



July 29, 2014

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

Att: Mr. Jay King  
DSCA Project Manager

Re: **Final Risk Management Plan**  
Coastal Dry Cleaners and Coin Laundry - DSCA Site ID #65-0003  
4701 Oleander Drive  
Wilmington, New Hanover County, North Carolina

Dear Mr. King:

URS Corporation – North Carolina (URS) is pleased to provide the attached Final Risk Management Plan (RMP) for the former Coastal Dry Cleaners and Coin Laundry site located at 4701 Oleander Drive, Wilmington, 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 Notice of 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 Dhara Trivedi at 704.522.0330.

Sincerely,

**URS CORPORATION-NORTH CAROLINA**

Dhara Trivedi  
Project Manager

Robert H. MacWilliams, PG  
Program Manager

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**Risk Management Plan  
Coastal Dry Cleaners and Coin Laundry –  
DSCA Site ID # 65-0003  
4701 Oleander Drive  
New Hanover County  
Wilmington, North Carolina 28540**

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



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Project Manager



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**APPENDICES**

- Appendix A Documentation of Plume Stability Evaluation
- Appendix B Level 1 Ecological Risk Assessment Checklists
- Appendix C Notice of Dry-Cleaning Solvent Remediation (NDCSRs)
  - Appendix C-1 : NDCSR for Source Property ; (*Helen W. King Heirs*, PIN No. R06107-003-005-000)
  - Appendix C-2 : NDCSR for Off-Site Property ; (*Helen W. King Heirs*, PIN No. R06107-003-004-000)
  - Appendix C-3 : NDCSR for Off-Site Property ; (*Don J Bullard*, PIN No. R06107-003-006-000)

Appendix D Annual DSCA Land-Use Restrictions Certifications

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 Coastal Cleaners site (DSCA Site #65-0003) located at 4701 Oleander Drive, New Hanover County, Wilmington, North Carolina, on behalf of the North Carolina Department of Environment and Natural Resources (NCDENR) Dry-Cleaning Solvent Cleanup Act (DSCA) Program. A general location map for the former Coastal Dry Cleaners and Coin Laundry site is included as **Figure 1**. The contiguous area of dry-cleaning solvent contamination associated with the former Coastal Dry Cleaners and Coin Laundry will be referred to herein as the ‘site’ and includes the following properties:

- The **Helen W. King Heirs property** (4701 Oleander Drive, PIN No. R06107-003-005-000) on which the Coastal Dry Cleaners and Coin Laundry was formerly located;
- The **Helen W. King Heirs property** (215 S 47<sup>th</sup> Street PIN No. R06107-003-004-000) on which a storage building is presently located; and,
- The **Don J Bullard property** (4709 Oleander Drive PIN No. R06107-003-006-000) on which the Insurance office building is presently located.

A map which identifies the above listed properties is included as **Figure 2**. As documented herein, the site assessment activities have confirmed that contamination is present on the above listed properties. For clarification purposes in this document, the Helen W. King Heirs property on 4701 Oleander Drive will be referred to as such, or as “the source property”, and the remaining properties will be referred to by their proper names or as ‘off-site properties’.

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 identified the following:

- The presence of tetrachloroethylene (PCE) in the soil beneath the source property at concentrations above unrestricted land use standards.
- The presence of PCE, trichloroethylene (TCE) and cis-1,2 Dichloroethylene (cis-1,2 DCE) in groundwater beneath the source property and off-site properties at

concentrations exceeding the Title 15A NCAC 2L.0202 Groundwater Standards (2L Standards).

URS completed a Risk Assessment at the site and off-site properties in accordance with the DSCA Program's risk assessment procedures in April 2013. The results of the Risk Assessment indicated that there are risks that do exceed target levels. These risks will be managed by this RMP which will institute site-specific land-use conditions selected as part of the evaluation. Thus, the objective of this 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 April 2010, Groundwater Monitoring Report, dated February 2011, Vapor Report, dated January 2009 and Updated Assessment Report dated October 2012) investigation activities completed to date have indicated the presence of soil contaminants, groundwater contaminants, and/or soil gas contaminants at the site above unrestricted land-use standards. As such, URS performed a risk assessment to address applicable exposure pathways based on the identified impacts. The results of the risk assessment are documented in the Risk Assessment Report for the former Coastal Dry Cleaners, dated April 2013.

The source property and the off-site properties are currently zoned as commercial property. To be protective of unknown property zoning in the future, the risk assessment was completed to assume that all these 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 two separate exposure units: the On-Site Exposure Unit and Off-Site Exposure Unit #1. Exposure units are shown on **Figure 3**. As indicated on **Figure 3**, the On-Site Exposure Unit shares the same property boundaries as the **Helen W. King Heirs property** and the Off-Site Exposure Unit #1 shares or partially shares, the same property boundaries as the **Helen W. King Heirs (storage building) property** and the **Don J Bullard property**.

The exposure model evaluation indicated the following complete exposure pathways for the On-Site Exposure Unit and Off-Site Exposure Unit #1:

### **On-Site Exposure Unit**

- **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. Indoor inhalation of vapor emissions was evaluated for current conditions (commercial property) and future conditions (residential and commercial).
- **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 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 no exceedences of site-specific target levels (SSTLs) for both source soil (considered to be the most contaminated area of soil impacts) and source groundwater (considered to be the most contaminated area of groundwater impacts) with respect to the following points of exposure:

1. The **Mckoy Marilyn Watson Etal Trus** property, located directly downgradient from the groundwater plume, on which impacts have not been observed and is located 350 feet from the (soil/groundwater) source; and,
2. The Hewletts Creek which is located at a distance of 3500 feet from the (soil/groundwater) source.

However, as groundwater contaminant concentrations above the NCDENR 2L Groundwater Standards are present within the On-Site Exposure Unit, it is recommended that land-use controls 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 NCDENR 2L Groundwater Standards are present within the onsite exposure unit as shown on **Figure 4**.

The On-Site Exposure Unit passed the risk assessment for current complete exposure pathways; however, the On-Site Exposure Unit failed the risk for the indoor air exposure pathway for residential land use under future conditions. The indoor air exposure pathway can be addressed by warranting the imposition of land-use controls specific to the consideration of vapor mitigation measures in respect to future property development in the event that the property is rezoned to residential.

### **Off-Site Exposure Unit #1**

- **Indoor Inhalation of Vapor Emissions from Groundwater** – Impacted groundwater is present making a complete exposure pathway. Soil gas data was used for the risk assessment evaluation. 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), future conditions (residential and commercial properties), and construction worker.

In lieu of RCs, the most elevated groundwater and soil gas concentrations observed as part of the site assessment at the off-site properties were used in the risk assessment for the Off-Site Exposure Unit #1. The Off-Site Exposure Unit #1 passed the risk evaluation for current and future complete exposure pathways (residential and commercial).

As groundwater contaminant concentrations above the NCDENR 2L Groundwater Standards are present within the Off-Site Exposure Unit #1 as shown on **Figure 4**, it is recommended that a land-use control be implemented preventing the installation of water supply wells within the area of Off-Site Exposure Unit #1.

## **4.0 REMEDIAL ACTION PLAN**

### **4.1 Assessment Activities and Interim Actions**

The source property located at 4701 Oleander Drive is the property where the Coastal Dry Cleaners and Coin Laundry dry cleaning operation was formerly located. It is a 0.2246-acre parcel at the corner of Oleander Drive and S. 47<sup>th</sup> Street. It is reported that a dry-cleaner operated at the site from 1965 to 1987. From 1987 until 1994 Coastal Dry Cleaners and Coin Laundry operated the site as a coin laundry. The former location of the dry-cleaning facility is now occupied by Wilmington Commercial Real Estate.

A Limited Phase II Environmental Site Assessment (Limited ESA) was conducted by Avolis Engineering in November 1995 on the 4709 Oleander Drive property immediately east of the site and occupied by the Peoples Savings Bank. The results of the Limited ESA indicated the presence of chlorinated solvents in a groundwater sample collected in the northwest corner of the Peoples Savings Bank property in close proximity to the source property. The impacts were documented to be attributable to the former dry cleaning operations at the source property.

Upon confirmation of a release, the property owner, Steven King, submitted a petition on February 5, 2008 to request admittance of the site into the DSCA Program. The source property was certified into the program on February 20, 2008, and an Assessment and Remediation Agreement was executed.

Initial assessment activities executed by URS were conducted September 23-25, 2008. On September 23-26, 2008, URS advanced nine soil borings using a hand auger within the former dry-cleaning facility to evaluate potential contaminant source areas. September 23-26, 2008, URS also observed the installation of four Type II monitoring wells (MW-1 through MW-4) by South Atlantic Environmental and Construction Company (SAEDACCO) to evaluate groundwater quality beneath the subject site. After the monitoring wells were installed and properly developed, URS collected a sample from each monitoring well. The soil and

groundwater samples were submitted for laboratory analysis by EPA Method 8260. Groundwater analytical results from the September 2008 sampling event indicated the presence of PCE and TCE above their respective 2L standards in the monitoring wells MW-2 and MW-3.

On August 31 – September 4, 2009, URS observed the installation of eight Type II monitoring wells (MW-5 through MW-13) and two Type III monitoring wells (DMW-1 and DMW-2) by Geologic Exploration Inc. (Geologic) to evaluate the groundwater impacts off-site. After the monitoring wells were installed and properly developed, URS collected a groundwater sample from each well and submitted the samples for laboratory analysis by EPA Method 8260. Groundwater analytical results from the September 2009 sampling event indicated the presence of PCE and TCE above their respective 2L standards in the off-site monitoring well MW-9.

As documented in the *Indoor Air Quality Evaluation Results* letter report dated May 25, 2011, URS collected an indoor air (Indoor Air) and ambient air (Outdoor Air) sample from the former Coastal Dry Cleaners in accordance with the objectives defined in DSCA Contractor Bulletin #30, dated September 10, 2009. On November 25, 2009, URS collected a subslab vapor sample (Subslab Sample) from beneath the former Coastal Dry Cleaners and Coin Laundry facility. On February 24, 2010, URS collected three (3) additional subslab vapor samples (SSV-1, SSV-2 and SSV-3) from beneath the former Coastal Dry Cleaners and Coin Laundry facility to evaluate the subslab vapor across the footprint of the building. On April 1, 2010, URS collected an indoor (Indoor Air) and ambient/background air sample (Outdoor Air) at the former Coastal Dry Cleaners facility at the location to confirm the results of the November 2009.

On April 26, 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 adequately delineated in respect to the applicable screening levels and the primary constituent of concern at the site was identified to be PCE.

A *Groundwater Monitoring Report* was submitted on February 7, 2011, which included data from groundwater monitoring events completed in February 2010, May 2010, October 2010 and November 2010. Groundwater samples were collected from monitoring wells MW-1 through MW-10 using passive diffusion bags. Groundwater data for the four quarterly sampling events

empirically demonstrates that the PCE plume is generally stable with only minor fluctuations in concentrations.

On February 6, 2013 URS submitted an *Updated Analytical Data Tables Report* to the DSCA Program, outlining the results of the October 2012 groundwater sampling event and the water supply well abandonment at the adjacent off-site property (4709 Oleander Drive). As the site became a likely candidate for closure, URS completed one additional groundwater sampling event in October 2012 as the previous groundwater data was more than two years old. In accordance with the DSCA Risk Guidance Document, dated June 2012, groundwater data older than two years generally should be eliminated from risk assessment calculations.

As soil, groundwater, and vapor/indoor air assessment activities were completed at the site, URS completed a *Risk Assessment Report* for the site in April 2013. As discussed in detail in Section 3.0, the risk assessment concluded that risks associated with the contamination at the site could be managed through implementation of 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 Constituent Of Concern (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*

The stability of the plume was assessed as part of groundwater monitoring events completed in February 2010, May 2010, August 2010 and November 2010 at monitoring wells MW-1, MW-2, MW-3, MW-4, MW-5, MW-6, MW-7, MW-8, MW-9, MW-10, MW-11, MW-12, MW-13, DMW-1 and DMW-2.

URS prepared a concentration versus distance graph for sampling events conducted at the site which is included in Appendix A. As indicated on the graph, concentrations of PCE detected in monitoring wells MW-2, MW-3 and MW-9 appear to be generally stable or decreasing. No COC was detected above 2L Standards in groundwater samples collected from down gradient monitoring well MW-13 or up gradient well MW-5 during any of the sampling events. Based on this data, URS concludes that the size of the plume is stable and concentrations in the source area are likely to remain generally stable.

Documentation of the plume stability evaluation, including a figure showing monitoring well locations, 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*

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 source property and off-site properties 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 source property to ensure the assumptions made in the risk assessment remain valid in the future.

#### 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 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 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 appropriate land-use controls on the site property.

## 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 (NDCSRs) 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:

- Activities that cause or create a vapor intrusion risk may not occur on the source property (Helen W. King Heirs Property) without prior approval of NCDENR,
- The source property (Helen W. King Heirs Property) must remain commercial due to the risk associated with the surficial soil exposure pathway for residential exposure, and
- Prevent future installation of water supply wells within the source property (Helen W. King Heirs Property) and off-site properties (Helen W. King Heirs Property and Don J Bullard Property) due to groundwater contaminant concentrations above the 2L Standards

The risk assessment conducted for the source property was based on assumptions that usage of the source property (Helen W. King Heirs Property) is currently commercial and future use could potentially be residential. 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. A NDCSR was prepared for the source property and the off-site properties to comply with the land-use control requirement. The NDCSRs are included in **Appendix C**. Refer to the NDCSRs for the specific language to be incorporated to address each of the risk assessment assumptions. A plat showing the locations and types of dry-cleaning solvent impacts on the site are included as exhibits to the NDCSRs. 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 contains a clause which requires the owner of the source property to submit a notarized “Annual DSCA Land Use Restrictions Certification” to NCDENR on an annual basis certifying that the NDCSR remains recorded with the Register of Deeds and that land-use conditions have been complied with. An example of such a notice is included in **Appendix D**.

## 8.0 RMP IMPLEMENTATION SCHEDULE

Since the groundwater plume is stable and confined to the source property and the off-site properties (which constitute “the site”), 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. As such, upon completion of the public comment period and final approval of the RMP, the NDCSRs will be filed with the New Hanover County Register of Deeds and will complete the RMP schedule. **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.

