

| Permit No. | Scan Date     | DIN   |
|------------|---------------|-------|
| 6009       | March 9, 2012 | 16273 |

APPROVED DOCUMENT  
Division of Waste Management  
Solid Waste Section  
Date March 19, 2012 By LY Frost

RECEIVED  
March 8, 2012  
Solid Waste Section  
Asheville Regional Office

J. David Granberry, Register of Deeds  
720 East Fourth Street  
Charlotte, NC 28202  
704-336-2443

State of North Carolina  
County of Mecklenburg

I, do hereby certify this to be a true copy of the attached document filed and recorded in the aforesaid county as evidenced in Instrument /Book Number 27160 Page Number 126, and ending with Page Number 132.

Witness my hand and seal this 5th day of March, 2012.

J. David Granberry, Register of Deeds

By: April Jones  
Assistant or Deputy Register of Deeds



INSTRUMENT # 2012029610



2012029610

## DECLARATION OF PERPETUAL LAND USE RESTRICTIONS

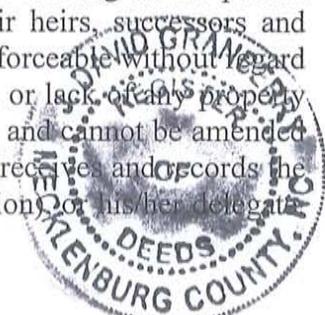
For Property Owned By MNC Holdings, LLC

Academy Steel Drum, Mecklenburg County, North Carolina

The real property which is the subject of this Declaration of Perpetual Land Use Restrictions ("Declaration") is contaminated with hazardous substances, and is part of an INACTIVE HAZARDOUS SUBSTANCE OR WASTE DISPOSAL SITE as defined by North Carolina's Inactive Hazardous Sites Response Act, which consists of Section 130A-310 through Section 130A-310.19 of the North Carolina General Statutes ("N.C.G.S."). The real property which is the subject of this Declaration shall hereinafter be referred to as the "Site." This Declaration is part of a Remedial Action Plan for the Site that has been approved by the Secretary of the North Carolina Department of Environment and Natural Resources (or its successor in function), or his/her delegate, as authorized by N.C.G.S. Section 130A-310.3(f). The North Carolina Department of Environment and Natural Resources shall hereinafter be referred to as "DENR."

MNC Holdings, LLC, Cincinnati, OH is the owner in fee simple of the Site, which is located at 3250 Campus Ridge Road in the County of Mecklenburg, City of Matthews, State of North Carolina, and is the real property legally described in Deed Book 10487, Page 664 in the Office of the Register of Deeds for Mecklenburg County. This Site is also shown on a Notice of Inactive Hazardous Substance or Waste Disposal Site constituting a survey plat that is concurrently being recorded with this Declaration in the Office of the Register of Deeds for Mecklenburg County.

For the purpose of protecting public health and the environment, MNC Holdings, LLC hereby declares that all of the Site shall be held, sold and conveyed subject to the following perpetual land use restrictions, which shall run with the land; shall be binding on all parties having any right, title or interest in the Site or any part thereof, their heirs, successors and assigns; and shall, as provided in N.C.G.S. Section 130A-310.3(f), be enforceable without regard to lack of privity of estate or contract, lack of benefit to particular land, or lack of any property interest in particular land. These restrictions shall continue in perpetuity and cannot be amended or canceled unless and until the Mecklenburg County Register of Deeds receives and records the written concurrence of the Secretary of DENR (or its successor in function) or his/her delegate.



If any provision of this Declaration is found to be unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired.

### PERPETUAL LAND USE RESTRICTIONS

1. The Site shall be used exclusively for commercial or industrial purposes for which the property is currently zoned and shall not be used for residential properties, child care centers, schools, parks, recreational areas, or athletic fields.

2. The capped soil areas on the Site must be maintained and shall not be altered, removed, nor shall construction, excavation or dredging occur on top of the capped areas without the written permission of DENR or its successor in function.

3. There shall be no structures constructed that require disturbance of greater than 0.5 foot depths on the Site without the written permission of DENR or its successor in function.

4. There shall be no excavation, dredging, or other forms of mechanical penetration or disturbance to greater than 0.5 foot depths on the Site without the written approval of DENR or its successor in function.

5. The Site shall not be used for any above or below-ground construction improvements (including, but not limited to, utilities, roads, and sidewalks) without written permission of DENR or its successor in function. No alteration, disturbance or removal of the existing soil, landscape and contours shall occur other than erosion control measures approved by DENR or its successor in function.

