

Brownfields Program
File Room Document Transmittal Sheet

23

Your Name: Shirley Liggins
Project ID: 0902905013
Facility Name: Cannon Mills Village - Plant 1
Document Group: Post Recordation (PRD)
Document Type: Property Transfer Notice (PTN)
Description: notice of portion of property transfer
Date of Doc: 7/13/2010
Author of Doc: Allison B. Edgar

File Room Use Only

Date Recieved by File Room:

Date Scanned:

Month	Day	Year

0902905013

Scanner's Initials:



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Charleston, SC
 Charlotte, NC
 Columbia, SC
 Myrtle Beach, SC
 Raleigh, NC
 Spartanburg, SC

July 13, 2010

**Via Email (sharon.eckard@ncdenr.gov)
 and First Class Mail**

Sharon Poissant Eckard, PG
 N.C. Division of Waste Management
 Brownfields Program
 401 Oberlin Road, Suite 150
 Raleigh, NC 27605

**Re: Former Pillowtex Plant 1
 1 Lake Circle Dr., 681 N. Loop Rd., 218 Chestnut Ave., Water Vault #1
 Cabarrus and Rowan Counties, North Carolina ("Brownfields Property")
 Brownfields Project No. 09029-05-13**

Dear Sharon:

Pursuant to Paragraph 30 of the Brownfields Agreement between Castle & Cooke North Carolina, LLC ("CCNC") and the North Carolina Department of Environment and Natural Resources ("DENR") dated June 27, 2008 (the "Brownfields Agreement"), please be advised that CCNC intends to donate a portion of the Brownfields Property to the City of Kannapolis ("City") for the development of a pedestrian tunnel under North Loop Road near the intersection of North Loop Road and West A Street.

The legal descriptions and site plans for the property being donated to the City are set forth as Exhibit A and Exhibit B to this letter, respectively.

The City's contact information is as follows:

City of Kannapolis
 Attn: Bridgette Bell
 P.O. Box 1199
 Kannapolis, North Carolina 28082
 phone: 704-920-4300
 fax: 704-933-7463
 email: bbell@ci.kannapolis.nc.us

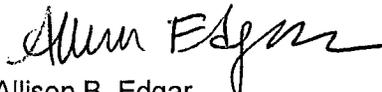
The property transfer shall occur no sooner than Monday, July 26, 2010. I will notify you in writing if the subject portion of the Brownfields Property does not for any reason transfer to the City as contemplated.

PPAB 1705265v1

Sharon Poissant Eckard
July 13, 2010
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Please feel free to contact me at the above, should you have any questions. Thank you for your time and courtesy.

With warm regards,


Allison B. Edgar

ABE

Encl(s)

cc: Brad Cardwell, Castle & Cooke North Carolina, LLC

Exhibit A
Property Description

Those two tracts of land lying and being in Township #4, Cabarrus County, Kannapolis, North Carolina, Property of Castle & Cooke North Carolina, LLC, a portion of PIN 5614512853, Parcel "B", Map Book 56, Pages 19-23, and more particularly described as follows:

TRACT 1 (0.405 ACRES):

BEGINNING at an iron set on the right of way of North Loop Road and Normal to CL Station 75+88, said iron being the following two (2) calls from CL Intersection of North Loop Road and West "A" Street, CL Station 77+00 -L- = 17+48.97- Y- REV.: (1) S 12°49'33" E, 107.86' to a ½" existing iron rod with CAP on the existing right of way of North Loop Road and Normal to CL Station 75+95.24; and (2) S 2°11'32" W, 7.24' to said POINT OF BEGINNING; Thence seven (7) new calls through the Property of Castle & Cooke North Carolina, LLC: (1) S 87°48'28" E, 35.00', to an iron set 72.5' East of and Normal to CL Station 75+88; (2) S 2°11'32" W, 63.00', to an iron set 72.5' East of and Normal to CL Station 75+25; (3) S 51°38'59" E, 64.40', to an iron set 124.5' East of and Normal to CL Station 74+87; (4) S 2°11'32" W, 72.00', to an iron set 124.5' East of and Normal to CL Station 74+15; (5) S 58°14'55" W, 62.68', to an iron set 72.5' East of and Normal to CL Station 73+80; (6) S 2°11'32" W, 135.00', to an iron set 72.5' East of and Normal to CL 72+45; and (7) N 87°48'28" W, 35.00', to an iron set on the existing right of way of North Loop Road and Normal to CL Station 72+45; Thence with said right of way, N 2°11'32" E, 343.00' to the POINT OF BEGINNING, containing 0.405 acres more or less.