## **9.0 CRITERIA FOR DEMONSTRATING RMP SUCCESS**

The RMP will be successfully implemented once the required NDCSRs have been executed and recorded with the New Hanover County Register of Deeds. The NDCSRs, at the request of the source property owner and/or off-site property owner(s), 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 NDCSRs, the RMP will be reviewed to determine if the site conditions have impacted the requirements set forth in the NDCSRs and if changes are required. Enforcement of the RMP will be maintained through receipt of the “Annual DSCA Land-Use Restrictions Certification” from the property owners as part of the NDCSR requirements.

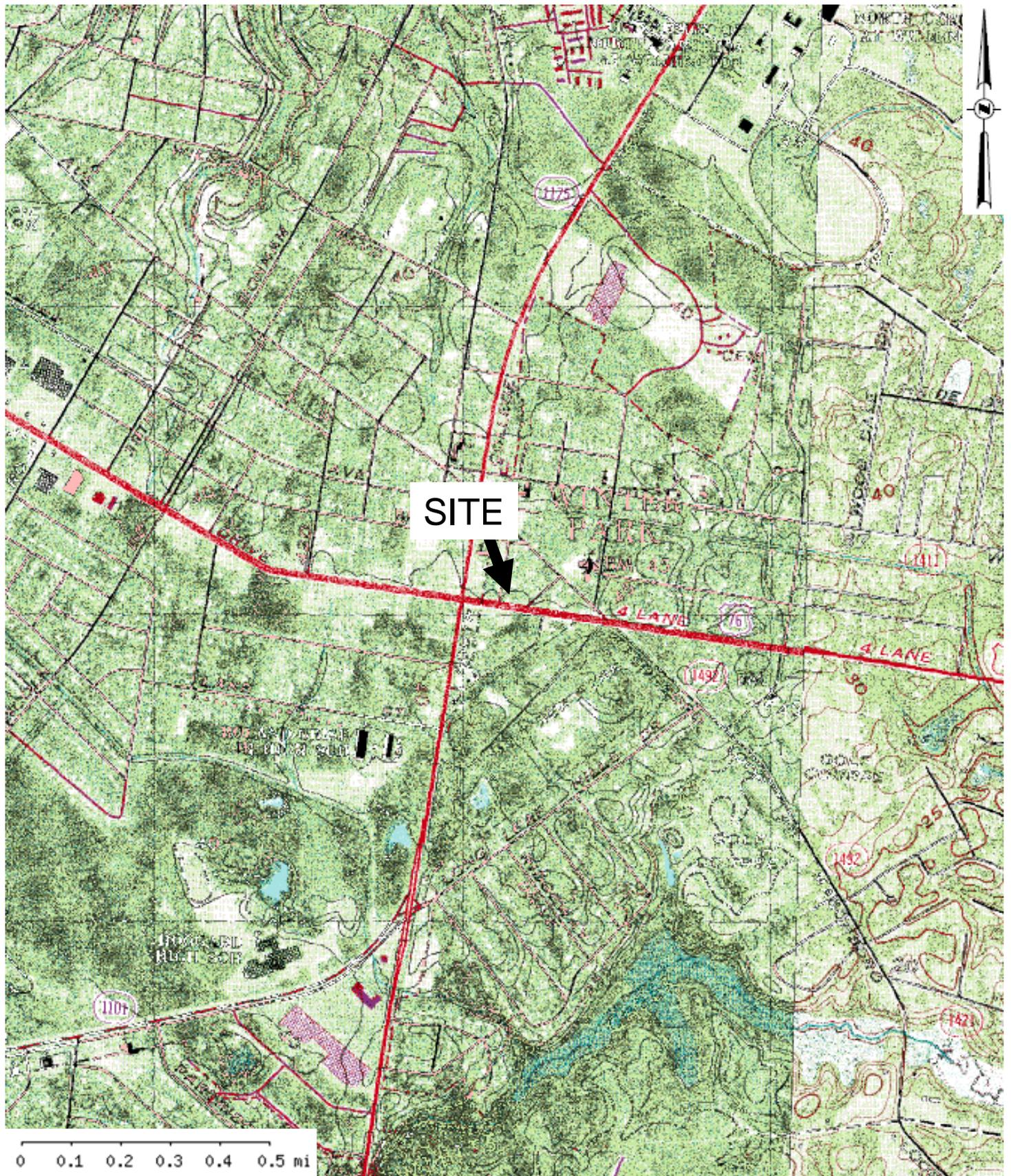
## **10.0 CONTINGENCY PLAN IF RMP FAILS**

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 land-use restrictions (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 Coastal Dry Cleaners and Coin Laundry site on behalf of the DSCA Program. The results of the risk assessment completed for the site indicate that contaminant concentrations at the site do not pose an unacceptable risk. The contaminant plume associated with the site appears stable and/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: USGS Orthophoto Map: Wilmington, North Carolina (1993)



URS CORPORATION – NORTH CAROLINA  
 TWO SOUTH EXECUTIVE PARK  
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 CHARLOTTE, NC 28210  
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Site Location Map  
 Coastal Dry Cleaners & Coin  
 Laundry  
 4701 Oleander Drive  
 Wilmington, North Carolina  
 DSCA Site # 65-0003

DRAWN BY:  
 CLE - 4/1/08  
 CHECKED BY:  
 RHM - 4/1/08  
 PROJECT NO:  
 38854443

SHEET  
 Figure 1



**LEGEND**

-  Monitoring Well Location & Identification
- MW-1
-  Deep Monitoring Well Location & Identification
- DMW-2
-  Property Line

Property Map  
Former Coastal Cleaners  
Wilmington, NC  
DSCA Site #65-0003

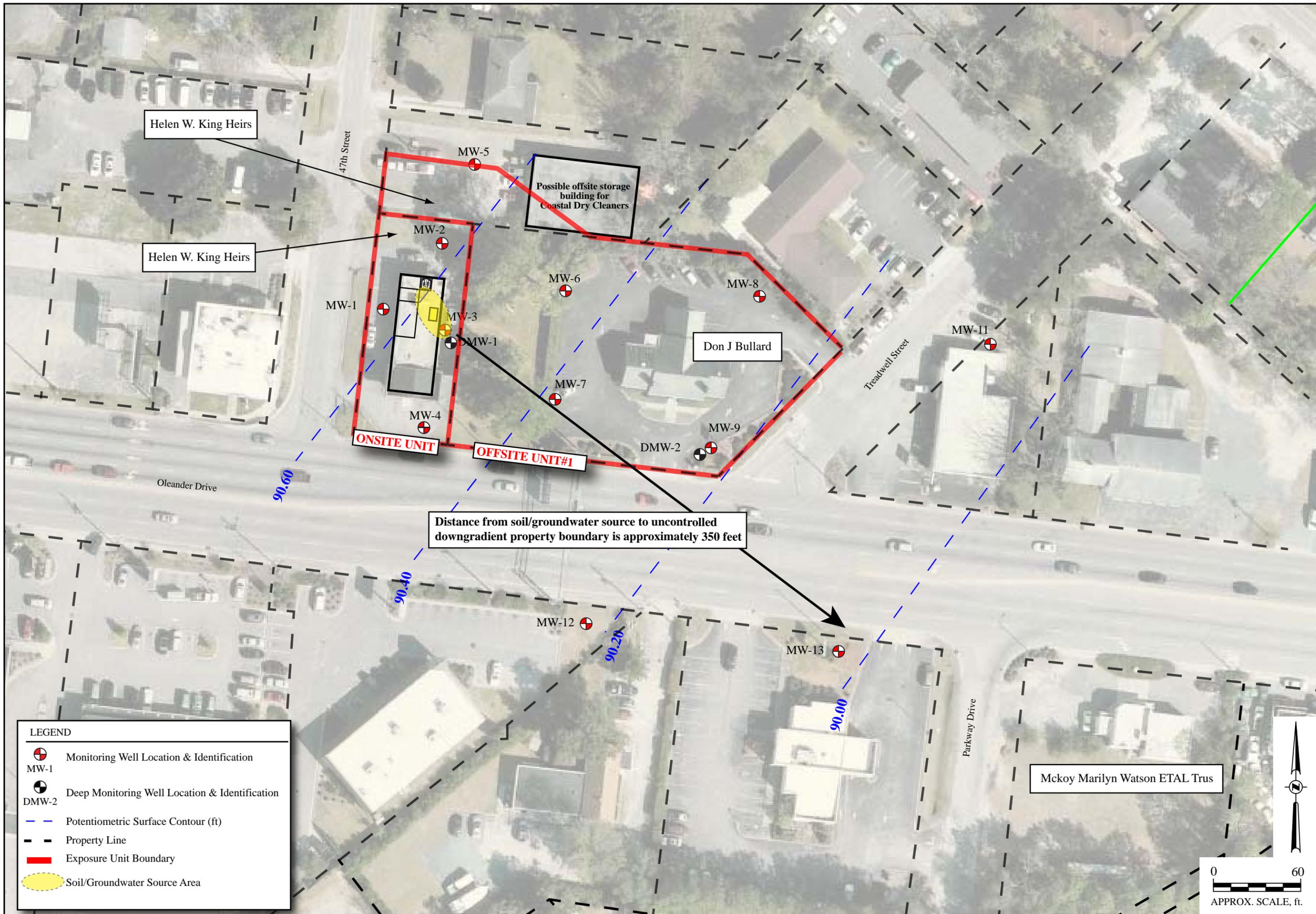
URS CORPORATION - NORTH CAROLINA  
SOUTH PARK TOWERS  
6000 FAIRVIEW ROAD, SUITE #200  
CHARLOTTE, NC 28210  
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FAX: (704) 522-0063





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CHECKED BY:	DT - 02/05/14	
PROJECT NO.:	38854443	

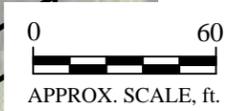
SHEET:  
**FIG. 2**



**LEGEND**

- Monitoring Well Location & Identification  
MW-1
- Deep Monitoring Well Location & Identification  
DMW-2
- Potentiometric Surface Contour (ft)
- Property Line
- Exposure Unit Boundary
- Soil/Groundwater Source Area

Distance from soil/groundwater source to uncontrolled downgradient property boundary is approximately 350 feet

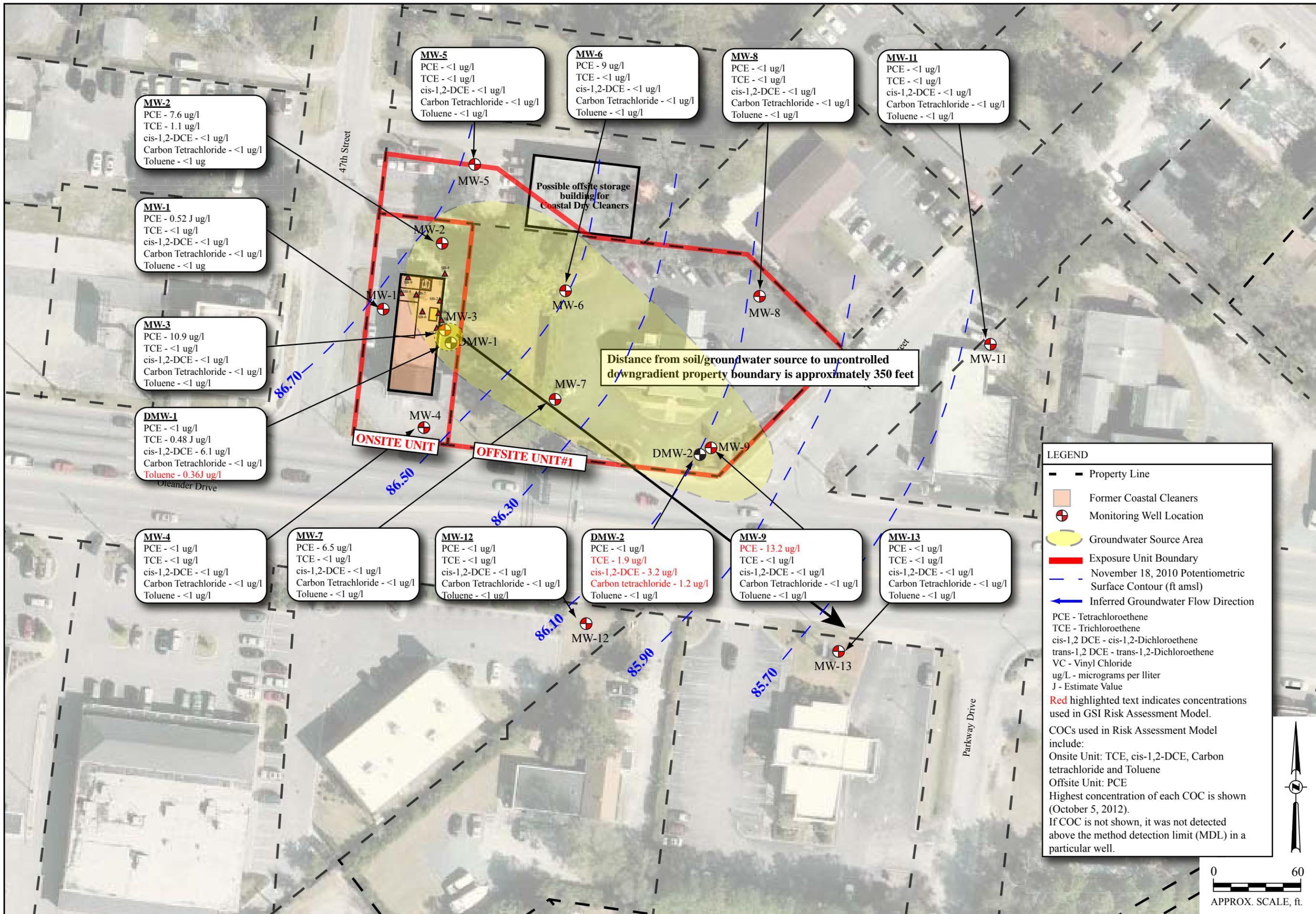


Exposure Unit Map  
Former Coastal Cleaners  
Wilmington, NC  
DSCA Site #65-0003

URS CORPORATION - NORTH CAROLINA  
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URS