6. There shall be no removal of vegetation from the Site and no planting of vegetation at the Site where disturbance of the ground surface to depths of greater than 0.5 feet would occur.

7. Groundwater beneath the Site shall not be used as a source of potable or irrigation water. The installation of groundwater wells or other devices for access to groundwater for any purpose other than monitoring groundwater quality or for use in remediation purposes by the MNC Holdings, LLC is prohibited without prior approval by DENR, or its successor in function.

8. The Site shall not be used for mining, extraction of coal, oil, gas or any other minerals or non-mineral substances.

9. Mowing of vegetation and tree pruning is allowed on the Site.

10. Activities necessary to maintain the security of the Site, prevent human exposure to contaminated materials, and to prevent erosion of the contaminated soil at the Site are permitted, if approved in advance by DENR or its successor in function.



11. All other uses of the Site are prohibited, except as approved in writing by DENR or its successor in function.

12. No surface or subsurface native or fill earthen materials may be removed from the Site without the written permission of DENR or its successor in function.

13. The owner shall submit a letter report containing the notarized signature of the owner, in January of each year on or before January 31<sup>st</sup> to DENR, or its successor in function, confirming that this Declaration is still recorded in the Office of the Mecklenburg County Register of Deeds and that activities and conditions at the Site remain in compliance with the land use restrictions herein.

14. No person conducting environmental assessment or remediation at the Site, involved in determining compliance with applicable land use restrictions, at the direction of, or pursuant to a permit or order issued by, DENR or its successor in function may be denied access to the Site for the purpose of conducting such activities.

15. The owner of the Site which is the subject of this Declaration shall cause any lease, grant, or other transfer of any interest in the Site to include a provision expressly requiring the lessee, grantee, or transferee, to comply with this Declaration. The failure to include such provision shall not affect the validity of applicability of any land use restriction in this Declaration.

### REPRESENTATIONS AND WARRANTIES

The owner of the Site hereby represents and warrants to the other signatories hereto:

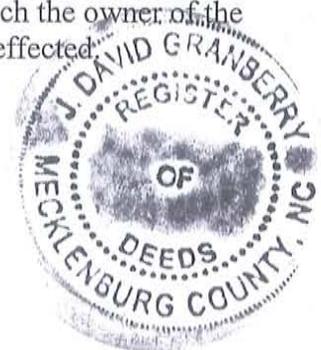
that the owner of the Site is the sole owner of the Site;

that the owner of the Site holds fee simple title to the Site free, clear and unencumbered;

that the owner of the Site has the power and authority to enter into the Declaration, to grant the rights and interests herein provided and to carry out all obligations hereunder;

that the owner of the Site has provided to DENR the names of all other persons that own an interest in or hold an encumbrance on the Site have notified such persons of the owner's intention to enter into this Declaration; and

that this Declaration will not materially violate or contravene or constitute a material default under any other agreement, document or instrument to which the owner of the Site is a party or by which the owner of the Site may be bound or effected.



## ENFORCEMENT

The above land use restrictions are an integral part of the remedy for the contamination at the Site. Adherence to the restrictions is necessary to protect public health and the environment. These land use restrictions shall be enforced by any owner, operator, or other party responsible for any part of the Property. The above land use restrictions may also be enforced by DENR through the remedies provided in N.C.G.S. Chapter 130A, Article 1, Part 2 or by means of a civil action, and may also be enforced by any unit of local government having jurisdiction over any part of the Site. Any attempt to cancel this Declaration without the approval of DENR or its successor in function shall constitute noncompliance with the Remedial Action Plan approved by DENR for the Site, and shall be subject to enforcement by DENR to the full extent of the law. Failure by any party required or authorized to enforce any of the above restrictions shall in no event be deemed a waiver of the right to do so thereafter as to the same violation or as to one occurring prior or subsequent thereto.

## FUTURE SALES, LEASES, CONVEYANCES AND TRANSFERS

When any portion of the Property is sold, leased, conveyed or transferred, pursuant to N.C.G.S. Section 130A-310.8(e) the deed or other instrument of transfer shall contain in the description section, in no smaller type than that used in the body of the deed or instrument, a statement that the real property being sold, leased, conveyed, or transferred has been used as a hazardous substance or waste disposal site and a reference by book and page to the recordation of the Notice of Inactive Hazardous Substance or Waste Disposal Site referenced in this Declaration.



OWNER SIGNATURE

IN WITNESS WHEREOF, I execute these presents on this 17<sup>th</sup> day of February, 2012.

