



February 17, 2015

North Carolina Department of Environment
and Natural Resources
Division of Waste Management – DSCA Program
1646 Mail Service Center
Raleigh, NC 27699-1646

Att: Mr. Jay King
DSCA Project Manager

Re: **Final Risk Management Plan**
Former Ideal Cleaners - DSCA Site ID #92-0043
2403 Wake Forest Road
Raleigh, Wake County, North Carolina

Dear Mr. King:

URS Corporation – North Carolina (URS) is pleased to provide the attached Risk Management Plan (RMP) for the former Ideal Cleaners site located at 2403 Wake Forest Road, Raleigh, North Carolina. A risk assessment conducted for the site indicates that contaminant concentrations at the site do not pose an unacceptable risk. The primary purpose of this RMP is to ensure that the assumptions made in the risk assessment remain valid in the future. Based on the documentation outlined in this report, URS recommends issuance of a No Further Action letter for the site.

If you have any questions or require additional information, please do not hesitate to contact either Rob MacWilliams or Chris Theesfeld at 704.522.0330.

Sincerely,

URS CORPORATION-NORTH CAROLINA

Chris Theesfeld
Project Manager

Robert H. MacWilliams, PG
Program Manager

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**Risk Management Plan
Former Ideal Cleaners - DSCA Site ID # 92-0043
2403 Wake Forest Road
Wake County
Raleigh, North Carolina 27608**

Submitted To:
NC Department of Environment and Natural Resources
Division of Waste Management – DSCA Program
1646 Mail Service Center
Raleigh, NC 27699-1646



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- Appendix A Documentation of Plume Stability Evaluation
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 - Hanna Properties, LLC: 2407 Wake Forest Road (PIN No. 1715013476)
 - Seven Properties, Gali, LLC: 2421 Wake Forest Road (PIN No. 1715014869)
 - Raleigh Storage Associates: 2721 McNeill Street (PIN No. 1715021195)
 - American Properties Holding, LLC: 2402 Wake Forest Road (Parcel No. 1715018139)
 - Family Ventures Group, LLC: 2404 Wake Forest Road (Parcel No. 1715019311)
- Appendix D Example Annual DSCA Land-Use Restrictions Certification
- Appendix E Notice of Intent

1.0 INTRODUCTION

URS Corporation – North Carolina (URS) has prepared this Risk Management Plan (RMP) to address dry-cleaning solvent contamination associated with the former Ideal Cleaners site (DSCA Site #92-0043) on behalf of the North Carolina Department of Environment and Natural Resources (NCDENR) Dry-Cleaning Solvent Cleanup Act (DSCA) Program. The site location is shown on the attached **Figure 1**. The Former Ideal Cleaners (herein after referred to as source property or subject property) is located at 2403 Wake Forest Road, Wake County, Raleigh, North Carolina. Assessment activities have confirmed that groundwater contamination attributed to activities at the former Ideal Cleaners extends onto five (5) adjacent properties to the north, east and west of the subject property, all which comprise the “site”. The properties (herein referred to as “off-site properties”) are all located in Wake County, Raleigh, North Carolina, and are identified as follows:

- Hanna Properties, LLC: 2407 Wake Forest Road (PIN No. 1715013476); the property is used as an abandoned car dealership;
- Seven Properties, Gali, LLC: 2421 Wake Forest Road (PIN No. 1715014869); the property is a car dealership;
- Raleigh Storage Associates: 2721 McNeill Street (PIN No. 1715021195); property is used as a self-storage facility;
- American Properties Holding, LLC: 2402 Wake Forest Road (Parcel No. 1715018139); property is used as a self-service car wash;
- Family Ventures Group, LLC: 2404 Wake Forest Road (Parcel No. 1715019311); the property is used as a restaurant.

The affected properties are shown on the attached **Figure 2**. This RMP is intended to comply with the requirements of the DSCA (N.C.G.S. 143-215.104A et seqs) and promulgated rules and follows the outline provided in the DSCA Program’s risk-based corrective action (RBCA) guidance.

2.0 OBJECTIVES OF RISK MANAGEMENT PLAN

URS has completed assessment activities at the site, which indicate that chlorinated solvent soil impacts exist on the subject property and that groundwater impacts exist on the subject property and the five (5) identified off-site properties at levels exceeding the Title 15A NCAC 2L .0202 Groundwater Standards (2L Standards). Soil gas impacts exist on the source property and at two

(2) off-site properties; however they do not exceed Division of Waste Management (DWM) commercial/industrial Soil Gas Screening Levels (SGSLs) for any individual compounds. URS submitted a risk assessment for the Ideal Cleaners site in September 2013. The results of the risk assessment indicated that there are both on-site and off-site risks that exceed applicable target risk levels. However, these risks will be managed based on site-specific land-use conditions that have been selected as part of the evaluation and which require a RMP. Thus, the objective of the RMP is to ensure that those site-specific land-use conditions remain valid in the future.

3.0 SUMMARY OF RISK ASSESSMENT REPORT

As documented in the following reports (Prioritization Assessment Report, dated August 2010; Groundwater Monitoring Report, dated June 2013; Soil Gas Quality Evaluation, dated June 2013; Updated Assessment Report, dated May 2013 and Ecological Risk Assessment, dated August 2013) investigation activities completed to date have indicated the presence of soil contaminants on the source property (On-Site Exposure Unit) above unrestricted land-use standards. Groundwater contaminants have been identified on the subject property, the three (3) off-site properties that comprise Off-Site Exposure Unit #1, and two additional off-site properties (Off-Site Exposure Unit #2). The exposure units are shown on **Figure 2**. URS performed a risk assessment to address the applicable exposure pathways based on the identified impacts. The results of the risk assessment are documented in the Risk Assessment Report for Ideal Cleaners, dated September 2013.

The source property (On-Site Exposure Unit) is currently zoned as commercial property. The off-site properties (Off-Site Exposure Unit #1 and Off-Site Exposure Unit #2) are currently zoned as commercial properties. To be protective of unknown property zoning in the future, the risk assessment was completed to assume that all site properties could be rezoned in the future as residential property. Subsequently, both residential and commercial scenarios were considered as part of the risk assessment.

The first step in the risk assessment process consisted of evaluating exposure pathways for three separate exposure units;

- the On-Site Exposure Unit (source property),
- Off-Site Exposure Unit #1 (three (3) off-site properties: 2407 Wake Forest Road (PIN No. 1715013476); 2421 Wake Forest Road (PIN No. 1715014869); and 2721 McNeill Street (PIN No. 1715021195); and,

- Off-Site Exposure Unit #2 (two (2) off-site properties: 2402 Wake Forest Road (Parcel No. 1715018139); 2404 Wake Forest Road (Parcel No. 1715019311)).

The exposure model evaluation indicated the following complete exposure pathways for the separate exposure units:

On-Site Exposure Unit (encompassing the source property where the dry-cleaning facility was located)

- **Surface Soil Exposure** – Impacted surface soil is present making a complete exposure pathway. Surface soil exposure was evaluated for current conditions (commercial property), future conditions (residential and commercial properties) and construction worker.
- **Indoor Inhalation of Vapor Emissions from Soil** – Impacted soil is present making a complete exposure pathway. No structures are present on the on-site exposure unit so the indoor inhalation of vapor emissions was evaluated for future conditions (residential and commercial).
- **Indoor Inhalation of Vapor Emissions from Groundwater** – Impacted groundwater is present making a complete exposure pathway. No structures are present on the on-site exposure unit so the indoor inhalation of vapor emissions was evaluated for future conditions (residential and commercial).
- **Outdoor Inhalation of Vapor Emissions from Soil** - Impacted soil is present making a complete exposure pathway. Outdoor inhalation of vapor emissions was evaluated for current conditions (commercial property), future conditions (residential and commercial properties), and construction worker.
- **Outdoor Inhalation of Vapor Emissions from Groundwater** - Impacted groundwater is present making a complete exposure pathway. Outdoor inhalation of vapor emissions was evaluated for current conditions (commercial property), future conditions (residential and commercial properties), and construction worker.

In lieu of representative concentrations (RCs), the most elevated soil, groundwater, soil gas and/or indoor air concentrations observed as part of the site assessment were used in the risk assessment for the On-Site Exposure Unit. Site-specific Domenico groundwater modeling results indicated exceedences of site-specific target levels (SSTLs) for source soil (considered to be most contaminated area of soil impacts) at a distance of 580 feet (distance to downgradient property boundary of the first property encountered where groundwater impacts have not been

observed), as well as at a distance of 850 feet (distance to nearest surface water body - Crabtree Creek). However, our evaluation of site groundwater quality data indicates that the plume has not migrated as far as the modeling projects. Some of the modeling inputs are conservative parameters, specifically the rate of infiltration which may not be representative of the current land cover (i.e., asphalt, concrete). Such land cover would reasonably minimize infiltration in the source area and likely affect the documented plume migration at the site. However, because the rate of infiltration is a significant variable in the leaching of contamination from soil and subsequent migration in groundwater, it is reasonable that plume expansion would occur as indicated by the model in the event that site conditions were altered such that infiltration rates increased in area of source contamination. Therefore, it is recommended that a land-use control be utilized to maintain current infiltration conditions in the areas of impacted soils exceeding the SSTL within Exposure Unit #1. This area of soil impacts is depicted on **Figure 3**.

The On-Site Exposure Unit passed the risk evaluation for current and future complete exposure pathways. However, as groundwater contaminant concentrations above the 2L standards are present within the on-site exposure unit, it is recommended that a land-use control be implemented at the source property to prevent the installation of water supply wells within the area of the on-site exposure unit. Groundwater contaminant concentrations above the 2L Standards are shown on **Figure 4**.

Off-Site Exposure Unit #1 (encompassing three off-source commercial properties)

- **Indoor Inhalation of Vapor Emissions from Groundwater** – Impacted groundwater is present making a complete exposure pathway. Indoor inhalation of vapor emissions was evaluated for current conditions (commercial property) and future conditions (residential and commercial).
- **Outdoor Inhalation of Vapor Emissions from Groundwater** - Impacted groundwater is present making a complete exposure pathway. Outdoor inhalation of vapor emissions was evaluated for current conditions (commercial property) and future conditions (residential and commercial properties).

In lieu of RCs, the most elevated groundwater concentrations observed at the site were used in the risk assessment for the Off-Site Exposure Unit #1. Under the current conditions (commercial) the Off-Site Exposure Unit #1 indicated no unacceptable risk levels for the current commercial property use exposure scenario. However, as groundwater contaminant concentrations above the 2L Standards are present within Off-Site Exposure Unit #1, it is recommended that a land-use

control be implemented preventing the installation of water supply wells within the area of the Off-Site Exposure Unit #1. Groundwater contaminant concentrations above the 2L Standards are shown on **Figure 4**.

Off-Site Exposure Unit #2 (encompassing two off-source commercial properties)

- **Outdoor Inhalation of Vapor Emissions from Groundwater** - Impacted groundwater is present making a complete exposure pathway. Outdoor inhalation of vapor emissions was evaluated for current conditions (commercial property) and future conditions (residential and commercial properties).

In lieu of RCs, the most elevated groundwater concentrations observed at the site were used in the risk assessment for the Off-Site Exposure Unit #2. Under the current conditions Off-Site Exposure Unit #2 passed the risk evaluation for current and future completed exposure pathways. However, as groundwater contaminant concentrations above the 2L Standards are present within the On-Site Exposure Unit, it is recommended a land-use control be implemented preventing the installation of water supply wells within the area of the Off-Site Exposure Unit #2. Groundwater contaminant concentrations above the 2L Standards are shown on **Figure 4**.

4.0 REMEDIAL ACTION PLAN

4.1 Assessment Activities and Interim Actions

The source property is a 0.98-acre parcel at the corner of Wake Forest Drive and McNeill Street in Raleigh, North Carolina. The property currently consists of two commercial buildings. According to available records, the dry-cleaning facility operated until the 1970s and the dry-cleaning building was demolished in 1991. The date that operations began is unknown. The former location of the dry-cleaning facility was located in the northeast corner of the property, which is now the parking lot for Mami Noras Rotisserie Chicken restaurant.

A 1% Investigation report, prepared by Withers and Ravenel and dated August 2009 for the NCDENR DSCA Program, documented the collection of seven soil borings and three groundwater samples around the former footprint of the facility. Results indicated the presence of chlorinated solvents in groundwater samples collected at the site.

Upon confirmation of a release, the property owner, Clendenin Properties, LLC, submitted a petition on November 16, 2009 to request admittance of the site into the DSCA Program. The

site was certified into the program on November 30, 2009, and an Assessment and Remediation Agreement was executed.

Initial assessment activities executed by URS were conducted March 23, 2010. URS advanced nine soil borings using a Geoprobe rig within the footprint of the former dry-cleaning facility – which is now a parking lot - to evaluate potential contaminant source areas. On March 24-25, 2010, URS also observed the installation of five Type II monitoring wells (MW-1 through MW-5) by Geologic Exploration Inc. to evaluate groundwater quality beneath the subject site. After the monitoring wells were installed and properly developed, URS collected a groundwater sample from each well. The soil and groundwater samples were submitted for laboratory analysis by EPA Method 8260.

On August 16, 2010, URS submitted a Prioritization Assessment Report (PAR) to the DSCA Program, outlining the results of the aforementioned assessment activities and a receptor survey in accordance with the 2004 DSCA guidance. As documented in the PAR, assessment activities indicated that the extent of impacted soil and groundwater were not adequately delineated in respect to the applicable screening levels and the primary constituent of concern (COC) at the site was identified to be tetrachloroethene (PCE).

On January 24-25, 2011, URS observed the installation of three Type II monitoring wells (MW-6 through MW-8) by Mad Dawg, Inc. to evaluate groundwater quality downgradient from the subject property. After the monitoring wells were installed and properly developed, URS collected a groundwater sample from each well. The groundwater samples were submitted for laboratory analysis by EPA Method 8260.

On November 28, 2011, URS observed the installation of two additional Type II monitoring wells (MW-9 and MW-10) by Mad Dawg, Inc. to evaluate groundwater quality downgradient from the subject property. After the monitoring wells were installed and properly developed, URS collected a groundwater sample from each well. The groundwater samples were submitted for laboratory analysis by EPA Method 8260.

On May 14, 2013, URS submitted an Updated Assessment Report (UAR) to the DSCA Program, outlining the details of the aforementioned assessment activities. As documented in the UAR, assessment activities completed to date indicated that the extent of impacted soils and groundwater was adequately delineated in respect to applicable screening levels and the primary COC at the site was PCE.

A Groundwater Monitoring Report was submitted on June 12, 2013, which included data from groundwater monitoring events completed in August 2012, December 2012 and March 2013. Groundwater samples were collected from monitoring wells MW-1 through MW-10 during the August 2012 and December 2012 sampling events. The March 2013 sampling event included five (5) monitoring wells installed by Withers and Ravenel on the former car dealership property (WR-1 through WR-4 and SSN-2) as well as the 10 monitoring wells associated with the site (MW-1 through MW-10). Groundwater data for the three quarterly sampling events empirically demonstrated that the PCE plume is generally stable with only minor fluctuations in concentrations.

Based on review of the site groundwater quality, soil gas samples were collected on March 14, 2013 for each exposure domain where groundwater contaminant levels have exceeded the Tier 1 Vapor Intrusion Screening Levels. As documented in the *Soil Gas Quality Evaluation Results* letter report dated June 12, 2013, one soil gas sample (SG-1) was collected on the site property (On-Site Exposure Unit) adjacent to URS monitoring well MW-5, and one soil gas sample (SG-2) was collected on the Former Southern States Nissan property (Off-Site Exposure Unit #1) adjacent to URS monitoring well MW-8. Soil gas samples SG-1 and SG-2 do not exceed DWM commercial/industrial SGSLs for any individual compounds.

A review of the assessment data generated to date in respect to applicable screening levels as documented in the DWM Vapor Intrusion Guidance (August 2011) indicates that no additional vapor intrusion assessment is warranted that has not already been completed for the site. When soil, groundwater, and vapor/indoor air assessment activities were completed at the site, URS completed a risk assessment report in September 2013. As discussed in detail in Section 3.0, the risk assessment concluded that risks associated with the contamination could be managed through implementation of site-specific land-use controls as detailed in this RMP. Therefore, the risk assessment recommended risk-based closure for the site. The purpose of this RMP is to ensure that the assumptions made in the risk assessment remain valid in the future.

4.2 Remedial Action

According to the DSCA Program's RBCA guidance, no remedial action is necessary if the following four site conditions are met: (i) the dissolved plume is stable or decreasing; (ii) the maximum concentration within the exposure domain for every complete exposure pathway of any COC is less than ten times the RC of that COC; (iii) adequate assurance is provided that the

land-use assumptions used in the DSCA Program's RBCA process are not violated for current or future conditions; and, (iv) there are no ecological concerns at the site. The subject site's compliance with the four above referenced conditions confirms that the contaminant concentrations are not likely to pose an unacceptable risk either at present or in the future and remedial action at the site is not required. Each of these conditions and their applicability to the subject site are summarized in the following sections.

4.2.1 Condition 1 – The Dissolved Plume is Stable or Decreasing

As part of the groundwater monitoring program, URS conducted a total of three groundwater monitoring events between August 2012 and March 2013. Based on the groundwater quality generated to date, PCE is present at concentrations above the 2L Standards at monitoring wells MW-5, MW-6, MW-9, WR-1 and WR-2. However, PCE concentrations have remained generally stable to shrinking. Groundwater data for the three sampling events showed the chlorinated COC plume was generally stable with minor fluctuations.

Documentation of the plume stability evaluation, including a table showing historical groundwater analytical data and a concentration versus time graph is included in **Appendix A**.

4.2.2 Condition 2 – The Maximum Concentration within the Exposure Unit for Every Complete Exposure Pathway of any COC is Less Than Ten Times the RC of that COC

Representative Concentrations (RCs) were not calculated as part of the risk assessment for this site. Instead, a more conservative approach was utilized by using the maximum concentration for each COC during the risk assessment and found that this condition has been met for all COCs and exposure pathways.

4.2.3 Condition 3 – Adequate assurance is provided that the land-use assumptions used in the DSCA Program's RBCA process are not violated for current or future conditions.

The risk assessment completed for the site was based on current land-use conditions being commercial. However, using the most conservative approach, future conditions at the site were considered to be residential. As discussed in Section 6.0, land-use controls will be implemented for the site to ensure the assumptions made in the risk assessment remain valid in the future. Refer to Section 6.0 for additional details regarding the proposed land-use restrictions for the site.

4.2.4 Condition 4 – *There are no ecological concerns at the site.*

URS completed a Level 1 Ecological Risk Assessment for the site in accordance with the DSCA Program's RBCA guidance. The results of the evaluation were submitted to DSCA on August 29, 2013 and indicate the release does not pose an unacceptable ecological risk. The completed Level 1 Ecological Risk Assessment Checklists A and B and associated attachments are included in **Appendix B**.

The subject site's compliance with the four above referenced conditions confirms that the contaminant concentrations are not likely to pose an unacceptable risk either at present or in the future. The plume is expected to naturally attenuate over time and the appropriate remedial action is to implement land-use controls on the site where groundwater contamination is present.

5.0 DATA COLLECTED DURING RMP IMPLEMENTATION

No further sampling or other data collection activities are proposed for the site, as long as the assumptions detailed in the Notice of Dry-Cleaning Solvent Remediation (NDCSR) remain valid. As such, this section is not applicable.

6.0 LAND-USE CONTROLS

As discussed in detail in Section 3.0, the recommendation for closure in the risk assessment for the site was based on the following land-use conditions:

- Except for any other activity associated with redevelopment or maintenance which only temporarily (i.e. less than ninety days) results in a decrease of impervious surface, no activities that cause or create the potential for an increase in infiltration may occur in the portion of the source property identified as "Area A" on **Figure 5** without prior approval of NCDENR; and
- Groundwater may not be utilized on the source property or five off-source properties without prior approval of NCDENR;

Land-use controls will be implemented to ensure that land-use conditions are maintained and monitored until the land-use controls are no longer required for the site. NDCSRs were prepared for the source property and five off-source properties to comply with the land-use control

requirements. The NDCSRs are included in **Appendix C**. Refer to each NDCSR for the specific language to be incorporated to address each of the risk assessment assumptions detailed above.

A plat showing the locations and types of dry-cleaning solvent impacts on the site are included as an exhibit to each NDCSR. The locations of dry-cleaning solvent impacts are where contaminants have been detected above unrestricted use standards. As discussed in Section 4.1, PCE is the primary COC for the site.

7.0 LONG-TERM STEWARDSHIP PLAN

The NDCSR for the source property contains a clause which requires the owner of the property to submit a notarized “Annual Certification of Land-Use Restrictions” to NCDENR on an annual basis certifying that the NDCSR remains recorded with the Register of Deeds and that the land-use restrictions (LURs) are being complied with. An example of such a certification is included in **Appendix D**.

8.0 RMP IMPLEMENTATION SCHEDULE

Since the contamination is stable and confined to the source property and five off-source properties and possible exposure to the contamination is managed through the NDCSRs, no additional site remediation activities are required to implement the RMP. A 30-day public comment period will be held to allow the community an opportunity to comment on this proposed strategy. **Appendix E** includes example documents used to announce the public comment period in the local newspaper and to inform local officials, nearby property owners, and interested parties. As such, upon completion of the public comment period and final approval of the RMP, the NDCSRs will be filed with the Wake County Register of Deeds and will complete the RMP schedule.

9.0 CRITERIA FOR DEMONSTRATING RMP SUCCESS

The RMP will be successfully implemented once the required NDCSRs have been executed and recorded with the Wake County Register of Deeds. The NDCSR, for each property, at the request of the property owner, may be canceled by NCDENR after the risk to public health and the environment associated with the dry-cleaning solvent contamination and any other contaminants included in the dry-cleaning solvent assessment and remediation agreement has been eliminated as a result of the remediation of the property. If NCDENR is notified of a

change in site conditions, per the notification requirements detailed in the NDCSR, the RMP will be reviewed to determine if the site conditions have impacted the requirements set forth in each NDCSR and if changes are required. Enforcement of the RMP will be maintained through receipt of the “Annual Certification of Land-Use Restrictions” from the property owners as part of the NDCSR requirements.

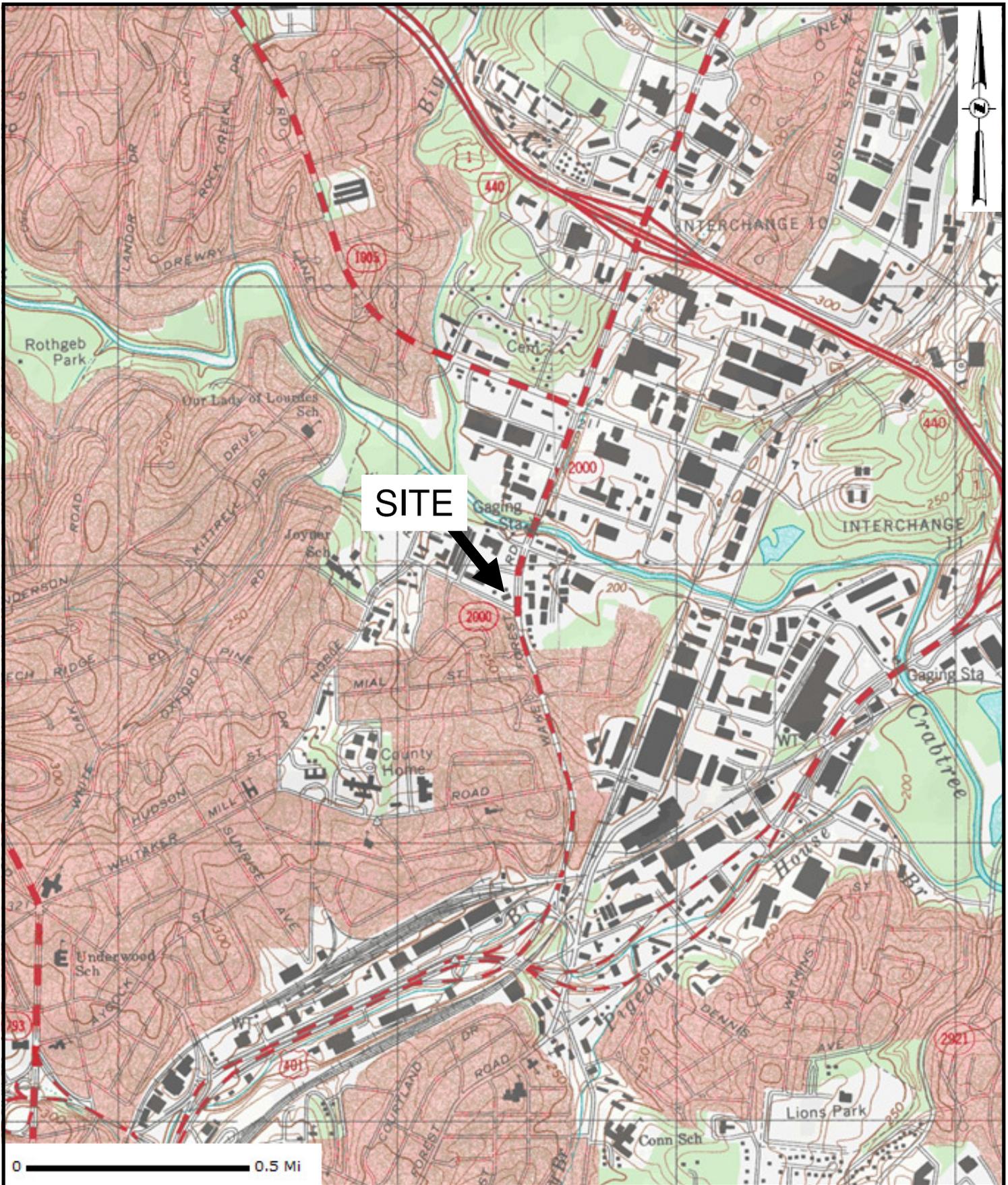
10.0 CONTINGENCY PLAN IF RMP FAILS

As discussed above, unless the DSCA Program is notified of a change in land-use conditions at the site, per the notification requirements detailed in this plan, the RMP will remain in effect until the RMP has met its objectives and is considered a success. Pursuant to N.C.G.S. 143-215.104K, if any of the LURs set out in the NDCSR are violated, the owners of the properties at the time the LURs are violated, the owner’s successors and assigns, and the owner’s agents who direct or contract for alteration of the site in violation of the LURs, shall be held liable for the remediation of all contaminants to unrestricted use standards.

11.0 CONCLUSIONS AND RECOMMENDATIONS

URS has prepared this RMP for the former Ideal Cleaners site on behalf of the DSCA Program. The results of the risk assessment completed for the site indicate that contaminant concentrations do not pose an unacceptable risk. The contaminant plume associated with the site appears generally stable or decreasing. This RMP specifies that the NDCSR requirements provide notification that land-use conditions observed during the risk assessment evaluation remain valid in the future. Based on the documentation contained in this report, URS recommends issuance of a “No Further Action” letter.