DRAWN BY: JLW - 02/05/14	CHECKED BY: DT - 02/05/14	PROJECT NO.: 38854443
SHEET: <b>FIG. 3</b>		



**MW-2**  
 PCE - 7.6 ug/l  
 TCE - 1.1 ug/l  
 cis-1,2-DCE - <1 ug/l  
 Carbon Tetrachloride - <1 ug/l  
 Toluene - <1 ug

**MW-1**  
 PCE - 0.52 J ug/l  
 TCE - <1 ug/l  
 cis-1,2-DCE - <1 ug/l  
 Carbon Tetrachloride - <1 ug/l  
 Toluene - <1 ug

**MW-3**  
 PCE - 10.9 ug/l  
 TCE - <1 ug/l  
 cis-1,2-DCE - <1 ug/l  
 Carbon Tetrachloride - <1 ug/l  
 Toluene - <1 ug/l

**DMW-1**  
 PCE - <1 ug/l  
 TCE - 0.48 J ug/l  
 cis-1,2-DCE - 6.1 ug/l  
 Carbon Tetrachloride - <1 ug/l  
 Toluene - 0.36J ug/l

**MW-4**  
 PCE - <1 ug/l  
 TCE - <1 ug/l  
 cis-1,2-DCE - <1 ug/l  
 Carbon Tetrachloride - <1 ug/l  
 Toluene - <1 ug/l

**MW-7**  
 PCE - 6.5 ug/l  
 TCE - <1 ug/l  
 cis-1,2-DCE - <1 ug/l  
 Carbon Tetrachloride - <1 ug/l  
 Toluene - <1 ug/l

**MW-12**  
 PCE - <1 ug/l  
 TCE - <1 ug/l  
 cis-1,2-DCE - <1 ug/l  
 Carbon Tetrachloride - <1 ug/l  
 Toluene - <1 ug/l

**DMW-2**  
 PCE - <1 ug/l  
 TCE - 1.9 ug/l  
 cis-1,2-DCE - 3.2 ug/l  
 Carbon tetrachloride - 1.2 ug/l  
 Toluene - <1 ug/l

**MW-9**  
 PCE - 13.2 ug/l  
 TCE - <1 ug/l  
 cis-1,2-DCE - <1 ug/l  
 Carbon Tetrachloride - <1 ug/l  
 Toluene - <1 ug/l

**MW-13**  
 PCE - <1 ug/l  
 TCE - <1 ug/l  
 cis-1,2-DCE - <1 ug/l  
 Carbon Tetrachloride - <1 ug/l  
 Toluene - <1 ug/l

**MW-5**  
 PCE - <1 ug/l  
 TCE - <1 ug/l  
 cis-1,2-DCE - <1 ug/l  
 Carbon Tetrachloride - <1 ug/l  
 Toluene - <1 ug/l

**MW-6**  
 PCE - 9 ug/l  
 TCE - <1 ug/l  
 cis-1,2-DCE - <1 ug/l  
 Carbon Tetrachloride - <1 ug/l  
 Toluene - <1 ug/l

**MW-8**  
 PCE - <1 ug/l  
 TCE - <1 ug/l  
 cis-1,2-DCE - <1 ug/l  
 Carbon Tetrachloride - <1 ug/l  
 Toluene - <1 ug/l

**MW-11**  
 PCE - <1 ug/l  
 TCE - <1 ug/l  
 cis-1,2-DCE - <1 ug/l  
 Carbon Tetrachloride - <1 ug/l  
 Toluene - <1 ug/l

Distance from soil/groundwater source to uncontrolled downgradient property boundary is approximately 350 feet

**LEGEND**

- Property Line
- Former Coastal Cleaners
- Monitoring Well Location
- Groundwater Source Area
- Exposure Unit Boundary
- November 18, 2010 Potentiometric Surface Contour (ft amsl)
- Inferred Groundwater Flow Direction

PCE - Tetrachloroethene  
 TCE - Trichloroethene  
 cis-1,2 DCE - cis-1,2-Dichloroethene  
 trans-1,2 DCE - trans-1,2-Dichloroethene  
 VC - Vinyl Chloride  
 ug/L - micrograms per liter  
 J - Estimate Value

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

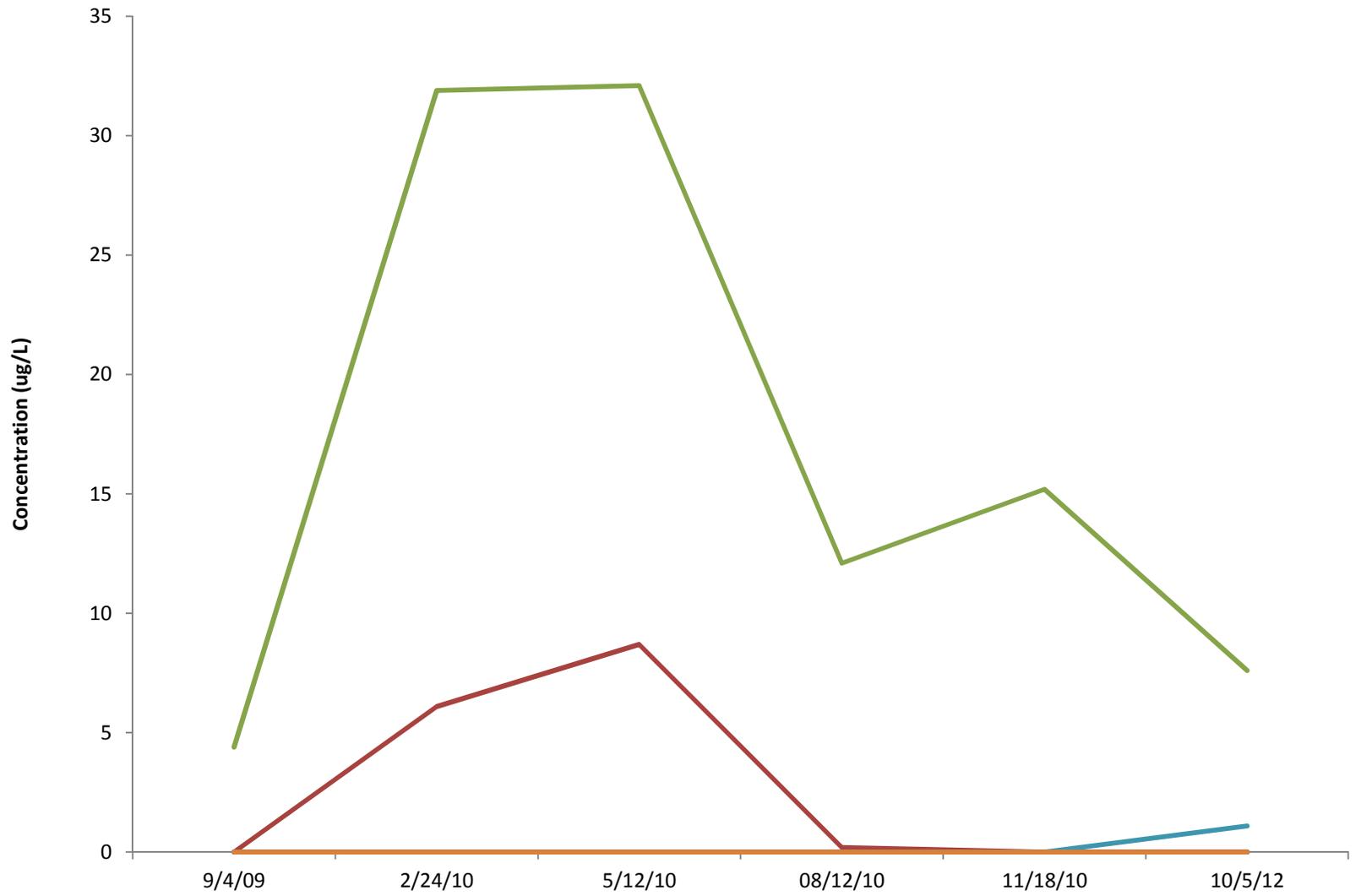
COCs used in Risk Assessment Model include:  
 Onsite Unit: TCE, cis-1,2-DCE, Carbon tetrachloride and Toluene  
 Offsite Unit: PCE

Highest concentration of each COC is shown (October 5, 2012).  
 If COC is not shown, it was not detected above the method detection limit (MDL) in a particular well.



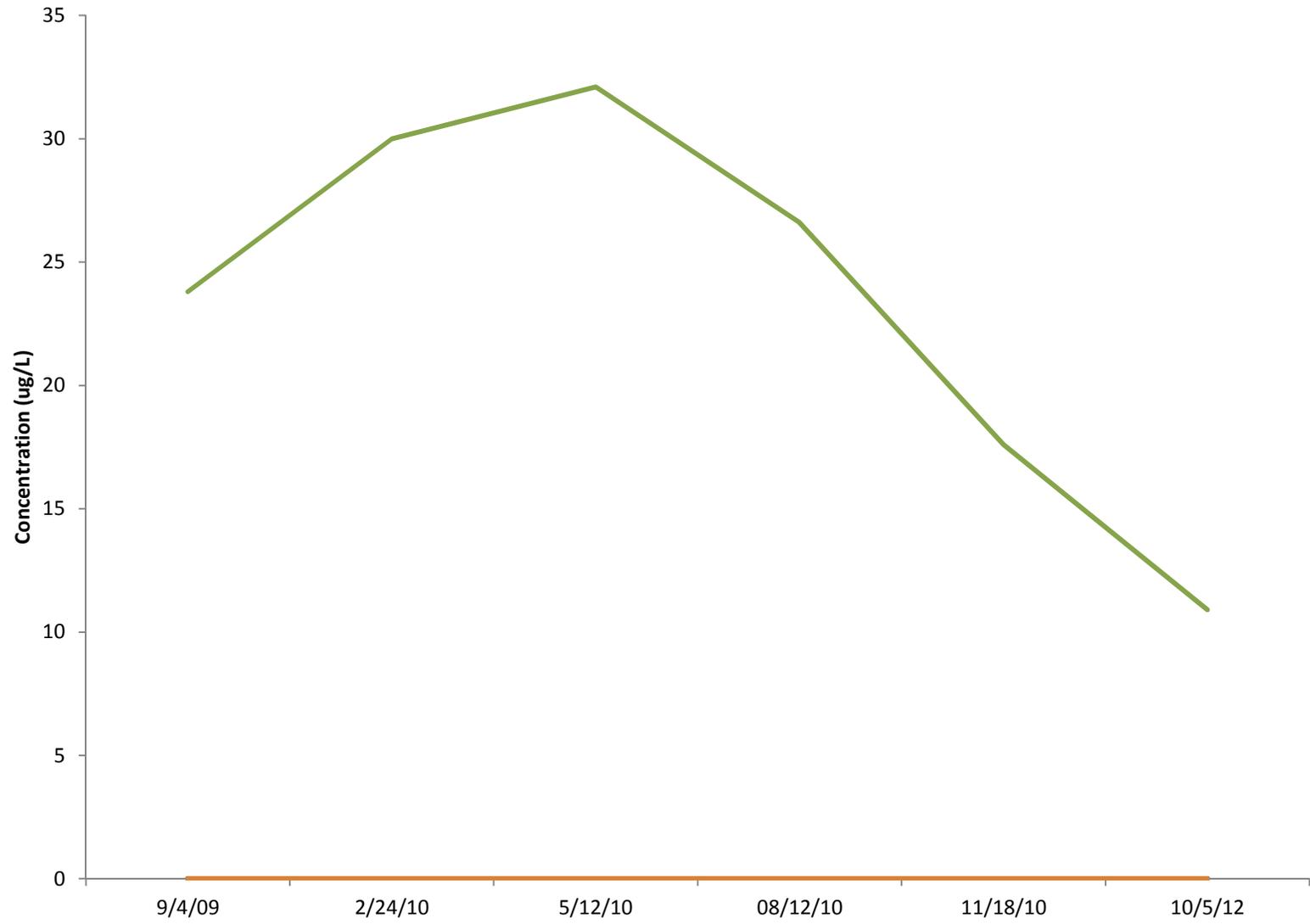
**APPENDIX A**  
**DOCUMENTATION OF PLUME STABILITY EVALUATION**

# MW-2 Trend Plot



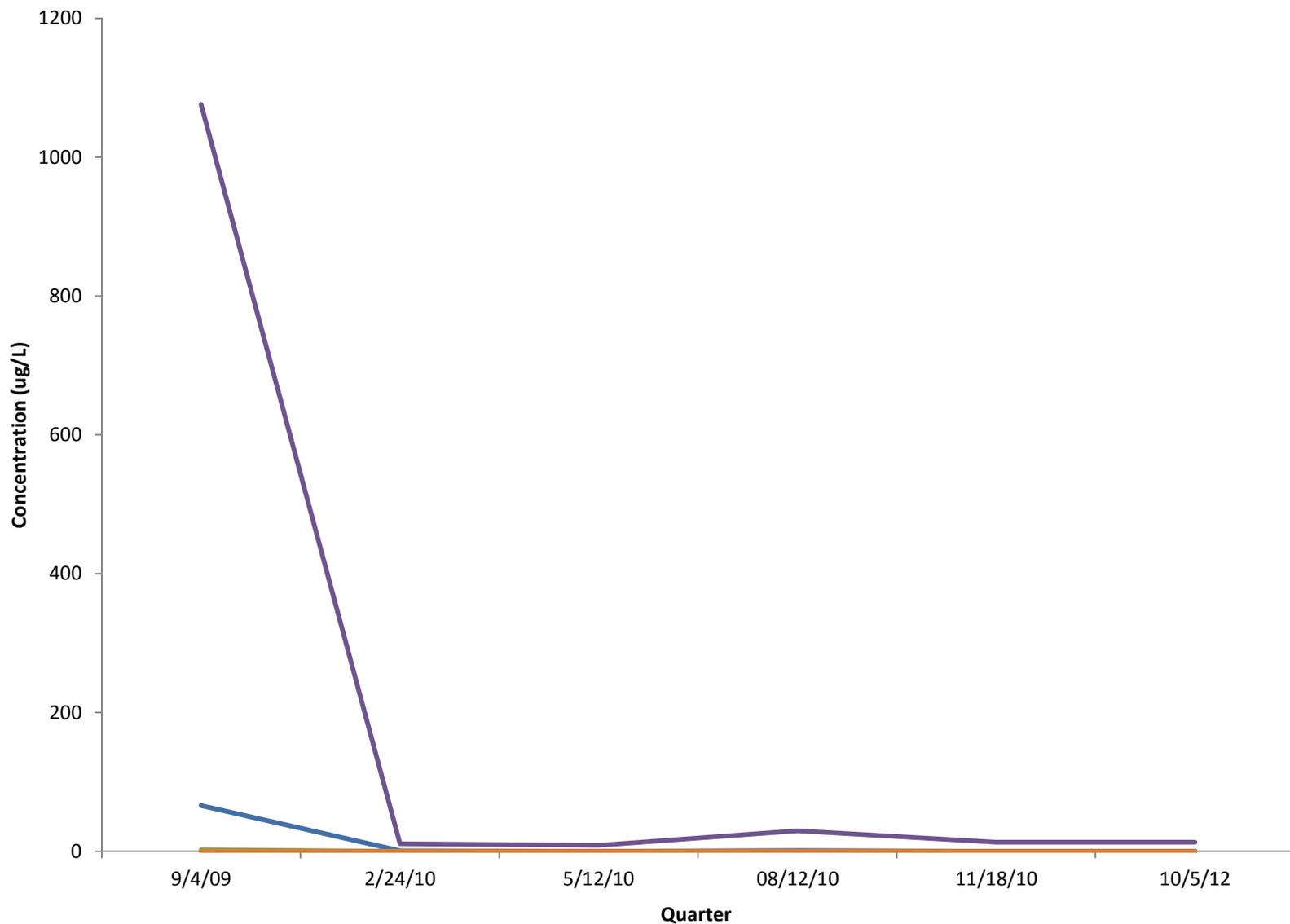
— cis-1,2-Dichloroethylene    — Tetrachloroethylene    — trans-1,2-Dichloroethylene    — Trichloroethylene    — Vinyl chloride