TRACT 2 (0.912 ACRES):

BEGINNING at an iron set on the right of way of North Loop Road, 72.5' East and Normal to CL Station 75+88, said iron being the following three (3) calls from CL Intersection of North Loop Road and West "A" Street, CL Station 77+00 -L- = 17+48.97- Y- REV.: (1) S 12°49'33" E, 107.86' to a ½" existing iron rod with CAP on the existing right of way of North Loop Road and Normal to CL Station 75+95.24; (2) S 2°11'32" W, 7.24' to an iron set on the existing right of way of North Loop Road and Normal to CL Station 75+88; and (3) S 87°48'28" E, 35.00', to said POINT OF BEGINNING; Thence eight (8) new calls through the Property of Castle & Cooke North Carolina, LLC: (1) S 87°48'28" E, 30.50', to an iron set 103' East of and Normal to CL Station 75+88; (2) S 46°15'52" E, 105.55', to an iron set 182' East of and Normal to CL Station 75+18; (3) S 16°47'43" E, 98.35', to an iron set 214' East of and Normal to CL Station 74+25; (4) S 5°27'46" W, 70.11', to an iron set 210' East of and Normal to CL Station 73+55; (5) S 32°55'40" W, 129.14', to an iron set 144' East of and Normal to CL Station 72+44; (6) N 87°48'28" W, 28.00', to an iron set 116' East of and Normal to CL Station 72+44; (7) S 2°11'32" W, 94.00', to an iron set 116' East of and Normal to CL Station 71+50; and (8) N 87°48'28" W, 78.50', to an iron set on the existing right of way of North Loop Road and Normal to CL Station 71+50; Thence with said right of way N 2°11'32" E, 95.00' to an iron set on the existing right of way of North Loop Road and Normal to CL Station 72+45; Thence with six (6) calls of New NCDOT right of way for North Loop Road: (1) S 87°48'28" E, 35.00' to an iron set 72.5' East of and Normal to CL Station 72+45; (2) N 2°11'32" E, 135.00' to an iron set 72.5' East of and Normal to CL Station 73+80; (3) N 58°14'55" E, 62.68' to an iron set 124.5' East of and Normal to CL Station 74+15; (4) N 2°11'32" E, 72.00' to an iron set 124.5' East of and Normal to CL Station 74+87; (5) N 51°38'59" W, 64.40' to an iron set 72.5' East of and Normal to CL Station 75+25; and (6) N 2°11'32" E, 63.00' to the POINT OF BEGINNING, containing 0.912 acres, more or less.

Sharon Poissant Eckard
July 13, 2010
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Exhibit B

site plans

REVISION CHART		
DATE	INITIALS	EXPLANATION
1/25/2010	RG	ADDRESS REVIEW COMMENTS
3/2/2010	RG	REVISE TITLE

This property is subject to the maintenance of any public utilities not evident and to any rights-of-way, easements, or agreements of record prior to or at date of survey.

PUBLIC SERVICE COMPANY OF NORTH CAROLINA

Curve	Radius	Chord Bearing and Distance	Arc Length
C1	572.96'	N 2°25'49" E 4.76'	4.76'
C2	572.96'	N 7°40'06" E 99.87'	100.00'

CITY OF KANNAPOLIS
PIN # 5614 42 0243
REF. DBK 2408, PG. 142
PARCEL 1

NC GRID
NAD 83/2001
PER
MBK 56, PG'S 19-23

76+27
141' LEFT
TEMP. CONST. ESMT
SEE SHEET 1
78+25
EX.R/W
S 15°49'14" E
53.86'(T)