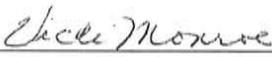
Signatory's name typed or printed: Louie Renfro

Signature: 

STATE OF OHIO  
COUNTY OF HAMILTON

I, VICKI MONROE, a Notary Public, do hereby certify that Louie Renfro appeared before me this day and acknowledged that he is the Manager of MNC Holdings, LLC and that by authority duly given and as an act of MNC Holdings, LLC the foregoing instrument was signed by MNC Holdings, LLC by such officer.

WITNESS my hand and official seal this 17<sup>th</sup> day of February, 2012.

  
Notary Public

My Commission expires: 11-15-16

[SEAL]



**APPROVAL AND CERTIFICATION OF THE NORTH CAROLINA DEPARTMENT  
OF ENVIRONMENT AND NATURAL RESOURCES**

The foregoing Declaration of Perpetual Land Use Restrictions is hereby approved and certified.

By: Jack Butler

Jack Butler, Chief  
Superfund Section  
Division of Waste Management  
North Carolina Department of Environment and  
Natural Resources

**REGISTER OF DEEDS CERTIFICATION**

The foregoing Declaration of Perpetual Land Use Restrictions is certified to be duly recorded at the date and time, and the Book and Page, shown on the first page hereof.

Register of Deeds for Mecklenburg County

By: \_\_\_\_\_  
(signature)

\_\_\_\_\_  
(type or print name and title)

Return to:

David A. Hunter  
4020 Old Pineville Road  
Charlotte, NC 28217  
(704) 529-3200





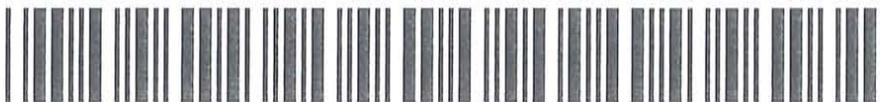
J. DAVID GRANBERRY  
REGISTER OF DEEDS, MECKLENBURG  
COUNTY & COURTS OFFICE BUILDING  
720 EAST FOURTH STREET  
CHARLOTTE, NC 28202

**PLEASE RETAIN YELLOW TRAILER PAGE**

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

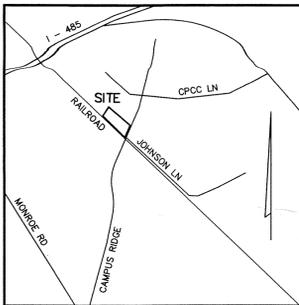
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Filed For Registration: 03/05/2012 12:05:00 PM  
Book: RE 27160 Page: 126-132  
Document No.: 2012029610  
RESTR 7 PGS \$26.00  
Recorder: APRIL JONES