### MW-3 Trend Plot



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

# MW-9 Trend Plot



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

**Table 8: Analytical Data for Groundwater**

**ADT 8**

**DSCA ID No.: 65-0003**

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)	1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	1,1,2-Trichloroethane	1,1-Dichloroethane	1,1-Dichloroethylene	1,2-Dichloroethane (EDC)	Benzo(a)pyrene	Carbon tetrachloride	Chloroform
		[mg/L]																			
MW-01	9/25/08	< 0.0004 6	< 0.0005 1	< 0.0004 9	NA	NA	< 0.0004 9	< 0.0004 9	< 0.0004 9	< 0.0005 1	< 0.0004	< 0.0015 1	NA	NA	NA	NA	< 0.0004 4	NA	NA	NA	NA
MW-02	9/25/08	< 0.0004 6	< 0.0005 1	< 0.0004 9	NA	NA	0.0123	< 0.0004 9	< 0.0004 9	< 0.0005 1	< 0.0004	< 0.0015 1	NA	NA	NA	NA	< 0.0004 4	NA	NA	NA	NA
MW-03	9/25/08	< 0.0004 6	< 0.0005 1	< 0.0004 9	NA	NA	0.0734	< 0.0004 9	< 0.0004 9	< 0.0005 1	< 0.0004	< 0.0015 1	NA	NA	NA	NA	< 0.0004 4	NA	NA	NA	NA
MW-04	9/25/08	< 0.0004 6	< 0.0005 1	< 0.0004 9	NA	NA	< 0.0004 9	< 0.0004 9	< 0.0004 9	< 0.0005 1	< 0.0004	< 0.0015 1	NA	NA	NA	NA	< 0.0004 4	NA	NA	NA	NA
MW-1	8/31/09	<0.001	<0.001	<0.001	NA	NA	0.0009J	<0.001	<0.001	<0.001	<0.001	NA	NA	NA	NA	NA	<0.001	NA	NA	NA	NA
MW-2	8/31/09	<0.001	<0.001	<0.001	NA	NA	0.0044	<0.001	<0.001	<0.001	<0.001	NA	NA	NA	NA	NA	<0.001	NA	NA	NA	NA
MW-3	8/31/09	<0.001	<0.001	<0.001	NA	NA	0.0238	<0.001	<0.001	<0.001	<0.001	NA	NA	NA	NA	NA	<0.001	NA	NA	NA	NA
MW-4	8/31/09	<0.001	<0.001	<0.001	NA	NA	<0.0007	<0.001	<0.001	<0.001	<0.001	NA	NA	NA	NA	NA	<0.001	NA	NA	NA	NA
MW-5	8/31/09	<0.001	<0.001	<0.001	NA	NA	<0.0007	<0.001	<0.001	<0.001	<0.001	NA	NA	NA	NA	NA	<0.001	NA	NA	NA	NA
MW-6	8/31/09	<0.001	<0.001	<0.001	NA	NA	0.0008J	<0.001	<0.001	<0.001	<0.001	NA	NA	NA	NA	NA	<0.001	NA	NA	NA	NA
MW-7	8/31/09	<0.001	<0.001	<0.001	NA	NA	0.001	<0.001	<0.001	<0.001	<0.001	NA	NA	NA	NA	NA	<0.001	NA	NA	NA	NA
MW-8	8/31/09	<0.001	<0.001	<0.001	NA	NA	<0.0007	<0.001	<0.001	<0.001	<0.001	NA	NA	NA	NA	NA	<0.001	NA	NA	NA	NA
MW-9	8/31/09	<0.0005	0.0023	<0.0005	<0.0005	<0.0005	1.076	<0.0005	<0.0005	0.066	<0.0005	<0.001	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	NA	<0.0005	<0.0005
MW-11	8/31/09	<0.001	<0.001	<0.001	NA	NA	<0.0007	<0.001	<0.001	<0.001	<0.001	NA	NA	NA	NA	NA	<0.001	NA	NA	NA	NA
MW-12	8/31/09	<0.001	<0.001	<0.001	NA	NA	<0.0007	<0.001	<0.001	<0.001	<0.001	NA	NA	NA	NA	NA	<0.001	NA	NA	NA	NA
MW-13	8/31/09	<0.001	<0.001	<0.001	NA	NA	<0.0007	<0.001	<0.001	<0.001	<0.001	NA	NA	NA	NA	NA	<0.001	NA	NA	NA	NA

**Table 8: Analytical Data for Groundwater**

**ADT 8**

**DSCA ID No.: 65-0003**

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)	1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	1,1,2-Trichloroethane	1,1-Dichloroethane	1,1-Dichloroethylene	1,2-Dichloroethane (EDC)	Benzo(a)pyrene	Carbon tetrachloride	Chloroform
		[mg/L]																			
DMW-1	8/31/09	<0.0005	0.0065	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	0.0017	<0.0005	<0.001	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	<0.0005	0.0098
DMW-2	8/31/09	<0.001	0.0006 J	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	0.0019 J	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	0.0079
MW-1	2/24/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0025	<0.001	<0.001	<0.001	<0.001	<0.0002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-2	2/24/10	<0.001	0.0061	<0.001	<0.001	<0.001	0.0319	<0.001	<0.001	<0.001	<0.001	<0.0002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-3	2/24/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.03	<0.001	<0.001	<0.001	<0.001	<0.0002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-4	2/24/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0005 1 J	<0.001	<0.001	<0.001	<0.001	<0.0002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-5	2/24/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0005 8 J	<0.001	<0.001	<0.001	<0.001	<0.0002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-6	2/24/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0012	<0.001	<0.001	<0.001	<0.001	<0.0002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-7	2/24/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0017	<0.001	<0.001	<0.001	<0.001	<0.0002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-8	2/24/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.0002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-9	2/24/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0112	<0.001	<0.001	0.0007 8 J	<0.001	<0.0002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-11	2/24/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.0002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-12	2/24/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.0002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-13	2/24/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.0002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
DMW-1	2/24/10	<0.001	0.0048	<0.001	<0.001	<0.001	<0.001	0.0015	<0.001	0.0005 6 J	<0.001	<0.0002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
DMW-2	2/24/10	<0.001	0.0004 4 J	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.0002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	0.0007 6 J

**Table 8: Analytical Data for Groundwater**

**ADT 8**

**DSCA ID No.: 65-0003**

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)	1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	1,1,2-Trichloroethane	1,1-Dichloroethane	1,1-Dichloroethylene	1,2-Dichloroethane (EDC)	Benzo(a)pyrene	Carbon tetrachloride	Chloroform
		[mg/L]																			
MW-1	5/12/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0019	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-2	5/12/10	<0.001	0.0087	<0.001	<0.001	<0.001	0.0321	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-3	5/12/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0321	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-4	5/12/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0006 8 J	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-5	5/12/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0007 J	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-6	5/12/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0026	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-7	5/12/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0004 9 J	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-8	5/12/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-9	5/12/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0089	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-11	5/12/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-12	5/12/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-13	5/12/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
DMW-1	5/12/10	<0.001	0.0041	<0.001	<0.001	<0.001	<0.001	0.0013	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
DMW-2	5/12/10	<0.001	0.0004 6 J	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	0.0014
MW-1	08/12/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-2	08/12/10	<0.001	0.0001 9 J	<0.001	<0.001	<0.001	0.0121	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-3	08/12/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0266	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001

**Table 8: Analytical Data for Groundwater**

**ADT 8**

**DSCA ID No.: 65-0003**

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)	1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	1,1,2-Trichloroethane	1,1-Dichloroethane	1,1-Dichloroethylene	1,2-Dichloroethane (EDC)	Benzo(a)pyrene	Carbon tetrachloride	Chloroform	
		[mg/L]																				
MW-4	08/12/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001	
MW-5	08/12/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-6	08/12/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0013	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-7	08/12/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0026	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-8	08/12/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-9	08/12/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0297	<0.001	<0.001	0.0013	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-11	08/12/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-12	08/12/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-13	08/12/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
DMW-1	08/12/10	<0.001	0.0048	<0.001	<0.001	<0.001	<0.001	0.0014	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
DMW-2	08/12/10	<0.001	0.0004 1 J	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	0.0018
MW-1	11/18/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-2	11/18/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0152	<0.001	<0.001	0.0011	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	0.0082
MW-3	11/18/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0176	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-4	11/18/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0004 8 J	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-5	11/18/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0005 7 J	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-6	11/18/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0053	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-7	11/18/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0065	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001

**Table 8: Analytical Data for Groundwater**

**ADT 8**

**DSCA ID No.: 65-0003**

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)	1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	1,1,2-Trichloroethane	1,1-Dichloroethane	1,1-Dichloroethylene	1,2-Dichloroethane (EDC)	Benzo(a)pyrene	Carbon tetrachloride	Chloroform
		[mg/L]																			
MW-8	11/18/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-9	11/18/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0132	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-11	11/18/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-12	11/18/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-13	11/18/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
DMW-1	11/18/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	0.0049
DMW-2	11/18/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	0.0012	0.0005 9 J
MW-1	10/5/12	<0.001	<0.001	<0.001	<0.001	<0.001	0.0005 2 J	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-2	10/5/12	<0.001	<0.001	<0.001	<0.001	<0.001	0.0076	<0.001	<0.001	0.0011	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	0.0082
MW-3	10/5/12	<0.001	<0.001	<0.001	<0.001	<0.001	0.0109	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-4	10/5/12	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	0.0006 8 J
MW-5	10/5/12	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-6	10/5/12	<0.001	<0.001	<0.001	<0.001	<0.001	0.009	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-7	10/5/12	<0.001	<0.001	<0.001	<0.001	<0.001	0.0065	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-8	10/5/12	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-9	10/5/12	<0.001	<0.001	<0.001	<0.001	<0.001	0.0132	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-11	10/5/12	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-12	10/5/12	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
MW-13	10/5/12	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001
DMW-1	10/5/12	<0.001	0.0061	<0.001	<0.001	<0.001	<0.001	0.0003 6 J	<0.001	0.0004 8 J	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	0.0049
DMW-2	10/5/12	<0.001	0.0032	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	0.0019	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	0.0012	<0.001



Helen W. King Heirs

Helen W. King Heirs

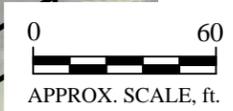
Possible offsite storage building for Coastal Dry Cleaners

Don J Bullard

Mckoy Marilyn Watson ETAL Trus

**LEGEND**

-  Monitoring Well Location & Identification
- MW-1
-  Deep Monitoring Well Location & Identification
- DMW-2
-  Property Line



Monitoring Well Location Map  
Former Coastal Cleaners  
Wilmington, NC  
DSCA Site #65-0003

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



DRAWN BY:	JLW - 02/05/14
CHECKED BY:	DT - 02/05/14
PROJECT NO.:	38854443

SHEET:  
**ATT. 14**

**APPENDIX B**  
**LEVEL I ECOLOGICAL RISK ASSESSMENT CHECKLISTS**



August 11, 2009

North Carolina Department of Environment  
and Natural Resources  
Division of Waste Management – DSCA Program  
401 Oberlin Road, Suite 150  
Raleigh, NC 27605-1350

Att: Mr. Al Chapman  
DSCA Project Manager

Re: Level 1 Ecological Risk Assessment  
Coastal Cleaners and Coin Laundry DSCA Site ID #65-0003  
4701 Oleander Drive  
Wilmington, New Hanover County, North Carolina  
URS-NC Project Number 38854443

Dear Mr. Chapman:

URS Corporation – North Carolina (URS) is pleased to present the findings of the Level 1 Ecological Risk Assessment (Eco Risk Assessment) for the Coastal Cleaners and Coin Laundry facility (site) located in Wilmington, New Hanover County, North Carolina to 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 this office.