FIGURES



Reference: 7.5 Minute USGS Topographic Map: Raleigh West, North Carolina (1998)



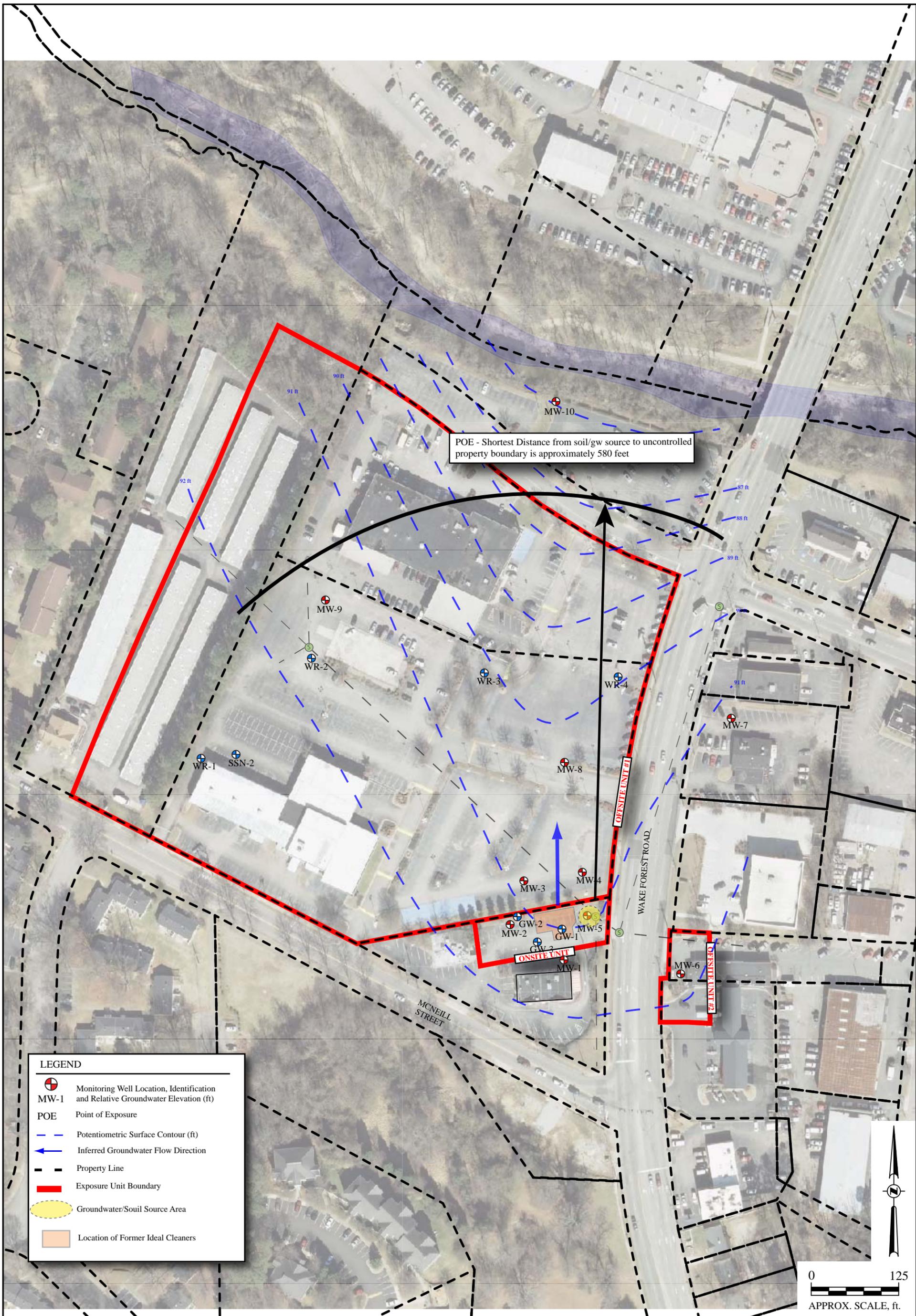
URS CORPORATION – NORTH CAROLINA
 TWO SOUTH EXECUTIVE PARK
 6135 PARK SOUTH DRIVE, SUITE 300
 CHARLOTTE, NC 28210
 TEL: (704) 522-0330
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Site Location Map
 Ideal Cleaners
 2403 Wake Forest Road
 Raleigh, North Carolina
 DSCA Site # 92-0043

DRAWN BY: CLE – 5/19/10
 CHECKED BY: CNT – 5/19/10
 PROJECT NO: 38854478

SHEET
 Att. 1



POE - Shortest Distance from soil/gw source to uncontrolled property boundary is approximately 580 feet

LEGEND

- Monitoring Well Location, Identification and Relative Groundwater Elevation (ft)
- MW-1**
- POE** Point of Exposure
- Potentiometric Surface Contour (ft)
- Inferred Groundwater Flow Direction
- Property Line
- Exposure Unit Boundary
- Groundwater/Solvent Source Area
- Location of Former Ideal Cleaners



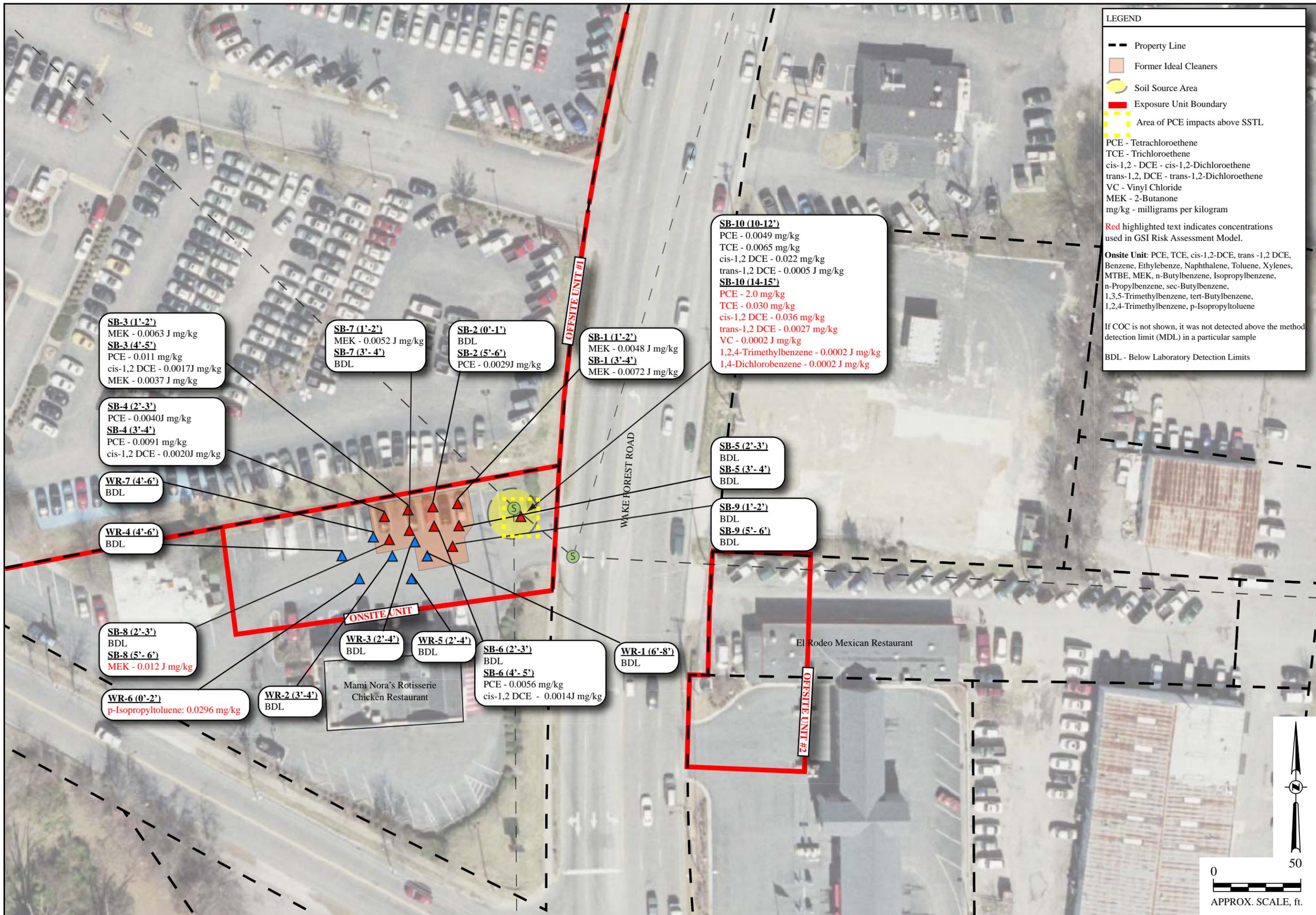
Figure 2
SHEET

DRAWN BY:	CNT - 0717/13
CHECKED BY:	RHM - 0717/13
PROJECT NO.:	38941349



URS CORPORATION - NORTH CAROLINA
SOUTH PARK TOWERS
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Exposure Unit Location Map
Ideal Cleaners
2403 Wake Forest Road
Raleigh, NC
DSCA Site # 92-0043



LEGEND

- Property Line
- Former Ideal Cleaners
- Soil Source Area
- Exposure Unit Boundary
- Area of PCE impacts above SSTL

PCE - Tetrachloroethene
TCE - Trichloroethene
cis-1,2 - DCE - cis-1,2-Dichloroethene
trans-1,2 - DCE - trans-1,2-Dichloroethene
VC - Vinyl Chloride
MEK - 2-Butanone
mg/kg - milligrams per kilogram

Red highlighted text indicates concentrations used in GSI Risk Assessment Model.

Onsite Unit: PCE, TCE, cis-1,2-DCE, trans-1,2 DCE, Benzene, Ethylbenzene, Naphthalene, Toluene, Xylenes, MTBE, MEK, n-Butylbenzene, Isopropylbenzene, n-Propylbenzene, sec-Butylbenzene, 1,3,5-Trimethylbenzene, tert-Butylbenzene, 1,2,4-Trimethylbenzene, p-Isopropyltoluene

If COC is not shown, it was not detected above the method detection limit (MDL) in a particular sample

BDL - Below Laboratory Detection Limits

SB-3 (1'-2')
MEK - 0.0063 J mg/kg
SB-3 (4'-5')
PCE - 0.011 mg/kg
cis-1,2 DCE - 0.0017J mg/kg
MEK - 0.0037 J mg/kg

SB-7 (1'-2')
MEK - 0.0052 J mg/kg
SB-7 (3'-4')
BDL

SB-2 (0'-1')
BDL
SB-2 (5'-6')
PCE - 0.0029J mg/kg

SB-1 (1'-2')
MEK - 0.0048 J mg/kg
SB-1 (3'-4')
MEK - 0.0072 J mg/kg

SB-10 (10-12')
PCE - 0.0049 mg/kg
TCE - 0.0065 mg/kg
cis-1,2 DCE - 0.022 mg/kg
trans-1,2 DCE - 0.0005 J mg/kg
SB-10 (14-15')
PCE - 2.0 mg/kg
TCE - 0.030 mg/kg
cis-1,2 DCE - 0.036 mg/kg
trans-1,2 DCE - 0.0027 mg/kg
VC - 0.0002 J mg/kg
1,2,4-Trimethylbenzene - 0.0002 J mg/kg
1,4-Dichlorobenzene - 0.0002 J mg/kg

SB-4 (2'-3')
PCE - 0.0040J mg/kg
SB-4 (3'-4')
PCE - 0.0091 mg/kg
cis-1,2 DCE - 0.0020J mg/kg

WR-7 (4'-6')
BDL

WR-4 (4'-6')
BDL

SB-5 (2'-3')
BDL
SB-5 (3'-4')
BDL

SB-9 (1'-2')
BDL
SB-9 (5'-6')
BDL

SB-8 (2'-3')
BDL
SB-8 (5'-6')
MEK - 0.012 J mg/kg

WR-3 (2'-4')
BDL

WR-5 (2'-4')
BDL

SB-6 (2'-3')
BDL
SB-6 (4'-5')
PCE - 0.0056 mg/kg
cis-1,2 DCE - 0.0014J mg/kg

WR-1 (6'-8')
BDL

WR-6 (0'-2')
p-Isopropyltoluene: 0.0296 mg/kg

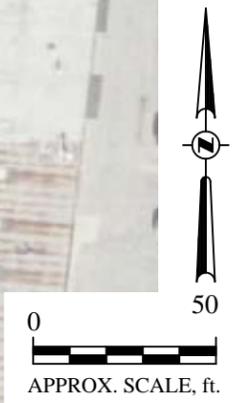
WR-2 (3'-4')
BDL

Mami Nora's Rotisserie
Chicken Restaurant

El Rodeo Mexican Restaurant

Soil Impacts Exceeding the SSTL
Former Ideal Cleaners
2403 Wake Forest Road
Raleigh, NC
DSCA Site # 92-0043

URS CORPORATION - NORTH CAROLINA
TWO SOUTH EXECUTIVE PARK
6135 PARK SOUTH DRIVE, SUITE 300
CHARLOTTE, NC 28210
TEL: (704) 522-0330
FAX: (704) 522-0063



DRAWN BY: BLF - 06/02/10
CHECKED BY: CNT - 06/02/10
PROJECT NO.: 38854478

SHEET:
FIG. 3



Figure 4

DRAWN BY:
JLW - 3/29/13

CHECKED BY:
CT - 3/29/13

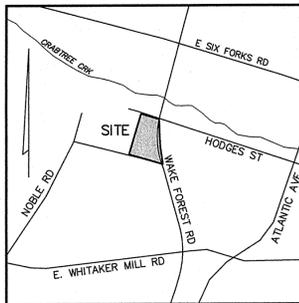
PROJECT NO.:



URS CORPORATION - NORTH CAROLINA
SOUTH PARK TOWERS
6000 FAIRVIEW ROAD, SUITE 200
CHARLOTTE, NC 28210
TEL: (704) 522-0330
FAX: (704) 522-0063

Groundwater Results
Former Ideal Cleaners
2403 Wake Forest Road
Raleigh, NC
DSCA Site # 92-0043





FLOOD CERTIFICATION:
THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 372017-1500-J, DATED MAY 2, 2006.

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 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 NOVEMBER 7, 2013. ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.

STATE OF NORTH CAROLINA
I, _____ REVIEW OFFICER OF _____
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

OWNERS CERTIFICATE
I ACKNOWLEDGE THAT I HAVE FULL AUTHORITY TO LEGALLY EXECUTE A DEED FOR THIS PROPERTY.

SIGNATURE _____ DATE _____

STATE OF _____ COUNTY OF _____

I, _____, A NOTARY PUBLIC OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS _____ DAY OF _____.

NOTARY PUBLIC (SIGNATURE) _____

MY COMMISSION EXPIRES _____

RALEIGH STORAGE ASSOCIATES
DEED BK 4734, PG 356
TAX PIN# 171502198
#2721 McNEILL ST

HANNA PROPERTIES, LLC
DEED BK 10771, PG 1589
LOT 1 & 2A, BM1982-1152
TAX PIN# 1715013476
#2407 WAKE FOREST RD

SEVEN PROPERTIES, GALL, LLC
DEED BK 11095, PG 2521
LOT 2B, BM1982-1152
TAX PIN# 1715026097
#2425 WAKE FOREST RD

SEVEN PROPERTIES, GALL, LLC
DEED BK 11095, PG 2521
LOT 2B, BM1982-1152
TAX PIN# 1715014989
#2421 WAKE FOREST RD

LINE	LENGTH	BEARING	BEARING OF RECORD
L1	26.46	N90°00'00"E	
L2	30.20	S06°35'40"W	(S10°50'00"W)
L3	22.99	N90°00'00"W	
L4	30.00	N90°00'00"E	
L5	12.26	S06°35'40"W	(S10°50'00"W)
L6	7.55	S06°35'40"W	(S10°50'00"W)



SURVEY NOTES:

- 1) THE SUBJECT PROPERTY FOR THIS SURVEY IS IDENTIFIED BY WAKE COUNTY PARCEL IDENTIFICATION NUMBER(PIN) #1715015269. THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO SURVEYED BENCHMARKS AND (2) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THIS NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM 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.
- 3) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (CONUS), WITH NAVD83 (CGO12A) ELEVATIONS, PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON NOVEMBER 7, 2013. THE N.C. STATE PLANE COORDINATES SHOWN WERE ESTABLISHED UTILIZING A TRIMBLE R8 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 IN DEED BOOK 10352, PAGE 559. THE GEOMETRY OF THAT LEGAL DESCRIPTION HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON THE NORTHEAST CORNER OF THE CLENDENIN PROPERTY ON THE R/W MARGIN OF WAKE FOREST ROAD (A FOUND 4" REBAR), AND ROTATED TO A FOUND IRON PIN AT THE SOUTHWEST CORNER OF HODGES STREET/LOT 2B, BOOK OF MAPS 1982, PAGE 1152. NON-MONUMENTED SUBJECT PARCEL LINES FROM THAT LEGAL DESCRIPTION ARE BASED ON THAT ROTATION.
- 5) SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, SOME PROPERTY LINES, AND CURB LINES/EDGE OF PAVEMENTS, HAVE BEEN TAKEN FROM WAKE COUNTY GIS DATABASE INFORMATION, 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 GIS INFORMATION SHOWN.
- 6) PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM WAKE COUNTY 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. COMBINED GROUND SCALE FACTOR: 0.999918849998.
- 9) THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
(1) CLASS "A" SURVEY;
(2) POSITIONAL ACCURACY IS 0.05 FEET WITHIN A 95 PERCENT CONFIDENCE LEVEL;
(3) REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
(4) SURVEY PERFORMED NOVEMBER 7, 2013;
(5) VERTICAL DATUM BASED ON NAVD83;
(6) TIED TO N.C. STATE PLANE COORDINATES AS SHOWN NAD 1983 (2007 HARN ADJUSTMENT);
(7) GEOID "12A"(CONUS) MODEL;
(8) COMBINED GRID FACTOR: 0.999918849998;
(9) UNITS ARE IN U.S. FEET.
- 10) EXPOSURE UNIT BOUNDARIES AS SHOWN SCALED FROM FIGURE PROVIDED BY URS CORPORATION, DATED 7/17/2013.

DATE: 12-12-13		PROJECT NAME: IDEAL CLEANERS		
LOCATION: 2403 WAKE FOREST ROAD RALEIGH, NC				
MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION
MW-1	751332.72	2110588.74	203.79	T.O.W.
TC MW-1	751332.72	2110588.74	203.50	2" P.V.C.
MW-2	751372.94	2110523.28	203.15	T.O.W.
TC MW-2	751372.94	2110523.28	202.85	2" P.V.C.
MW-3	751441.83	2110530.12	205.84	T.O.W.
TC MW-3	751441.83	2110530.12	205.47	2" P.V.C.
MW-4	751466.17	2110634.45	204.70	T.O.W.
TC MW-4	751466.17	2110634.45	204.45	2" P.V.C.
MW-5	751394.77	2110640.74	202.46	T.O.W.
TC MW-5	751394.77	2110640.74	202.14	2" P.V.C.
MW-6	751314.08	2110763.59	203.47	T.O.W.
TC MW-6	751314.08	2110763.59	203.07	2" P.V.C.
MW-7	751673.13	2110841.78	201.85	T.O.W.
TC MW-7	751673.13	2110841.78	201.45	2" P.V.C.
MW-8	751617.66	2110610.09	205.81	T.O.W.
TC MW-8	751617.66	2110610.09	205.34	2" P.V.C.
MW-9	751817.34	2110200.04	206.85	T.O.W.
TC MW-9	751817.34	2110200.04	206.63	2" P.V.C.
MW-10	752123.64	2110588.10	203.41	T.O.W.
TC MW-10	752123.64	2110588.10	203.15	2" P.V.C.
WR-1	751605.30	2110069.71	207.19	T.O.W.
TC WR-1	751605.30	2110069.71	206.89	2" P.V.C.
WR-2	751766.48	2110241.80	207.29	T.O.W.
TC WR-2	751766.48	2110241.80	207.08	2" P.V.C.
WR-3	751714.50	2110503.62	204.76	T.O.W.
TC WR-3	751714.50	2110503.62	204.43	2" P.V.C.
WR-4	751721.46	2110659.86	205.00	T.O.W.
TC WR-4	751721.46	2110659.86	204.72	2" P.V.C.
SSN-2	751618.66	2110132.77	208.47	T.O.W.
TC SSN-2	751618.66	2110132.77	208.19	2" P.V.C.

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 _____ DAY OF 2013.

FOR REVIEW PURPOSES ONLY
STEPHEN S. DYER, PLS L-3509

- LEGEND:**
- R/W RIGHT OF WAY
 - N.T.S. NOT TO SCALE
 - CSF COMBINED SCALE FACTOR
 - E/P EDGE OF PAVEMENT
 - MW MONITORING WELL(MW)
 - N NORTHING
 - E EASTING
 - TC TOP OF CASING
 - TOW TOP OF WELL MANHOLE
 - △ CALCULATED PROPERTY CORNER
 - ⊙ DATUM CONTROL POINT
 - N/F NOW OR FORMERLY
 - MW MONITORING WELL
 - SUBJECT PARCEL LINES WITH FOUND MONUMENTATION
 - - - SUBJECT PARCEL LINES PLOTTED FROM DEEDS
 - - - ADJOINER PARCEL LINES
 - - - RIGHT OF WAY LINE
 - - - CONTROL TIE LINES
 - RBR REBAR
 - OTF OPEN TOP PIPE
 - SOIL BORING LOCATION
 - MONUMENTATION FOUND/SET
 - ⊠ AREA "A"

THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THE PROPERTY, IS RECORDED AT:
DEED BOOK _____ PAGE _____

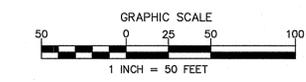
GROUNDWATER IN WELLS MW-3, MW-5, MW-6, MW-9, WR-1, WR-2, AND WR-3 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L.0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, VINYL CHLORIDE, NAPHTHALENE, n-PROPYLBENZENE.

"N.C.G.S. 143-215.104M(d) REQUIRES THAT WHEN PROPERTY FOR WHICH A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION HAS BEEN FILED IS SOLD, LEASED, CONVEYED OR TRANSFERRED, 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 PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT AND, IF APPROPRIATE, CLEANED UP UNDER THIS PART. USE THE FOLLOWING STATEMENT TO SATISFY N.C.G.S. 143-215.104M(d):
THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE WAKE COUNTY REGISTER OF DEEDS OFFICE AT: BOOK _____, PAGE _____.
QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT, SUPERFUND SECTION, DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM, OR ITS SUCCESSOR IN FUNCTION. 1646 MAIL SERVICE CENTER, RALEIGH, NC 27699-1646.

APPROVED FOR THE PURPOSES OF N.C.G.S. 143-215.104M

JM BATESON, LG
CHIEF, SUPERFUND SECTION
DIVISION OF WASTE MANAGEMENT

STATE OF NORTH CAROLINA WAKE COUNTY
I, _____ A NOTARY PUBLIC OF _____ COUNTY AND STATE OF NORTH CAROLINA DO HEREBY CERTIFY THAT _____ DID PERSONALLY APPEAR & SIGN BEFORE ME THIS _____ DAY OF _____, 20____.
NOTARY PUBLIC (SIGNATURE) _____
MY COMMISSION EXPIRES _____



1 - 1-29-2015 - MWJ - REVISED PER COMMENTS
2 - 3-13-2015 - MWJ - REVISED PER G.T. COMMENTS

SURVEY PLAT - EXHIBIT "A"
TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
CLENDENIN PROPERTIES, LLC:
PARCEL #1715015269

IDEAL CLEANERS
DSCA ID# 92-0043
#2403 WAKE FOREST ROAD, RALEIGH TOWNSHIP,
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

File #: 13286-DSCA Date: 06-17-2014 Project P.L.S.: SSD
Surveyed By: RV
Drawn By: MWJ
Scale: 1"=50'

8720 RED OAK BLVD. SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

APPENDIX A
DOCUMENTATION OF PLUME STABILITY EVALUATION

Table 8: Analytical Data for Groundwater

ADT 8

DSCA ID No.: 92-0043

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	Benzene	cis-1,2-Dichloroethylene	Ethylbenzene	Methyl tert-butyl ether (MTBE)	Naphthalene	Tetrachloroethylene	Toluene	trans-1,2-Dichloroethylene	Trichloroethylene	Vinyl chloride	Xylenes (total)	2-Butanone (MEK)	Acetone	Diisopropyl ether	Isopropylbenzene (Cumene)	m&p-Xylene	n-Butylbenzene	n-Propylbenzene	o-Xylene	p-Isopropyltoluene
		[mg/L]																			
GW-1	7/31/09	0.0032	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	0.0264	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
GW-2	7/31/09	0.0026	0.0013	0.0011	<0.001	<0.001	0.0012	0.001	<0.001	<0.001	0.002	<0.001	0.0732	0.281	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
GW-3	7/31/09	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	0.0752	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-1	03/24/10	<0.001	<0.001	<0.001	0.0002 3 J	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.005	0.0073 J	0.0001 2 J	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-2	03/24/10	0.0016	0.0002 J	0.0235	0.0006 4 J	0.0769	<0.001	0.0005 4 J	<0.001	<0.001	<0.001	0.0012 J	<0.005	0.169	<0.001	0.0425	0.0007 8 J	0.0443	0.156	0.0003 9 J	0.0019
MW-3	03/24/10	<0.001	<0.001	<0.001	0.0008 3 J	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.005	0.0158 J	<0.001	0.0017	<0.001	<0.001	0.0042	<0.001	<0.001
MW-4	03/24/10	<0.001	0.0009 8 J	<0.001	<0.001	0.0003 2 J	0.0719	<0.001	<0.001	0.0018	<0.001	<0.002	<0.005	<0.025	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-5	03/24/10	<0.001	0.0328	<0.001	5 J	<0.001	8.88	<0.001	0.0113	0.178	<0.001	<0.002	<0.005	<0.025	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001
MW-1	01/25/11	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.005 0	<0.005 0	<0.001 0	<0.001 0	NA	<0.001 0	<0.001 0	NA	NA
MW-2	01/25/11	0.00084	<0.001 0	0.012	<0.001 0	0.039	<0.001 0	0.00062	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.005 0	<0.005 0	<0.001 0	0.037	NA	0.054	0.11	NA	NA
MW-3	01/25/11	<0.001 0	<0.001 0	<0.001 0	0.00093	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.005 0	<0.005 0	<0.001 0	0.0018	NA	0.00081	0.0019	NA	NA
MW-4	01/25/11	<0.001 0	0.0024	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.005 0	<0.005 0	<0.001 0	<0.001 0	NA	<0.001 0	<0.001 0	NA	NA
MW-5	01/25/11	<0.002 0	0.0079	<0.002 0	<0.002 0	<0.001 0	0.32	<0.002 0	<0.002 0	0.021	<0.002 0	<0.001 0	<0.005 0	<0.001 0	<0.001 0	<0.001 0	NA	<0.001 0	<0.002 0	NA	NA
MW-6	01/25/11	<0.001 0	<0.001 0	<0.001 0	0.00056	<0.001 0	0.0013	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.005 0	<0.005 0	<0.001 0	<0.001 0	NA	<0.001 0	<0.001 0	NA	NA
MW-7	01/25/11	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.005 0	<0.005 0	<0.001 0	<0.001 0	NA	<0.001 0	<0.001 0	NA	NA
MW-8	01/25/11	<0.001 0	0.00099	<0.001 0	0.00045	<0.001 0	0.0081	<0.001 0	<0.001 0	0.0095	<0.001 0	<0.001 0	<0.005 0	<0.005 0	<0.001 0	<0.001 0	NA	<0.001 0	<0.001 0	NA	NA

