-0004 File

DSCA Site #  
13-0004

7006 2760 0002 4620 9436

**U.S. Postal Service**  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & F	

3/3/09

Postmark  
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Sent To  
Street, Apt. No.,  
or PO Box No.  
City, State, ZIP+4

Mr. Glen Hutchison & Ms. Lisa Hutchison  
Cabarrus Aesthetics, LLC  
14 Cabarrus Avenue East  
Concord, NC 22025

PS Form 3800, August 2000 See Reverse for instructions

**SENDER**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
  
Mr. Glen Hutchison & Ms. Lisa Hutchison  
Cabarrus Aesthetics, LLC  
14 Cabarrus Avenue East  
Concord, NC 22025

A. Signature  
  
 Agent  
 Addressee

B. Received by (Printed Name)  
[Redacted] 374

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No  
[Redacted]  
USPS - 28025

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
(Transfer from service label) 7006 2760 0002 4620 9436



Cabarrus County shall not be held liable for any errors in the data represented on this map. This includes errors of omission, commission, concerning the content of the data, and relative positional accuracy of the data. The data cannot be construed to be a legal document. Primary sources from which this data was compiled must be consulted for verification of information represented on this map document.

Date Printed

MAP	PARCEL	LOT SIZE OR ACREAGE	CITY OF CONCORD TOWNSHIP 12		
31	31	40.23 25 x 57.90			
LEGAL DESCRIPTION SE/S CABARRUS AVE. E 14 CABARRUS AVE. EAST					
OWNER'S NAME		ADDRESS	DATE ACQUIRED	DEED BOOK	PAGE NO.
1	Cannon, C. A.	94 N. Union St. Concord	1-26-40	157	159
2	CLEMMER, CLYDE J.	10.50	12/9/71	418	40
3	SMITH, RONALD EDWIN & WIFE BARBARA ELAINE	18.50	2/29/84	570	476
4	KIM, SOENG JIN & WIFE SOON KI	20.00	3/25/87	622	715
5	CHON, KUN SOP & WIFE MEE RYUN	30.00	6/26/89	718	135
6	AESTHETICS, LLC	150.00	2-28-05	5825	209
7					
8					
9					
10					
11					
12					
AMERICAN A/R SURVEYS, INC. - 907 PENN AVENUE - PITTSBURGH, PA.					

Township	Pin
Map	Old Pin
Submap	City
Parcel	Fire District
Suffix	
Plat Book	Real ID
Plat Page	
Property Description	
Lot Size/Acreage	
Comments	

Transaction Details

Type	Current	Owner	%	Stamps	Date	Book	Page
		AESTHETICS LLC	0.0000	150.0000	02/28/2005	05825	209
Transfer		CABARRUS AESTHETICS LLC	100.0000	0.0000	07/07/2010	9213	195
Transfer		FARMERS & MERCHANTS BANK	100.0000	336.0000	05/23/2011	9582	268
Transfer		MACPHERSON VICTOR RICHARD	100.0000	390.0000	05/31/2012	10019	34

Additional Deed References

Deed Date	Deed Book	Deed Page	Deed
07/16/2010	9222	154	92220154

History

Book	Page	Pin	OldPin	Parent Real ID	City	FireDistrict	Desc	Size/Acreage	Date
11	48	56209801180000	56208891310000		CITY OF CONCORD	CITY OF CONCORD	14 CABARRUS AVE E	40.23 X 57.90	07/09/2010

9213  
0195

FILED  
CABARRUS COUNTY NC  
LINDA F. McABEE  
REGISTER OF DEEDS

FILED Jul 07, 2010  
AT 11:30 am  
BOOK 09213  
START PAGE 0195  
END PAGE 0197  
INSTRUMENT # 14287  
EXCISE TAX \$0.00  
*R/L*

Excise Tax \$ -0 -

Recording Time, Book and Page

Tax Lot No. 12-31-31.00 Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_

Mail after recording to *✓* Gordon L. Belo, 29 Church Street SE, Concord, NC 28025  
This instrument was prepared by Gordon L. Belo, Attorney at Law, File No. 13135

Brief Description for the index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30<sup>th</sup> day of June, 2010, by and between

GRANTOR

GRANTEE

Kun Sop Chon and wife,  
Mee Ryun Chon  
1133 East West Connector  
Suite 300  
Austell, GA 30106

Cabarrus Aesthetics, LLC  
14 East Cabarrus Avenue  
Concord, NC 28025

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 Concord, Number Twelve (12) Township, Cabarrus County, North Carolina and more particularly described as follows:

**See Exhibit "A"**

**To correct name of Grantee on previous Deed recorded in Book 5825, Page 209.**

*3/25*



WEB ORDER # \_\_\_\_\_

**EXHIBIT "A"**

**TRACT ONE**

Lying and being in Ward No. 3 of the City of Concord, Cabarrus County, North Carolina, on the Southeast side of Cabarrus Avenue, East (formerly East Depot Street), adjoining the property of Ethel Lippard Graeber, Neppie Borden Cannon, and a 120-foot alley fronting on Cabarrus Avenue, East, and extending along the entire Western Line of the property, and more particularly described as follows:

BEGINNING at a point on the Southeast side of the concrete sidewalk running along Cabarrus Avenue, East, a corner now or formerly of the property of Ethel Lippard Graeber, and runs thence with the Southeast side of said sidewalk South 51-30 West 20 feet to a point, a corner of the 20-foot alley; thence with the line of the said 20-foot alley South 39-13 East 57.90 feet to a point in the line of the property of Neppie Borden Cannon; thence North 51-04 East 20 feet to an iron stake, a corner of the property now or formerly of Ethel Lippard Graeber; thence with her line North 39-13 West 57.75 feet to the beginning.