Sincerely,

**URS CORPORATION – NORTH CAROLINA**

Michael T. Chang  
Environmental Scientist

Robert H. MacWilliams, PG  
Program Manager

Attachment  
cc: Project File (hard copy)

URS Corporation – North Carolina  
6135 Park South Drive, Suite 300  
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 # 65-0003**

- 1. Are there any navigable water bodies or tributaries to a navigable water body on or within the one-half mile of this site?** Yes, according to the USGS topographic map, Wilmington, North Carolina, an unnamed tributary that discharges to Burnt Mill Creek which eventually leads to navigable water is located approximately 0.4 miles northwest of the site, two unnamed tributaries that discharges to Hewletts Creek are located approximately 0.25 miles northeast, and approximately 0.4 miles southwest of the site. These tributaries are shown in 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 tributaries and an unnamed pond located approximately 0.4 miles south of the site.
- 3. Are there any wetland areas such as marshes or swamps on or within one-half mile of the site?** Yes, two wetland areas were identified by the National Wetland Inventory (NWI) within ½ mile of the site. Additionally, multiple State Wetland areas were also identified within ½ mile of the site. These wetland areas are shown in the attached Figure 2.
- 4. Are there any sensitive environmental areas on or within one-half mile of the site?** Yes, as stated above, wetland areas were identified within ½ mile of the site by the NWI.
- 5. Are there any areas on or within one-half mile of the site owned or used by local tribes?** No, 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?** Yes, vascular plant and vertebrate animal sites were identified within 1/8 mile to the north and west of the site, respectively. Additionally, five endangered species were identified in the EPA Endangered Species Protection Program database in New Hanover County; however, none were identified within ½ mile of the site.
- 7. Are there any breeding, roosting or feeding areas by migratory bird species on or within one-half of the site?** Potentially, migratory birds are present in New Hanover County according to the North Carolina Audubon Society website; however, none have been specifically identified within ½ mile of the site.
- 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?** Yes, vascular plant and vertebrate animal sites were identified within 1/8 mile to the north and west of the site, respectively. Additionally, five endangered species were identified in the EPA Endangered Species Protection Program database in New Hanover County; however, none were identified within 1/2 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 # 65-0003**

- 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? **Yes, eventually groundwater discharges to Hewletts Creek located greater than 0.5 mile southeast of the site.**

**Question 1. Could chemicals associated with the site reach ecological receptors through groundwater?** **Not likely, as impacted groundwater appears to be flowing to the southeast and the Hewletts Creek is located greater than 0.5 mile from the site.**

- 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? **No, 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; 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?** **No, surface soil impacts are located beneath 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, surficial soil impacts are located beneath 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. 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 0' to 3' below ground surface (bgs) beneath paved asphalt.**

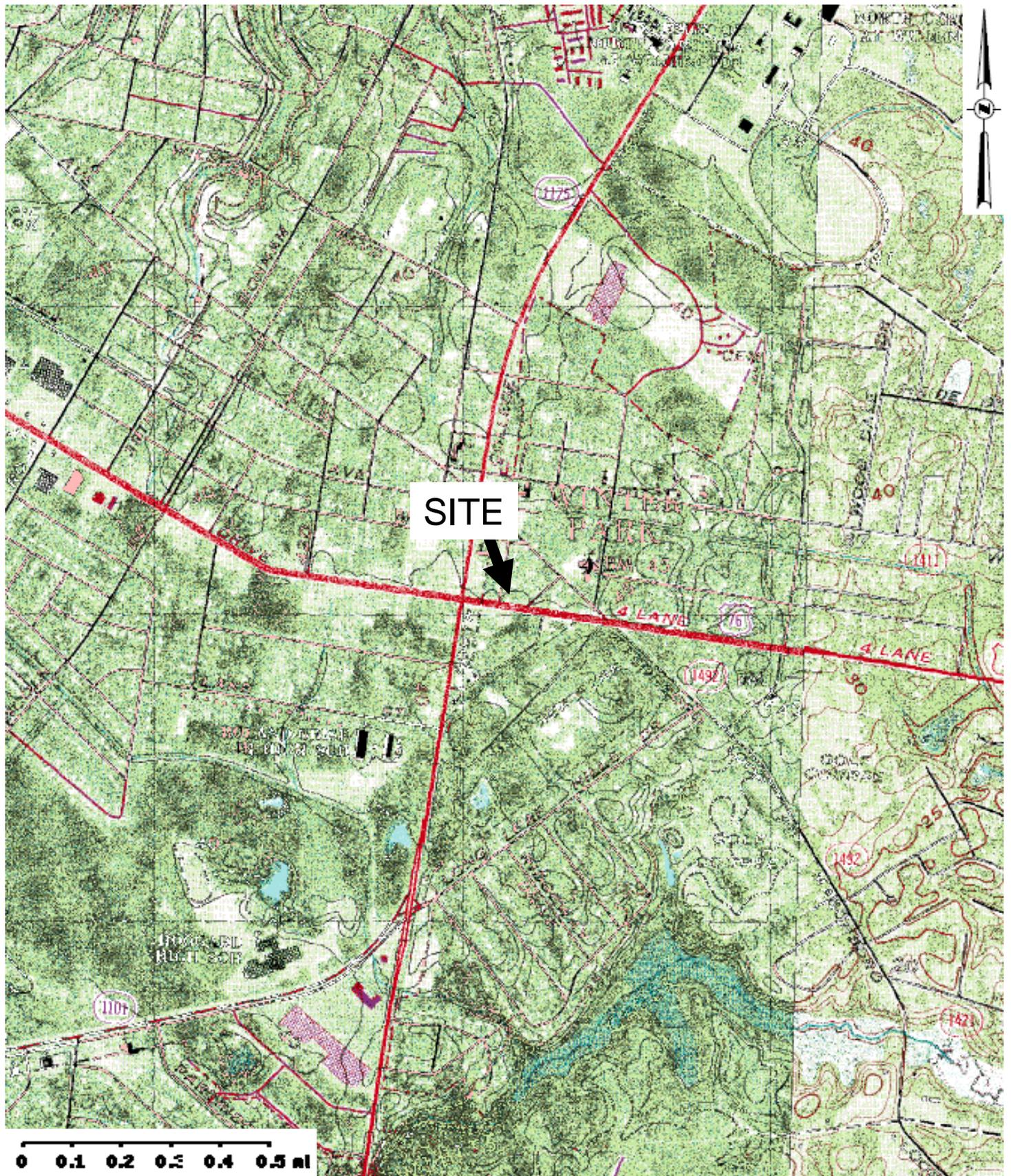
- 6B. Are chemicals found in soil on the site taken up by plants growing on the site? **Not likely, impacted soils have only been identified beneath impervious surfaces.**
- 6C. Do potential ecological receptors on or near the site feed on plants (e.g., grasses, shrubs, forbs, trees, etc.) found on the site? **Potentially, however, impacted soils have not been identified in areas that support vegetative growth.**
- 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, impacted soils 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: USGS Orthophoto Map: Wilmington, North Carolina (1993)



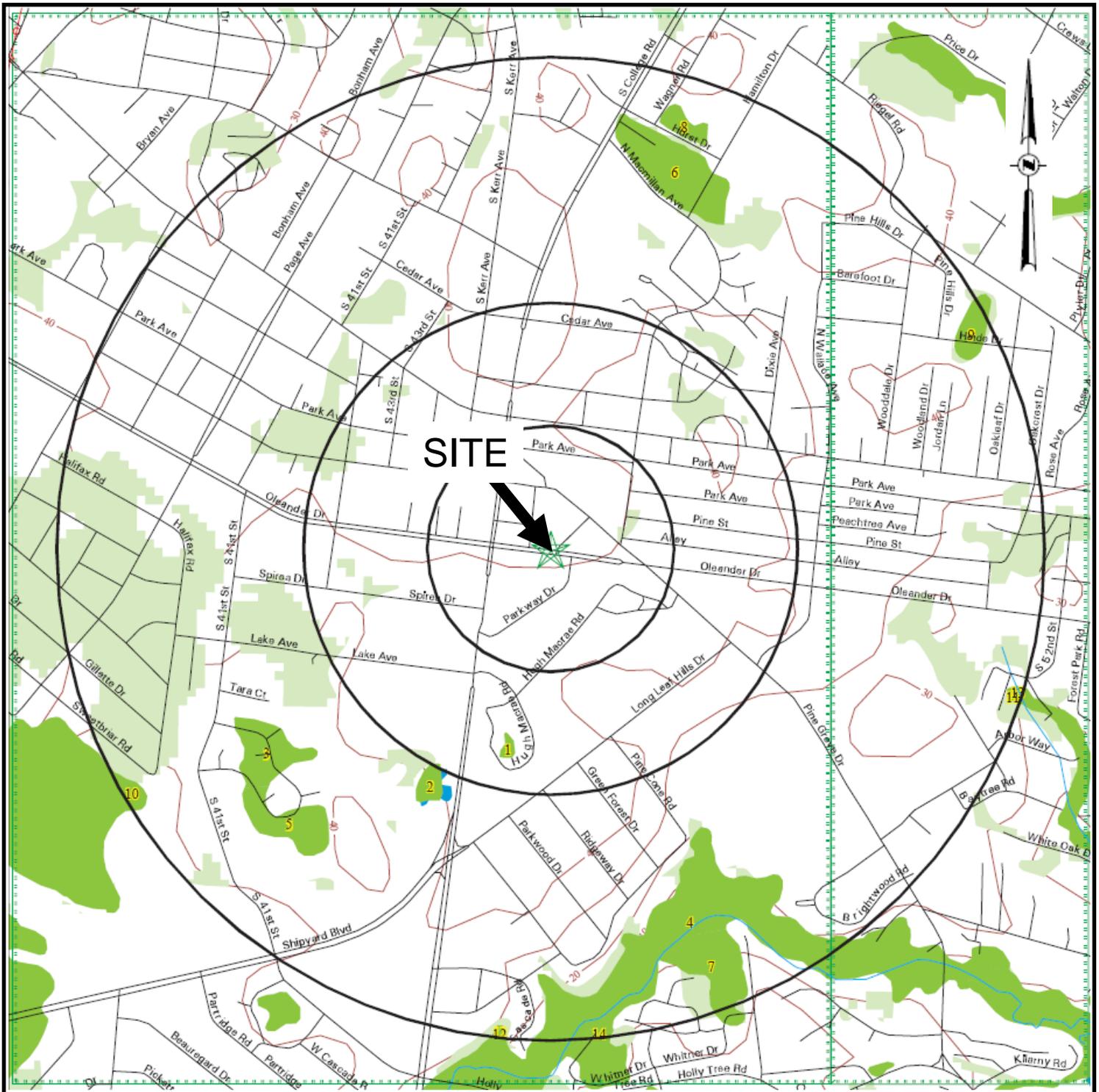
URS CORPORATION – NORTH CAROLINA  
 TWO SOUTH EXECUTIVE PARK  
 6125 PARK SOUTH DRIVE, SUITE 300  
 CHARLOTTE, NC 28210  
 TEL: (704) 522-0330  
 FAX: (704) 522-0663



Site Location Map  
 Coastal Dry Cleaners  
 4701 Oleander Drive  
 Wilmington, North Carolina  
 DSCA Site # 65-0003

DRAWN BY:  
 CLE - 4/1/08  
 CHECKED BY:  
 RHM - 4/1/08  
 PROJECT NO:  
 38854443

SHEET  
 Figure 1



- Major Roads
- Contour Lines
- Waterways
- County Boundary
- Power Lines
- Pipe Lines
- Fault Lines
- Water
- National Wetland Inventory
- State Wetlands
- Electronic NWI data available
- Electronic NWI data not available

Reference: 7.5 Minute USGS Topographic Map: Wilmington, NC (1993)



URS CORPORATION - NORTH CAROLINA  
 TWO SOUTH EXECUTIVE PARK  
 6125 PARK SOUTH DRIVE, SUITE 300  
 CHARLOTTE, NC 28210  
 TEL: (704) 522-0330  
 FAX: (704) 522-0663



National Wetlands Inventory  
 Coastal Dry Cleaners  
 4701 Oleander Drive  
 Wilmington, North Carolina  
 DSCA Site ID #65-0003

DRAWN BY: C/JL - 8/31/07  
 CHECKED BY: K/MM - 9/1/07  
 PROJECT NO: 38854443

SHEET  
 Figure 2

**APPENDIX C**  
**NOTICE OF DRY CLEANING SOLVENT REMEDIATION**  
**(NDCSR)**

**APPENDIX C-1**  
**NDCSR FOR THE SOURCE PROPERTY**  
**(HELEN W. KING HEIRS – 4701 OLDEANDER DRIVE)**

## **NOTICE OF DRY-CLEANING SOLVENT REMEDIATION**

Property Owner: Helen W. King Heirs  
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 Helen W. King Heirs (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 4701 Oleander Drive, Wilmington, New Hanover County, North Carolina, Parcel Identification Number (PIN) R06107-003-005-000.**

**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 3 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 Coastal Cleaners (DSCA Site 65-0003) located at 4701 Oleander Drive, Wilmington. Dry-cleaning operations were conducted on the Property from approximately 1965 to 1987.

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. The Property shall be used exclusively for retail, commercial or industrial purposes and related amenities (parking, landscape areas and walkways), and all other uses of the Property are prohibited except as approved in writing by DENR.**
- 2. 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.**
- 3. 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.**
- 4. No activities that cause or create a vapor intrusion risk (for example, construction of sub-grade structures that encounter contaminated soil or construction that places**

**building users in close proximity to contaminated groundwater) may occur on the Property without prior approval of DENR.**

- 5. 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.**
- 6. In January of each year, on or before January 31<sup>st</sup>, 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.**
- 7. 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.**
- 8. 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\_\_.

Helen W. King Heirs

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 signed this instrument.

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”.

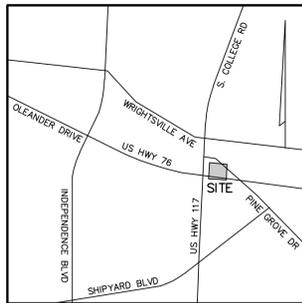
WITNESS my hand and official stamp or seal, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Name typed or printed  
Notary Public

My Commission expires: \_\_\_\_\_  
[Stamp/Seal]



**EXHIBIT A**  
**REDUCTION OF SURVEY PLAT**



**FLOOD CERTIFICATION:**

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBERS 372031-36000, DATED APRIL 3, 2006.

**Review Officer's Certificate**

State of North Carolina County of New Hanover

I, \_\_\_\_\_ Review Officer of New Hanover County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer \_\_\_\_\_  
Date \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP:**

WE ARE THE REAL OWNERS OF THIS PROPERTY AND DO HEREBY CONSENT TO THIS SURVEY.

DATE \_\_\_\_\_ SIGNATURE OF OWNER(S) \_\_\_\_\_

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 \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC (SIGNATURE) \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

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

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

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 THAT 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, IDENTIFIED UP UNDER THIS PART:

THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE NEW HANOVER 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.