Table 8: Analytical Data for Groundwater

DSCA ID No.: 92-0043

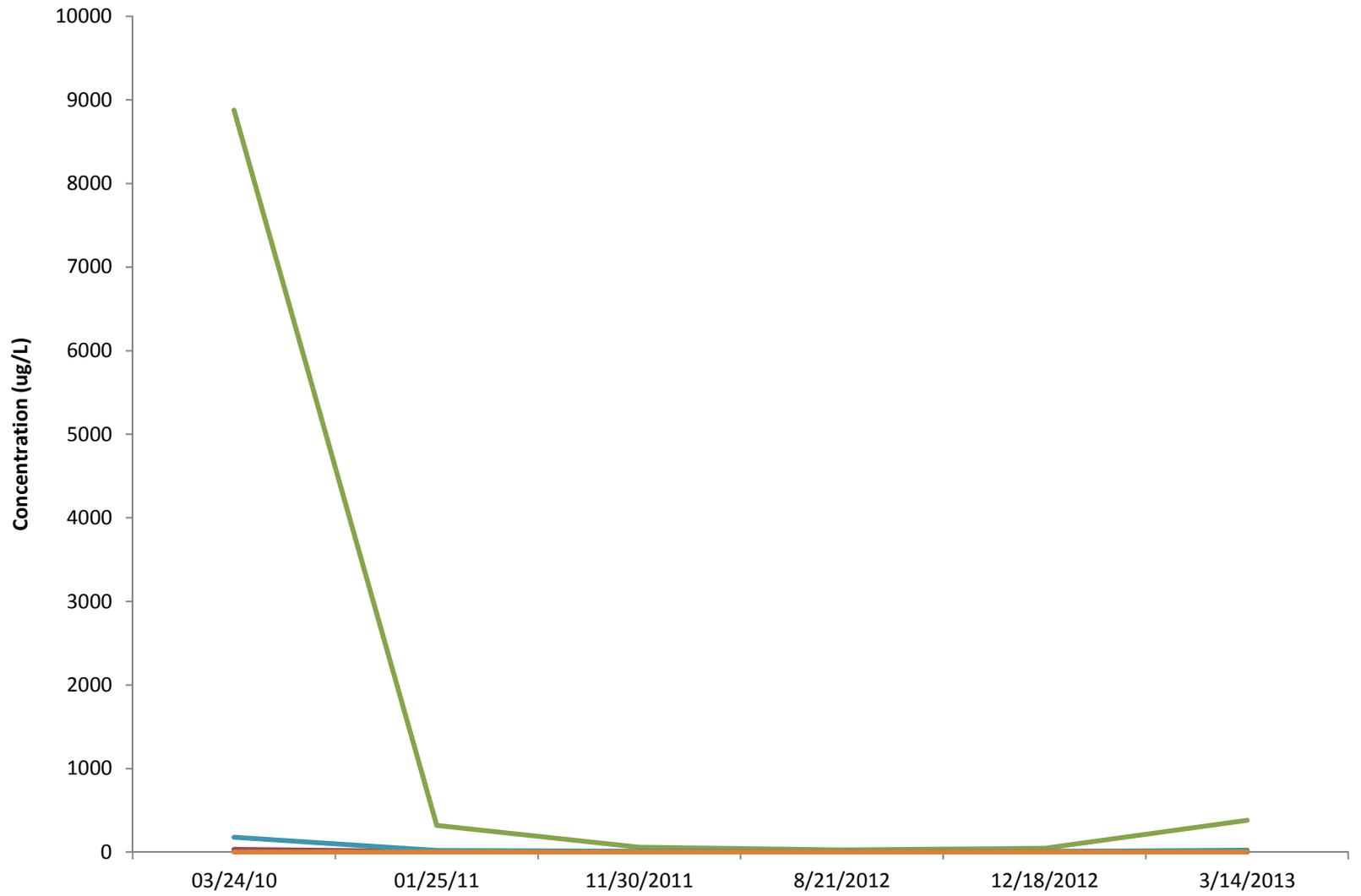
Groundwater Sampling Point	Sampling Date (mm/dd/yy)	Benzene	cis-1,2-Dichloroethylene	Ethylbenzene	Methyl tert-butyl ether (MTBE)	Naphthalene	Tetrachloroethylene	Toluene	trans-1,2-Dichloroethylene	Trichloroethylene	Vinyl chloride	Xylenes (total)	2-Butanone (MEK)	Acetone	Diisopropyl ether	Isopropylbenzene (Cumene)	m&p-Xylene	n-Butylbenzene	n-Propylbenzene	o-Xylene	p-Isopropyltoluene
		[mg/L]																			
MW-1	11/30/2011	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.003 0	<0.005 0	<0.005 0	<0.001 0	<0.001 0	NA	<0.001 0	<0.001 0	NA	NA
MW-2	11/30/2011	0.001	<0.001 0	0.017	<0.001 0	0.013	<0.001 0	0.0009 3 J	<0.001 0	<0.001 0	<0.001 0	<0.003 0	<0.005 0	<0.005 0	<0.001 0	0.053	NA	0.076	0.16	NA	NA
MW-3	11/30/2011	<0.001 0	<0.001 0	<0.001 0	0.0012	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.003 0	<0.005 0	<0.005 0	<0.001 0	0.0042	NA	0.007	0.011	NA	NA
MW-4	11/30/2011	<0.001 0	0.0018	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.003 0	<0.005 0	<0.005 0	<0.001 0	<0.001 0	NA	<0.001 0	<0.001 0	NA	NA
MW-5	11/30/2011	<0.001 0	0.0045	<0.001 0	<0.001 0	<0.001 0	0.06	<0.001 0	<0.001 0	0.012	<0.001 0	<0.003 0	<0.005 0	<0.005 0	<0.001 0	<0.001 0	NA	<0.001 0	<0.001 0	NA	NA
MW-6	11/30/2011	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	0.0012	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.003 0	<0.005 0	<0.005 0	<0.001 0	<0.001 0	NA	<0.001 0	<0.001 0	NA	NA
MW-7	11/30/2011	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.003 0	<0.005 0	<0.005 0	<0.001 0	<0.001 0	NA	<0.001 0	<0.001 0	NA	NA
MW-8	11/30/2011	<0.001 0	0.0024	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	0.0015	<0.001 0	<0.003 0	<0.005 0	<0.005 0	<0.001 0	<0.001 0	NA	<0.001 0	<0.001 0	NA	NA
MW-9	11/30/2011	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	0.0031	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.003 0	<0.005 0	0.011	<0.001 0	<0.001 0	NA	<0.001 0	<0.001 0	NA	NA
MW-10	11/30/2011	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.003 0	<0.005 0	<0.005 0	<0.001 0	<0.001 0	NA	<0.001 0	<0.001 0	NA	NA
MW-1	8/21/2012	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.003 0	<0.005 0	<0.005 0	<0.001 0	<0.001 0	NA	<0.001 0	<0.001 0	NA	NA
MW-2	8/21/2012	<0.001 0	0.0022	0.0048	<0.001 0	0.013	0.0022	<0.001 0	<0.001 0	0.0009 0 J	<0.001 0	<0.003 0	<0.005 0	<0.005 0	<0.001 0	0.03	NA	0.051	0.092	NA	NA
MW-3	8/21/2012	<0.001 0	0.001	<0.001 0	0.0009 3 J	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	0.001	<0.003 0	<0.005 0	<0.005 0	<0.001 0	0.0086	NA	0.016	0.026	NA	NA
MW-4	8/21/2012	<0.001 0	0.0011	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.003 0	<0.005 0	<0.005 0	<0.001 0	<0.001 0	NA	<0.001 0	<0.001 0	NA	NA
MW-5	8/21/2012	<0.001 0	0.0037	<0.001 0	<0.001 0	<0.001 0	0.028	<0.001 0	<0.001 0	0.007	<0.001 0	<0.003 0	<0.005 0	<0.005 0	<0.001 0	<0.001 0	NA	<0.001 0	<0.001 0	NA	NA
MW-6	8/21/2012	<0.001 0	<0.001 0	<0.001 0	0.0004 5 J	<0.001 0	0.0017	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.003 0	<0.005 0	<0.005 0	<0.001 0	<0.001 0	NA	<0.001 0	<0.001 0	NA	NA

Table 8: Analytical Data for Groundwater

DSCA ID No.: 92-0043

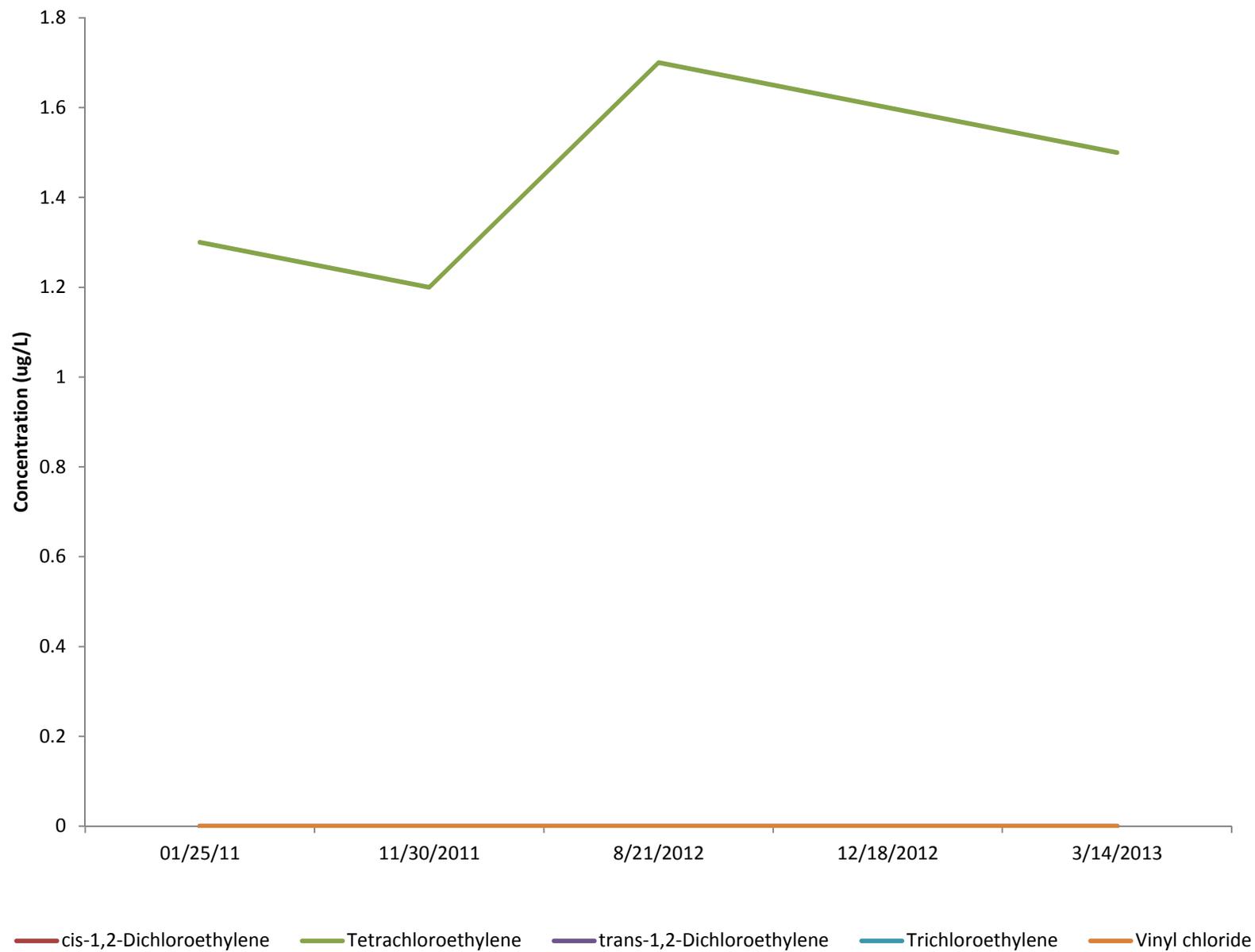
Groundwater Sampling Point	Sampling Date (mm/dd/yy)	Benzene	cis-1,2-Dichloroethylene	Ethylbenzene	Methyl tert-butyl ether (MTBE)	Naphthalene	Tetrachloroethylene	Toluene	trans-1,2-Dichloroethylene	Trichloroethylene	Vinyl chloride	Xylenes (total)	2-Butanone (MEK)	Acetone	Diisopropyl ether	Isopropylbenzene (Cumene)	m&p-Xylene	n-Butylbenzene	n-Propylbenzene	o-Xylene	p-Isopropyltoluene
		[mg/L]																			
MW-7	8/21/2012	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.003 0	<0.005 0	<0.005 0	<0.001 0	<0.001 0	NA	<0.001 0	<0.001 0	NA	NA
MW-8	8/21/2012	<0.001 0	0.0006 5 J	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	0.0004 7 J	<0.001 0	<0.003 0	<0.005 0	<0.005 0	<0.001 0	<0.001 0	NA	<0.001 0	<0.001 0	NA	NA
MW-9	8/21/2012	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	0.0014	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.003 0	<0.005 0	<0.005 0	<0.001 0	<0.001 0	NA	<0.001 0	<0.001 0	NA	NA
MW-10	8/21/2012	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.001 0	<0.003 0	<0.005 0	<0.005 0	<0.001 0	<0.001 0	NA	<0.001 0	<0.001 0	NA	NA
MW-1	12/18/2012	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.003 0	<0.005 0	<0.005 0	<0.001 0	<0.0010	NA	<0.0010	<0.0010	NA	NA
MW-2	12/18/2012	<0.0010	<0.0010	0.011	<0.0010	0.013	<0.0010	<0.0010	<0.0010	<0.0010	<0.001 0	0.0017 J	<0.005 0	<0.005 0	<0.001 0	0.056	NA	<0.0010	0.19	NA	NA
MW-3	12/18/2012	<0.0010	<0.0010	<0.0010	0.00097 J	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.003 0	<0.005 0	<0.005 0	<0.001 0	0.0042	NA	0.0076	0.0064	NA	NA
MW-4	12/18/2012	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.003 0	<0.005 0	<0.005 0	<0.001 0	<0.0010	NA	<0.0010	<0.0010	NA	NA
MW-5	12/18/2012	<0.0010	0.006	<0.0010	<0.0010	<0.0010	0.045	<0.0010	<0.0010	0.009	<0.0010	<0.003 0	<0.005 0	<0.005 0	<0.001 0	<0.0010	NA	<0.0010	<0.0010	NA	NA
MW-6	12/18/2012	<0.0010	<0.0010	<0.0010	0.00051 J	<0.0010	0.0016	<0.0010	<0.0010	<0.0010	<0.0010	<0.003 0	<0.005 0	<0.005 0	<0.001 0	<0.0010	NA	<0.0010	<0.0010	NA	NA
MW-7	12/18/2012	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.003 0	<0.005 0	<0.005 0	<0.001 0	<0.0010	NA	<0.0010	<0.0010	NA	NA
MW-8	12/18/2012	<0.0010	0.00082 J	<0.0010	<0.0010	<0.0010	0.0016	<0.0010	<0.0010	0.0032	<0.0010	<0.003 0	<0.005 0	<0.005 0	<0.001 0	<0.0010	NA	<0.0010	<0.0010	NA	NA
MW-9	12/18/2012	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.0011	<0.0010	<0.0010	<0.0010	<0.0010	<0.003 0	<0.005 0	<0.005 0	<0.001 0	<0.0010	NA	<0.0010	<0.0010	NA	NA
MW-10	12/18/2012	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.003 0	<0.005 0	<0.005 0	<0.001 0	<0.0010	NA	<0.0010	<0.0010	NA	NA
MW-1	3/14/2013	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0010	<0.0010	<0.00050	<0.0010	<0.0020	NA	<0.020	0.0041 J	<0.00050	<0.0010	<0.0020	0.0014	<0.0010	<0.0010	<0.0010
MW-2	3/14/2013	0.00017 J	0.00050 J	0.0023	0.00012 J	0.012	0.00043 J	0.00025 J	<0.0010	<0.0010	<0.0020	NA	0.0013 J	<0.050	<0.00050	0.019	0.00048 J	0.04	0.077	0.00031 J	<0.0010

MW-5 Trend Plot

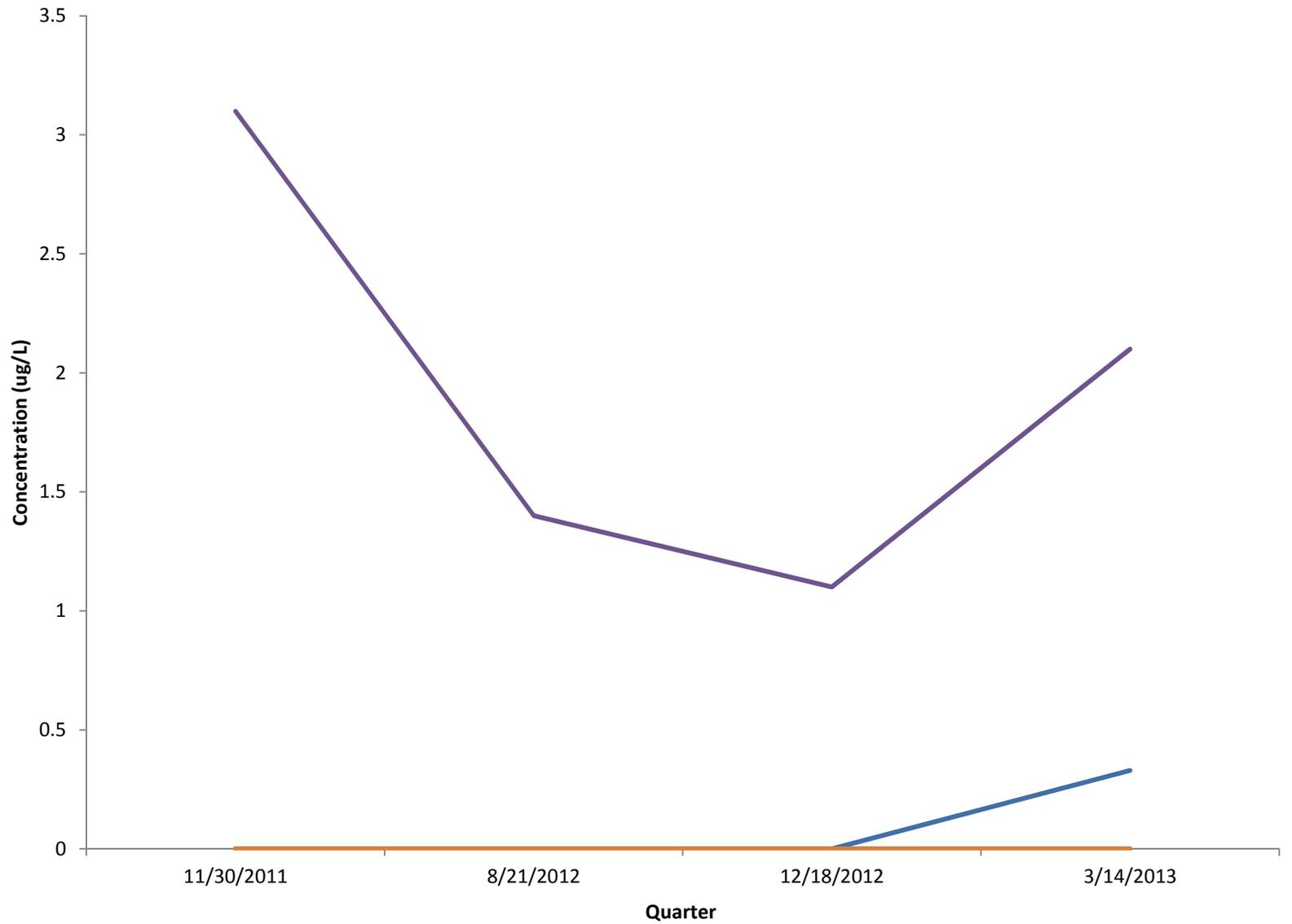


— cis-1,2-Dichloroethylene — Tetrachloroethylene — trans-1,2-Dichloroethylene — Trichloroethylene — Vinyl chloride

MW-6 Trend Plot



MW-9 Trend Plot



— cis-1,2-Dichloroethylene — Tetrachloroethylene — trans-1,2-Dichloroethylene — Trichloroethylene — Vinyl chloride

APPENDIX B

LEVEL I ECOLOGICAL RISK ASSESSMENT CHECKLISTS



August 29, 2013

North Carolina Department of Environment
and Natural Resources
Division of Waste Management – DSCA Program
1646 Mail Service Center
Raleigh, NC 27699-1646

Att: Mr. Jay King
DSCA Project Manager

Re: Level 1 Ecological Risk Assessment
Former Ideal Cleaners DSCA Site ID #92-0043
2403 Wake Forest Road
Raleigh, Wake County, North Carolina
URS-NC Project Number 38941455

Dear Mr. King:

URS Corporation – North Carolina (URS) is pleased to present the findings of the Level 1 Ecological Risk Assessment (Eco Risk Assessment) for the former Ideal Cleaners facility (site) located at 2403 Wake Forest Road, Raleigh, Wake County, North Carolina to the North Carolina Department of Environment and Natural Resources (NCDENR). The Eco Risk Assessment was completed in accordance with the DSCA Program's Risk Based Corrective Action (RBCA) guidance document to assess the potential for ecological receptors. If you have any questions or require additional information, please do not hesitate to contact us at 704-522-0330.

Sincerely,

URS CORPORATION-NORTH CAROLINA

Chris Theesfeld
Project Manager

Robert H. MacWilliams, PG
Program Manager

Attachment
cc: Project File (hard copy)

URS Corporation – North Carolina
6000 Fairview Road, Suite 200
Charlotte, North Carolina 28210
(704) 522-0330 Phone
(704) 522-0063 Fax

Level 1 Ecological Risk Assessment
Checklist A for Potential Receptors and Habitat
DSCA #92-0043

- 1. Are there any navigable water bodies or tributaries to a navigable water body on or within the one-half mile of this site?** No. Based on review of the USGS topographic map, Raleigh West, North Carolina dated 1998, Crabtree Creek is located approximately 850 feet north of the Site. This water body is not considered navigable. Crabtree Creek is shown on the attached **Figure 1**.
- 2. Are there any water bodies anywhere on or within the one-half mile of the site?** Yes, the above referenced Crabtree Creek is located 850 feet north of the Site.
- 3. Are there any wetland areas such as marshes or swamps on or within one-half mile of the site?** Yes. According to the EDR NEPA Check report, the National Wetland Inventory (NWI) identified six (6) wetland features within one-half mile of the Site. Off-site wetland features include:

 1. R2UBH - [R] Riverine, [2] Lower Perennial, [UB] Unconsolidated Bottom, [H] Permanently Flooded located approximately 698 feet north/northeast;
 2. PFO1/4A - [P] Palustrine, [FO] Forested, [1] Broad-Leaved Deciduous / , [FO] Forested, [4] Needle-Leaved Evergreen, [A] Temporarily Flooded located approximately 769 feet north/northwest;
 3. PFO1/4A - [P] Palustrine, [FO] Forested, [1] Broad-Leaved Deciduous / , [FO] Forested, [4] Needle-Leaved Evergreen, [A] Temporarily Flooded located approximately 838 feet north/northeast;
 4. PSS1A - [P] Palustrine, [SS] Scrub-Shrub, [1] Broad-Leaved Deciduous, [A] Temporarily Flooded located approximately 857 feet east/southeast;
 5. PSS1/4A - [P] Palustrine, [SS] Scrub-Shrub, [1] Broad-Leaved Deciduous / , [SS] Scrub-Shrub, [4] Needle-Leaved Evergreen, [A] Temporarily Flooded located approximately 1540 feet north/northwest; and
 6. PEM1A - [P] Palustrine, [EM] Emergent, [1] Persistent, [A] Temporarily Flooded located approximately 1853 feet north.
- 4. Are there any sensitive environmental areas on or within one-half mile of the site?** Yes, one (1) water body, six (6) wetland features referenced above and one (1) NC Natural Heritage Site were identified within one-half mile of the Site.
- 5. Are there any areas on or within one-half mile of the site owned or used by local tribes?** None were identified by the Indian Reservation Database.
- 6. Are there any habitat, foraging area or refuge by rare, threatened, endangered, candidate and/or proposed species (plants or animals), or any otherwise protected species on or within one-half mile of the site?** Potentially. According to the EDR NEPA Check report, the EPA Endangered Species Protection Program Database for Wake County identified four (4) endangered species within Wake County: 1) the Bald Eagle

(bird); 2) the Red-cockaded Woodpecker (bird); 3) the Dwarf Wedge Mussel (clam); and 4) the Michaux's Sumac (plant). The previously mentioned NC Natural Heritage Site was identified approximately 594 feet north-northwest of the Site. According to the EDR NEPACheck report the NC Natural Heritage Site is a point coverage identifying locations of rare and endangered species, occurrences of exemplary or unique natural ecosystems (terrestrial and palustrine) and special animal habitats. The database identified one (1) NC Natural Heritage Site for an unidentified vertebrate animal located approximately 594 feet north/northwest. The US Federal Lands, NC Game Lands, and NC Significant Natural Areas databases did not identify any endangered and/or threatened species within one-half mile of the Site.

Three (3) federal species of concern (FSCs) were also identified by the U.S. Fish and Wildlife Service (FWS) in Wake County but these FSCs were already reported in the EPA Endangered Species Protection Program Database for Wake County. However, none have specifically been identified within one-half mile of the Site.
(http://ecos.fws.gov/tess_public/countySearch!speciesByCountyReport.action?fips=37183).