Together with and subject to the rights of others in said 20-foot alley adjoining the above described property as set forth more particularly in Book 718, page 135, incorporated herein by reference.

Together with and subject to the rights of others in the east wall of the building located on the above described property as set forth more particularly in Book 718, page 135, incorporated herein by reference.

**TRACT TWO**

Lying and being in Ward 3 of the City of Concord, Township 12, Cabarrus County, North Carolina, on the Southeast side of Cabarrus Avenue, East, (formerly East Depot Street) and being the western one half (1/2) of the Ethel Lippard Graber property as shown on the map of the property of Neppie Borden Cannon, as recorded in Map Book 11, page 48, Cabarrus Registry and described as follows:

BEGINNING at a point on the Southeast side of the concrete sidewalk running along Cabarrus Avenue, East, a corner of Kun Sop Chon, and runs thence with the Southeast side of said sidewalk, N. 51-30 E. 20.23 feet to a point in the center of a wall with William D. Arrowood; thence a line down the center of the wall S. 39-13 E. 57.65 feet to appoint in the line of the property formerly of Neppie Borden Cannon; thence with the line of Cannon, S. 51-04 W. 20.05 feet to a corner with Kun Sop Chon; thence with the line of Chon, N. 39-13 W. 57.75 feet to the BEGINNING.

Subject to the rights of the property owners on either side to the use of the east and west walls and utility easements and rights-of way.

See Book 775, page 63 for reference.

CABARRUS COUNTY  
FILED  
02/28/2005 2:06 PM  
LINDA F. MCABEE  
Register Of Deeds  
By:          Deputy/Asst.  
EXCISE TAX \$150.00

Excise Tax \$150.00

Recording Time, Book and Page

Tax Lot No. 12-31-31.00 Parcel Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
by \_\_\_\_\_

Mail after recording to Gordon L. Belo, 29 Church Street SE, Concord, NC 28025

This instrument was prepared by Gordon L. Belo, Attorney at Law, File No. 12738

Brief Description for the index

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28<sup>th</sup> day of February, 2005, by and between

GRANTOR

GRANTEE

**Kun Sop Chon and wife,  
Mee Ryun Chon  
4801 Hickory Lake Lane  
Matthews, NC 28105-2861**

**Aesthetics, LLC  
129 Pearl Bay Drive  
New London, NC 28127-9197**

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 Concord, Number Twelve (12) Township, Cabarrus County, North Carolina and more particularly described as follows:

**SEE EXHIBIT "A"**

20 -

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 718, Page 135.**

A map showing the above described property is recorded in **Map Book 11, Page 48.**

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.

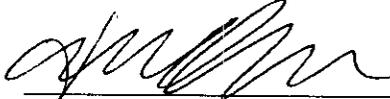
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

1. All easement or rights-of-way, zoning laws and ordinances, and any exceptions of record, affecting the property conveyed.
2. Subject to Restrictions and Protective Covenants of record.
3. Subject to the rights of the property owners on either side to the use of the east and west walls.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

BY: \_\_\_\_\_ (SEAL)

  
\_\_\_\_\_ (SEAL)  
**Kum Sop Chon**

\_\_\_\_\_ (SEAL)

  
\_\_\_\_\_ (SEAL)  
**Mee Ryun Chon**

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

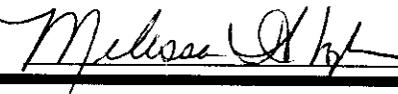
SEAL-STAMP



STATE OF North Carolina, Cabarrus COUNTY

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **Kum Sop Chon and Mee Ryun Chon**, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this **28<sup>th</sup> day of February, 2005.**

My commission expires: 10/29/05

 Notary Public

SEAL-STAMP

NORTH CAROLINA, Cabarrus County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is President of \_\_\_\_\_, a North Carolina corporation, and that he, as President being authorized to do so, executed the foregoing instrument on behalf of the corporation. Witness my hand and official stamp or seal, this \_\_\_\_\_ day of 2005.

My commission expires: 10/29/05

\_\_\_\_\_  
Notary Public

*nc. Cabarrus*  
The foregoing Certificate(s) of *Malissa H. Vogler, a notary public* is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

LINDA F. MCADREE  
REGISTER OF DEEDS

By *[Signature]* \_\_\_\_\_ Deputy/Assistant Register of Deeds.

2-28-2005

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