GROUNDWATER IN WELLS MW-9, DMW-1 AND DMW-2 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15 NCA2L0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, 1,1,1,2-TETRACHLOROETHYLENE, CARBON TETRACHLORIDE AND TOLUENE.

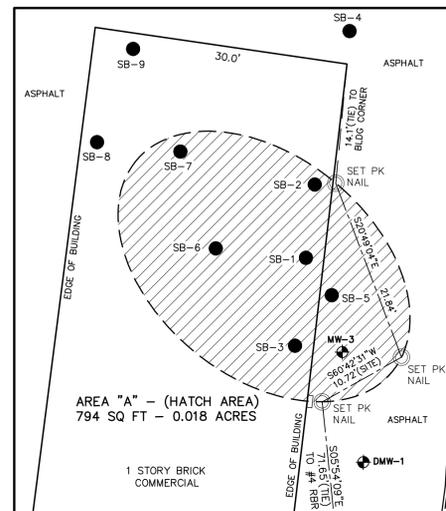
THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, LIMITING THE USES OF THIS PROPERTY IS RECORDED AT:

DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ AND \_\_\_\_\_

**VRS SURVEY TIE:**

ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED (GROUND) NAD 83 (2007 ADJUSTMENT) HORIZONTAL INFORMATION (UNLESS NOTED OTHERWISE), BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, WITH NAVD83 ELEVATIONS. THE N.C. STATE PLANE COORDINATES FOR CONTROL POINTS #2659 & 2660, 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 MARCH 22, 2011. ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.

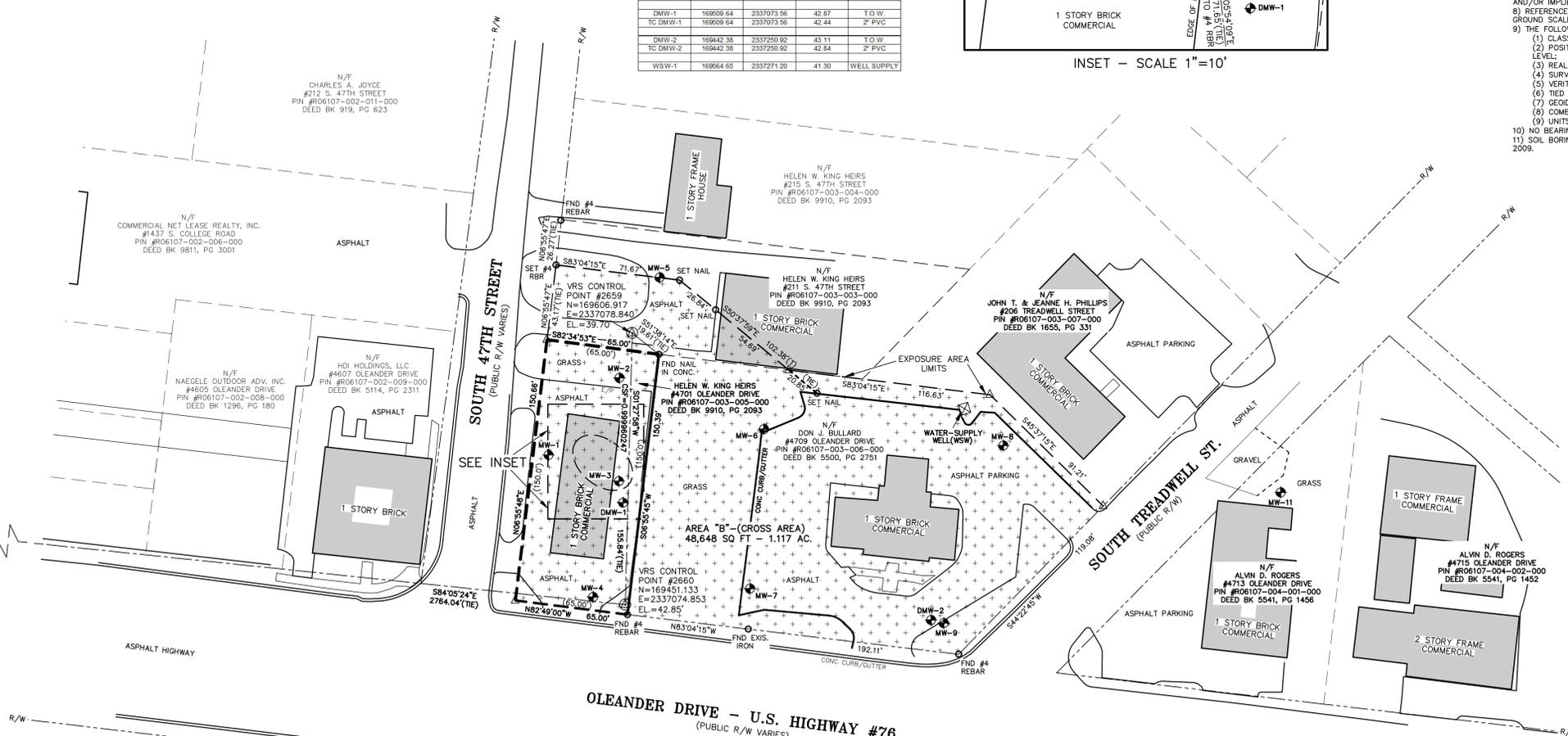
MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION
MW-1	169573.04	2337090.65	42.34	T.O.W.
TC MW-1	169573.04	2337090.65	41.98	Z' P.V.C.
MW-2	169581.23	2337071.91	42.38	T.O.W.
TC MW-2	169581.23	2337071.91	42.10	Z' P.V.C.
MW-3	169522.02	2337071.17	42.73	T.O.W.
TC MW-3	169522.02	2337071.17	42.31	Z' P.V.C.
MW-4	169455.61	2337096.23	43.00	T.O.W.
TC MW-4	169455.61	2337096.23	42.66	Z' P.V.C.
MW-5	169336.90	2337084.63	39.55	T.O.W.
TC MW-5	169336.90	2337084.63	39.24	Z' P.V.C.
MW-6	169501.88	2337154.62	42.52	T.O.W.
TC MW-6	169501.88	2337154.62	42.12	Z' P.V.C.
MW-7	169460.33	2337146.71	43.29	T.O.W.
TC MW-7	169460.33	2337146.71	42.80	Z' P.V.C.
MW-8	169442.46	2337292.52	40.86	T.O.W.
TC MW-8	169442.46	2337292.52	40.45	Z' P.V.C.
MW-9	169440.59	2337298.22	43.39	T.O.W.
TC MW-9	169440.59	2337298.22	43.13	Z' P.V.C.
MW-11	169515.61	2337452.30	40.69	T.O.W.
TC MW-11	169515.61	2337452.30	40.40	Z' P.V.C.
MW-12	169318.36	2337166.10	43.57	T.O.W.
TC MW-12	169318.36	2337166.10	42.97	Z' P.V.C.
MW-13	169290.44	2337345.76	43.61	T.O.W.
TC MW-13	169290.44	2337345.76	42.99	Z' P.V.C.
DMW-1	169509.64	2337073.56	42.87	T.O.W.
TC DMW-1	169509.64	2337073.56	42.44	Z' P.V.C.
DMW-2	169442.38	2337250.92	43.11	T.O.W.
TC DMW-2	169442.38	2337250.92	42.84	Z' P.V.C.
WSW-1	169564.65	2337271.20	41.30	WELL SUPPLY



INSET - SCALE 1"=10'

**SURVEY NOTES:**

- 1) THE SUBJECT PROPERTY FOR THIS SURVEY IS IDENTIFIED BY NEW HANOVER COUNTY PARCEL IDENTIFICATION NUMBER (PID) #R06107-003-005-000. 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 TYPES OF CONTAMINATION DEPICTED HEREON ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING. THIS INFORMATION WAS SUPPLIED TO THE ISAACS GROUP BY URS CORPORATION - NORTH CAROLINA.
- 3) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (NRS 2007), WITH NAVD83 (GEOID 09) ELEVATIONS, PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON MARCH 22ND, 2011; CHECKED ON JANUARY 16, 2014. THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINTS #2659 AND 2660 WERE ESTABLISHED UTILIZING A TRIMBLE R8 GLOBAL POSITIONING SYSTEM (GPS) UNIT IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEY'S VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET (UNLESS NOTED OTHERWISE).
- 4) THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE BOUNDARY LINES OF THE SUBJECT PROPERTY WERE PRODUCED FROM THE LEGAL DESCRIPTION FOUND WITHIN THE SUBJECT PROPERTY'S DEED. THE GEOMETRY OF THE LEGAL DESCRIPTION HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON THE NORTHEAST CORNER(A FOUND NAIL IN CONCRETE), OF DEED 9910, PAGE 2093 AND ROTATED TO THE SOUTHEAST CORNER(A FOUND #4 REBAR) ON THE RIGHT-OF-WAY OF OLEANDER DRIVE, NON-MONUMENTED SUBJECT PARCEL LINES ARE PLOTTED AND BASED ON THAT LEGAL DESCRIPTION.
- 5) SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, SOME PROPERTY LINES, CURB LINES, EDGE OF PAVEMENTS AND FEMA FLOODWAY INFORMATION, HAVE BEEN TAKEN FROM THE NEW HANOVER 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 NEW HANOVER COUNTY ONLINE RECORDS.
- 7) PROPERTIES SHOWN HEREON ARE 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: 0.9999602427.
- 9) THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
  - (1) CLASS "A" SURVEY;
  - (2) POSITIONAL ACCURACY IS 0.07 FEET WITHIN A 95 PERCENT CONFIDENCE LEVEL;
  - (3) REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
  - (4) SURVEY COMPLETED JANUARY 16, 2014;
  - (5) VERTICAL DATUM BASED ON NAVD83;
  - (6) TIED TO N.C. STATE PLANE COORDINATES AS SHOWN;
  - (7) GEOID "09" MODEL;
  - (8) COMBINED GRID FACTOR: 0.9999602427;
  - (9) UNITS ARE IN U.S. FEET.
- 10) NO BEARINGS PRESENT ON RECORDED SUBJECT DEED.
- 11) SOIL BORING LOCATIONS/DESIGNATIONS SUPPLIED BY URS FIGURE DATED DECEMBER 2009.



**CERTIFICATE OF ACCURACY AND MAPPING:**

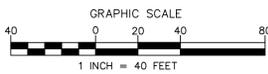
I, STEPHEN S. DYER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION INDICATED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WINNYS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

STEPHEN S. DYER, PLS L-3509

I, STEPHEN S. DYER, CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY SUCH AS THE RECOMINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

STEPHEN S. DYER, PLS L-3509 DATE \_\_\_\_\_

- LEGEND:**
- R/W RIGHT OF WAY
  - ⊙ SANITARY SEWER MANHOLE
  - 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
  - "MONUMENTED" SUBJECT PARCEL LINES (PLOTTED FROM DEED DESCRIPTION)
  - "NON-MONUMENTED" SUBJECT PARCEL LINES (PLOTTED FROM DEED DESCRIPTION)
  - ADJOINER PARCEL LINES
  - RIGHT OF WAY LINE
  - CONTROL TIE
  - (T) TOTAL
  - SB SOIL BORING LOCATION



**SURVEY PLAT - EXHIBIT "A"**  
TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION  
**HELEN W. KING, HEIRS**  
PID #R06107003005000  
**FORMER COASTAL DRY CLEANERS-DSCA #65-0003**  
#4701 OLEANDER DR., WILMINGTON TWP., NEW HANOVER COUNTY, NC  
File #11055-DSCA-SOURCE Date: 07-29-2014 Project P.L.S.: SSD  
**ISAACS GROUP**  
CIVIL ENGINEERING DESIGN AND LAND SURVEYING  
8720 RED OAK BLVD. SUITE 420  
CHARLOTTE, N.C. 28217  
PHONE (704) 527-3440 FAX (704) 527-8335

NO.	BY	DATE	REVISION

**EXHIBIT B**  
**PROPERTY LEGAL DESCRIPTION**

**Exhibit “B”**  
**Former Coastal Cleaners**  
**#4701 Oleander Drive**  
**PID #R06107-003-005-000**

Beginning at a point at the intersection of Oleander Drive – U.S. Highway #76 (Public R/W Varies) and South 47<sup>th</sup> Street (Public R/W Varies); Thence with the easterly right-of-way margin of South 47<sup>th</sup> Street N. 06-55-48 E. 150.66 feet to a point, a common corner with lands of Helen W. King(Heirs) (New Hanover County PID #R06107-003-003-000, Deed Bk 9910, Page 2093); Thence with the shared King line S. 82-34-53 E. 65.00 feet to a found nail in concrete, a common corner with lands of Don J. Bullard (New Hanover County PID #R06107-003-006-000, Deed Book 5500, Page 2751); Thence with the shared Bullard line S. 06-55-45 W. 150.39 feet to a found #4 rebar, a point on the northern right-of-way margin of Oleander Drive; Thence with the right-of-way of Oleander Drive N. 82-49-00 W. 65.00 feet to a point, and returning to the POINT AND PLACE OF BEGINNING, containing 9,784 square feet (0.225 Acres), more or less.

**APPENDIX C-2**  
**NDCSR FOR THE OFF-SOURCE PROPERTY**  
**(HELEN W. KING HEIRS)**

## NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Helen W. King Heirs

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 215 S. 47<sup>th</sup> Street, Wilmington, New Hanover County, North Carolina, Parcel Identification Number (PIN) R06107-003-004-000.