7. **Are there any breeding, roosting or feeding areas by migratory bird species on or within one-half mile of the site?** According to the North Carolina Audubon Society website (<http://iba.audubon.org/iba/stateIndex.do?state=US-NC>), there is one documented important bird area in Wake County. This area was identified as Jordan Lake, which is not within one-half mile of the Site. Two (2) endangered and/or threatened bird species have been identified by the EPA Endangered Species Protection Program Database for Wake County: 1) the Bald Eagle (bird); and the 2) the Red-cockaded Woodpecker (bird). According to the EDR NEPACheck report the NC Natural Heritage Site is a point coverage identifying locations of rare and endangered species, occurrences of exemplary or unique natural ecosystems (terrestrial and palustrine) and special animal habitats. The database identified one (1) NC Natural Heritage Site for an unidentified vertebrate animal located approximately 594 feet north/northwest. The unidentified vertebrate animal could be a bird species.
8. **Are there any ecologically, recreationally or commercially important species on or within one-half mile of the site?** None have been identified.
9. **Are there any threatened and/or endangered species (plant or animal) on or within one-half mile of the site?** Potentially. According to the EDR NEPACheck report, the EPA Endangered Species Protection Program Database for Wake County identified four (4) endangered species within Wake County: 1) the Bald Eagle (bird); 2) the Red-cockaded Woodpecker (bird); 3) the Dwarf Wedge Mussel (clam); and 4) the Michaux's Sumac (plant). The previously mentioned NC Natural Heritage Site was identified approximately 594 feet north/northwest of the Site. According to the EDR NEPACheck report the NC Natural Heritage Site is a point coverage identifying locations of rare and endangered species, occurrences of exemplary or unique natural ecosystems (terrestrial and palustrine) and special animal habitats. The database identified one (1) NC Natural Heritage Site for an unidentified vertebrate animal located approximately 594 feet north/northwest. The US Federal Lands, NC Game Lands, and NC Significant Natural

Areas databases did not identify any endangered and/or threatened species within one-half mile of the Site.

Three (3) federal species of concern (FSCs) were also identified by the U.S. Fish and Wildlife Service (FWS) in Wake County but these FSCs were already reported in the EPA Endangered Species Protection Program Database for Wake County. However, none have specifically been identified within one-half mile of the Site.

If the answer is “Yes” to any of the above questions, then complete Level 1 Ecological Risk Assessment, Checklist B for Potential Exposure Pathways.

Wetlands are defined in 40 CFR §232.2 as “areas inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” The sources to make the determination whether or not wetland areas are present may include, but not limited to, national wetland inventory available at <http://nwi.fw.gov>, federal or state agency, and USGS topographic maps. Areas that provide unique and often protected habitat for wildlife species. These areas typically used during critical life stages such as breeding, rearing or young and overwintering. Refer to Attachment 1 for examples of sensitive environments. Ecologically important species include populations of species which provide a critical food resource for higher organisms. Ecologically important species include pest and opportunistic species that populate an area if they serve as a food source for other species, but do not include domesticated animals or plants/animals whose existence is maintained by continuous human interventions.

March 2007

DSCA Program

**Level 1 Ecological Risk Assessment
Checklist B for Potential Receptors and Habitat
DSCA #92-0043**

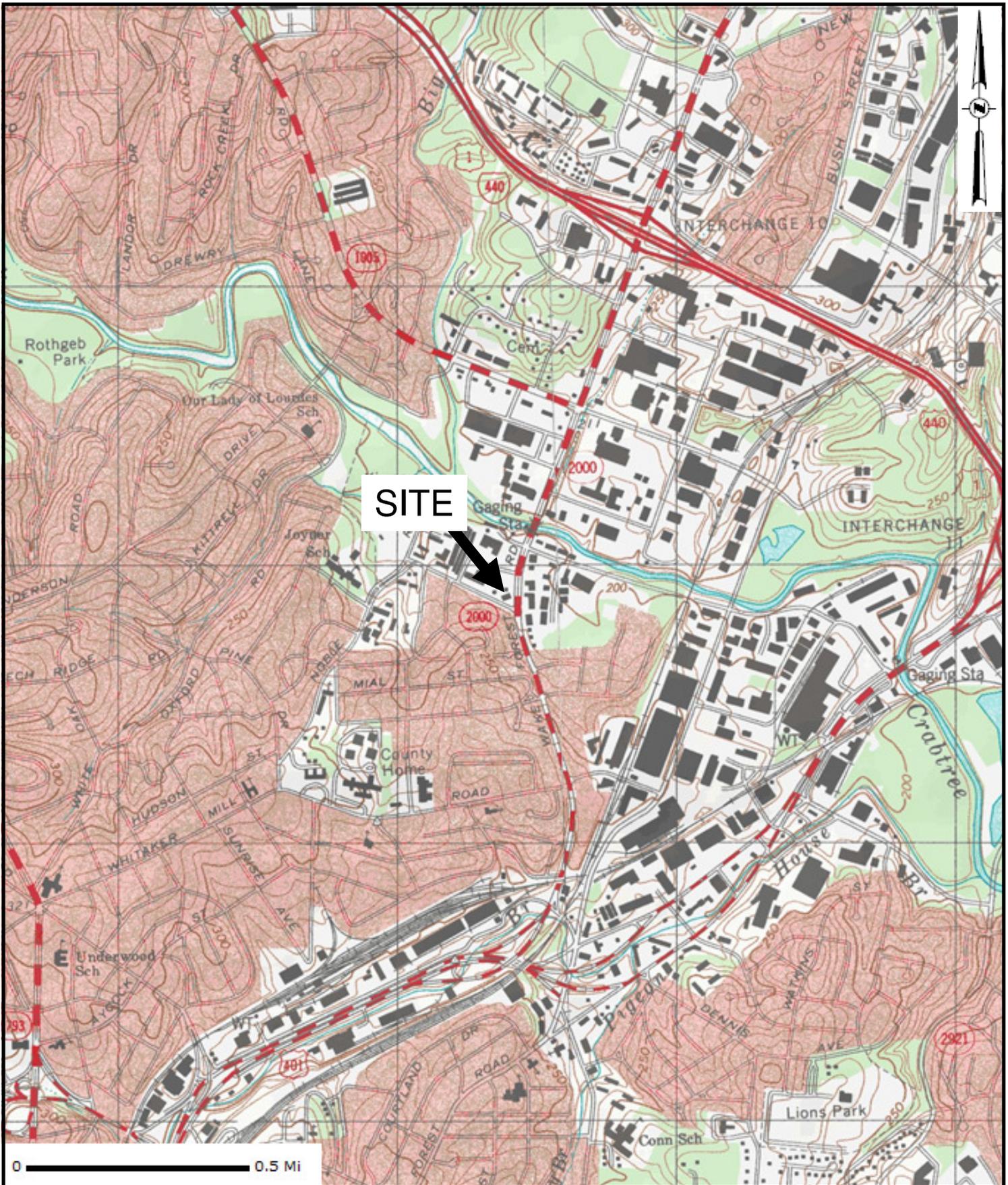
- 1A. Can chemicals associated with the site leach, dissolve, or otherwise migrate to groundwater?** Yes
- 1B. Are chemicals associated with the site mobile in groundwater?** Yes
- 1C. Does groundwater from the site discharge to ecological receptor habitat?** Potentially, groundwater likely discharges to Crabtree Creek located approximately 850 feet north of the Site.
Question 1. Could chemicals associated with the site reach ecological receptors through groundwater? Potentially, but groundwater impacts associated with the site have not been identified in MW-10, the monitoring well located furthest downgradient from the site and closest to Crabtree Creek.
- 2A. Are chemicals present in surface soils on the site?** Yes.
- 2B. Can chemicals be leached from or be transported by erosion of surface soils on the site?** Not likely. Surface soil impacts were only identified under impervious surfaces at the Site.
Question 2. Could chemicals associated with the site reach ecological receptors through runoff or erosion? Not likely. The surface soil impacts were only identified under impervious surfaces at the Site. Therefore, erosion and runoff are not likely concerns.
- 3A. Are chemicals present in surface soil or on the surface of the ground?** Yes
- 3B. Are potential ecological receptors on the site?** No
Question 3. Could chemicals associated with the site reach ecological receptors through direct contact? Not likely. Surface soil impacts were only identified under impervious surfaces at the Site.
- 4A. Are chemicals on the site volatile?** Yes
- 4B. Could chemicals on the site be transported in air as dust or particulate matter?** No. Surface soil impacts were only identified under impervious surfaces at the Site.
Question 4. Could chemicals associated with the site reach ecological receptors through inhalation of volatilized chemicals or adhered chemicals to dust in ambient air or in subsurface burrows? Not likely. Surficial soil impacts are located beneath impervious surfaces at the Site. No burrowing animals have been observed or would be expected beneath the paved asphalt at the Site.
- 5A. Is Non-Aqueous Phase Liquid (NAPL) present at the site?** No
- 5B. Is NAPL migrating?** No
- 5C. Could NAPL discharge occur where ecological receptors are found?** No
Question 5. Could chemicals associated with site reach ecological receptors through migration of NAPL? No

- 6A. Are chemicals present in surface and shallow subsurface soils or on the surface of the ground?** Yes. Chemicals have been identified from 0 to 3 feet below ground surface (bgs) beneath impervious surfaces at the Site.
- 6B. Are chemicals found in soil on the site taken up by plants growing on the site?** No. Surface soil impacts were only identified under impervious surfaces at the Site.
- 6C. Do potential ecological receptors on or near the site feed on plants (e.g., grasses, shrubs, forbs, trees, etc.) found on the site?** Potentially; however, none have been specifically identified. Furthermore, soil impacts have not been identified in areas that support vegetative growth at the Site.
- 6D. Do chemicals found on the site bioaccumulate?** No.
- Question 6. Could chemicals associated with the site reach ecological receptors through direct ingestion of soil, plants animals or contaminants?** Not likely, as soil impacts have only been identified beneath impervious surfaces.

If the answer to one or more of the above six questions is “Yes”, the DENR may require further assessment to determine whether the site poses an unacceptable risk to ecological receptors.

March 2007

DSCA Program



Reference: 7.5 Minute USGS Topographic Map: Raleigh West, North Carolina (1998)



URS CORPORATION – NORTH CAROLINA
 TWO SOUTH EXECUTIVE PARK
 6135 PARK SOUTH DRIVE, SUITE 300
 CHARLOTTE, NC 28210
 TEL: (704) 522-0330
 FAX: (704) 522-0063



Site Location Map
 Ideal Cleaners
 2403 Wake Forest Road
 Raleigh, North Carolina
 DSCA Site # 92-0043

DRAWN BY: CLE – 5/19/10
 CHECKED BY: CNT – 5/19/10
 PROJECT NO: 38854478

SHEET
 Att. 1

APPENDIX C

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

APPENDIX C - 1
NDCSR FOR THE SOURCE PROPERTY
(CLENDENIN PROPERTIES, LLC)

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Clendenin Properties, LLC
Recorded in Book _____, Page _____
Associated plat recorded in Plat Book _____, Page _____

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this ____ day of _____, 20____ by Clendenin Properties, LLC (hereinafter "Property Owner"). The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 2403 Wake Forest Road, Raleigh, Wake County, North Carolina, Parcel Identification Number (PIN) 1715015269.

The Property is contaminated with dry-cleaning solvent, as defined at North Carolina General Statutes (hereinafter "N.C.G.S."), Section (hereinafter "§") 143-215.104B(b)(9) and other contaminants, and is one of six (6) parcels that make up the dry-cleaning solvent contamination site (hereinafter "Contamination Site"). This Notice has been approved by the North Carolina Department of Environment and Natural Resources, or its successor in function (hereinafter "DENR") under the authority of the Dry-Cleaning Solvent Cleanup Act of 1997, as amended, N.C.G.S. § 143-215.104A *et seq.* (hereinafter "DSCA"), and is required to be filed in the Register of Deeds' Office in the county or counties in which the land is located, pursuant to NCGS § 143-215.104M. A Notice will be recorded separately in each chain of title of the Contamination Site.

Soil and groundwater at the Property are contaminated with dry-cleaning solvents associated with dry-cleaning operations at the Former Ideal Cleaners (DSCA Site 92-0043) located at 2403 Wake Forest Road, Wake County, Raleigh, North Carolina. Dry-cleaning operations were conducted on the Property until 1970.

Pursuant to N.C.G.S. § 143-215.104M, this Notice is being filed in order to reduce or eliminate the danger to public health or the environment posed by the Property. Attached hereto as **Exhibit A** is a reduction, to 8 1/2" x 11", of the survey plat component of the Notice required by N.C.G.S. § 143-215.104M. The survey plat has been prepared and certified by a professional land surveyor and meets the requirements of G.S. 47-30, and contains the following information required by N.C.G.S. § 143-215.104M:

- (1) A description of the location and dimensions of the areas of potential environmental concern with respect to permanently surveyed benchmarks; and
- (2) The type, location and quantity of regulated dry-cleaning solvent contamination and other contaminants known to exist on the Property.

Attached hereto as **Exhibit B**, is a legal description of the Property that would be sufficient as a description in an instrument of conveyance.

Pursuant to NCGS § 143-215.104M, a certified copy of this Notice must be filed within 15 days of receipt of DENR's approval of the Notice or the effective date of the dry-cleaning solvent remediation agreement, whichever is later. Pursuant to NCGS § 143-215.104M, the copy of the Notice certified by DENR must be recorded in the grantor index under the names of the owners of the land.

LAND-USE RESTRICTIONS

NCGS § 143-215.104M requires that the Notice identify any restrictions on the current and future use of the Property that are necessary or useful to maintain the level of protection appropriate for the designated current or future use of the Property and that are designated in the dry-cleaning remediation agreement. The restrictions shall remain in force in perpetuity unless canceled by the Secretary of DENR, or his/her designee, after the hazards have been eliminated, pursuant to NCGS § 143-215.104M. Those restrictions are hereby imposed on the Property, and are as follows:

1. Without prior written approval from DENR, the Property shall not be used for:
 - a. child care centers or schools; or
 - b. mining or extraction of coal, oil, gas or any mineral or non-mineral substances.
2. No activities that encounter, expose, remove or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes or swimming pools that use groundwater, or construction or excavation activities that encounter or expose groundwater) may occur on the Property without prior approval of DENR.
3. No activities that cause or create an increase in infiltration (for example, removal or demolition of materials such as asphalt, concrete, buildings, or other structures that by their use and nature minimize infiltration of rain or water runoff into potentially contaminated soil) may occur in "Area A" of the Property, as shown on Exhibit A, without prior approval of DENR.
4. In January of each year, on or before January 31st, the owner of any portion of the Property shall submit a notarized Annual DSCA Land-Use Restrictions Certification to DENR certifying that this Notice remains recorded at the Register of Deeds' office, and that the Land-Use Restrictions are being complied with.

5. No person conducting environmental assessment or remediation at the Property or involved in determining compliance with applicable land-use restrictions, at the direction of, or pursuant to a permit or order issued by DENR may be denied access to the Property for the purpose of conducting such activities.
6. The owner of any portion of the Property shall cause the instrument of any sale, lease, grant, or other transfer of any interest in the property to include a provision expressly requiring the lessee, grantee, or transferee to comply with this Notice. The failure to include such a provision shall not affect the validity or applicability of any land-use restriction in this Notice.

EASEMENT (RIGHT OF ENTRY)

The property owner grants and conveys to DENR, its agents, contractors, and employees, and any person performing pollution remediation activities under the direction of DENR, access at reasonable times and under reasonable security requirements to the Property to determine and monitor compliance with the land-use restrictions set forth in this Notice. Such investigations and actions are necessary by DENR to ensure that use, occupancy, and activities of and at the Property are consistent with the land-use restrictions and to ensure that the structural integrity and continued effectiveness of any engineering controls (if appropriate) described in the Notice are maintained. Whenever possible, at least 48 hours advance notice will be given to the Property Owner prior to entry. Advance notice may not always be possible due to conditions such as response time to complaints and emergency situations.

REPRESENTATIONS AND WARRANTIES

The Property Owner hereby represents and warrants to the other signatories hereto:

- i) that the Property Owner is the sole owner of the Property; **or** that the Property Owner has provided to DENR the names of all other persons that own an interest in or hold an encumbrance on the Property and have notified such persons of the Property Owner's intention to enter into this Notice;
- ii) that the Property Owner has the power and authority to enter into this Notice, to grant the rights and interests herein provided and to carry out all obligations hereunder; and
- iii) that this Notice will not materially violate or contravene or constitute a material default under any other agreement, document or instrument to which the Property Owner is a party or by which the Property Owner may be bound or affected.

ENFORCEMENT

The above land-use restrictions shall 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. The land-use restrictions shall be enforced by any owner of the Property. The land-use restrictions may also be enforced by DENR through the remedies provided in NCGS § 143-215.104P or by means of a civil action; by any unit of local government having jurisdiction over any part of the Property; and by any person eligible for liability protection under the DSCA who will lose liability protection if the restrictions are violated. Any attempt to cancel any or all of this Declaration without the approval of the Secretary of DENR (or its successor in function), or his/her delegate, 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.

If a land-use restriction set out in this Notice required under NCGS § 143-215.104.M is violated, the owner of the Property at the time the land-use restriction is violated, the owner's successors and assigns, and the owner's agents who direct or contract for alteration of the contamination site in violation of a land-use restriction shall be liable for remediation of all contaminants to unrestricted use standards.

FUTURE SALES, LEASES, CONVEYANCES AND TRANSFERS

When any portion of the Property subject to this Notice is sold, leased, conveyed or transferred, 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, (1) a statement that the property has been contaminated with dry-cleaning solvent and, if appropriate, cleaned up under the Act and (2) a reference by book and page to the recordation of this Notice.

The Property Owner shall notify DENR within fourteen (14) calendar days of the effective date of any conveyance, grant, gift, or other transfer, whole or in part, of the Property Owner's interest in the Property. This notification shall include the name, business address and phone number of the transferee and the expected date of transfer.

The Property Owner shall notify DENR within thirty (30) days following the petitioning or filing of any document by any person initiating a rezoning of the Property that would change the base zone of the Property.

PROPERTY OWNER SIGNATURE

IN WITNESS WHEREOF, Property Owner has caused this instrument to be duly executed this ___ day of _____, 20__.

Clendenin Properties, LLC

By:

Name of contact

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public of the county and state aforesaid, certify that _____ personally came before me this day and acknowledged that he/she is a Member of Clendenin Properties, LLC, a North Carolina limited liability corporation, and its Manager, and that by authority duly given and as the act of the company, the foregoing Notice of Dry-Cleaning Solvent Remediation was signed in its name by him.

WITNESS my hand and official stamp or seal, this ___ day of _____, 20__.

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

APPROVAL AND CERTIFICATION

The foregoing Notice of Dry-Cleaning Solvent Remediation is hereby approved and certified.

North Carolina Department of Environment and Natural Resources

By: _____ Date _____
Jim Bateson, LG
Chief, Superfund Section
Division of Waste Management

LIMITED POWER OF ATTORNEY

I _____ “Property Owner”, do hereby grant a limited power of attorney to DENR and to DENR’s independent contractors, as follows:

DENR and DENR’s independent contractors shall have the limited power of attorney to record this Notice, including its documentary and survey plat components, in accordance with N.C.G.S. § 143-215.104M on my “Property Owner” behalf. This limited power of attorney shall terminate upon completion of the recordation of the Notice.

Signature of Property Owner _____

Dated this ____ day of _____, 20__.

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public, do hereby certify that _____ personally appeared before me this day and signed this “Limited Power of Attorney”.

WITNESS my hand and official stamp or seal, this ____ day of _____, 20__.

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

CERTIFICATION OF REGISTER OF DEEDS

The foregoing documentary component of the Notice of Dry-Cleaning Solvent Remediation, and the associated plat, are certified to be duly recorded at the date and time, and in the Book and on the Page(s), shown on the first page hereof.

Register of Deeds for Wake County

By: _____

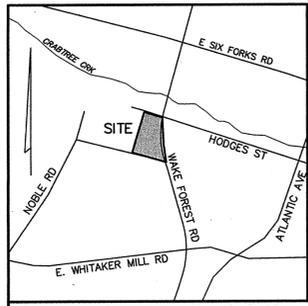
(signature)

Date

Name typed or printed: _____

Deputy/Assistant Register of Deeds

EXHIBIT A
REDUCTION OF SURVEY PLAT



FLOOD CERTIFICATION:
THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 372017-1500-J, DATED MAY 2, 2006.

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 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 NOVEMBER 7, 2013. ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.

VICINITY MAP
NOT TO SCALE

STATE OF NORTH CAROLINA

_____, REVIEW OFFICER OF _____, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

OWNERS CERTIFICATE

I ACKNOWLEDGE THAT I HAVE FULL AUTHORITY TO LEGALLY EXECUTE A DEED FOR THIS PROPERTY.

SIGNATURE _____ DATE _____

STATE OF _____

COUNTY OF _____

I, _____, A NOTARY PUBLIC OF SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ DID PERSONALLY APPEAR AND SIGN BEFORE ME THIS THE _____ DAY OF _____.

NOTARY PUBLIC (SIGNATURE) _____

MY COMMISSION EXPIRES _____

RALEIGH STORAGE ASSOCIATES
DEED BK 4734, PG 356
TAX PIN# 1715021189
#2721 McNEILL ST

SEVEN PROPERTIES, GALL, LLC
DEED BK 11095, PG 2521
LOT 2B, BM1982-1152
TAX PIN# 1715014869
#2421 WAKE FOREST RD

HANNA PROPERTIES, LLC
DEED BK 1571, PG 1589
LOT 1 & 2A, BM1982-1152
TAX PIN# 1715015476
#2407 WAKE FOREST RD

FFW PROPERTY GROUP, LLC
DEED BK 12062, PG 437
TAX PIN# 1715019711
#2420 WAKE FOREST RD

ARDEN GROUP, LLC
DEED BK 18944, PG 440
TAX PIN# 1715018672
#2414 WAKE FOREST RD

ASH GREY PROPERTIES, LLC
DEED BK 15579, PG 323
TAX PIN# 1715110654
#808 HODGES ST

4711 SIX FORKS, LLC
DEED BK 13719, PG 2408
LOT 1, BM2008-586
TAX PIN# 1715018454
#2408 WAKE FOREST RD

JM H. SLOAN & CAROL F. SLOAN
DEED BK 2758, PG 132
TAX PIN# 1715110448
#2415 PAULA ST

FAMILY VENTURES GROUP, LLC
DEED BK 11248, PG 1414
BM1987-3
TAX PIN# 1715019311
#2404 WAKE FOREST RD

AMERICAN PROPERTIES HOLDING, LLC
DEED BK 8765, PG 594
LOT 9A, 9B & 10A
TAX PIN# 1715018139
#2402 WAKE FOREST RD

CLENDENIN PROPERTIES, LLC
DEED BK 10352, PG 559
TAX PIN# 1715015269
#2403 WAKE FOREST RD

VRS CONTROL #2003
CP 600 NAIL
N 75148.287
E 2110004.515
EL=205.82'

RONNIE W. SNOTHERLY & MARY C. SNOTHERLY
DEED BK 3116, PG 652
TAX PIN# 1715018024
#2308 WAKE FOREST RD

LINE	LENGTH	BEARING	BEARING OF RECORD
L1	28.48	N80°00'00"E	
L2	30.20	S06°35'40"W	(S10°50'00"W)
L3	22.99	N90°00'00"W	
L4	30.00	N00°00'00"E	
L5	12.28	S06°35'40"W	(S10°50'00"W)
L6	7.55	S06°35'40"W	(S10°50'00"W)

- SURVEY NOTES:**
- 1) THE SUBJECT PROPERTY FOR THIS SURVEY IS IDENTIFIED BY WAKE COUNTY PARCEL IDENTIFICATION NUMBER(PIN) #1715015269. THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO SURVEYED BENCHMARKS AND (2) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THIS NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCEM) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM SITE.
 - 2) THE AREAS AND TYPE OF CONTAMINATION DERIVED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.
 - 3) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (CONUS), WITH NAVD83 (GEOID 12A) ELEVATIONS, PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON NOVEMBER 7, 2013. THE N.C. STATE PLANE COORDINATES SHOWN WERE ESTABLISHED UTILIZING A TRIMBLE R8 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 IN DEED BOOK 10352, PAGE 559. THE GEOMETRY OF THAT LEGAL DESCRIPTION HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON THE NORTHEAST CORNER OF THE CLENDENIN PROPERTY ON THE R/W MARGIN OF WAKE FOREST ROAD (A FOUND 4" REBAR), AND ROTATED TO A FOUND IRON PIN AT THE SOUTHWEST CORNER OF HODGES STREET/LOT 2B, BOOK OF MAPS 1982, PAGE 1152. NON-MONUMENTED SUBJECT PARCEL LINES FROM THAT LEGAL DESCRIPTION ARE BASED ON THAT ROTATION.
 - 5) SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, SOME PROPERTY LINES, AND CURB LINES/EDGE OF PAVEMENTS, HAVE BEEN TAKEN FROM WAKE COUNTY GIS DATABASE INFORMATION, 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 GIS INFORMATION SHOWN.
 - 6) PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM WAKE COUNTY 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 COMBINED GROUND SCALE FACTOR: 0.999918849998;
 - 9) THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
(1) CLASS 7+ SURVEY;
(2) POSITIONAL ACCURACY IS 0.05 FEET WITHIN A 95 PERCENT CONFIDENCE LEVEL;
(3) REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
(4) SURVEY PERFORMED NOVEMBER 7, 2013;
(5) VERTICAL DATUM BASED ON NAVD83;
(6) TIED TO N.C. STATE PLANE COORDINATES AS SHOWN NAD 1983 (2007 HARN ADJUSTMENT);
(7) GEOID "12A"(CONUS) MODEL;
(8) COMBINED GRID FACTOR: 0.999918849998;
(9) UNITS ARE IN U.S. FEET.
 - 10) EXPOSURE UNIT BOUNDARIES AS SHOWN SCALED FROM FIGURE PROVIDED BY URS CORPORATION, DATED 7/17/2013.

DATE: 12-12-13		PROJECT NAME: IDEAL CLEANERS		
LOCATION: 2403 WAKE FOREST ROAD RALEIGH, NC				
MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION
MW-1	751332.72	2110598.74	203.79	T.O.W.
TC MW-1	751332.72	2110598.74	203.50	2" P.V.C.
MW-2	751372.84	2110523.28	203.15	T.O.W.
TC MW-2	751372.84	2110523.28	202.85	2" P.V.C.
MW-3	751441.83	2110530.12	205.84	T.O.W.
TC MW-3	751441.83	2110530.12	205.47	2" P.V.C.
MW-4	751466.17	2110634.45	204.70	T.O.W.
TC MW-4	751466.17	2110634.45	204.45	2" P.V.C.
MW-5	751394.77	2110640.74	202.46	T.O.W.
TC MW-5	751394.77	2110640.74	202.14	2" P.V.C.
MW-6	751314.08	2110763.59	203.47	T.O.W.
TC MW-6	751314.08	2110763.59	203.07	2" P.V.C.
MW-7	751673.13	2110841.78	201.85	T.O.W.
TC MW-7	751673.13	2110841.78	201.45	2" P.V.C.
MW-8	751617.66	2110610.09	205.81	T.O.W.
TC MW-8	751617.66	2110610.09	205.34	2" P.V.C.
MW-9	751617.34	2110200.04	206.85	T.O.W.
TC MW-9	751617.34	2110200.04	206.63	2" P.V.C.
MW-10	752123.64	2110588.10	203.41	T.O.W.
TC MW-10	752123.64	2110588.10	203.15	2" P.V.C.
WR-1	751605.30	2110699.71	207.19	T.O.W.
TC WR-1	751605.30	2110699.71	206.89	2" P.V.C.
WR-2	751766.48	2110241.80	207.29	T.O.W.
TC WR-2	751766.48	2110241.80	207.06	2" P.V.C.
WR-3	751714.50	2110503.62	204.76	T.O.W.
TC WR-3	751714.50	2110503.62	204.43	2" P.V.C.
WR-4	751721.46	2110659.86	205.00	T.O.W.
TC WR-4	751721.46	2110659.86	204.72	2" P.V.C.
SSN-2	751618.66	2110132.77	208.47	T.O.W.
TC SSN-2	751618.66	2110132.77	208.19	2" P.V.C.