2012029610





NSS MONUMENT  
EL=770.54  
N=494558.033  
E=1492981.921

**FLOOD CERTIFICATION:**  
THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 371044-9900J, DATED MARCH 2, 2009.

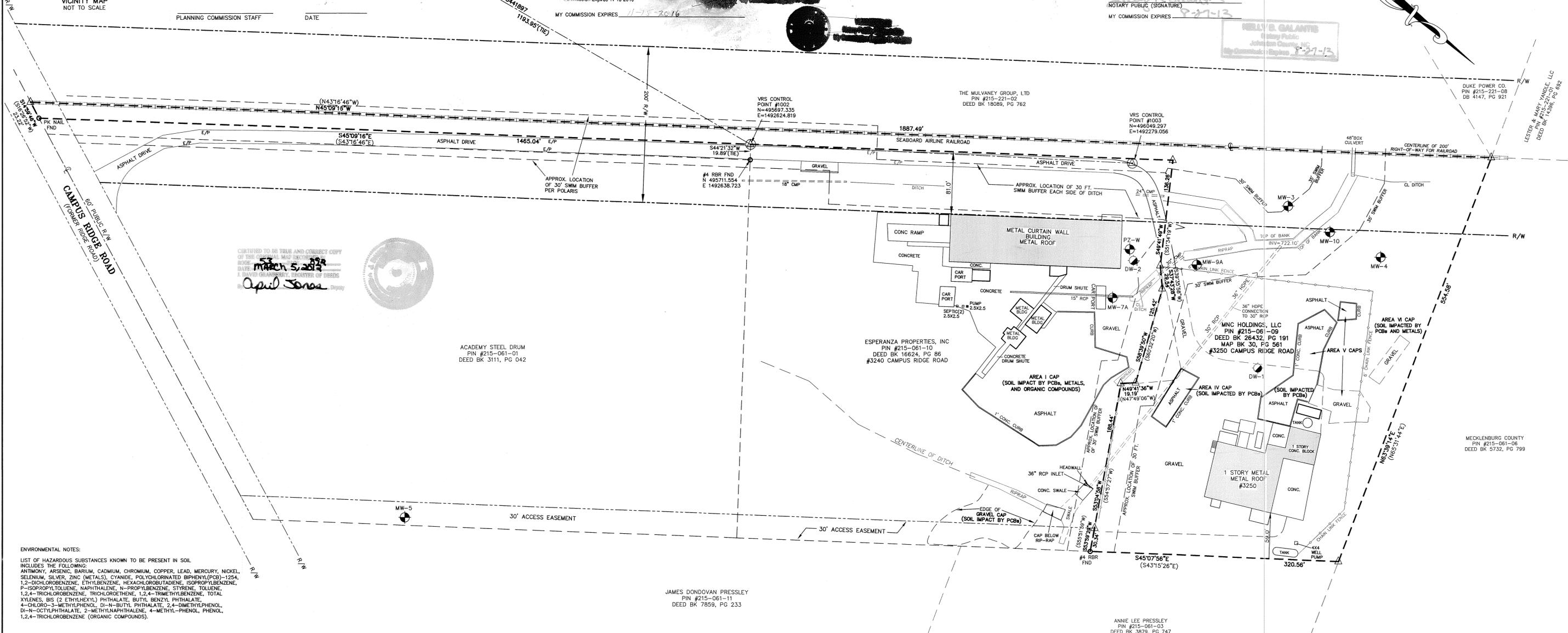


**OWNERS CERTIFICATE:**  
I ACKNOWLEDGE THAT I HAVE FULL AUTHORITY TO LEGALLY EXECUTE A DEED FOR THIS PROPERTY.  
STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG  
I, Jack Butler, A NOTARY PUBLIC OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JOSEPH MANON DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS 11th DAY OF APRIL, 2012.  
NOTARY PUBLIC (SIGNATURE)  
Notary Public, State of Ohio  
My Commission Expires 11-15-2016  
MY COMMISSION EXPIRES 11-15-2016

**PROPERTY RECORDATION REQUIREMENTS:**  
A DECLARATION OF PERPETUAL LAND USE RESTRICTIONS, LIMITING THE USES OF THIS PROPERTY, IS RECORDED AT BOOK 176a, PAGE 126.  
WHEN THESE PROPERTIES OR ANY PART OF THEM ARE SOLD, LEASED, CONVEYED OR TRANSFERRED, N.C.G.S 130A-310(E) REQUIRES THAT THE FOLLOWING LANGUAGE BE PLACED IN THE DESCRIPTION SECTION OF THE DEED OR OTHER INSTRUMENT OF TRANSFER IN NO SMALLER TYPE THAN THAT USED IN THE BODY OF THE DEED:  
THIS PROPERTY HAS BEEN USED AS A HAZARDOUS SUBSTANCE OR WASTE DISPOSAL SITE. A NOTICE OF INACTIVE HAZARDOUS SUBSTANCE OR WASTE DISPOSAL SITE IS RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS OFFICE AT BOOK 30, PAGE 561. QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT, SUPERFUND SECTION, INACTIVE HAZARDOUS SITES BRANCH, 1646 MAIL SERVICE CENTER, RALEIGH, NC 27699-1646.

APPROVED FOR THE PURPOSES OF N.C.G.S. 130A-310  
Jack Butler  
JACK BUTLER, P.E.  
CHIEF, SUPERFUND SECTION  
DIVISION OF WASTE MANAGEMENT  
STATE OF NORTH CAROLINA COUNTY OF Mecklenburg  
I, Kelly B. Galante, A NOTARY PUBLIC OF Mecklenburg COUNTY AND STATE OF NORTH CAROLINA DO HEREBY CERTIFY THAT Jack Butler DID PERSONALLY APPEAR & SIGN BEFORE ME THIS 11th DAY OF APRIL, 2012.  
NOTARY PUBLIC (SIGNATURE)  
MY COMMISSION EXPIRES 2-27-13

**VRS SURVEY TIE:**  
ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED (GROUND) NAD 83 (2007 ADJUSTMENT) HORIZONTAL INFORMATION (UNLESS NOTED OTHERWISE), BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, WITH NAVD83 ELEVATIONS. THE N.C. STATE PLANE COORDINATES FOR CONTROL POINTS #1002, & 1003, SHOWN HEREON WERE ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS) IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEY'S VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). THE VRS SURVEY TIE WAS PERFORMED ON SEPTEMBER 26, 2011. ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.