Line	Bearing	Distance
L1	S 87°48'28" E	37.50'
L2	S 87°48'28" E	37.50'
L3	N 2°11'32" E	7.24'
L4	S 87°48'28" E	35.00'
L5	S 87°48'28" E	30.50'

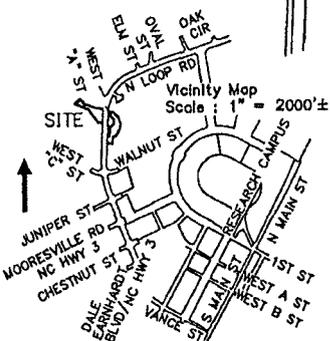
I, Ruby A. Goodwin, certify that this plat was drawn by me from an actual survey made under my supervision and that the ratio of precision is 1 : 10,000+.

Ruby A. Goodwin, P.L.S. (L-3485)



CASTLE & COOKE NC LLC
PIN # 5614 51 2853
"NORTH CAROLINA RESEARCH CAMPUS"
Mbk 56, Pg's 19 - 23
PARCEL "B"

CITY OF KANNAPOLIS
PIN # 5614 41 4503
MBK 49, PG. 36



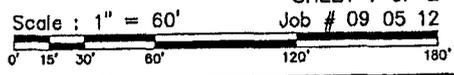
- NOTE:
- THIS PLAT WAS PREPARED FOR THE PURPOSE OF UTILITY EASEMENT ACQUISITION ONLY AND SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES.
 - SEE INDIVIDUAL GRANTEE'S FOR CONFIRMATION OF RIGHT-OF-WAY GRANTED.

- LEGEND:
- e.i.r. = Existing Iron Rod, as described (FOUND)
 - ▲ = IRON SET AT EASEMENT CORNER, CL STATION AND OFFSET
 - PDE = PUBLIC DRAINAGE EASEMENT
 - cp = Computed Point/
 - No Physical Monumentation
 - SURVEYED LINES - SOLID
 - ROAD RIGHT OF WAY
 - EASEMENTS LINES
 - ADJOINING PROPERTY LINES

Mel G. Thompson & Associates, PA
PROFESSIONAL LAND SURVEYORS
303 South Main Street
Kannapolis, N.C. 28081
Telephone (704) 938-4661
Corporate License # (C-0686)

Description of Property to be Conveyed
Fee simple
0.405 Acres
17,647 sq. ft.
TO
City of Kannapolis
PROPERTY OF
CASTLE AND COOKE NC, LLC

Twp #4, Cabarrus Co., Kannapolis, N.C.
Tax Ref. : pin # 5614 51 2853
Ref. : PARCEL "B" Mbk 56, Pg's 19 - 23
Survey Date : OCTOBER 2009
SHEET 1 OF 2
Job # 09 05 12



REVISION CHART		
DATE	INITIALS	EXPLANATION
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3/2/2010	RG	REVISE TITLE

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PUBLIC SERVICE COMPANY OF NORTH CAROLINA

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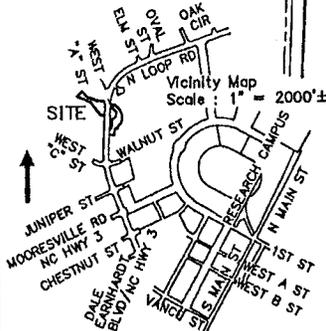
TEMP. CONST. ESMT
SEE SHEET 1

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Ruby A. Goodwin
Ruby A. Goodwin, P.L.S. (L-3485)



CITY OF KANNAPOLIS
PIN # 5614 41 4503
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CASTLE & COOKE NC LLC
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"NORTH CAROLINA RESEARCH CAMPUS"
Mbk 56, Pg's 19 - 23
PARCEL "B"

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TO
City of Kannapolis

PROPERTY OF
CASTLE AND COOKE NC, LLC

Twp #4, Cabarrus Co., Kannapolis, N.C.
Tax Ref. : pln # 5614 51 2853
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Survey Date : OCTOBER 2009

SHEET 2 OF 2
Job # 09 05 12