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 11 DAY OF MARCH, 2015.



- LEGEND:**
- R/W RIGHT OF WAY
 - N.T.S. NOT TO SCALE
 - CSF COMBINED SCALE FACTOR
 - E/P EDGE OF PAVEMENT
 - MW MONITORING WELL(MW)
 - N NORTHING
 - E EASTING
 - TC TOP OF CASING
 - TOW TOP OF WELL MANHOLE
 - ▲ CALCULATED PROPERTY CORNER
 - ▲ DATUM CONTROL POINT
 - N/F NOW OR FORMERLY
 - MW MONITORING WELL
 - SUBJECT PARCEL LINES WITH FOUND MONUMENTATION
 - - - SUBJECT PARCEL LINES PLOTTED FROM DEEDS
 - - - ADJONER PARCEL LINES
 - - - RIGHT OF WAY LINE
 - - - CONTROL TIE LINES
 - RBR REBAR
 - OTF OPEN TOP PIPE
 - SOIL BORING LOCATION
 - MONUMENTATION FOUND/SET
 - AREA "A"

THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THE PROPERTY, IS RECORDED AT: DEED BOOK _____ PAGE _____

GROUNDWATER IN WELLS MW-3, MW-5, MW-6, MW-9, WR-1, WR-2, AND WR-3 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCA 2L.0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, VINYL CHLORIDE, NAPHTHALENE, n-PROPYLBENZENE.

"N.C.G.S. 143-215.104M(d)" REQUIRES THAT WHEN PROPERTY FOR WHICH A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION HAS BEEN FILED IS SOLD, LEASED, CONVEYED OR TRANSFERRED, 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 PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT AND, IF APPROPRIATE, CLEANED UP UNDER THIS PART. USE THE FOLLOWING STATEMENT TO SATISFY N.C.G.S. 143-215.104M(d):

THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE WAKE COUNTY REGISTER OF DEEDS' OFFICE AT: _____, PAGE _____.

QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT, SUPERFUND SECTION, DRYCLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM, OR ITS SUCCESSOR IN FUNCTION. 1646 MAIL SERVICE CENTER, RALEIGH, NC 27699-1646.

APPROVED FOR THE PURPOSES OF N.C.G.S. 143-215.104M

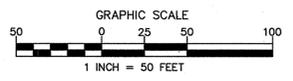
JM BATESON, LG
CHIEF SUPERFUND SECTION
DIVISION OF WASTE MANAGEMENT

STATE OF NORTH CAROLINA WAKE COUNTY

_____, A NOTARY PUBLIC OF _____ COUNTY AND STATE OF NORTH CAROLINA DO HEREBY CERTIFY THAT _____ DID PERSONALLY APPEAR & SIGN BEFORE ME THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC (SIGNATURE) _____

MY COMMISSION EXPIRES _____



1 - 1-29-2015 - MWJ - REVISED PER COMMENTS
2 - 3-13-2015 - MWJ - REVISED PER G.T. COMMENTS

SURVEY PLAT - EXHIBIT "A"
TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
CLENDENIN PROPERTIES, LLC:
PARCEL #1715015269

IDEAL CLEANERS
DSCA ID# 92-0043
#2403 WAKE FOREST ROAD, RALEIGH TOWNSHIP,
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

File #: 13286-DSCA Date: 06-17-2014 Project P.L.S.: SSD

Surveyed By: RV
Drawn By: MWJ
Scale: 1"=50'

8720 RED OAK BLVD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

EXHIBIT B
PROPERTY LEGAL DESCRIPTION

“Clendenin Properties, LLC - Metes and Bounds Description - (Tax PID #1715015269)

Beginning at a found iron at the intersection of the western right-of-way margin of Wake Forest Road (Public R/W Varies) and McNeill Street (Public R/W); Thence with the right-of-way of McNeill Street N. 63-24-32 W. a total distance of 389.60 feet (passing a found iron at 374.97 feet) to a point, a common corner with lands of Hanna Properties, LLC (Deed Bk 15771, Page 1589); Thence with the shared Hanna line N. 79-58-35 E. 357.19 feet to a found #4 rebar on the right-of-way of Wake Forest Road; Thence with the margin of Wake Forest Road the following two (2) courses and distances:

- 1) S. 06-35-40 W. 50.01 feet to a point;
- 2) S. 00-43-59 E. 186.90 feet to a found iron, returning to the POINT AND PLACE OF BEGINNING, containing 0.94 acres, more or less.

APPENDIX C - 2
NDCSR FOR OFF-SOURCE PROPERTY
(HANNA PROPERTIES, LLC)

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Hanna Properties, LLC

Recorded in Book _____, Page _____

Associated plat recorded in Plat Book _____, Page _____

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this ____ day of _____, 20____. The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 2407 Wake Forest Road, Raleigh, Wake County, North Carolina, Parcel Identification Number (PIN) 1715013476.

The Property is contaminated with dry-cleaning solvent, as defined at North Carolina General Statutes (hereinafter "N.C.G.S."), Section (hereinafter "§") 143-215.104B(b)(9), and other contaminants and is one of six (6) parcels that make up the dry-cleaning solvent contamination site (hereinafter "Contamination Site"). This Notice has been approved by the North Carolina Department of Environment and Natural Resources, or its successor in function (hereinafter "DENR") under the authority of the Dry-Cleaning Solvent Cleanup Act of 1997, as amended, N.C.G.S. § 143-215.104A *et seq.* (hereinafter "DSCA"), and is required to be filed in the Register of Deeds' Office in the county or counties in which the land is located, pursuant to NCGS § 143-215.104I. A Notice will be recorded separately in each chain of title of the Contamination Site.

Groundwater under the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the Former Ideal Cleaners (DSCA Site 92-0043) located at 2403 Wake Forest Road, Raleigh, Wake County, North Carolina. A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.

Pursuant to N.C.G.S. § 143-215.104I, this Notice is being filed in order to reduce or eliminate the danger to public health or the environment posed by the Property. Attached hereto as **Exhibit A** is a reduction, to 8 1/2" x 11", of the survey plat component of the Notice required by N.C.G.S. § 143-215.104M. The survey plat has been prepared and certified by a professional

land surveyor and meets the requirements of G.S. 47-30, and contains the following information required by N.C.G.S. § 143-215.104M:

- (1) A description of the location and dimensions of the areas of potential environmental concern with respect to permanently surveyed benchmarks; and
- (2) The type, location and quantity of regulated dry-cleaning solvent contamination and other contaminants known to exist on the Property.

Attached hereto as **Exhibit B** is a legal description of the Property that would be sufficient as a description in an instrument of conveyance.

USE OF GROUNDWATER PROHIBITED BY STATE AND LOCAL REGULATIONS

Groundwater on this property contains contaminants that exceed unrestricted use standards. Pursuant to 15A North Carolina Administrative Code 02C .0107(b)(1), “(t)he source of water for any water supply well shall not be from a water bearing zone or aquifer that is contaminated.” Therefore, state law prohibits construction of a water supply well on this property unless it can be demonstrated that the water pumped from the well is not contaminated. Further, pursuant to North Carolina General Statute 87-88(c) and 15A North Carolina Administrative Code 02C .0112(a), no well may be constructed or maintained in a manner whereby it could be a source or channel of contamination of the groundwater supply or any aquifer.

FUTURE SALES, LEASES, CONVEYANCES AND TRANSFERS

When any portion of the Property is sold, leased, conveyed or transferred, pursuant to NCGS § 143-215.104M 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 Property has been contaminated with dry-cleaning solvent and, if appropriate, cleaned up under the DSCA.

CANCELLATION OF THE NOTICE

The Notice may, at the request of the Property Owner, be canceled by DENR after the risk to public health and the environment associated with the dry-cleaning solvent contamination and any other contaminants included in the DSCA Remediation Agreement have been eliminated as a result of remediation of the Property to unrestricted use standards.

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

The foregoing Notice of Dry-Cleaning Solvent Remediation is hereby approved and certified.

North Carolina Department of Environment and Natural Resources

By: _____ Date _____
Jim Bateson, LG
Chief, Superfund Section
Division of Waste Management

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, _____, a Notary Public of Wake County and State of North Carolina do hereby certify that _____ did personally appeared before me this the ____ day of _____, 20____.

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

CERTIFICATION OF REGISTER OF DEEDS

The foregoing documentary component of the Notice of Dry-Cleaning Solvent Remediation, and the associated plat, are certified to be duly recorded at the date and time, and in the Books and Pages, shown on the first page hereof.

Register of Deeds for Wake County

By: _____

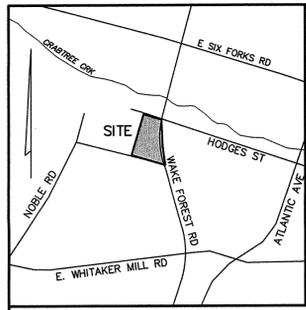
Name typed or printed: _____

Deputy/Assistant Register of Deeds

_____ Date

EXHIBIT A

SURVEY PLAT REDUCTION



FLOOD CERTIFICATION:
THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 372017-1500-J, DATED MAY 2, 2006.

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 SHOWN HEREON WERE ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS) IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEYS VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). THE VRS SURVEY TIE WAS PERFORMED ON NOVEMBER 7, 2013. ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.

VICINITY MAP
NOT TO SCALE

STATE OF NORTH CAROLINA

REVIEW OFFICER OF _____
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

RALEIGH STORAGE ASSOCIATES
DEED BK 4734, PG 356
TAX PIN# 1715021195
#2721 McNEILL ST

STATE OF NORTH CAROLINA
WAKE COUNTY

APPROVED FOR THE PURPOSES OF N.C.G.S. 143-215.104M

JIM BATESON, LG
CHIEF, SUPERFUND SECTION
DIVISION OF WASTE MANAGEMENT

STATE OF NORTH CAROLINA WAKE COUNTY

I, _____, A NOTARY PUBLIC OF _____
COUNTY AND STATE OF NORTH CAROLINA DO HEREBY CERTIFY THAT

_____ DID PERSONALLY APPEAR &
SIGN BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC (SIGNATURE) _____
MY COMMISSION EXPIRES _____

QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE
NORTH CAROLINA DIVISION OF WASTE MANAGEMENT,
SUPERFUND SECTION, DRY-CLEANING SOLVENT CLEANUP ACT
(DSCA) PROGRAM, OR ITS SUCCESSOR IN FUNCTION. 1646
MAIL SERVICE CENTER, RALEIGH, NC 27699-1646.

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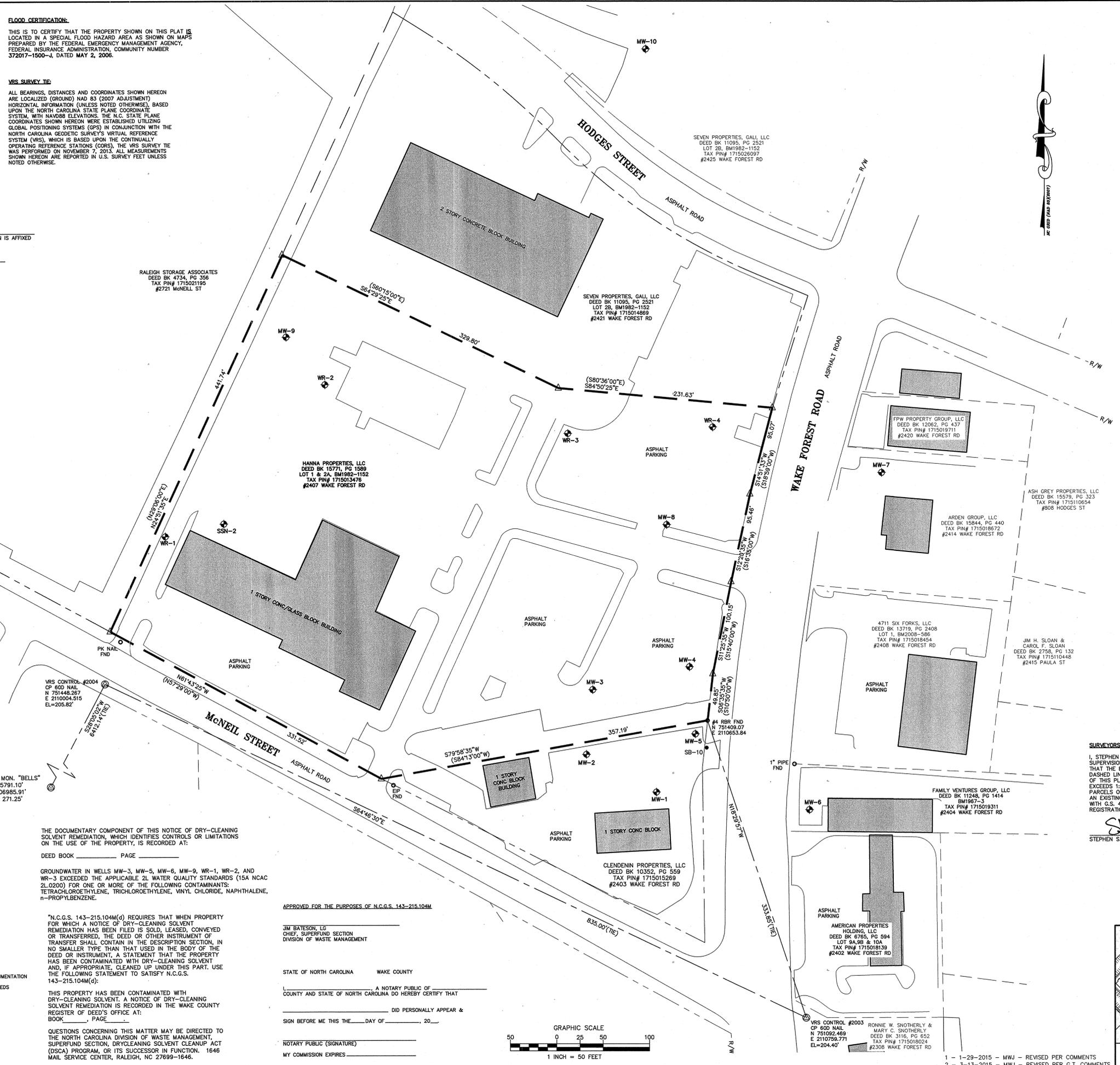
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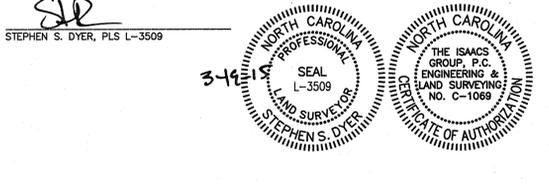


SURVEY NOTES:

- 1) THE SUBJECT PROPERTY FOR THIS SURVEY IS IDENTIFIED BY WAKE COUNTY PARCEL IDENTIFICATION NUMBER (PIN) #1715013476. THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO SURVEYED BENCHMARKS AND (2) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THIS NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (DENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM 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.
- 3) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (CONUS), WITH NAVD83 (GEOID 12A) ELEVATIONS, PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON NOVEMBER 7, 2013. THE N.C. STATE PLANE COORDINATES SHOWN WERE ESTABLISHED UTILIZING A TRIMBLE RB GLOBAL POSITIONING SYSTEM (GPS) UNIT IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEYS 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 IN DEED BOOK 10352, PAGE 559. THE GEOMETRY OF THAT LEGAL DESCRIPTION HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON THE NORTHEAST CORNER OF THE CLENDENIN PROPERTY ON THE R/W MARGIN OF WAKE FOREST ROAD (A FOUND 4" REBAR), AND ROTATED TO A FOUND IRON PIN AT THE SOUTHWEST CORNER OF HODGES STREET/LOT 2B, BOOK OF MAPS 1982, PAGE 1152. NON-MONUMENTED SUBJECT PARCEL LINES FROM THAT LEGAL DESCRIPTION ARE BASED ON THAT ROTATION.
- 5) SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, SOME PROPERTY LINES, AND CURB LINES/EDGE OF PAVEMENTS, HAVE BEEN TAKEN FROM WAKE COUNTY OR DATABASE INFORMATION, 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 GIS INFORMATION SHOWN.
- 6) PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM WAKE COUNTY 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. COMBINED GROUND SCALE FACTOR: 0.999918849996.
- 9) THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
 - (1) CLASS "A" SURVEY;
 - (2) POSITIONAL ACCURACY IS 0.05 FEET WITHIN A 95 PERCENT CONFIDENCE LEVEL;
 - (3) REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
 - (4) SURVEY PERFORMED NOVEMBER 7, 2013;
 - (5) VERTICAL DATUM BASED ON NAVD83;
 - (6) TIED TO N.C. STATE PLANE COORDINATES AS SHOWN NAD 1983 (2007 HARN ADJUSTMENT);
 - (7) GEOID "12A" (CONUS) MODEL;
 - (8) COMBINED GRID FACTOR: 0.999918849996;
 - (9) UNITS ARE IN U.S. FEET.
- 10) EXPOSURE UNIT BOUNDARY AS SHOWN SCALED FROM FIGURE PROVIDED BY URS CORPORATION, DATED 7/17/2013.

DATE: 12-12-13		PROJECT NAME: IDEAL CLEANERS		
LOCATION: 2403 WAKE FOREST ROAD RALEIGH, NC				
MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION
MW-1	751332.72	2110598.74	203.79	T.O.W.
TC MW-1	751332.72	2110598.74	203.50	2" P.V.C.
MW-2	751372.94	2110523.28	203.15	T.O.W.
TC MW-2	751372.94	2110523.28	202.85	2" P.V.C.
MW-3	751441.83	2110530.12	205.84	T.O.W.
TC MW-3	751441.83	2110530.12	205.47	2" P.V.C.
MW-4	751466.17	2110634.45	204.70	T.O.W.
TC MW-4	751466.17	2110634.45	204.45	2" P.V.C.
MW-5	751394.77	2110840.74	202.48	T.O.W.
TC MW-5	751394.77	2110840.74	202.14	2" P.V.C.
MW-6	751314.08	2110763.59	203.47	T.O.W.
TC MW-6	751314.08	2110763.59	203.07	2" P.V.C.
MW-7	751673.13	2110941.78	201.85	T.O.W.
TC MW-7	751673.13	2110941.78	201.45	2" P.V.C.
MW-8	751617.66	2110810.09	205.81	T.O.W.
TC MW-8	751617.66	2110810.09	205.34	2" P.V.C.
MW-9	751817.34	2110200.04	206.85	T.O.W.
TC MW-9	751817.34	2110200.04	206.63	2" P.V.C.
MW-10	752123.64	2110588.10	203.41	T.O.W.
TC MW-10	752123.64	2110588.10	203.15	2" P.V.C.
WR-1	751605.30	2110069.71	207.19	T.O.W.
TC WR-1	751605.30	2110069.71	206.89	2" P.V.C.
WR-2	751766.48	2110241.80	207.29	T.O.W.
TC WR-2	751766.48	2110241.80	207.06	2" P.V.C.
WR-3	751714.50	2110503.62	204.76	T.O.W.
TC WR-3	751714.50	2110503.62	204.43	2" P.V.C.
WR-4	751721.46	2110558.88	205.00	T.O.W.
TC WR-4	751721.46	2110558.88	204.72	2" P.V.C.
SSN-2	751618.66	2110132.77	208.47	T.O.W.
TC SSN-2	751618.66	2110132.77	208.19	2" P.V.C.

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 BY 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 14 DAY OF MARCH, 2015.



- LEGEND:**
- R/W RIGHT OF WAY
 - N.T.S. NOT TO SCALE
 - CSF COMBINED SCALE FACTOR
 - E/P EDGE OF PAVEMENT
 - MONITORING WELL (MW)
 - N NORTHING
 - E EASTING
 - TC TOP OF CASING
 - TOW TOP OF WELL MANHOLE
 - ▲ CALCULATED PROPERTY CORNER
 - DATUM CONTROL POINT
 - N/F NOW OR FORMERLY
 - MONITORING WELL
 - SUBJECT PARCEL LINES WITH FOUND MONUMENTATION
 - SUBJECT PARCEL LINES PLOTTED FROM DEEDS
 - ADJONER PARCEL LINES
 - RIGHT OF WAY LINE
 - CONTROL THE LINES
 - REBAR
 - OPEN TOP PIPE
 - SOIL BORING LOCATION
 - MONUMENTATION FOUND/SET

THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THE PROPERTY, IS RECORDED AT:
DEED BOOK _____ PAGE _____

GROUNDWATER IN WELLS MW-3, MW-5, MW-6, MW-9, WR-1, WR-2, AND WR-3 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAAC 2L-0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, VINYL CHLORIDE, NAPHTHALENE, n-PROPYLBENZENE.

"N.C.G.S. 143-215.104M(d) REQUIRES THAT WHEN PROPERTY FOR WHICH A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION HAS BEEN FILED IS SOLD, LEASED, CONVEYED OR TRANSFERRED, 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 PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT AND, IF APPROPRIATE, CLEANED UP UNDER THIS PART. USE THE FOLLOWING STATEMENT TO SATISFY N.C.G.S. 143-215.104M(d):

"THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE WAKE COUNTY REGISTER OF DEEDS' OFFICE AT: BOOK _____, PAGE _____

QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT, SUPERFUND SECTION, DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM, OR ITS SUCCESSOR IN FUNCTION. 1646 MAIL SERVICE CENTER, RALEIGH, NC 27699-1646.

APPROVED FOR THE PURPOSES OF N.C.G.S. 143-215.104M

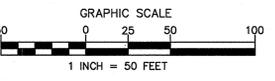
JIM BATESON, LG
CHIEF, SUPERFUND SECTION
DIVISION OF WASTE MANAGEMENT

STATE OF NORTH CAROLINA WAKE COUNTY

I, _____, A NOTARY PUBLIC OF _____
COUNTY AND STATE OF NORTH CAROLINA DO HEREBY CERTIFY THAT

_____ DID PERSONALLY APPEAR &
SIGN BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC (SIGNATURE) _____
MY COMMISSION EXPIRES _____



1 - 1-29-2015 - MWJ - REVISED PER COMMENTS
2 - 3-13-2015 - MWJ - REVISED PER G.T. COMMENTS

SURVEY PLAT - EXHIBIT "A"
TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
HANNA PROPERTIES, LLC PIN #1715013476
#2407 WAKE FOREST ROAD
WAKE COUNTY, NORTH CAROLINA
CONTAMINATION SOURCE:
IDEAL CLEANERS DSCA ID# 02-0043
#2403 WAKE FOREST ROAD, RALEIGH TOWNSHIP,
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

File #: 13286-DSCA-3 Date: 02-05-2014 Project P.L.S.: SSD
Surveyed By: RV
Drawn By: MWJ
Scale: 1"=50'

ISAACS GROUP, P.C.
CIVIL ENGINEERING DESIGN AND LAND SURVEYING

8720 RED OAK BLVD. SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

“Hanna Properties, LLC” - Metes and Bounds Description - (Tax PID #1715013476)

Beginning at a found iron at the intersection of the western right-of-way margin of Wake Forest Road (Public R/W Varies) and the lands of Clendenin Properties, LLC (Deed Bk 10352, Page 559); Thence with the shared Clendenin line S. 79-58-35 W. 357.19 feet to a point on the right-of-way of McNeill Street (Public R/W); Thence with the right-of-way of McNeill Street N. 61-43-25 W. 331.52 feet to a point, a common corner with lands of Raleigh Storage Associates (Deed Bk 4734, Page 356); Thence with the Raleigh Storage line N. 24-51-35 E. 441.74 feet to a point, a common corner with lands of Seven Properties, Gali, LLC (Deed Bk 11095, Page 2521); Thence with the shared Seven Properties line the following two (2) courses and distances:

1) S. 64-29-25 E. 329.80 feet to a point;

2) S. 84-50-25 E. 231.63 feet to a point on the western right-of-way margin of Wake Forest Road; Thence with the right-of-way of Wake Forest Road the following four (4) courses and distances:

1) S. 14-51-33 W. 95.07 feet to a point;

2) S. 12-20-35 W. 95.46 feet to a point;

3) S. 11-25-35 W. 100.15 feet to a point;

4) S. 06-35-35 W. 49.85 feet to a point, returning to the POINT AND PLACE OF BEGINNING, containing 253,523 sq ft (5.820 acres) more or less.

APPENDIX C - 3
NDCSR FOR OFF-SOURCE PROPERTY
(SEVEN PROPERTIES, GALI, LLC)

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Seven Properties, Gali, LLC

Recorded in Book _____, Page _____

Associated plat recorded in Plat Book _____, Page _____

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this ____ day of _____, 20____. The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 2421 Wake Forest Road, Raleigh, Wake County, North Carolina, Parcel Identification Number (PIN) 1715014869.

The Property is contaminated with dry-cleaning solvent, as defined at North Carolina General Statutes (hereinafter "N.C.G.S."), Section (hereinafter "§") 143-215.104B(b)(9), and other contaminants and is one of six (6) parcels that make up the dry-cleaning solvent contamination site (hereinafter "Contamination Site"). This Notice has been approved by the North Carolina Department of Environment and Natural Resources, or its successor in function (hereinafter "DENR") under the authority of the Dry-Cleaning Solvent Cleanup Act of 1997, as amended, N.C.G.S. § 143-215.104A *et seq.* (hereinafter "DSCA"), and is required to be filed in the Register of Deeds' Office in the county or counties in which the land is located, pursuant to NCGS § 143-215.104I. A Notice will be recorded separately in each chain of title of the Contamination Site.

Groundwater under the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the Former Ideal Cleaners (DSCA Site 92-0043) located at 2403 Wake Forest Road, Raleigh, Wake County, North Carolina. A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.

Pursuant to N.C.G.S. § 143-215.104I, this Notice is being filed in order to reduce or eliminate the danger to public health or the environment posed by the Property. Attached hereto as **Exhibit A** is a reduction, to 8 1/2" x 11", of the survey plat component of the Notice required by N.C.G.S. § 143-215.104M. The survey plat has been prepared and certified by a professional

land surveyor and meets the requirements of G.S. 47-30, and contains the following information required by N.C.G.S. § 143-215.104M:

- (1) A description of the location and dimensions of the areas of potential environmental concern with respect to permanently surveyed benchmarks; and
- (2) The type, location and quantity of regulated dry-cleaning solvent contamination and other contaminants known to exist on the Property.

Attached hereto as **Exhibit B** is a legal description of the Property that would be sufficient as a description in an instrument of conveyance.