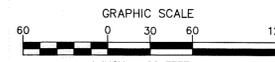
CERTIFIED TO BE TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDED IN MECKLENBURG COUNTY REGISTER OF DEEDS BOOK 191 MAP 561  
March 5, 2012  
April Jones

**ENVIRONMENTAL NOTES:**  
LIST OF HAZARDOUS SUBSTANCES KNOWN TO BE PRESENT IN SOIL INCLUDES THE FOLLOWING:  
ANTIMONY, ARSENIC, BARIUM, CADMIUM, CHROMIUM, COPPER, LEAD, MERCURY, NICKEL, SELENIUM, SILVER, ZINC (METALS), CYANIDE, POLYCHLORINATED BIPHENYL (PCB)-1254, 1,2-DICHLOROBENZENE, ETHYLBENZENE, HEXACHLOROCYCLOPENTADIENE, ISOPROPYLBENZENE, P-ISOPROPYLTOLUENE, NAPHTHALENE, N-PROPYLBENZENE, STYRENE, TOLUENE, 1,2,4-TRICHLOROBENZENE, TRICHLOROETHENE, 1,2,4-TRIMETHYLBENZENE, TOTAL XYLENES, BIS (2 ETHYLHEXYL) PHTHALATE, BUTYL BENZYL PHTHALATE, 4-CHLORO-3-METHYLPHENOL, DI-N-BUTYL PHTHALATE, 2,4-DIMETHYLPHENOL, DI-N-OCTYLPHTHALATE, 2-METHYLNAPHTHALENE, 4-METHYLPHENOL, 1,2,4-TRICHLOROBENZENE (ORGANIC COMPOUNDS).

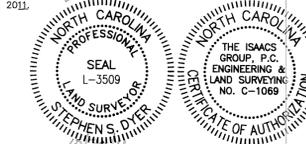
**ENVIRONMENTAL NOTES CONTINUED:**  
LIST OF HAZARDOUS SUBSTANCES KNOWN TO BE PRESENT IN SEDIMENT INCLUDES THE FOLLOWING:  
ANTIMONY, ARSENIC, BARIUM, CADMIUM, CHROMIUM, COPPER, LEAD, MERCURY, NICKEL, SELENIUM, SILVER, ZINC (METALS), CYANIDE, POLYCHLORINATED BIPHENYL (PCB)-1254, ACETONE, BIS (2 ETHYLHEXYL) PHTHALATE, AND DI-N-BUTYL PHTHALATE.  
LIST OF HAZARDOUS SUBSTANCES KNOWN TO BE PRESENT IN GROUNDWATER INCLUDES THE FOLLOWING:  
BARIUM, ZINC, ACETONE, BENZENE, CHLOROBENZENE, CHLOROETHANE, 1,2-DICHLOROBENZENE, 1,3-DICHLOROBENZENE, 1,4-DICHLOROBENZENE, 1,1-DICHLOROETHANE, 1,1-DICHLOROETHENE, CIS-1,2-DICHLOROETHANE, ETHYLBENZENE, 4-METHYL-2-PENTANONE, METHYLENE CHLORIDE, NAPHTHALENE, TOLUENE, 1,1-TRICHLOROETHANE, TETRACHLOROETHENE, TRICHLOROETHENE, VINYL CHLORIDE, TOTAL XYLENES, 2,4-DIMETHYLPHENOL, 3,4-DIMETHYLPHENOL, AND PHENOL.  
LIST OF HAZARDOUS SUBSTANCES KNOWN TO BE PRESENT IN SURFACE WATER INCLUDES THE FOLLOWING:  
CHLOROBENZENE, ANTIMONY, BARIUM, CADMIUM, COPPER, NICKEL, SILVER, AND ZINC.