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 2 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 Coastal Cleaners (DSCA Site 65-0003) located at 4701 Oleander Drive, Wilmington. **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.**

**Pursuant to the New Hanover County Board of Health Rules Governing Water Supply Wells, April 1995, Section 3005(a), water supply wells shall conform to the standards of construction established in and to any future amendments of 15A NCAC 2C (Well Construction Standards: Criteria and Stands Applicable to Water Supply And Certain Other Wells). In addition, the minimum horizontal separation between a well, intended for a single-family residence or other non-public water system and potential sources of groundwater contamination shall be in accordance with Section 3005 (b)(2)(P). Furthermore, in accordance with Section 3005 (c) (1), the source of water shall not be from a water bearing zone that is known to be contaminated.**

### **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 New Hanover County

By: \_\_\_\_\_

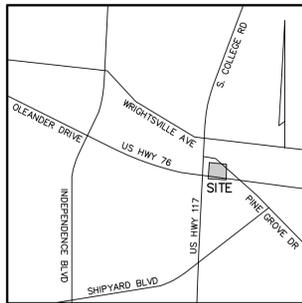
Name typed or printed: \_\_\_\_\_

Deputy/Assistant Register of Deeds

\_\_\_\_\_ Date

**EXHIBIT A**

**SURVEY PLAT REDUCTION**



VICINITY MAP  
NOT TO SCALE

**FLOOD CERTIFICATION:**

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBERS 372031-36000, DATED APRIL 3, 2006.

Review Officer's Certificate  
State of North Carolina County of New Hanover

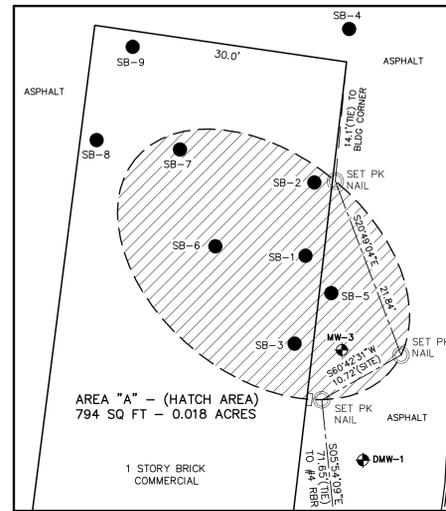
I, \_\_\_\_\_ Review Officer of New Hanover County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

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 FOR CONTROL POINTS #2659 & 2660, 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 MARCH 22, 2011, AND CHECKED JANUARY 16, 2014. ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.

MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION
MW-1	169637.04	2337030.65	42.34	T.O.W
TC MW-1	169637.04	2337030.65	41.96	2" PVC
MW-2	169681.23	2337071.51	42.38	T.O.W
TC MW-2	169681.23	2337071.51	42.10	2" PVC
MW-3	169622.02	2337071.17	42.73	T.O.W
TC MW-3	169622.02	2337071.17	42.31	2" PVC
MW-4	169455.61	2337056.23	43.00	T.O.W
TC MW-4	169455.61	2337056.23	42.66	2" PVC
MW-5	169638.90	2337094.63	39.55	T.O.W
TC MW-5	169638.90	2337094.63	39.24	2" PVC
MW-6	169551.88	2337154.62	42.52	T.O.W
TC MW-6	169551.88	2337154.62	42.12	2" PVC
MW-7	169460.33	2337146.71	43.29	T.O.W
TC MW-7	169460.33	2337146.71	42.80	2" PVC
MW-8	169542.46	2337292.52	40.86	T.O.W
TC MW-8	169542.46	2337292.52	40.45	2" PVC
MW-9	169440.59	2337258.22	43.39	T.O.W
TC MW-9	169440.59	2337258.22	43.13	2" PVC
MW-11	169515.61	2337452.30	40.89	T.O.W
TC MW-11	169515.61	2337452.30	40.40	2" PVC
MW-12	169318.36	2337166.10	43.37	T.O.W
TC MW-12	169318.36	2337166.10	42.97	2" PVC
MW-13	169290.44	2337345.76	43.61	T.O.W
TC MW-13	169290.44	2337345.76	42.99	2" PVC
DMW-1	169609.64	2337073.56	42.87	T.O.W
TC DMW-1	169609.64	2337073.56	42.44	2" PVC
DMW-2	169442.38	2337250.92	43.11	T.O.W
TC DMW-2	169442.38	2337250.92	42.84	2" PVC
WSW-1	169644.65	2337271.20	41.30	WELL SUPPLY



INSET - SCALE 1"=10'

**SURVEY NOTES:**

- 1) THE SUBJECT PROPERTY FOR THIS SURVEY IS IDENTIFIED BY NEW HANOVER COUNTY PARCEL IDENTIFICATION NUMBER (PID) #R06107-003-004-000. 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 TYPES OF CONTAMINATION DEPICTED HEREON ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING. THIS INFORMATION WAS SUPPLIED TO THE ISAACS GROUP BY URS CORPORATION - NORTH CAROLINA.
- 3) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (NSRS 2007), WITH NAVD88 (GEOID 09) ELEVATIONS, PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON MARCH 22ND, 2011. THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINTS #2659 AND 2660 WERE ESTABLISHED UTILIZING A TRIMBLE RB GLOBAL POSITIONING SYSTEMS (GPS) UNIT IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEY'S VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET (UNLESS NOTED OTHERWISE).
- 4) THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE BOUNDARY LINES OF THE SUBJECT PROPERTY WERE PRODUCED FROM THE LEGAL DESCRIPTION FOUND WITHIN THE SUBJECT PROPERTY'S DEED/RECORD MAP. THE GEOMETRY OF THE LEGAL DESCRIPTION HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON THE NORTHEAST CORNER(A FOUND NAIL IN CONCRETE), OF DEED 9910, PAGE 2093 AND ROTATED TO THE SOUTHEAST CORNER(A FOUND #4 REBAR) ON THE RIGHT-OF-WAY OF OLEANDER DRIVE. NON-MONUMENTED SUBJECT PARCEL LINES ARE PLOTTED AND BASED ON THAT LEGAL DESCRIPTION.
- 5) SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, SOME PROPERTY LINES, CURB LINES/EDGE OF PAVEMENTS AND FEMA FLOODWAY INFORMATION, HAVE BEEN TAKEN FROM THE NEW HANOVER 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 NEW HANOVER COUNTY ONLINE RECORDS.
- 7) PROPERTIES SHOWN HEREON ARE 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: 0.9999602427.
- 9) THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
  - (1) CLASS "A" SURVEY;
  - (2) POSITIONAL ACCURACY IS 0.07 FEET WITHIN A 95 PERCENT CONFIDENCE LEVEL;
  - (3) REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
  - (4) SURVEY PERFORMED MARCH 23, 2011 & CHECKED JANUARY 16, 2014;
  - (5) VERTICAL DATUM BASED ON NAVD88;
  - (6) TIED TO N.C. STATE PLANE COORDINATES AS SHOWN;
  - (7) GEOID "09" MODEL;
  - (8) COMBINED GRID FACTOR: 0.9999602427;
  - (9) UNITS ARE IN U.S. FEET.
- 10) BEARINGS SHOWN IN THE PARENTHESES ARE FROM MAP BOOK 5, PAGE 49.
- 11) SOIL BORING LOCATIONS/DESIGNATIONS SUPPLIED BY URS FIGURE DATED DECEMBER 2009.

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

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

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 THAT 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:

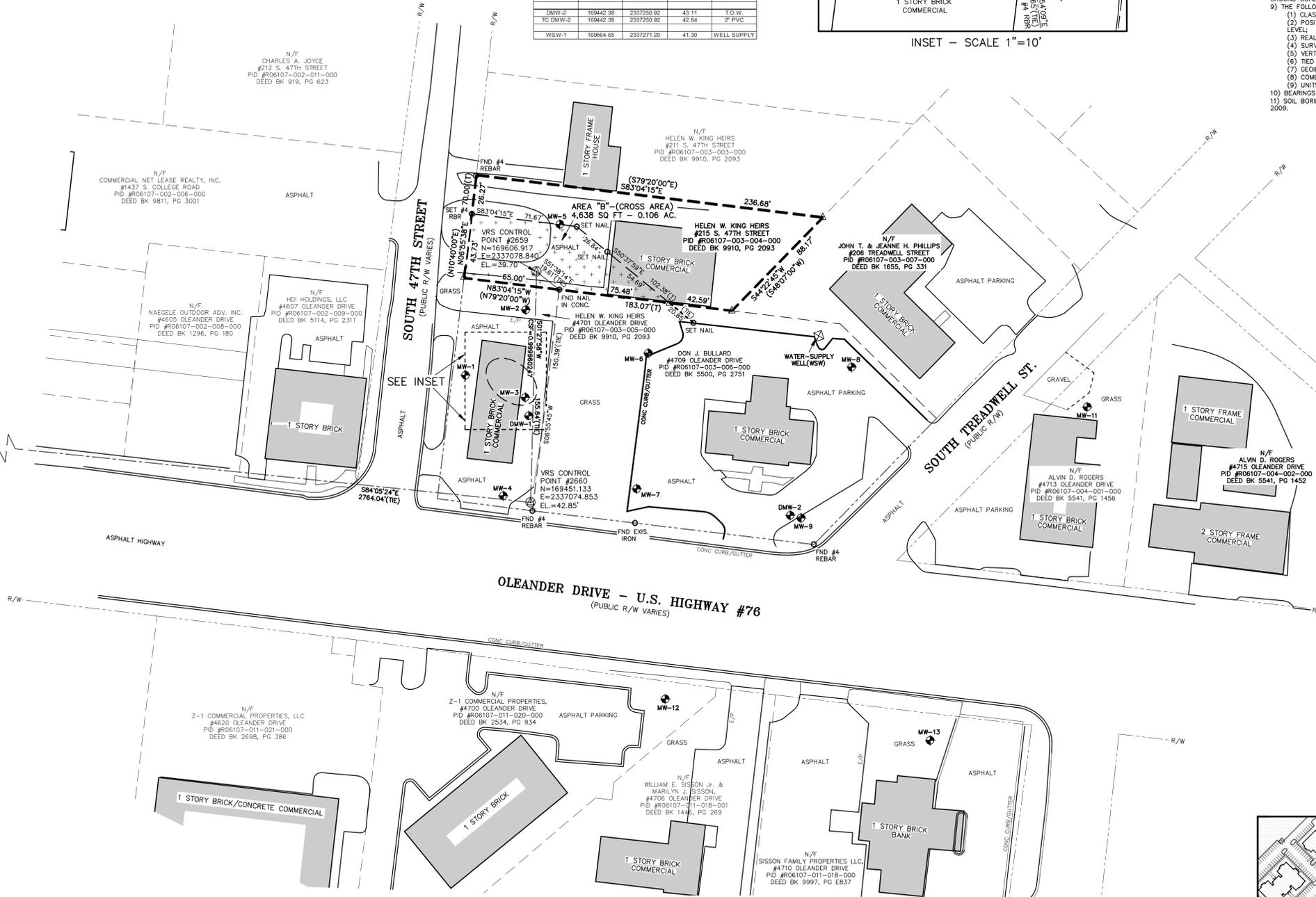
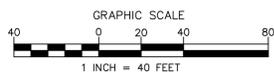
THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE NEW HANOVER COUNTY REGISTER OF DEEDS' OFFICE AT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT, SUPERFUND SECTION, DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM, OR ITS SUCCESSOR IN FUNCTION. 1646 MAIL SERVICE CENTER, RALEIGH, NC 27699-1646.

GROUNDWATER IN WELLS MW-9, DMW-1 AND DMW-2 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15 NCAC2L.0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, CIS-1,2-DICHLOROETHYLENE, CARBON TETRACHLORIDE AND TOLUENE.

THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, LIMITING THE USES OF THIS PROPERTY IS RECORDED AT:

DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
AND \_\_\_\_\_

- LEGEND:**
- R/W RIGHT OF WAY
  - SANITARY SEWER MANHOLE
  - 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
  - "MONUMENTED" SUBJECT PARCEL LINES (PLOTTED FROM DEED DESCRIPTION)
  - "NON-MONUMENTED" SUBJECT PARCEL LINES (PLOTTED FROM DEED DESCRIPTION)
  - ADJOINER PARCEL LINES
  - RIGHT OF WAY LINE
  - CONTROL TIE
  - (T) TOTAL
  - SB SOIL BORING



**CERTIFICATE OF ACCURACY AND MAPPING:**

I, STEPHEN S. DYER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION INDICATED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; 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 \_\_\_\_\_, 2014.

STEPHEN S. DYER, PLS L-3509

I, STEPHEN S. DYER, CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

STEPHEN S. DYER, PLS L-3509

DATE \_\_\_\_\_

**SURVEY PLAT - EXHIBIT "A"**  
TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION  
HELEN W. KING, HEIRS PID #R06107-003-004-000  
#215 S. 47TH STREET, WILMINGTON  
NEW HANOVER COUNTY, NORTH CAROLINA, 28443  
CONTAMINATION SOURCE: FORMER  
COASTAL DRY CLEANERS DSCA #65-0003  
#4701 OLEANDER DR., WILMINGTON TWP.  
NEW HANOVER COUNTY, NORTH CAROLINA, 28443

File #DSCA-OFFSITE-KING Date: 07-29-2014 Project P.L.S.: SSD  
Surveyed By: JH/MW  
Drawn By: MWJ  
Scale: 1"=40'

**ISAACS** GROUP  
CIVIL ENGINEERING DESIGN AND LAND SURVEYING

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

NO.	BY	DATE	REVISION

**EXHIBIT B**

**LEGAL DESCRIPTION FOR PROPERTY**

Exhibit "B"  
Helen W. King Property  
#215 S. 47<sup>th</sup> Street  
PID #R06107-003-004-000

Beginning at a point on the easterly margin of South 47<sup>th</sup> Street (Public R/W Varies) a common corner with lands of Helen W. King (New Hanover County PID R06107-003-004-000); Thence with the margin of South 47<sup>th</sup> Street N. 06-55-38 E. 70.00 feet to a found #4 rebar, a common corner with lands of Helen W. King (New Hanover County PID R06107-003-003-000) Thence S. 83-04-15 E. 236.68 feet to a point on the western property line of John T. & Jeanne H. Phillips (New Hanover County PID R06107-003-007-000, Deed Book 1655, Page 331); Thence with the shared Phillips line S. 44-22-45 W. 88.17 feet to a point on the northern property line of Don J. Bullard (New Hanover County PID R06107-003-006-000, Deed Book 5500, Page 2751); Thence with the shared Bullard line N. 83-04-15 W. a total distance of 183.07 feet (passing a found nail in concrete @ 118.07 feet) to a point, and returning to the POINT AND PLACE OF BEGINNING, containing 14.691 square feet (0.337 Acres), more or less.