USE OF GROUNDWATER PROHIBITED BY STATE AND LOCAL REGULATIONS

Groundwater on this property contains contaminants that exceed unrestricted use standards. Pursuant to 15A North Carolina Administrative Code 02C .0107(b)(1), “(t)he source of water for any water supply well shall not be from a water bearing zone or aquifer that is contaminated.” Therefore, state law prohibits construction of a water supply well on this property unless it can be demonstrated that the water pumped from the well is not contaminated. Further, pursuant to North Carolina General Statute 87-88(c) and 15A North Carolina Administrative Code 02C .0112(a), no well may be constructed or maintained in a manner whereby it could be a source or channel of contamination of the groundwater supply or any aquifer.

FUTURE SALES, LEASES, CONVEYANCES AND TRANSFERS

When any portion of the Property is sold, leased, conveyed or transferred, pursuant to NCGS § 143-215.104M 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 Property has been contaminated with dry-cleaning solvent and, if appropriate, cleaned up under the DSCA.

CANCELLATION OF THE NOTICE

The Notice may, at the request of the Property Owner, be canceled by DENR after the risk to public health and the environment associated with the dry-cleaning solvent contamination and any other contaminants included in the DSCA Remediation Agreement have been eliminated as a result of remediation of the Property to unrestricted use standards.

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

The foregoing Notice of Dry-Cleaning Solvent Remediation is hereby approved and certified.

North Carolina Department of Environment and Natural Resources

By: _____ Date _____
Jim Bateson, LG
Chief, Superfund Section
Division of Waste Management

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, _____, a Notary Public of Wake County and State of North Carolina do hereby certify that _____ did personally appeared before me this the ____ day of _____, 20____.

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

CERTIFICATION OF REGISTER OF DEEDS

The foregoing documentary component of the Notice of Dry-Cleaning Solvent Remediation, and the associated plat, are certified to be duly recorded at the date and time, and in the Books and Pages, shown on the first page hereof.

Register of Deeds for Wake County

By: _____

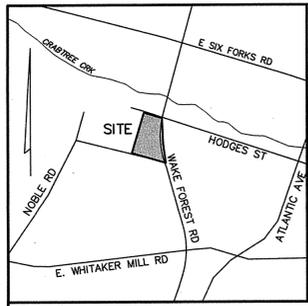
Name typed or printed: _____

Deputy/Assistant Register of Deeds

_____ Date

EXHIBIT A

SURVEY PLAT REDUCTION



FLOOD CERTIFICATION:
THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 372017-1500-J, DATED MAY 2, 2006.

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 NAVD88 ELEVATIONS. THE N.C. STATE PLANE COORDINATES 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 NOVEMBER 7, 2013. ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.

STATE OF NORTH CAROLINA
REVIEW OFFICER OF _____
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
REVIEW OFFICER _____ DATE _____

RALEIGH STORAGE ASSOCIATES
DEED BK 4734, PG 356
TAX PIN# 1715021195
#2721 McNEILL ST

HANNA PROPERTIES, LLC
DEED BK 1571, PG 1589
LOT 1 & 2A, BM1982-1152
TAX PIN# 1715013476
#2407 WAKE FOREST RD

SEVEN PROPERTIES, GALL, LLC
DEED BK 11095, PG 2521
LOT 2B, BM1982-1152
TAX PIN# 1715026097
#2425 WAKE FOREST RD

FPW PROPERTY GROUP, LLC
DEED BK 12062, PG 437
TAX PIN# 1715019711
#2420 WAKE FOREST RD

ARDEN GROUP, LLC
DEED BK 15844, PG 440
TAX PIN# 1715018672
#2414 WAKE FOREST RD

4711 SIX FORKS, LLC
DEED BK 13719, PG 2408
LOT 1, BM2008-586
TAX PIN# 1715018454
#2408 WAKE FOREST RD

JIM H. SLOAN & CAROL F. SLOAN
DEED BK 2758, PG 132
TAX PIN# 171510448
#2415 PAULA ST

FAMILY VENTURES GROUP, LLC
DEED BK 11248, PG 1414
BM1987-3
TAX PIN# 1715019311
#2404 WAKE FOREST RD

AMERICAN PROPERTIES HOLDING, LLC
DEED BK 6785, PG 594
LOT 9A, 9B & 10A
TAX PIN# 1715018136
#2402 WAKE FOREST RD

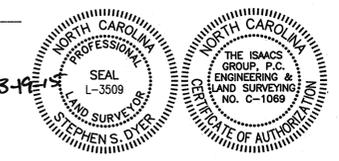
RONNIE W. SNOTHERLY & MARY C. SNOTHERLY
DEED BK 3116, PG 652
TAX PIN# 1715018024
#2308 WAKE FOREST RD

- SURVEY NOTES:**
- 1) THE SUBJECT PROPERTY FOR THIS SURVEY IS IDENTIFIED BY WAKE COUNTY PARCEL IDENTIFICATION NUMBER(C/PN) #171504868. THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO SURVEYED BENCHMARKS AND (2) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THIS NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM 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.
 - 3) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (CONUS), WITH NAVD88 (GEOID 12A) ELEVATIONS. PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP ON NOVEMBER 7, 2013 THE STATE PLANE COORDINATES SHOWN WERE ESTABLISHED UTILIZING A TRIMBLE R6 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). 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 IN DEED BOOK 10352, PAGE 559. THE GEOMETRY OF THAT LEGAL DESCRIPTION HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON THE NORTHEAST CORNER OF THE CLENDENIN PROPERTY ON THE R/W MARGIN OF WAKE FOREST ROAD (A FOUND 4" REBAR), AND ROTATED TO A FOUND IRON PIN AT THE SOUTHWEST CORNER OF HODGES STREET/LOT 2B, BOOK OF MAPS 1982, PAGE 1152. NON-MONUMENTED SUBJECT PARCEL LINES FROM THAT LEGAL DESCRIPTION ARE BASED ON THAT ROTATION.
 - 5) SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, SOME PROPERTY LINES, AND CURB LINES/EDGE OF PAVEMENTS, HAVE BEEN TAKEN FROM WAKE COUNTY GIS DATABASE INFORMATION, 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 GIS INFORMATION SHOWN.
 - 6) PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM WAKE COUNTY 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: NAVD88. COMBINED GROUND SCALE FACTOR: 0.999918849996.
 - 9) THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
(1) CLASS "A" SURVEY;
(2) POSITIONAL ACCURACY IS 0.05 FEET WITHIN A 95 PERCENT CONFIDENCE LEVEL;
(3) REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
(4) SURVEY PERFORMED NOVEMBER 7, 2013;
(5) VERTICAL DATUM BASED ON NAVD88;
(6) TIED TO N.C. STATE PLANE COORDINATES AS SHOWN NAD 1983 (2007 HARM ADJUSTMENT);
(7) GEOID "12A"(CONUS) MODEL;
(8) COMBINED GRID FACTOR: 0.999918849996;
(9) UNITS ARE IN U.S. FEET.
 - 10) EXPOSURE UNIT BOUNDARY AS SHOWN SCALED FROM FIGURE PROVIDED BY IURS CORPORATION, DATED 7/17/2013.

DATE: 12-12-13		PROJECT NAME: IDEAL CLEANERS			
LOCATION: 2403 WAKE FOREST ROAD RALEIGH, NC					
MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION	
MW-1	751332.72	2110588.74	203.79	T.O.W.	
TC MW-1	751332.72	2110588.74	203.50	2" P.V.C.	
MW-2	751372.94	2110523.28	203.15	T.O.W.	
TC MW-2	751372.94	2110523.28	202.85	2" P.V.C.	
MW-3	751441.83	2110530.12	205.84	T.O.W.	
TC MW-3	751441.83	2110530.12	205.47	2" P.V.C.	
MW-4	751466.17	2110634.45	204.70	T.O.W.	
TC MW-4	751466.17	2110634.45	204.45	2" P.V.C.	
MW-5	751394.77	2110640.74	202.46	T.O.W.	
TC MW-5	751394.77	2110640.74	202.14	2" P.V.C.	
MW-6	751314.08	2110763.59	203.47	T.O.W.	
TC MW-6	751314.08	2110763.59	203.07	2" P.V.C.	
MW-7	751673.13	2110841.78	201.85	T.O.W.	
TC MW-7	751673.13	2110841.78	201.45	2" P.V.C.	
MW-8	751617.66	2110610.09	205.81	T.O.W.	
TC MW-8	751617.66	2110610.09	205.34	2" P.V.C.	
MW-9	751817.34	2110200.04	206.85	T.O.W.	
TC MW-9	751817.34	2110200.04	206.63	2" P.V.C.	
MW-10	752123.64	2110588.10	203.41	T.O.W.	
TC MW-10	752123.64	2110588.10	203.15	2" P.V.C.	
WR-1	751605.30	2110099.71	207.19	T.O.W.	
TC WR-1	751605.30	2110099.71	206.99	2" P.V.C.	
WR-2	751766.48	2110241.80	207.29	T.O.W.	
TC WR-2	751766.48	2110241.80	207.06	2" P.V.C.	
WR-3	751714.50	2110503.62	204.76	T.O.W.	
TC WR-3	751714.50	2110503.62	204.43	2" P.V.C.	
WR-4	751721.46	2110659.86	206.00	T.O.W.	
TC WR-4	751721.46	2110659.86	204.72	2" P.V.C.	
SSN-2	751618.66	2110132.77	208.47	T.O.W.	
TC SSN-2	751618.66	2110132.77	208.19	2" P.V.C.	

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 14TH DAY OF MARCH, 2015.

STEPHEN S. DYER, PLS L-3509



- LEGEND:**
- R/W RIGHT OF WAY
 - N.T.S. NOT TO SCALE
 - CSF COMBINED SCALE FACTOR
 - E/P EDGE OF PAVEMENT
 - MW MONITORING WELL(MW)
 - N NORTHING
 - E EASTING
 - TC TOP OF CASING
 - TOW TOP OF WELL MANHOLE
 - ▲ CALCULATED PROPERTY CORNER
 - DATUM CONTROL POINT
 - N/F NOW OR FORMERLY
 - MW MONITORING WELL
 - SUBJECT PARCEL LINES WITH FOUND MONUMENTATION
 - - - SUBJECT PARCEL LINES PLOTTED FROM DEEDS
 - - - ADJUNCTION PARCEL LINES
 - RIGHT OF WAY LINE
 - CONTROL THE LINES
 - RBR REBAR
 - OTF OPEN TOP PIPE
 - SOIL BORING LOCATION
 - MONUMENTATION FOUND/SET

THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THE PROPERTY, IS RECORDED AT:
DEED BOOK _____ PAGE _____

GROUNDWATER IN WELLS MW-3, MW-5, MW-6, MW-9, WR-1, WR-2, AND WR-3 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A N.C.A.C. 2L0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, VINYL CHLORIDE, NAPHTHALENE, n-PROPYLBENZENE.

"N.C.G.S. 143-215.104M(d) REQUIRES THAT WHEN PROPERTY FOR WHICH A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION HAS BEEN FILED IS SOLD, LEASED, CONVEYED OR TRANSFERRED, 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 PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT AND, IF APPROPRIATE, CLEANED UP UNDER THIS PART. USE THE FOLLOWING STATEMENT TO SATISFY N.C.G.S. 143-215.104M(d):
THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE WAKE COUNTY REGISTER OF DEEDS' OFFICE AT: _____, PAGE _____.
QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT, SUPERFUND SECTION, DRYCLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM, OR ITS SUCCESSOR IN FUNCTION. 1646 MAIL SERVICE CENTER, RALEIGH, NC 27689-1646.

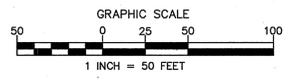
APPROVED FOR THE PURPOSES OF N.C.G.S. 143-215.104M

JIM BATESON, LG
CHIEF, SUPERFUND SECTION
DIVISION OF WASTE MANAGEMENT

STATE OF NORTH CAROLINA WAKE COUNTY

_____, A NOTARY PUBLIC OF
COUNTY AND STATE OF NORTH CAROLINA DO HEREBY CERTIFY THAT
_____, DID PERSONALLY APPEAR &
SIGN BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC (SIGNATURE)
MY COMMISSION EXPIRES _____



- 1 - 1-29-2015 - MWJ - REVISED PER COMMENTS
- 2 - 3-13-2015 - MWJ - REVISED PER G.T. COMMENTS

SURVEY PLAT - EXHIBIT "A"
TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
SEVEN PROPERTIES, GALL, LLC PIN #1715014869
#2421 WAKE FOREST ROAD
WAKE COUNTY, NORTH CAROLINA
CONTAMINATION SOURCE:
IDEAL CLEANERS DSCA ID# 92-0043
#2403 WAKE FOREST ROAD, RALEIGH TOWNSHIP,
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

File #: 13286-DSCA-4 Date: 02-06-2014 Project P.L.S.: SSD
Surveyed By: RV
Drawn By: MWJ
Scale: 1"=50'

ISAACS GROUP, P.C.
CIVIL ENGINEERING DESIGN AND LAND SURVEYING

8720 RED OAK BLVD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

“Seven Properties, Gali, LLC” Metes and Bounds Description-(Tax PID #1715014869)

Beginning at a point on the western right-of-way margin of Wake Forest Road (Public R/W Varies), a common corner with lands of MLC Automotive, LLC (Deed Bk 15496, Page 2200); Thence with the shared MLC Automotive line the following two (2) courses and distances:

- 1) N. 84-50-25 W. 231.63 feet to a point;
- 2) N. 64-29-25 W. 329.80 feet to a point, a common corner with lands of Raleigh Storage Associates (Deed Bk 4734, Page 356);

Thence with the Raleigh Storage line N. 24-51-35 E. 284.54 feet to a point on the right-of-way of Hodges Street (60' Public R/W); Thence with right-of-way of Hodges Street the following four (4) courses and distances:

- 1) S. 58-16-25 E. 34.84 feet to a point;
- 2) With a curve to the right having a radius of 799.69 feet, an arc length of 188.42 feet (subtended by a chord S. 51-31-25 E. 187.98 feet) to a point;
- 3) With a curve to the left having a radius of 649.00 feet, an arc length of 258.22 feet (subtended by a chord S. 56-10-21 E. 256.52 feet) to a found pinch pipe found;
- 4) S. 67-36-25 E. 61.84 feet to a point on the western right-of-way margin of Wake Forest Road; Thence with the right-of-way of Wake Forest Road S. 17-48-35 W. 125.40 feet to a point; returning to the POINT AND PLACE OF BEGINNING, containing 117,465 sq ft (2.697 acres) more or less.

APPENDIX C - 4
NDCSR FOR OFF-SOURCE PROPERTY
(RALEIGH STORAGE ASSOCIATES)

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Raleigh Storage Associates
Recorded in Book _____, Page _____
Associated plat recorded in Plat Book _____, Page _____

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this ____ day of _____, 20____. The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 2721 McNeill Street, Raleigh, Wake County, North Carolina, Parcel Identification Number (PIN) 1715021195.

The Property is contaminated with dry-cleaning solvent, as defined at North Carolina General Statutes (hereinafter "N.C.G.S."), Section (hereinafter "§") 143-215.104B(b)(9), and other contaminants and is one of six (6) parcels that make up the dry-cleaning solvent contamination site (hereinafter "Contamination Site"). This Notice has been approved by the North Carolina Department of Environment and Natural Resources, or its successor in function (hereinafter "DENR") under the authority of the Dry-Cleaning Solvent Cleanup Act of 1997, as amended, N.C.G.S. § 143-215.104A *et seq.* (hereinafter "DSCA"), and is required to be filed in the Register of Deeds' Office in the county or counties in which the land is located, pursuant to NCGS § 143-215.104I. A Notice will be recorded separately in each chain of title of the Contamination Site.

Groundwater under the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the Former Ideal Cleaners (DSCA Site 92-0043) located at 2403 Wake Forest Road, Raleigh, Wake County, North Carolina. A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.

Pursuant to N.C.G.S. § 143-215.104I, this Notice is being filed in order to reduce or eliminate the danger to public health or the environment posed by the Property. Attached hereto as **Exhibit A** is a reduction, to 8 1/2" x 11", of the survey plat component of the Notice required by N.C.G.S. § 143-215.104M. The survey plat has been prepared and certified by a professional

land surveyor and meets the requirements of G.S. 47-30, and contains the following information required by N.C.G.S. § 143-215.104M:

- (1) A description of the location and dimensions of the areas of potential environmental concern with respect to permanently surveyed benchmarks; and
- (2) The type, location and quantity of regulated dry-cleaning solvent contamination and other contaminants known to exist on the Property.

Attached hereto as **Exhibit B** is a legal description of the Property that would be sufficient as a description in an instrument of conveyance.

USE OF GROUNDWATER PROHIBITED BY STATE AND LOCAL REGULATIONS

Groundwater on this property contains contaminants that exceed unrestricted use standards. Pursuant to 15A North Carolina Administrative Code 02C .0107(b)(1), “(t)he source of water for any water supply well shall not be from a water bearing zone or aquifer that is contaminated.” Therefore, state law prohibits construction of a water supply well on this property unless it can be demonstrated that the water pumped from the well is not contaminated. Further, pursuant to North Carolina General Statute 87-88(c) and 15A North Carolina Administrative Code 02C .0112(a), no well may be constructed or maintained in a manner whereby it could be a source or channel of contamination of the groundwater supply or any aquifer.

FUTURE SALES, LEASES, CONVEYANCES AND TRANSFERS

When any portion of the Property is sold, leased, conveyed or transferred, pursuant to NCGS § 143-215.104M 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 Property has been contaminated with dry-cleaning solvent and, if appropriate, cleaned up under the DSCA.

CANCELLATION OF THE NOTICE

The Notice may, at the request of the Property Owner, be canceled by DENR after the risk to public health and the environment associated with the dry-cleaning solvent contamination and any other contaminants included in the DSCA Remediation Agreement have been eliminated as a result of remediation of the Property to unrestricted use standards.

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

The foregoing Notice of Dry-Cleaning Solvent Remediation is hereby approved and certified.

North Carolina Department of Environment and Natural Resources

By: _____ Date _____
Jim Bateson, LG
Chief, Superfund Section
Division of Waste Management

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, _____, a Notary Public of Wake County and State of North Carolina do hereby certify that _____ did personally appeared before me this the ____ day of _____, 20____.

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

CERTIFICATION OF REGISTER OF DEEDS

The foregoing documentary component of the Notice of Dry-Cleaning Solvent Remediation, and the associated plat, are certified to be duly recorded at the date and time, and in the Books and Pages, shown on the first page hereof.

Register of Deeds for Wake County

By: _____

Name typed or printed: _____

Deputy/Assistant Register of Deeds

_____ Date

EXHIBIT A

SURVEY PLAT REDUCTION

STATE OF NORTH CAROLINA
 REVIEW OFFICER OF
 CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED
 MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER _____ DATE _____

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 NAVD88 ELEVATIONS. THE N.C. STATE PLANE
 COORDINATES 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 NOVEMBER 7, 2013. ALL MEASUREMENTS
 SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS
 NOTED OTHERWISE.

FLOOD CERTIFICATION:
 THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS
 LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS
 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
 FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER
 372017-1500-J, DATED MAY 2, 2006.

APPROVED FOR THE PURPOSES OF N.C.G.S. 143-215.104M

JIM BATESON, LG
 CHIEF, SUPERFUND SECTION
 DIVISION OF WASTE MANAGEMENT

STATE OF NORTH CAROLINA WAKE COUNTY

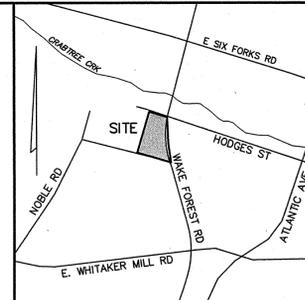
I, _____ A NOTARY PUBLIC OF
 COUNTY AND STATE OF NORTH CAROLINA DO HEREBY CERTIFY THAT

_____ DID PERSONALLY APPEAR &
 SIGN BEFORE ME THIS _____ DAY OF _____, 20____

NOTARY PUBLIC (SIGNATURE)

MY COMMISSION EXPIRES _____

DATE: 12-12-13		PROJECT NAME: IDEAL CLEANERS			
LOCATION: 2403 WAKE FOREST ROAD RALEIGH, NC					
MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION	
MW-1	751332.72	2110598.74	203.79	T.O.W.	
TC MW-1	751332.72	2110598.74	203.50	2" P.V.C.	
MW-2	751372.94	2110623.28	203.15	T.O.W.	
TC MW-2	751372.94	2110623.28	202.85	2" P.V.C.	
MW-3	751441.83	2110530.12	205.84	T.O.W.	
TC MW-3	751441.83	2110530.12	205.47	2" P.V.C.	
MW-4	751466.17	2110634.45	204.70	T.O.W.	
TC MW-4	751466.17	2110634.45	204.45	2" P.V.C.	
MW-5	751394.77	2110640.74	202.46	T.O.W.	
TC MW-5	751394.77	2110640.74	202.14	2" P.V.C.	
MW-6	751314.08	2110763.59	203.47	T.O.W.	
TC MW-6	751314.08	2110763.59	203.07	2" P.V.C.	
MW-7	751673.13	2110841.78	201.85	T.O.W.	
TC MW-7	751673.13	2110841.78	201.45	2" P.V.C.	
MW-8	751617.66	2110610.09	205.81	T.O.W.	
TC MW-8	751617.66	2110610.09	205.34	2" P.V.C.	
MW-9	751817.34	2110200.04	206.85	T.O.W.	
TC MW-9	751817.34	2110200.04	206.63	2" P.V.C.	
MW-10	752123.84	2110588.10	203.41	T.O.W.	
TC MW-10	752123.84	2110588.10	203.15	2" P.V.C.	
WR-1	751605.30	2110669.71	207.19	T.O.W.	
TC WR-1	751605.30	2110669.71	206.89	2" P.V.C.	
WR-2	751766.48	2110241.80	207.29	T.O.W.	
TC WR-2	751766.48	2110241.80	207.05	2" P.V.C.	
WR-3	751714.50	2110503.62	204.76	T.O.W.	
TC WR-3	751714.50	2110503.62	204.43	2" P.V.C.	
WR-4	751721.46	2110659.88	205.00	T.O.W.	
TC WR-4	751721.46	2110659.88	204.72	2" P.V.C.	
SSN-2	751618.66	2110132.77	208.47	T.O.W.	
TC SSN-2	751618.66	2110132.77	208.19	2" P.V.C.	



SURVEY NOTES:

- 1) THE SUBJECT PROPERTY FOR THIS SURVEY IS IDENTIFIED BY WAKE COUNTY PARCEL IDENTIFICATION NUMBER(PIN) #1715021195. THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO SURVEYED BENCHMARKS AND (2) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THIS NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM 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.
- 3) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (CONUS), WITH NAVD88 (GEOID 12A) ELEVATIONS, PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON NOVEMBER 7, 2013. THE N.C. STATE PLANE COORDINATES SHOWN WERE ESTABLISHED UTILIZING A TRIMBLE 88 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 AND ROTATION OF THE SUBJECT PROPERTY WERE PRODUCED FROM A PARTIAL LEGAL DESCRIPTION FOUND IN DEED BOOK 4734, PAGE 356, AND THE LINES FROM ADJOINING DEEDS. NO ACCURACY OR POSITIONAL TOLERANCE IS GUARANTEED BY THIS SURVEY AS TO HOW THE SURVEYED FEATURES RELATE TO THE GIS INFORMATION SHOWN.
- 5) SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, SOME PROPERTY LINES, AND CURB LINES/EDGE OF PAVEMENTS, HAVE BEEN TAKEN FROM WAKE COUNTY GIS DATABASE INFORMATION, 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 GIS INFORMATION SHOWN.
- 6) PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM WAKE COUNTY 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: NAVD88. COMBINED GROUND SCALE FACTOR: 0.999918849996.
- 9) THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
 - (1) CLASS "A" SURVEY;
 - (2) POSITIONAL ACCURACY IS 0.05 FEET WITHIN A 95 PERCENT CONFIDENCE LEVEL;
 - (3) REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
 - (4) SURVEY PERFORMED NOVEMBER 7, 2013;
 - (5) VERTICAL DATUM BASED ON NAVD88;
 - (6) TIED TO N.C. STATE PLANE COORDINATES AS SHOWN HAD 1983 (2007 HARN ADJUSTMENT);
 - (7) GEOID "12A"(CONUS) MODEL;
 - (8) COMBINED GRID FACTOR: 0.999918849996;
 - (9) UNITS ARE IN U.S. FEET.
- 10) EXPOSURE UNIT BOUNDARIES AS SHOWN SCALED FROM FIGURE PROVIDED BY URS CORPORATION, DATED 7/17/2013.

THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THE PROPERTY, IS RECORDED AT:
 DEED BOOK _____ PAGE _____

GROUNDWATER IN WELLS MW-3, MW-5, MW-6, MW-9, WR-1, WR-2, AND WR-3 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L.0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, VINYL CHLORIDE, NAPHTHALENE, n-PROPYLBENZENE.

"N.C.G.S. 143-215.104M(d) REQUIRES THAT WHEN PROPERTY FOR WHICH A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION HAS BEEN FILED IS SOLD, LEASED, CONVEYED OR TRANSFERRED, 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 PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT AND, IF APPROPRIATE, CLEANED UP UNDER THIS PART. USE THE FOLLOWING STATEMENT TO SATISFY N.C.G.S. 143-215.104M(d):

THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE WAKE COUNTY REGISTER OF DEED'S OFFICE AT: BOOK _____ PAGE _____

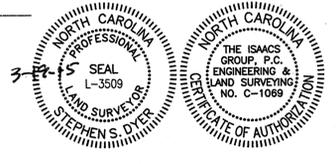
QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT SUPERFUND SECTION, DRYCLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM, OR ITS SUCCESSOR IN FUNCTION, 1646 MAIL SERVICE CENTER, RALEIGH, NC 27699-1646.

- LEGEND:**
- R/W RIGHT OF WAY
 - N.T.S. NOT TO SCALE
 - CSF COMBINED SCALE FACTOR
 - E/P EDGE OF PAVEMENT
 - MONITORING WELL(MW)
 - N NORTHING
 - E EASTING
 - TC TOP OF CASING
 - TOW TOP OF WELL MANHOLE
 - △ CALCULATED PROPERTY CORNER
 - ⊙ DATUM CONTROL POINT
 - N/F NOW OR FORMERLY
 - MW MONITORING WELL
 - SUBJECT PARCEL LINES WITH FOUND MONUMENTATION
 - - - SUBJECT PARCEL LINES PLOTTED FROM DEEDS
 - ADJOINER PARCEL LINES
 - RIGHT OF WAY LINE
 - CONTROL LINE LINES
 - RBR REBAR
 - OPEN TOP PIPE
 - SOIL BORING LOCATION
 - MONUMENTATION FOUND/SET

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 17TH DAY OF MARCH, 2015.