**SURVEY NOTES:**  
1) THE SUBJECT PROPERTY FOR THIS SURVEY IS IDENTIFIED BY MECKLENBURG COUNTY PARCEL IDENTIFICATION NUMBER (PIN) #215-061-09. THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF DISPOSAL AREAS LOCATED ON THE SUBJECT PROPERTY, THE TYPE, LOCATION AND QUANTITY OF HAZARDOUS SUBSTANCES KNOWN TO EXIST ON THE SITE.  
2) THE AREAS AND TYPE OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING. THIS INFORMATION WAS SUPPLIED TO THE ISAACS GROUP FROM A SURVEY PROVIDED BY ATC ASSOCIATES OF NORTH CAROLINA, PC.  
3) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (NSRS 2007), WITH NAVD83 (GEOID 09) ELEVATIONS. PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON SEPTEMBER 26, 2011, THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINT #1002 AND #1003 WERE ESTABLISHED UTILIZING A TRIMBLE RB GLOBAL POSITIONING SYSTEMS (GPS) UNIT IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEY'S VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET (UNLESS NOTED OTHERWISE).  
4) THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE BOUNDARY LINES OF THE SUBJECT PROPERTY WERE PRODUCED FROM THE LEGAL DESCRIPTION FOUND WITHIN THE SUBJECT PROPERTY'S DEED. THE GEOMETRY OF THE LEGAL DESCRIPTION HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON A SOUTHEASTERN CORNER OF THE PROPERTY AS SHOWN ON MAP BOOK 30, PAGE 561, (A FOUND #4 REBAR), AND ROTATED TO A PK NAIL IN CAMPUS RIDGE ROAD. NON-MONUMENTED SUBJECT PARCEL LINES ARE BASED ON THE LEGAL DESCRIPTION OF THE SUBJECT PARCELS.  
5) SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, MOST PROPERTY LINES, AND CURB LINES/EDGES OF PAVEMENTS, HAVE BEEN TAKEN FROM A MAP PROVIDED TO THE ISAACS GROUP, AND THIS INFORMATION IS SHOWN FOR REFERENCE PURPOSES ONLY; NO ACCURACY OR POSITIONAL TOLERANCE IS GUARANTEED BY THIS SURVEY AS TO HOW THE SURVEYED FEATURES RELATE TO THE INFORMATION SHOWN.  
6) PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM MECKLENBURG COUNTY GIS TAX RECORDS.  
7) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.  
8) REFERENCE COORDINATE SYSTEM FOR VERTICAL DATUM: NAVD83.  
9) THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:  
(1) CLASS "A" SURVEY.  
(2) POSITIONAL ACCURACY IS WITHIN A 95 PERCENT CONFIDENCE LEVEL;  
(3) REAL-TIME KINEMATIC GPS FIELD PROCEDURE;  
(4) SURVEY PERFORMED SEPTEMBER 26, 2011;  
(5) VERTICAL DATUM BASED ON NAVD83;  
(6) TIED TO NC STATE PLANE COORDINATES AS SHOWN;  
(7) GEOID "09" MODEL;  
(8) COMBINED SCALE FACTOR: 0.9998441897;  
(9) UNITS ARE IN U.S. FEET.  
10) SWM BUFFERS SHOWN ARE OFFSET FROM THE TOP OF THE CREEK BANK FROM EACH SIDE OF THE CREEK CHANNEL. THE SIZE OF THE BUFFER INCREASES WITH THE SIZE OF THE DRAINAGE BASIN AREA.

**LEGEND:**  
R/W RIGHT OF WAY  
N.T.S. NOT TO SCALE  
CSF COMBINED SCALE FACTOR  
E/P EDGE OF PAVEMENT  
N NORTHING  
E EASTING  
TOC TOP OF CASING  
TOW TOP OF WELL MANHOLE  
CALCULATED PROPERTY CORNER  
DATUM CONTROL POINT  
N/F NOW OR FORMERLY  
"NON-MONUMENTED" SUBJECT RIGHT-OF-WAY LINES  
"NON-MONUMENTED" SUBJECT PARCEL LINES  
ADJOINER PARCEL LINES  
RIGHT OF WAY LINE  
CONTROL TIE  
TOTAL  
SHALLOW OVERBURDEN MONITORING WELL  
BEDROCK MONITORING WELL



**SURVEYORS CERTIFICATE [G.S. 47-30]**  
I, STEPHEN S. DYER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, DRAWN FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 21ST DAY OF OCTOBER, 2011.  
STEPHEN S. DYER, PLS L-3509  
NC FIRM LICENSE #C-1069



THIS NOTICE OF INACTIVE HAZARDOUS SUBSTANCE OR WASTE DISPOSAL SITE SUPERSEDES ALL PREVIOUSLY RECORDED NOTICES OF INACTIVE HAZARDOUS SUBSTANCE OR WASTE DISPOSAL SITE FOR THIS PROPERTY

**NOTICE OF INACTIVE HAZARDOUS SUBSTANCE OR WASTE DISPOSAL SITE**  
FORMER ACADEMY STEEL DRUM FACILITY  
NCD 024 462 327  
MNC HOLDINGS, LLC (owner)  
PIN #215-061-09  
TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA  
File #: 11220-MNC Date: 10-21-2011 Project P.L.S.: SSD  
The ISAACS GROUP  
CIVIL ENGINEERING DESIGN AND LAND SURVEYING  
Surveyed By: CC  
Drawn By: MWJ  
Scale: 1"=60'  
8720 RED OAK BLVD, SUITE 420  
CHARLOTTE, N.C. 28217  
PHONE (704) 527-3440 FAX (704) 527-8335  
SHEET 2 OF 2