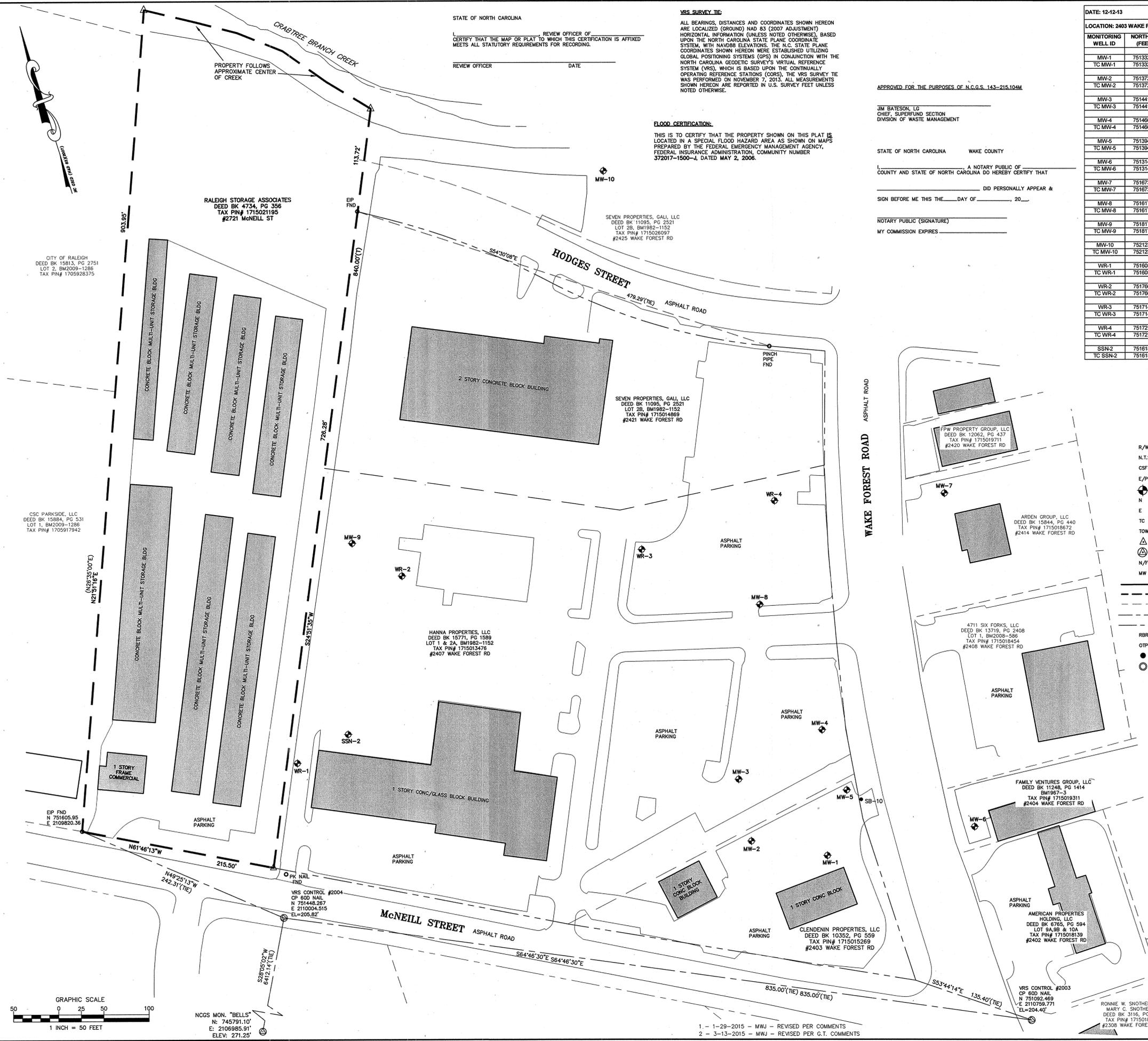
STEPHEN S. DYER, PLS L-3509



SURVEY PLAT - EXHIBIT "A"
TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
RALEIGH STORAGE ASSOCIATES PIN #1715021195
 #2721 McNEILL STREET
 WAKE COUNTY, NORTH CAROLINA
CONTAMINATION SOURCE:
IDEAL CLEANERS DSCA ID# 92-0043
 #2403 WAKE FOREST ROAD, RALEIGH TOWNSHIP,
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

File #: 13286-DSCA-7 Date: 02-20-2014 Project P.L.S.: SSD
 Surveyed By: RV
 Drawn By: MWJ
 Scale: 1"=50'

ISAACS GROUP, P.C.
 CIVIL ENGINEERING DESIGN AND LAND SURVEYING
 8720 RED OAK BLVD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335



1 - 1-29-2015 - MWJ - REVISED PER COMMENTS
 2 - 3-13-2015 - MWJ - REVISED PER G.T. COMMENTS

EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

“Raleigh Storage Associates” Metes and Bounds Description-
(Tax PID #1715021195)

Beginning at a point on the northern right-of-way margin of McNeill Street (60' Public R/W) and a common corner with lands of MLC Automotive, LLC (Deed Bk 15496, Page 2200), and being N. 45-20-34 W. 15.47 feet from a found PK nail; Thence with the right-of-way of McNeill Street N. 61-46-13 W. a total distance of 215.50 feet (passing a set 60D nail at 118.32 feet) to a found iron pin, a common corner with lands of Joslin Realty, Inc. (Deed Bk 8514, Page 2686 & Deed Bk 15205, Page 1054); Thence with the shared Joslin line N. 21-51-16 E. 903.95 feet to a point at the approximate center of Crabtree Branch Creek; Thence with the center of Crabtree Branch Creek approximately 276 feet to a point, a common corner with lands of Seven Properties Gali, LLC (Deed Bk 11095, Page 2521); Thence with the shared Seven Properties line, crossing Hodges Street (60' Public R/W) and with the shared line of the aforementioned MLC Automotive S. 24-51-35 W. a total distance of 840.00 feet (passing a found iron pin at 113.72 feet) to a point, returning to the POINT AND PLACE OF BEGINNING, containing 209,972 sq ft (4.820 acres) more or less.

APPENDIX C - 5
NDCSR FOR OFF-SOURCE PROPERTY
(AMERICAN PROPERTIES HOLDING, LLC)

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: American Properties Holding, LLC
Recorded in Book _____, Page _____
Associated plat recorded in Plat Book _____, Page _____

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this ____ day of _____, 20____. The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 2402 Wake Forest Road, Raleigh, Wake County, North Carolina, Parcel Identification Number (PIN) 1715018139.

The Property is contaminated with dry-cleaning solvent, as defined at North Carolina General Statutes (hereinafter "N.C.G.S."), Section (hereinafter "§") 143-215.104B(b)(9), and other contaminants and is one of six (6) parcels that make up the dry-cleaning solvent contamination site (hereinafter "Contamination Site"). This Notice has been approved by the North Carolina Department of Environment and Natural Resources, or its successor in function (hereinafter "DENR") under the authority of the Dry-Cleaning Solvent Cleanup Act of 1997, as amended, N.C.G.S. § 143-215.104A *et seq.* (hereinafter "DSCA"), and is required to be filed in the Register of Deeds' Office in the county or counties in which the land is located, pursuant to NCGS § 143-215.104I. A Notice will be recorded separately in each chain of title of the Contamination Site.

Groundwater under the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the Former Ideal Cleaners (DSCA Site 92-0043) located at 2403 Wake Forest Road, Raleigh, Wake County, North Carolina. A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.

Pursuant to N.C.G.S. § 143-215.104I, this Notice is being filed in order to reduce or eliminate the danger to public health or the environment posed by the Property. Attached hereto as **Exhibit A** is a reduction, to 8 1/2" x 11", of the survey plat component of the Notice required by N.C.G.S. § 143-215.104M. The survey plat has been prepared and certified by a professional

land surveyor and meets the requirements of G.S. 47-30, and contains the following information required by N.C.G.S. § 143-215.104M:

- (1) A description of the location and dimensions of the areas of potential environmental concern with respect to permanently surveyed benchmarks; and
- (2) The type, location and quantity of regulated dry-cleaning solvent contamination and other contaminants known to exist on the Property.

Attached hereto as **Exhibit B** is a legal description of the Property that would be sufficient as a description in an instrument of conveyance.

USE OF GROUNDWATER PROHIBITED BY STATE AND LOCAL REGULATIONS

Groundwater on this property contains contaminants that exceed unrestricted use standards. Pursuant to 15A North Carolina Administrative Code 02C .0107(b)(1), “(t)he source of water for any water supply well shall not be from a water bearing zone or aquifer that is contaminated.” Therefore, state law prohibits construction of a water supply well on this property unless it can be demonstrated that the water pumped from the well is not contaminated. Further, pursuant to North Carolina General Statute 87-88(c) and 15A North Carolina Administrative Code 02C .0112(a), no well may be constructed or maintained in a manner whereby it could be a source or channel of contamination of the groundwater supply or any aquifer.

FUTURE SALES, LEASES, CONVEYANCES AND TRANSFERS

When any portion of the Property is sold, leased, conveyed or transferred, pursuant to NCGS § 143-215.104M 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 Property has been contaminated with dry-cleaning solvent and, if appropriate, cleaned up under the DSCA.

CANCELLATION OF THE NOTICE

The Notice may, at the request of the Property Owner, be canceled by DENR after the risk to public health and the environment associated with the dry-cleaning solvent contamination and any other contaminants included in the DSCA Remediation Agreement have been eliminated as a result of remediation of the Property to unrestricted use standards.

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

The foregoing Notice of Dry-Cleaning Solvent Remediation is hereby approved and certified.

North Carolina Department of Environment and Natural Resources

By: _____ Date _____
Jim Bateson, LG
Chief, Superfund Section
Division of Waste Management

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, _____, a Notary Public of Wake County and State of North Carolina do hereby certify that _____ did personally appeared before me this the ____ day of _____, 20____.

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

CERTIFICATION OF REGISTER OF DEEDS

The foregoing documentary component of the Notice of Dry-Cleaning Solvent Remediation, and the associated plat, are certified to be duly recorded at the date and time, and in the Books and Pages, shown on the first page hereof.

Register of Deeds for Wake County

By: _____

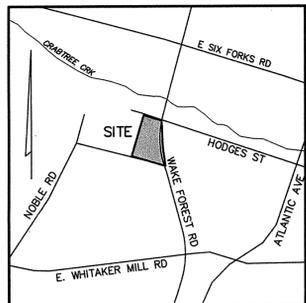
Name typed or printed: _____

Deputy/Assistant Register of Deeds

_____ Date

EXHIBIT A

SURVEY PLAT REDUCTION



FLOOD CERTIFICATION:
 THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 372017-1500-J, DATED MAY 2, 2006.

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 NAVD88 ELEVATIONS. THE N.C. STATE PLANE COORDINATES 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 NOVEMBER 7, 2013. ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.

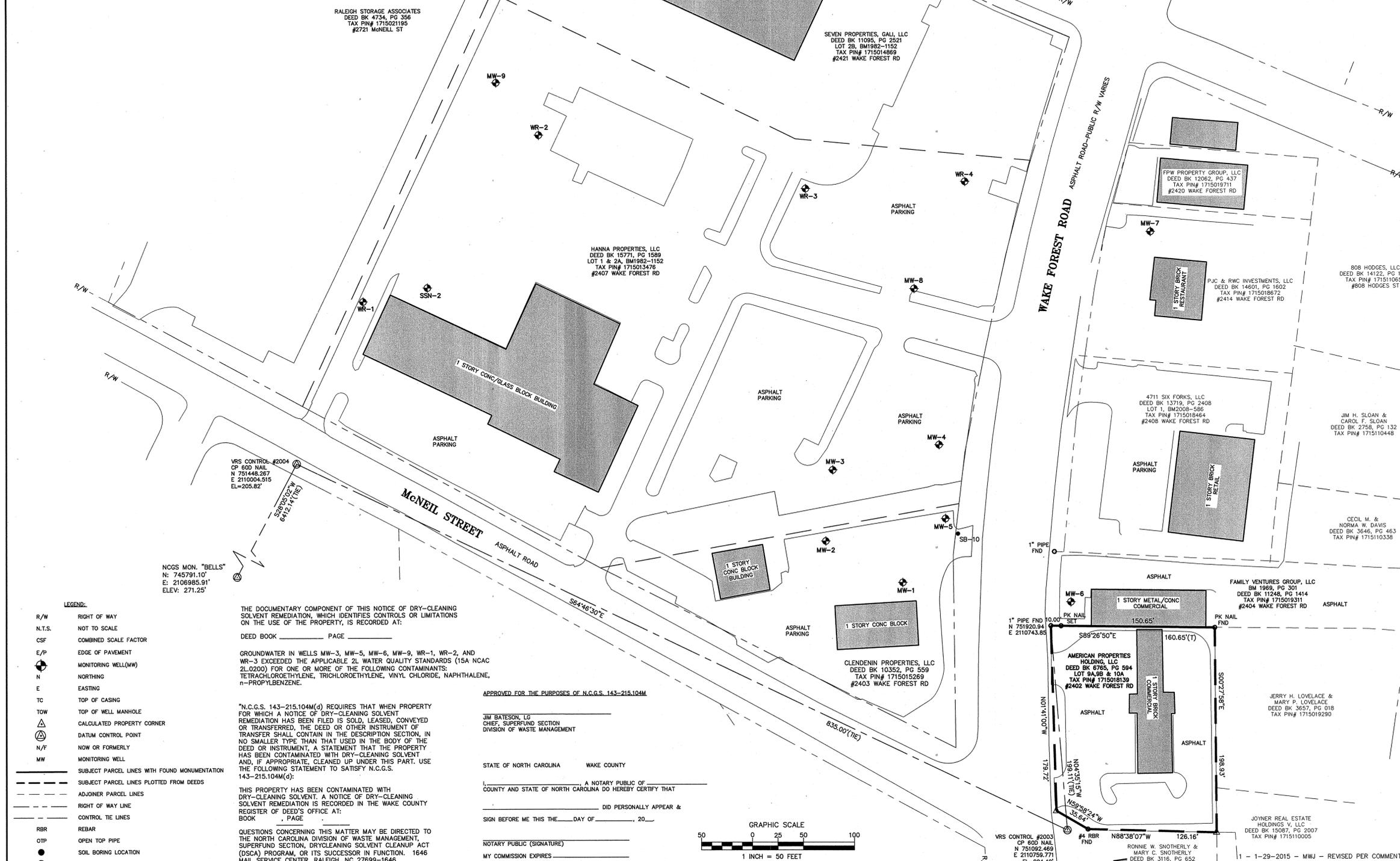
VICINITY MAP
 NOT TO SCALE

STATE OF NORTH CAROLINA

REVIEW OFFICER OF
 CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

RALEIGH STORAGE ASSOCIATES
 DEED BK 4734, PG 356
 TAX PIN# 1715021195
 #2721 McNEILL ST



- LEGEND:**
- R/W RIGHT OF WAY
 - N.T.S. NOT TO SCALE
 - CSF COMBINED SCALE FACTOR
 - E/P EDGE OF PAVEMENT
 - MW MONITORING WELL (MW)
 - N NORTHING
 - E EASTING
 - TC TOP OF CASING
 - TOW TOP OF WELL MANHOLE
 - ▲ CALCULATED PROPERTY CORNER
 - ⊙ DATUM CONTROL POINT
 - N/F NOW OR FORMERLY
 - MW MONITORING WELL
 - SUBJECT PARCEL LINES WITH FOUND MONUMENTATION
 - SUBJECT PARCEL LINES PLOTTED FROM DEEDS
 - ADJONER PARCEL LINES
 - RIGHT OF WAY LINE
 - CONTROL TIE LINES
 - RBR REBAR
 - OPEN TOP PIPE
 - SOIL BORING LOCATION
 - MONUMENTATION FOUND/SET

THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THE PROPERTY, IS RECORDED AT:
 DEED BOOK _____ PAGE _____

GROUNDWATER IN WELLS MW-3, MW-5, MW-6, MW-9, WR-1, WR-2, AND WR-3 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L-0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, VINYL CHLORIDE, NAPHTHALENE, n-PROPYLBENZENE.

*N.C.G.S. 143-215.104M(d) REQUIRES THAT WHEN PROPERTY FOR WHICH A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION HAS BEEN FILED IS SOLD, LEASED, CONVEYED OR TRANSFERRED, 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 PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT AND, IF APPROPRIATE, CLEANED UP UNDER THIS PART. USE THE FOLLOWING STATEMENT TO SATISFY N.C.G.S. 143-215.104M(d):

THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE WAKE COUNTY REGISTER OF DEEDS' OFFICE AT: _____, PAGE _____

QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT, SUPERFUND SECTION, DRYCLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM, OR ITS SUCCESSOR IN FUNCTION. 1646 MAIL SERVICE CENTER, RALEIGH, NC 27699-1646.

APPROVED FOR THE PURPOSES OF N.C.G.S. 143-215.104M

JIM BATESON, LE
 CHIEF, SUPERFUND SECTION
 DIVISION OF WASTE MANAGEMENT

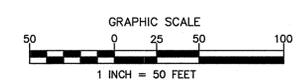
STATE OF NORTH CAROLINA WAKE COUNTY

_____, A NOTARY PUBLIC OF
 COUNTY AND STATE OF NORTH CAROLINA DO HEREBY CERTIFY THAT

_____, DID PERSONALLY APPEAR &

SIGN BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC (SIGNATURE) _____
 MY COMMISSION EXPIRES _____



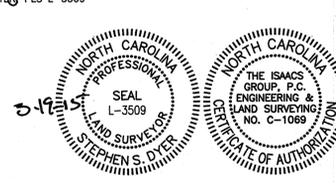
- SURVEY NOTES:**
- 1) THE SUBJECT PROPERTY FOR THIS SURVEY IS IDENTIFIED BY WAKE COUNTY PARCEL IDENTIFICATION NUMBER(PIN) #1715018139. THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO SURVEYED BENCHMARKS AND (2) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THIS NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM 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.
 - 3) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (CONUS), WITH NAVD88 (GEOID 12A) ELEVATIONS. PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON NOVEMBER 7, 2013 THE N.C. STATE PLANE COORDINATES SHOWN WERE ESTABLISHED UTILIZING A TRIMBLE RB 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). 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 SUBJECT PROPERTY WERE PRODUCED FROM THE LEGAL DESCRIPTIONS OF ADJACENT PROPERTIES AND GIS BOUNDARIES. SUBJECT DEED BOOK 6765, PAGE 564 HAD NO RECORDED DESCRIPTION FOR THE EXISTING PROPERTY LINES.
 - 5) SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, SOME PROPERTY LINES, AND CURB LINES/EDGE OF PAVEMENTS, HAVE BEEN TAKEN FROM WAKE COUNTY GIS DATABASE INFORMATION, 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 GIS INFORMATION SHOWN.
 - 6) PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM WAKE COUNTY 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: NAVD88. COMBINED GROUND SCALE FACTOR: 0.999918849996;
 - 9) THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
 (1) CLASS "A" SURVEY;
 (2) POSITIONAL ACCURACY IS 0.05 FEET WITHIN A 95 PERCENT CONFIDENCE LEVEL;
 (3) REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
 (4) SURVEY PERFORMED NOVEMBER 7, 2013;
 (5) VERTICAL DATUM BASED ON NAVD88;
 (6) TIED TO N.C. STATE PLANE COORDINATES AS SHOWN NAD 1983 (2007 HARN ADJUSTMENT);
 (7) GEOID "12A"(CONUS) MODEL;
 (8) COMBINED GRID FACTOR: 0.999918849996;
 (9) UNITS ARE IN U.S. FEET.
 - 10) EXPOSURE UNIT BOUNDARY AS SHOWN SCALED FROM FIGURE PROVIDED BY URS CORPORATION, DATED 7/17/2013.

DATE: 12-12-13		PROJECT NAME: IDEAL CLEANERS		
LOCATION: 2403 WAKE FOREST ROAD RALEIGH, NC				
MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION
MW-1	751332.72	2110598.74	203.79	T.O.W.
TC MW-1	751332.72	2110598.74	203.50	2" P.V.C.
MW-2	751372.94	2110523.28	203.15	T.O.W.
TC MW-2	751372.94	2110523.28	202.85	2" P.V.C.
MW-3	751441.83	2110530.12	205.84	T.O.W.
TC MW-3	751441.83	2110530.12	205.47	2" P.V.C.
MW-4	751466.17	2110634.45	204.45	T.O.W.
TC MW-4	751466.17	2110634.45	204.15	2" P.V.C.
MW-5	751394.77	2110640.74	202.46	T.O.W.
TC MW-5	751394.77	2110640.74	202.14	2" P.V.C.
MW-6	751314.08	2110763.59	203.07	T.O.W.
TC MW-6	751314.08	2110763.59	202.77	2" P.V.C.
MW-7	751673.13	2110841.78	201.85	T.O.W.
TC MW-7	751673.13	2110841.78	201.45	2" P.V.C.
MW-8	751617.66	2110610.09	205.81	T.O.W.
TC MW-8	751617.66	2110610.09	205.34	2" P.V.C.
MW-9	751817.34	2110200.04	206.85	T.O.W.
TC MW-9	751817.34	2110200.04	206.63	2" P.V.C.
MW-10	752123.64	2110588.10	203.41	T.O.W.
TC MW-10	752123.64	2110588.10	203.15	2" P.V.C.
WR-1	751605.30	2110069.71	207.19	T.O.W.
TC WR-1	751605.30	2110069.71	206.89	2" P.V.C.
WR-2	751766.48	2110241.80	207.29	T.O.W.
TC WR-2	751766.48	2110241.80	207.06	2" P.V.C.
WR-3	751714.50	2110503.62	204.76	T.O.W.
TC WR-3	751714.50	2110503.62	204.43	2" P.V.C.
WR-4	751721.46	2110659.86	205.00	T.O.W.
TC WR-4	751721.46	2110659.86	204.72	2" P.V.C.
SSN-2	751618.66	2110132.77	208.47	T.O.W.
TC SSN-2	751618.66	2110132.77	208.19	2" P.V.C.

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 12 DAY OF MARCH, 2013.

Stephen S. Dyer
 STEPHEN S. DYER PLS L-3509



SURVEY PLAT - EXHIBIT "A"
 TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
 AMERICAN PROPERTIES HOLDING, LLC-PIN #1715018139
 #2402 WAKE FOREST ROAD
 WAKE COUNTY, NORTH CAROLINA
 CONTAMINATION SOURCE:
 IDEAL CLEANERS DSCA ID# 92-0043
 #2403 WAKE FOREST ROAD, RALEIGH TOWNSHIP,
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

File #: 13286-DSCA-6 Date: 02-20-2014 Project P.L.S.: SSD
 Surveyed By: RWJ
 Drawn By: MWJ
 Scale: 1"=50'

ISAACS GROUP, INC.
 CIVIL ENGINEERING DESIGN AND LAND SURVEYING

8720 RED OAK BLVD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

1 - 1-29-2015 - MWJ - REVISED PER COMMENTS
 1 - 3-13-2015 - MWJ - REVISED PER G.T. COMMENTS

EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

“American Properties Holding, LLC” Metes and Bounds Description-
(Tax PID #1715018139)

Beginning at a found 1” pipe on the eastern right-of-way margin of Wake Forest Road (Public R/W Varies); Thence with the shared line of Family Ventures Group, LLC (Deed Bk 1969, Page 301) S. 89-26-50 E. a total distance of 160.65 feet (passing a set PK nail at 10.00 feet, and a set PK nail at 68.70 feet) to a found PK nail, a common corner with lands of Jerry H. Lovelace & Mary P. Lovelace (Deed Bk 3657, Page 18); Thence with the shared Lovelace line the shared line of Joyner Real Estate (Deed Bk 15087, Page 2007); S. 00-27-58 E. 198.93 feet to a point, a common corner with lands of Ronnie W. Snotherly & Mary C. Snotherly (Deed Bk 3116, Page 652); Thence with the shared Snotherly line the following two (2) courses and distances:

1) N. 88-38-07 W. 126.16 feet to a found #4 rebar;

2) N. 59-58-24 W. 35.64 feet to a point on the right-of-way of Wake Forest Road

Thence with the right-of-way margin of Wake Forest Road N. 01-41-00 W. a total distance of 179.72 feet (passing a set PK nail at 121.29 feet) to a found 1” pipe, returning to the POINT AND PLACE OF BEGINNING, containing 31,099 sq ft (0.714 acres) more or less.

APPENDIX C - 6
NDCSR FOR OFF-SOURCE PROPERTY
(FAMILY VENTURES GROUP, LLC)

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Family Ventures Group, LLC
Recorded in Book _____, Page _____
Associated plat recorded in Plat Book _____, Page _____

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this ____ day of _____, 20____. The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 2404 Wake Forest Road, Raleigh, Wake County, North Carolina, Parcel Identification Number (PIN) 1715019311.

The Property is contaminated with dry-cleaning solvent, as defined at North Carolina General Statutes (hereinafter "N.C.G.S."), Section (hereinafter "§") 143-215.104B(b)(9), and other contaminants and is one of six (6) parcels that make up the dry-cleaning solvent contamination site (hereinafter "Contamination Site"). This Notice has been approved by the North Carolina Department of Environment and Natural Resources, or its successor in function (hereinafter "DENR") under the authority of the Dry-Cleaning Solvent Cleanup Act of 1997, as amended, N.C.G.S. § 143-215.104A *et seq.* (hereinafter "DSCA"), and is required to be filed in the Register of Deeds' Office in the county or counties in which the land is located, pursuant to NCGS § 143-215.104I. A Notice will be recorded separately in each chain of title of the Contamination Site.

Groundwater under the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the Former Ideal Cleaners (DSCA Site 92-0043) located at 2403 Wake Forest Road, Raleigh, Wake County, North Carolina. A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.

Pursuant to N.C.G.S. § 143-215.104I, this Notice is being filed in order to reduce or eliminate the danger to public health or the environment posed by the Property. Attached hereto as **Exhibit A** is a reduction, to 8 1/2" x 11", of the survey plat component of the Notice required by N.C.G.S. § 143-215.104M. The survey plat has been prepared and certified by a professional

land surveyor and meets the requirements of G.S. 47-30, and contains the following information required by N.C.G.S. § 143-215.104M:

- (1) A description of the location and dimensions of the areas of potential environmental concern with respect to permanently surveyed benchmarks; and
- (2) The type, location and quantity of regulated dry-cleaning solvent contamination and other contaminants known to exist on the Property.

Attached hereto as **Exhibit B** is a legal description of the Property that would be sufficient as a description in an instrument of conveyance.

USE OF GROUNDWATER PROHIBITED BY STATE AND LOCAL REGULATIONS

Groundwater on this property contains contaminants that exceed unrestricted use standards. Pursuant to 15A North Carolina Administrative Code 02C .0107(b)(1), “(t)he source of water for any water supply well shall not be from a water bearing zone or aquifer that is contaminated.” Therefore, state law prohibits construction of a water supply well on this property unless it can be demonstrated that the water pumped from the well is not contaminated. Further, pursuant to North Carolina General Statute 87-88(c) and 15A North Carolina Administrative Code 02C .0112(a), no well may be constructed or maintained in a manner whereby it could be a source or channel of contamination of the groundwater supply or any aquifer.

FUTURE SALES, LEASES, CONVEYANCES AND TRANSFERS

When any portion of the Property is sold, leased, conveyed or transferred, pursuant to NCGS § 143-215.104M 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 Property has been contaminated with dry-cleaning solvent and, if appropriate, cleaned up under the DSCA.

CANCELLATION OF THE NOTICE

The Notice may, at the request of the Property Owner, be canceled by DENR after the risk to public health and the environment associated with the dry-cleaning solvent contamination and any other contaminants included in the DSCA Remediation Agreement have been eliminated as a result of remediation of the Property to unrestricted use standards.

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

The foregoing Notice of Dry-Cleaning Solvent Remediation is hereby approved and certified.

North Carolina Department of Environment and Natural Resources

By: _____ Date _____
Jim Bateson, LG
Chief, Superfund Section
Division of Waste Management

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, _____, a Notary Public of Wake County and State of North Carolina do hereby certify that _____ did personally appeared before me this the ____ day of _____, 20____.

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

CERTIFICATION OF REGISTER OF DEEDS

The foregoing documentary component of the Notice of Dry-Cleaning Solvent Remediation, and the associated plat, are certified to be duly recorded at the date and time, and in the Books and Pages, shown on the first page hereof.

Register of Deeds for Wake County

By: _____

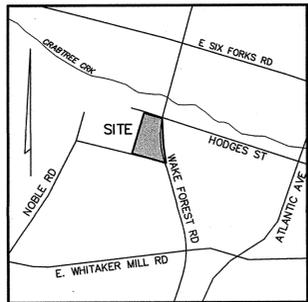
Name typed or printed: _____

Deputy/Assistant Register of Deeds

_____ Date

EXHIBIT A

SURVEY PLAT REDUCTION



FLOOD CERTIFICATION:
THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 372017-1500-J, DATED MAY 2, 2006.

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 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 NOVEMBER 7, 2013. ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.

STATE OF NORTH CAROLINA
I, _____ REVIEW OFFICER OF _____
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

RALEIGH STORAGE ASSOCIATES
DEED BK 4734, PG 356
TAX PIN# 171502195
#2721 McNEILL ST



SURVEY NOTES:

- 1) THE SUBJECT PROPERTY FOR THIS SURVEY IS IDENTIFIED BY WAKE COUNTY PARCEL IDENTIFICATION NUMBER (PIN) #1715019311. THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO SURVEYED BENCHMARKS AND (2) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THIS NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCEM) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM SITE.
- 2) THE AREAS AND TYPE OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF PLUNG.
- 3) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (CONUS), WITH NAVD83 (GEOID 12A) ELEVATIONS. PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON NOVEMBER 7, 2013 THE N.C. STATE PLANE COORDINATES SHOWN WERE ESTABLISHED UTILIZING A TRIMBLE R8 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 IN DEED BOOK 10352, PAGE 559. THE GEOMETRY OF THAT LEGAL DESCRIPTION HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON THE NORTHEAST CORNER OF THE GLENDENNIN PROPERTY ON THE R/W MARGIN OF WAKE FOREST ROAD (A FOUND 4" REBAR), AND ROTATED TO A FOUND IRON PIN AT THE SOUTHWEST CORNER OF HODGES STREET/LOT 2B, BOOK OF MAPS 1982, PAGE 1152. NON-MONUMENTED SUBJECT PARCEL LINES FROM THAT LEGAL DESCRIPTION ARE BASED ON THAT ROTATION.
- 5) SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, SOME PROPERTY LINES, AND CURB LINES/EDGE OF PAVEMENTS, HAVE BEEN TAKEN FROM WAKE COUNTY GIS DATABASE INFORMATION, 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 GIS INFORMATION SHOWN.
- 6) PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM WAKE COUNTY 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. COMBINED GROUND SCALE FACTOR: 0.999918849996.
- 9) THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
 - (1) CLASS "A" SURVEY;
 - (2) POSITIONAL ACCURACY IS 0.05 FEET WITHIN A 95 PERCENT CONFIDENCE LEVEL;
 - (3) REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
 - (4) SURVEY PERFORMED NOVEMBER 7, 2013;
 - (5) VERTICAL DATUM BASED ON NAVD83;
 - (6) TIED TO N.C. STATE PLANE COORDINATES AS SHOWN NAD 83 (2007 HARN ADJUSTMENT);
 - (7) GEOID "12A"(CONUS) MODEL;
 - (8) COMBINED GRID FACTOR: 0.999918849996;
 - (9) UNITS ARE IN U.S. FEET.
- 10) EXPOSURE UNIT BOUNDARY AS SHOWN SCALED FROM FIGURE PROVIDED BY URS CORPORATION, DATED 7/17/2013.

DATE: 12-12-13 PROJECT NAME: IDEAL CLEANERS

LOCATION: 2403 WAKE FOREST ROAD RALEIGH, NC

MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION
MW-1	751332.72	2110598.74	203.79	T.O.W.
TC MW-1	751332.72	2110598.74	203.50	2" P.V.C.
MW-2	751372.94	2110523.28	203.15	T.O.W.
TC MW-2	751372.94	2110523.28	202.85	2" P.V.C.
MW-3	751441.83	2110530.12	205.84	T.O.W.
TC MW-3	751441.83	2110530.12	205.47	2" P.V.C.
MW-4	751466.17	2110634.45	204.70	T.O.W.
TC MW-4	751466.17	2110634.45	204.45	2" P.V.C.
MW-5	751394.77	2110640.74	202.46	T.O.W.
TC MW-5	751394.77	2110640.74	202.14	2" P.V.C.
MW-6	751314.08	2110763.59	203.47	T.O.W.
TC MW-6	751314.08	2110763.59	203.07	2" P.V.C.
MW-7	751673.13	2110841.78	201.85	T.O.W.
TC MW-7	751673.13	2110841.78	201.45	2" P.V.C.
MW-8	751617.66	2110610.09	205.81	T.O.W.
TC MW-8	751617.66	2110610.09	205.34	2" P.V.C.
MW-9	751817.34	2110200.04	206.85	T.O.W.
TC MW-9	751817.34	2110200.04	206.63	2" P.V.C.
MW-10	752123.64	2110588.10	203.41	T.O.W.
TC MW-10	752123.64	2110588.10	203.15	2" P.V.C.
WR-1	751605.30	2110069.71	207.19	T.O.W.
TC WR-1	751605.30	2110069.71	206.89	2" P.V.C.
WR-2	751766.48	2110241.80	207.29	T.O.W.
TC WR-2	751766.48	2110241.80	207.05	2" P.V.C.
WR-3	751714.50	2110503.62	204.76	T.O.W.
TC WR-3	751714.50	2110503.62	204.43	2" P.V.C.
WR-4	751721.46	2110659.88	205.00	T.O.W.
TC WR-4	751721.46	2110659.88	204.72	2" P.V.C.
SSN-2	751618.66	2110132.77	208.47	T.O.W.
TC SSN-2	751618.66	2110132.77	208.19	2" P.V.C.

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 14 DAY OF MARCH, 2015.

STEPHEN S. DYER, PLS L-3509

- LEGEND:**
- R/W RIGHT OF WAY
 - N.T.S. NOT TO SCALE
 - CSF COMBINED SCALE FACTOR
 - E/P EDGE OF PAVEMENT
 - MW MONITORING WELL (MW)
 - N NORTHING
 - E EASTING
 - TC TOP OF CASING
 - TOW TOP OF WELL MANHOLE
 - ▲ CALCULATED PROPERTY CORNER
 - △ DATUM CONTROL POINT
 - N/F NOW OR FORMERLY
 - MW MONITORING WELL
 - SUBJECT PARCEL LINES WITH FOUND MONUMENTATION
 - SUBJECT PARCEL LINES PLOTTED FROM DEEDS
 - ADJOINER PARCEL LINES
 - RIGHT OF WAY LINE
 - CONTROL THE LINES
 - RBR REBAR
 - OTF OPEN TOP PIPE
 - SOIL BORING LOCATION
 - MONUMENTATION FOUND/SET

THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THE PROPERTY, IS RECORDED AT:
DEED BOOK _____ PAGE _____

GROUNDWATER IN WELLS MW-3, MW-6, MW-9, WR-1, WR-2, AND WR-3 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCA 2L0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, VINYL CHLORIDE, NAPHTHALENE, n-PROPYLBENZENE.

"N.C.G.S. 143-215.104M(d) REQUIRES THAT WHEN PROPERTY FOR WHICH A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION HAS BEEN FILED IS SOLD, LEASED, CONVEYED OR TRANSFERRED, 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 PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT AND, IF APPROPRIATE, CLEANED UP UNDER THIS PART. USE THE FOLLOWING STATEMENT TO SATISFY N.C.G.S. 143-215.104M(d):

THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE WAKE COUNTY REGISTER OF DEEDS' OFFICE AT: _____, PAGE _____

QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT, SUPERFUND SECTION, DRYCLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM, OR ITS SUCCESSOR IN FUNCTION. 1646 MAIL SERVICE CENTER, RALEIGH, NC 27699-1646.

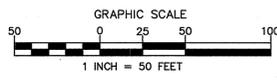
APPROVED FOR THE PURPOSES OF N.C.G.S. 143-215.104M

JIM BATESON, LG
CHIEF, SUPERFUND SECTION
DIVISION OF WASTE MANAGEMENT

STATE OF NORTH CAROLINA WAKE COUNTY

I, _____ A NOTARY PUBLIC OF _____ COUNTY AND STATE OF NORTH CAROLINA DO HEREBY CERTIFY THAT _____ DID PERSONALLY APPEAR & SIGN BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC (SIGNATURE) _____
MY COMMISSION EXPIRES _____



SURVEY PLAT - EXHIBIT "A"
TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
FAMILY VENTURES GROUP, LLC PIN #1715019311
#2404 WAKE FOREST ROAD
WAKE COUNTY, NORTH CAROLINA
CONTAMINATION SOURCE:
IDEAL CLEANERS DSCA ID# 92-0043
#2403 WAKE FOREST ROAD, RALEIGH TOWNSHIP,
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

File #: 13286-DSCA-5 Date: 02-05-2014 Project P.L.S.: SSD

Surveyed By: RV
Drawn By: MWJ
Scale: 1"=50'

8720 RED OAK BLVD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

1 - 1-29-2015 - MWJ - REVISED PER COMMENTS
2 - 3-13-2015 - MWJ - REVISED PER G.T. COMMENTS

EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

“Family Ventures Group, LLC” Metes and Bounds Description-(Tax PID #1715019311)

Beginning at a set PK nail at the intersection of the eastern right-of-way margin of Wake Forest Road (Public R/W Varies) and the lands of 4711 Six Forks, LLC (Deed Bk 13719, Page 2408), being S. 87-05-54 E. 10.36 feet from a found 1” pipe; Thence with the shared 4711 Six Forks line and the shared line of Cecil M. & Norma W. Davis (Deed Bk 3646, Page 463), S. 87-06-05 E. a total distance of 305.25 feet (passing a PK nail set at 55.61 feet) to a point, a common corner with lands of Family Ventures Group, LLC (Deed Bk 11248, Page 1414); Thence S. 06-51-55 W. 59.40 feet to a point on the common line with lands of Jerry H. Lovelace & Mary P. Lovelace (Deed Bk 3657, Page 18); Thence with the shared Lovelace line N. 89-26-50 W. 151.05 feet to a found PK nail, a common corner with lands of American Properties Holding, LLC (Deed Bk 6765, Page 594); Thence with the shared American Properties line N. 89-26-50 W. a total distance of 150.65 feet (passing a PK nail set at 91.95 feet) to a PK nail set on the right-of-way of Wake Forest Road; Thence with the right-of-way margin of Wake Forest Road the following two (2) courses and distances:

- 1) N. 02-52-55 E. 52.99 feet to a point;
- 2) N. 03-53-04 E. 18.64 feet to a set PK nail, returning to the POINT AND PLACE OF BEGINNING, containing 19,844 sq ft (0.456 acres) more or less.

APPENDIX D

EXAMPLE ANNUAL DSCA LAND-USE RESTRICTIONS CERTIFICATIONS



North Carolina Department of Environment and Natural Resources

Pat McCrory
Governor

Donald R. van der Vaart
Secretary

<date>

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Clendenin Properties, LLC
C/O Pinellas Corp.
PO Box 99054
Raleigh, NC 27624

Subj: Annual Certification of Land-Use Restrictions
Ideal Cleaners, 2403 Wake Forest Road
Raleigh, Wake County, North Carolina
DSCA Site # 92-0043

Dear Clendenin Properties, LLC:

On <date>, the Division of Waste Management made a “No Further Action” decision for the above referenced site. As part of that decision, it was determined that land-use restrictions were necessary to ensure protection of human health and the environment. The land-use restrictions for this site are specified in the enclosed Notice of Dry-Cleaning Solvent Remediation (Notice) signed by the property owner and the Division of Waste Management.

As owner of at least a portion of the DSCA Site, you are required to comply with Condition [redacted] of the Notice by submitting to DENR a notarized Annual Certification of Land-Use Restrictions certifying that the Notice remains recorded at the Wake County Register of Deeds’ office and that the Land-Use Restrictions are being complied with. Please complete the enclosed Annual Certification of Land-Use Restrictions and return it to me on or before **March 5, 20[redacted]**.

Annual Certification of Land-Use Restrictions
Ideal Cleaners, 2403 Wake Forest Road Raleigh, Wake County, North Carolina
DSCA Site # 92-0043
Page 2

<date>

In accordance with § 143-215.104M(f), any person who fails to comply within the time specified in this letter, shall then be subject to the applicable enforcement procedures. The Notice further states that if a land-use restriction is violated, the owner of the contamination site at the time the land-use restriction is violated, the owner's successors and assigns, and the owner's agents who direct or contract for alteration of the contamination site in violation of a land-use restriction shall be liable for remediation of all contaminants to unrestricted use standards.

If you have any questions concerning these documents or the site, please contact me at (919) 707-8367 or via email at jay.king@ncdenr.gov.

Sincerely,

Jay King, Project Manager
DSCA Remediation Unit
Superfund Section
Division of Waste Management

Attachments: Copy of Notice of Dry-Cleaning Solvent Remediation
Annual Certification of Land-Use Restrictions form

Cc: DSCA Site # 92-0043 File

Annual Certification of Land-Use Restrictions

Site Name: Ideal Cleaners
Site Address: 2403 Wake Forest Road, Wake County
DSCA ID No: 92-0043

ANNUAL CERTIFICIATION of LAND-USE RESTRICTIONS

Pursuant to Condition [] in the Notice of Dry-Cleaning Solvent Remediation (Notice) signed by Clendenin Properties, LLC and recorded in Deed Book <blank>, Page <blank> on <date> at the Wake County Register of Deeds Office, Clendenin Properties, LLC hereby certifies, as an owner of at least part of the property that is the Clendenin Properties, LLC. Notice that the Notice remains recorded at the Wake County Register of Deeds office and the land-use restrictions therein are being complied with.

Duly executed this ____ day of _____, 20__.

Clendenin Properties, LLC

By: _____

Name typed or printed:

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public of the county and state aforesaid, certify that _____ personally came before me this day and the foregoing certification was signed by him/her.

WITNESS my hand and official stamp or seal, this ____ day of _____, 20__.

Name typed or printed:
Notary Public

My Commission expires: _____
[Stamp/Seal]

APPENDIX E
NOTICE OF INTENT



North Carolina Department of Environment and Natural Resources

Pat McCrory
Governor

Donald R. van der Vaart
Secretary

<Date>

Ruffin L. Hall, City Manager
222 West Hargett Street
Suite 224
Raleigh, NC 27601

Joseph Threadcraft, PE, Director
Environmental Services
Wake County Office Building
P.O. Box 550
Raleigh, NC 27602

Subj: Remediation of Dry-Cleaning Solvent Contamination
DSCA Site # 92-0043
Ideal Cleaners, 2403 Wake Forest Road, Raleigh

The Dry-Cleaning Solvent Cleanup Act of 1997 (DSCA), North Carolina General Statutes (N.C.G.S.) Sections 143-215.104A through 143-215.104U, provides for the assessment and remediation of properties that may have been or were contaminated by chlorinated solvents. To satisfy the requirements of N.C.G.S. 143-215.104L, this letter serves as the **Notice of Intent to Remediate a Dry-Cleaning Solvent Facility or Abandoned Site** (NOI) approved by the North Carolina Department of Environment and Natural Resources (DENR).

The NOI must provide, to the extent known, a legal description of the location of the DSCA Site, a map showing the location of the DSCA Site, a description of the contaminants involved and their concentrations in the media of the DSCA Site, a description of the intended future use of the DSCA Site, any proposed investigation and remediation, and a proposed Notice of Dry-Cleaning Solvent Remediation (NDCSR) prepared in accordance with N.C.G.S. Section 143-215.104M. The required components of the NOI are included in the attached Risk Management Plan, and are available on our website at www.ncdscs.org, under "Public Notices" during the public comment period.

The DSCA Program is providing a copy of the NOI to all local governments having jurisdiction over the DSCA Site. A 30-day public comment period is being held from <date>, until <date>. Written comments may be submitted to DENR no later than <date>. Written requests for a public meeting may be submitted to DENR no later than <date>. All such comments and requests should be sent to:

Jay King, DSCA Remediation Unit
Division of Waste Management, NC DENR
1646 Mail Service Center
Raleigh, North Carolina 27699-1646

Remediation of Dry-Cleaning Solvent Contamination
DSCA Site # 92-0043
Ideal Dry Cleaners, 2403 Wake Forest Road, Raleigh
Page 2

<date>

A Summary of the NOI is being published in the <newspaper of general circulation>, copies are being sent to owners of property within and contiguous with the area of contamination, and a copy of the Summary will be conspicuously posted at the Site during the public comment period.

If you have any questions, please feel free to contact me at (919)707-8368

Sincerely,

Jay King, DSCA Program
Special Remediation Branch, Superfund Section
Jay.King@ncdenr.gov

Attachments: Risk Management Plan

Cc: DSCA Site # 92-0043 File

Public Notice

SUMMARY OF NOTICE OF INTENT TO REMEDIATE A DRY-CLEANING SOLVENT FACILITY OR ABANDONED SITE

Former Ideal Cleaners
DSCA Site # 92-0043

Pursuant to N.C.G.S. §143-215.104L, on behalf of Clendenin Properties, LLC, the North Carolina Department of Environment and Natural Resources' (DENR's) private contractor has prepared a Notice of Intent to Remediate a Dry-Cleaning Solvent Facility or Abandoned Site (NOI). The purpose of this Summary of the NOI is to notify the community of the proposed remedy for the contamination site and invite comment on the proposed remedy.

Ideal Cleaners formerly conducted dry-cleaning operations at 2403 Wake Forest Road, in Raleigh, North Carolina. The property is currently occupied by two commercial buildings. Dry-cleaning solvent contamination has been identified at the following parcel(s):

- Clendenin Properties, LLC: 2403 Wake Forest Road (PIN No. 1715015269)
- Hanna Properties, LLC: 2407 Wake Forest Road (PIN No. 1715013476)
- Seven Properties, Gali, LLC: 2421 Wake Forest Road (PIN No. 1715014869)
- Raleigh Storage Associates: 2721 McNeill Street (PIN No. 1715021195)
- American Properties Holding, LLC: 2402 Wake Forest Road (Parcel No. 1715018139)
- Family Ventures Group, LLC: 2404 Wake Forest Road (Parcel No. 1715019311)

An investigation of the extent of contamination has been completed. A risk assessment of the contaminated properties concluded that the contamination poses no unacceptable risks. A Risk Management Plan has been prepared which proposes using land-use controls to prevent current and future risks at the affected properties.

The elements of the complete NOI are included in the Risk Management Plan (RMP) which is available online at <http://portal.ncdenr.org/web/wm/DSCA/PublicNotices>.

The public comment period begins [REDACTED], 20[REDACTED], and ends [REDACTED], 20[REDACTED].

Comments must be in writing and submitted to DENR no later than [REDACTED], 20[REDACTED]. Written requests for a public meeting may be submitted to DENR no later than [REDACTED], 20[REDACTED]. Requests for additional information should be directed to Jay King at (919)707-8367.

All comments and requests should be sent to:

Jay King, DSCA Program
Division of Waste Management, NC DENR
1646 Mail Service Center
Raleigh, North Carolina 27699-1646



North Carolina Department of Environment and Natural Resources

Pat McCrory
Governor

Donald R. van der Vaart
Secretary

<Date>

<property owner>

<address>

<city, state, zip>

Subj: Dry-Cleaning Solvent Contamination
Ideal Cleaners, 2403 Wake Forest Road, Raleigh, NC

Dear <property owner>:

The Dry-Cleaning Solvent Clean-up Act (DSCA) Program has completed an assessment of the dry-cleaning solvent contamination associated with the Ideal Cleaners at 2403 Wake Forest Road in Raleigh. The property is currently occupied by Mami Noras Rotisserie Chicken. A remedial strategy to address the site contamination has been prepared. You are receiving this letter in accordance with the DSCA Program's statutes, which provide the community an opportunity to review and comment on the proposed strategy. Attached is a ***Summary of the Notice of Intent to Remediate a Dry-Cleaning Solvent Facility or Abandoned Site*** which provides a brief description of the proposed remedy, a web link with more details, and the dates and procedures for commenting on the proposed remedy. We ask that you review these documents. If you do not have access to the internet, we ask that you contact us to request a hard copy.

You are also receiving this letter because your property lies within an area where dry-cleaning solvents have been detected in groundwater. An evaluation of the risks concluded that the contamination poses no unacceptable risks for the current use of your property. However, because groundwater under your property is contaminated, state regulations prohibit the installation of a water supply well on this property. If the proposed remedy is approved, a notice will be recorded in the chain of title indicating that groundwater is contaminated with dry-cleaning solvents and that regulations prohibit installation of a water supply well into a contaminated aquifer.

If you would like to see an example of this notice, please access the website:

<http://portal.ncdenr.org/web/wm/DSCA/PublicNotices>, open the Risk Management Plan for the Ideal Cleaners site, and see Attachment [#]. If the proposed remedy is approved, you will be sent a letter describing your rights to appeal the decision to file such a notice in the chain of title, and providing you the option of filing the notice yourself.

1646 Mail Service Center, Raleigh, North Carolina 27699-1646

Phone: 919-707-8200 \ Internet: www.ncdenr.gov

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Dry-Cleaning Solvent Contamination
2403 Wake Forest Road, Raleigh, NC
DSCA Site # 92-0043
Page 2

<date>

If you have questions, please contact me at (919) 707-8367, or Delonda Alexander at (919) 707-8365.

Sincerely,

Jay King, Project Manager
DSCA Remediation Unit
Jay.King@ncdenr.gov

Attachments: Summary of the NOI

Cc: DSCA Site # 92-0043 File



North Carolina Department of Environment and Natural Resources

Pat McCrory
Governor

Donald R. van der Vaart
Secretary

<Date>

Certified Mail
Return Receipt Requested

<property owner>

<address>

<city, state, zip>

Subj: Dry-Cleaning Solvent Contamination
Ideal Cleaners, 2403 Wake Forest Road, Raleigh, NC

Dear <property owner>:

The Dry-Cleaning Solvent Clean-up Act (DSCA) Program has completed an assessment of the dry-cleaning solvent contamination associated with the Ideal Cleaners at 2403 Wake Forest Road in Raleigh, NC. The property is currently occupied by Mami Noras Rotisserie Chicken. That site has been certified into the DSCA Program, and a remedial strategy to address the site contamination has been prepared. A public comment period was held from ____ to ____, during which the community had an opportunity to comment on the proposed remedial strategy. Any comments received were addressed, and the proposed remedial strategy is now approved as final.

You are receiving this letter because your property lies within an area where dry-cleaning solvents have been detected in groundwater. An evaluation of the risks concluded that the contamination poses no unacceptable risks for the current use of your property. The approved remedial strategy provides that a notice will be recorded in the chain of title for your property indicating that groundwater is contaminated with dry-cleaning solvents and that regulations prohibit installation of a water supply well into an aquifer that is contaminated. An example of a Notice of Dry Cleaning Solvent Remediation without land use restrictions is attached hereto as Attachment A. You have the option of recording the Notice yourself, however, if you elect not to, the DSCA Program will record the Notice in the chain of title for your property. Should you elect to record the Notice yourself, we will send you detailed instructions along with the final documents that will need to be presented at the Wake County Register of Deeds Office for recordation.

If you wish to appeal the decision to file the Notice, you are entitled to a hearing. Your request for a hearing must be in form of a written petition, complying with the requirements of Chapter 150B of the General Statutes of North Carolina. The petition must be filed with the Office of Administrative Hearings, 6714 Mail Service Center, Raleigh, NC 27699-6714. The petition must be received and filed by the Office of Administrative Hearings within sixty (60) days of your receipt of this letter.

In addition to filing the original written petition with the Office of Administrative Hearings, a copy of this petition must be served on this office as follows:

Mr. John Evans, General Counsel
Department of Environment and Natural Resources
1601 Mail Service Center
Raleigh, North Carolina 27699-1601

Please notify the DSCA Program within sixty (60) days of your receipt of this letter if you wish to record the Notice in the chain of title for your property yourself. If no response is received from you within that time, and no appeal is filed, the DSCA Program will proceed with recording the Notice.

If you have questions, please contact me at (919) 707-8369, or Delonda Alexander at (919) 707-8365.

Sincerely,

Peter L. Doorn, Head
Special Remediation Branch, Superfund Section
peter.doorn@ncdenr.gov

Attachments: Notice of Dry Cleaning Solvent Remediation

Cc: Jay King, DSCA Project Manager
Delonda Alexander, DSCA Remediation Unit Supervisor
DSCA Site # 92-0043 File



North Carolina Department of Environment and Natural Resources

Pat McCrory
Governor

Donald R. van der Vaart
Secretary

<Date>

<property owner>
<mailing address>
<city, state, zip>

Subj: Dry-Cleaning Solvent Contamination at 2403 Wake Forest Road
Raleigh, North Carolina

Dear <property owner>:

You are receiving this letter because your property at <adjacent property address> is adjacent to an area contaminated with dry-cleaning solvents. The Dry-Cleaning Solvent Clean-up Act (DSCA) Program has completed an assessment of the dry-cleaning solvent contamination associated with the Former Ideal Dry Cleaners at 2403 Wake Forest Road in Raleigh. The property is currently occupied by the Mami Noras Rotisserie Chicken. A remedial strategy to address the site contamination has been prepared, and in accordance with our program's statutes, the community has an opportunity to review and comment on the proposed strategy.

The attached Summary of the Notice of Intent to Remediate a Dry-Cleaning Solvent Facility or Abandoned Site (NOI) provides a brief description of the proposed remedy, a web link to the complete NOI, and the dates and procedures for commenting on the proposed remedy. If you do not have access to the internet, we ask that you contact us to request a hard copy of the complete NOI.

If you have questions, please contact me at (919) 707-8367 or Delonda Alexander at (919) 707-8365.

Sincerely,

Jay King, DSCA Program
Special Remediation Branch, Superfund Section
Jay.king@ncdenr.gov

Attachments: Summary of the NOI

Cc: DSCA Site # 92-0043 File