RECEIVED

MAR - 9 2012



SOLID WASTE SECTION  
ASHEVILLE REGIONAL OFFICE

4020 Old Pineville Road  
Charlotte, NC 28217  
Tel: 704-529-3200  
Fax: 704-529-3272  
www.atcassociates.com  
N.C. Engineering License No. C-1598

March 8, 2012

Larry Frost, Environmental Engineer  
North Carolina Division of Waste Management  
Solid Waste Section - Permitting Branch  
2090 U.S. Highway 70  
Swannanoa, North Carolina 28778

**RE: Deed Restriction Documents  
MNC Holdings LLC Tract  
Former Academy Steel Drum (ASD) Facility  
Matthews, Mecklenburg County, North Carolina  
NCD 024 462 327**

Dear Mr. Frost:

At the request of MNC Holdings LLC, ATC Associates of North Carolina, P.C. (ATC) is pleased to provide you with certified copies of the deed restriction documents including the Declaration of Perpetual Land Use Restrictions (DPLUR) and a plat of the Notice of Inactive Hazardous Substance or Waste Disposal Site.

Please contact me if you have questions.

Sincerely,  
ATC Associates of North Carolina, P.C.

David A. Hunter, PG  
Principal Scientist

Amanda B. Freeman  
Staff Scientist

pc: Joe Mayernik, MNC Holdings – c/o Jennifer Poole, Stericycle  
Louis Renfro, Stericycle



*Real Estate Lookup*

Print

Close

**Parcel Information**

|                              |                               |               |                 |
|------------------------------|-------------------------------|---------------|-----------------|
| <b>Parcel ID</b><br>21506109 | <b>Account</b><br>NON-NC CORP | <b>Parent</b> | <b>Previous</b> |
|------------------------------|-------------------------------|---------------|-----------------|

**Owner(s)**

|                                       |  |  |
|---------------------------------------|--|--|
| <b>Owner Name</b><br>MNC HOLDINGS LLC | <b>Mailing Address</b><br>4357 FERGUSON DR SUITE 100 | <b>City/State</b><br>CINCINNATI OH 45245 |
|---------------------------------------|--|--|

**Legal Information**

|                         |                                 |   |   |                                  |                        |
|-------------------------|---------------------------------|---|---|----------------------------------|------------------------|
| <b>Legal</b><br>M30-561 | <b>Municipality</b><br>MATTHEWS | <b>Annexed</b><br>6/30/2003 12:00:00 AM | <b>Special District</b><br>FIRE SERVICE E | <b>Fire District</b><br>MATTHEWS | <b>Acreage</b><br>5.00 |
|-------------------------|---------------------------------|---|---|----------------------------------|------------------------|

**Total Parcel Assessment & Exemptions**

|                           |                       |                         |                        |                  |                      |                    |               |
|---------------------------|-----------------------|-------------------------|------------------------|------------------|----------------------|--------------------|---------------|
| <b>Building</b><br>165900 | <b>Land</b><br>261400 | <b>Features</b><br>6000 | <b>Total</b><br>433300 | <b>Exemption</b> | <b>Year Approved</b> | <b>Review Date</b> | <b>Amount</b> |
|---------------------------|-----------------------|-------------------------|------------------------|------------------|----------------------|--------------------|---------------|

**Sales Information**

|             |              |               |                |            |                 |             |                   |                      |
|-------------|--------------|---------------|----------------|------------|-----------------|-------------|-------------------|----------------------|
| <b>Sale</b> | <b>Price</b> | <b>Stamps</b> | <b>Qualify</b> | <b>V/I</b> | <b>DeedBook</b> | <b>Type</b> | <b>Legal Ref.</b> | <b>Grantor</b>       |
| Apr 25 2011 |              |               | LESS \$3000    | IMP        | 26432 - 191     | QUIT CLAIM  | 26432-191         | BMWNC INC,           |
| May 21 1999 | 0            |               | OTHER          | IMP        | 10487 - 664     | DEED STAMPS | 10487-664         | BIO MEDICAL SERVICES |

**Land Use**

|                    |                           |                   |                             |                             |
|--------------------|---------------------------|-------------------|-----------------------------|-----------------------------|
| <b>Use</b><br>I600 | <b>Units</b><br>217844.00 | <b>Type</b><br>SF | <b>Neighborhood</b><br>IN08 | <b>Assessment</b><br>261400 |
|--------------------|---------------------------|-------------------|-----------------------------|-----------------------------|

**Building Information**

|                  |   |                          |                           |   |                                   |                                   |                            |                        |                       |
|------------------|---|--------------------------|---------------------------|---|-----------------------------------|-----------------------------------|----------------------------|------------------------|-----------------------|
| <b>Bldg</b><br>1 | <b>Description</b><br>BIO-MED Warehouse | <b>Type</b><br>WAREHOUSE | <b>Year Built</b><br>1989 | <b>Property Location</b><br>3250 CAMPUS RIDGE RD MATTHEWS |                                   |                                   |                            |                        |                       |
| <b>Bldg</b><br>1 | <b>Story</b><br>1 STORY                 | <b>Units</b><br>1        | <b>Total SqFt</b><br>8160 | <b>Heated</b><br>8128                                     | <b>Foundation</b><br>SLAB-ABV GRD | <b>Ext. Wall</b><br>MODULAR MTL - | <b>Grade</b><br>AVERAGE 03 | <b>Value</b><br>165900 |                       |
| <b>Bldg</b><br>1 | <b>Heat</b><br>AIR-NO-DUCT              | <b>Fuel</b><br>GAS       | <b>FirePlace</b>          | <b>AC</b><br>AC-NONE                                      | <b>Fixtures</b><br>4              | <b>Bedrooms</b><br>0              | <b>Full Baths</b><br>0     | <b>3/4 Baths</b>       | <b>1/2 Baths</b><br>0 |

**Sub Areas**

|             |                           |             |
|-------------|---------------------------|-------------|
| <b>Bldg</b> | <b>Description</b>        | <b>Size</b> |
| 1           | BASE (FIRST FLOOR)        | 6222        |
| 1           | BASE - SEMI-FINISHED      | 1600        |
| 1           | LOADING PLATFORM W/CANOPY | 16          |
| 1           | OFFICE - AVERAGE          | 306         |
| 1           | LOADING PLATFORM W/CANOPY | 16          |

**Depreciation**

|                  |                                |                                    |                 |                |                 |
|------------------|--------------------------------|------------------------------------|-----------------|----------------|-----------------|
| <b>Bldg</b><br>1 | <b>Physical</b><br>AV - 39.00% | <b>Functional</b><br>FUNC - 15.00% | <b>Economic</b> | <b>Special</b> | <b>Override</b> |
|------------------|--------------------------------|------------------------------------|-----------------|----------------|-----------------|

**Notes**

|                 |              |                  |
|-----------------|--------------|------------------|
| <b>Tax Year</b> | <b>Notes</b> | <b>Note Date</b> |
|-----------------|--------------|------------------|

**Special Features & Yard Items**

|             |              |              |                 |              |              |
|-------------|--------------|--------------|-----------------|--------------|--------------|
| <b>Bldg</b> | <b>Built</b> | <b>Type</b>  | <b>Quantity</b> | <b>Units</b> | <b>Value</b> |
| 1           | 1989         | DOCK BOARD   | 1               | 1            | 400          |
| 1           | 1990         | CH LNK FENCE | 1               | 1100         | 3500         |
| 1           | 1991         | APRON        | 1               | 2800         | 2500         |

**Value Changes**

|                    |                 |                        |                   |                 |
|--------------------|-----------------|------------------------|-------------------|-----------------|
| <b>Notice Date</b> | <b>Tax Year</b> | <b>Reason</b>          | <b>Changed To</b> | <b>Deferred</b> |
| Mar 21 2011        | 2011            | Countywide Revaluation | 433300            | 0               |
| Mar 21 2003        | 2003            | Countywide Revaluation | 459700            | 0               |
| Apr 2 2001         | 2001            | Equalization of Value  | 294610            |                 |

|             |      |  |        |
|-------------|------|--|--------|
| Jun 9 2000  | 2000 | Equalization of Value                    | 307030 |
| Mar 30 2000 | 2000 | Correction of Land Area                  | 345830 |
| Mar 30 2000 | 2000 | Correction of Land Area: Acreage/Sw ftg/ | 345830 |
| Feb 20 1998 | 1998 | Countywide Revaluation                   | 345810 |
| May 15 1992 | 1992 | Remodeled and/or New Addition            | 374050 |
| May 15 1992 | 1992 | Remodeled Improvements and/or New Additi | 374050 |