**APPENDIX C-3**  
**NDCSR FOR THE OFF-SOURCE PROPERTY**  
**(DON J BULLARD)**

## NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Don J Bullard

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 4709 Oleander Drive, Wilmington, New Hanover County, North Carolina, Parcel Identification Number (PIN) R06107-003-006-000.

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 2 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 Coastal Cleaners (DSCA Site 65-0003) located at 4701 Oleander Drive, Wilmington. **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.**

**Pursuant to the New Hanover County Board of Health Rules Governing Water Supply Wells, April 1995, Section 3005(a), water supply wells shall conform to the standards of construction established in and to any future amendments of 15A NCAC 2C (Well Construction Standards: Criteria and Stands Applicable to Water Supply And Certain Other Wells). In addition, the minimum horizontal separation between a well, intended for a single-family residence or other non-public water system and potential sources of groundwater contamination shall be in accordance with Section 3005 (b)(2)(P). Furthermore, in accordance with Section 3005 (c) (1), the source of water shall not be from a water bearing zone that is known to be contaminated.**

### **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 New Hanover County

By: \_\_\_\_\_

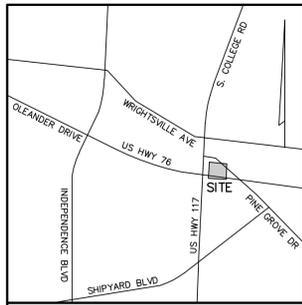
Name typed or printed: \_\_\_\_\_

Deputy/Assistant Register of Deeds

\_\_\_\_\_ Date

**EXHIBIT A**

**SURVEY PLAT REDUCTION**



VICINITY MAP  
NOT TO SCALE

**FLOOD CERTIFICATION:**

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBERS 372031-36000, DATED APRIL 3, 2006.

**VRIS 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 FOR CONTROL POINTS #2659 & 2660, 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 MARCH 22, 2011. ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.

Review Officer's Certificate  
State of North Carolina County of New Hanover

I, \_\_\_\_\_, Review Officer of New Hanover County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer \_\_\_\_\_  
Date \_\_\_\_\_

APPROVED FOR THE PURPOSES OF N.C.G.S. 143-215.104(d)

JM BATESON, LG  
CHIEF, SUPERFUND SECTION  
DIVISION OF WASTE MANAGEMENT  
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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC (SIGNATURE) \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

N.C.G.S. 143-215.104(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 THAT 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:

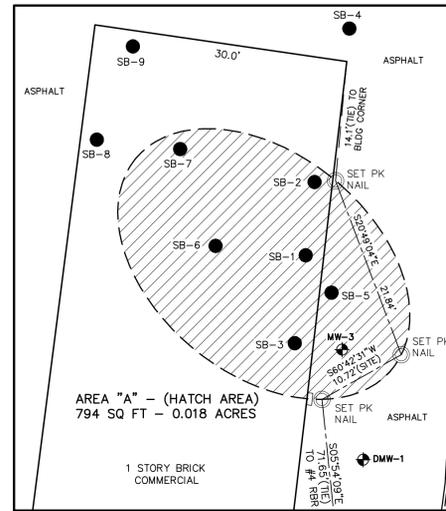
THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE NEW HANOVER COUNTY REGISTER OF DEEDS' OFFICE AT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.  
QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT, SUPERFUND SECTION, DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM, OR ITS SUCCESSOR IN FUNCTION, 1646 MAIL SERVICE CENTER, RALEIGH, NC 27699-1646.

GROUNDWATER IN WELLS MW-9, DMW-1 AND DMW-2 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15 NCAAC.0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, cis-1,2-DICHLOROETHYLENE, CARBON TETRACHLORIDE AND TOLUENE.

THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION, LIMITING THE USES OF THIS PROPERTY IS RECORDED AT:

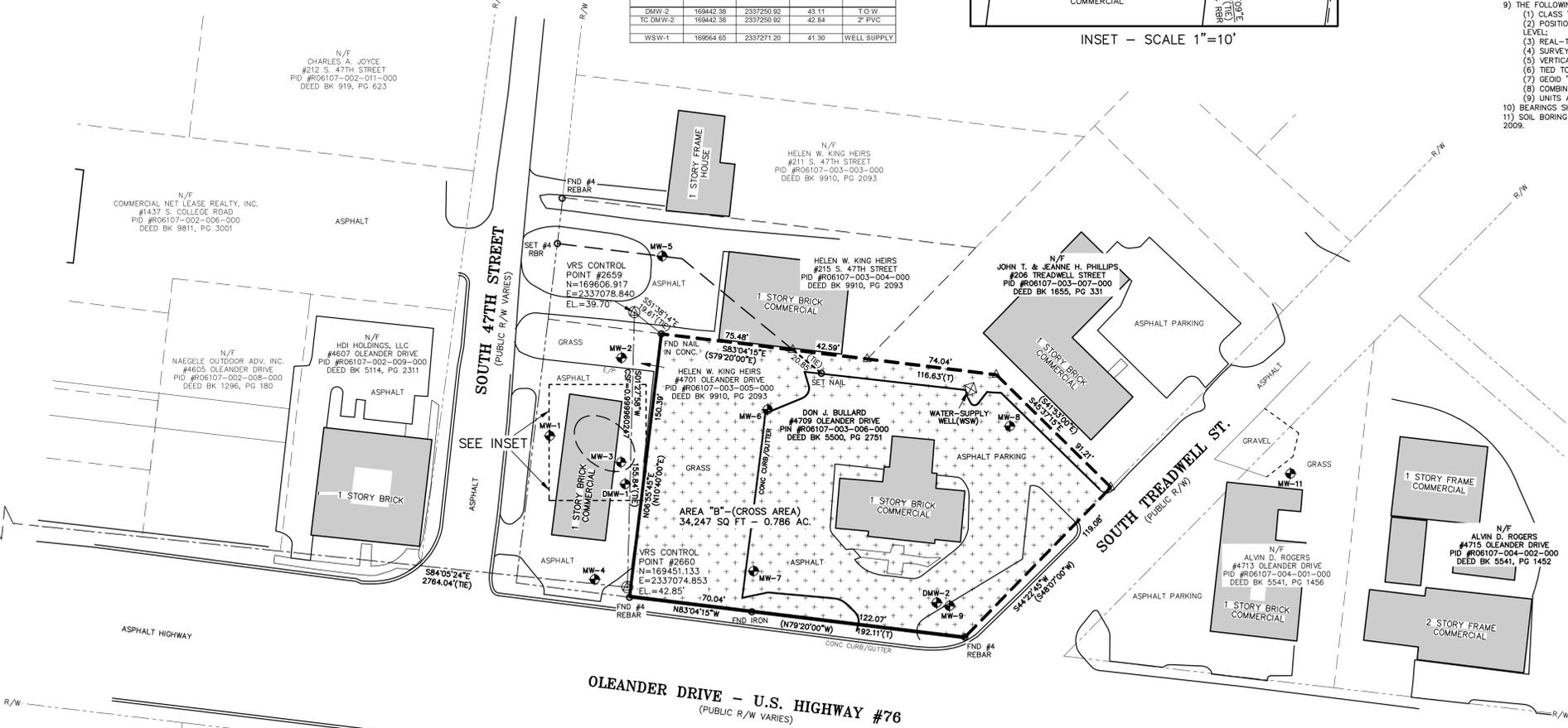
DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
AND \_\_\_\_\_

DATE: 3-24-11		PROJECT NAME: COASTAL DRY CLEANERS			
LOCATION: WILMINGTON, NC		ADDRESS: 6401 OLEANDER DRIVE			
MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION	
MW-1	169537.04	2337030.65	42.34	T O W	
TC MW-1	169537.04	2337030.65	41.98	2" PVC	
MW-2	169581.23	2337011.51	42.38	T O W	
TC MW-2	169581.23	2337011.51	42.10	2" PVC	
MW-3	169522.02	2337011.17	42.73	T O W	
TC MW-3	169522.02	2337011.17	42.31	2" PVC	
MW-4	169455.61	2337056.23	43.00	T O W	
TC MW-4	169455.61	2337056.23	42.66	2" PVC	
MW-5	169638.90	2337094.63	39.55	T O W	
TC MW-5	169638.90	2337094.63	39.24	2" PVC	
MW-6	169551.88	2337154.62	42.52	T O W	
TC MW-6	169551.88	2337154.62	42.12	2" PVC	
MW-7	169480.33	2337146.71	43.20	T O W	
TC MW-7	169480.33	2337146.71	42.80	2" PVC	
MW-8	169542.46	2337292.52	40.86	T O W	
TC MW-8	169542.46	2337292.52	40.45	2" PVC	
MW-9	169440.59	2337258.22	43.39	T O W	
TC MW-9	169440.59	2337258.22	43.13	2" PVC	
MW-11	169515.61	2337452.30	40.89	T O W	
TC MW-11	169515.61	2337452.30	40.40	2" PVC	
MW-12	169318.36	2337166.10	43.97	T O W	
TC MW-12	169318.36	2337166.10	42.97	2" PVC	
MW-13	169290.44	2337545.75	43.61	T O W	
TC MW-13	169290.44	2337545.75	42.98	2" PVC	
DMW-1	169509.64	2337073.56	42.87	T O W	
TC DMW-1	169509.64	2337073.56	42.44	2" PVC	
DMW-2	169442.38	2337250.82	43.11	T O W	
TC DMW-2	169442.38	2337250.82	42.84	2" PVC	
WSW-1	169564.65	2337271.20	41.30	WELL SUPPLY	



**SURVEY NOTES:**

- 1) THE SUBJECT PROPERTY FOR THIS SURVEY IS IDENTIFIED BY NEW HANOVER COUNTY PARCEL IDENTIFICATION NUMBER (PID) #R06107-003-006-000. 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 TYPES OF CONTAMINATION DEPICTED HEREON ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING. THIS INFORMATION WAS SUPPLIED TO THE ISAACS GROUP BY URS CORPORATION - NORTH CAROLINA.
- 3) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (NSRS 2007), WITH NAVD88 (GEOID 09) ELEVATIONS, PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON MARCH 22ND, 2011. THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINTS #2659 AND 2660 WERE ESTABLISHED UTILIZING A TRIMBLE R8 GLOBAL POSITIONING SYSTEM (GPS) UNIT IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEY'S VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET (UNLESS NOTED OTHERWISE).
- 4) THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE BOUNDARY LINES OF THE SUBJECT PROPERTY WERE PRODUCED FROM THE LEGAL DESCRIPTION FOUND WITHIN THE SUBJECT PROPERTY'S DEED. THE GEOMETRY OF THE LEGAL DESCRIPTION HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON THE NORTHWEST CORNER (A FOUND NAIL IN CONCRETE), OF DEED 5500, PAGE 209 AND ROTATED TO THE SOUTHWEST CORNER (A FOUND #4 REBAR) ON THE RIGHT-OF-WAY OF OLEANDER DRIVE, NON-MONUMENTED SUBJECT PARCEL LINES ARE PLOTTED AND BASED ON THAT LEGAL DESCRIPTION.
- 5) SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, SOME PROPERTY LINES, CURB LINES/EDGE OF PAVEMENTS AND FEMA FLOODWAY INFORMATION, HAVE BEEN TAKEN FROM THE NEW HANOVER 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 NEW HANOVER COUNTY ONLINE RECORDS.
- 7) PROPERTIES SHOWN HEREON ARE 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: 0.9999602427
- 9) THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
  - (1) CLASS "A" SURVEY;
  - (2) POSITIONAL ACCURACY IS 0.07 FEET WITHIN A 95 PERCENT CONFIDENCE LEVEL;
  - (3) REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
  - (4) SURVEY PERFORMED MARCH 23, 2011 AND CHECKED JANUARY 16, 2014;
  - (5) VERTICAL DATUM BASED ON NAVD88;
  - (6) TIED TO N.C. STATE PLANE COORDINATES AS SHOWN;
  - (7) GEOID "09" MODEL;
  - (8) COMBINED GRID FACTOR: 0.9999602427;
  - (9) UNITS ARE IN U.S. FEET.
- 10) BEARINGS SHOWN IN THE PARENTHESES ARE FROM MAP BOOK 5, PAGE 49.
- 11) SOIL BORING LOCATIONS/DESIGNATIONS SUPPLIED BY URS FIGURE DATED DECEMBER 2009.



**CERTIFICATE OF ACCURACY AND MAPPING:**

I, STEPHEN S. DYER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION INDICATED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; 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.

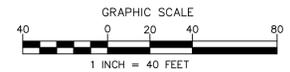
STEPHEN S. DYER, PLS L-3509

I, STEPHEN S. DYER, CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

STEPHEN S. DYER, PLS L-3509

DATE \_\_\_\_\_

- LEGEND:**
- R/W RIGHT OF WAY
  - SANITARY SEWER MANHOLE
  - 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
  - "MONUMENTED" SUBJECT PARCEL LINES (PLOTTED FROM DEED DESCRIPTION)
  - "NON-MONUMENTED" SUBJECT PARCEL LINES (PLOTTED FROM DEED DESCRIPTION)
  - ADJONER PARCEL LINES
  - RIGHT OF WAY LINE
  - CONTROL TIE
  - (T) TOTAL
  - SB SOL BORING LOCATION



**SURVEY PLAT - EXHIBIT "A"**  
TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION  
DON J. BULLARD PID #R06107-003-006-000  
#4709 OLEANDER DRIVE  
NEW HANOVER COUNTY, NORTH CAROLINA, 28443  
CONTAMINATION SOURCE: FORMER  
COASTAL DRY CLEANERS DSCA #65-0003  
#4701 OLEANDER DR., WILMINGTON TWP.  
NEW HANOVER COUNTY, NORTH CAROLINA, 28443

DSCA-OFFSITE-BULLARD Date: 07-29-2014 Project P.L.S.: SSD  
ISAACS GROUP  
CIVIL ENGINEERING DESIGN AND LAND SURVEYING  
Drawn By: JH/MW  
Scale: 1"=40'

8720 RED OAK BLVD. SUITE 420  
CHARLOTTE, N.C. 28217  
PHONE (704) 527-3440 FAX (704) 527-8355

NO.	BY	DATE	REVISION

**EXHIBIT B**

**LEGAL DESCRIPTION FOR PROPERTY**

Exhibit "B"  
Don J. Bullard Property  
#4709 Oleander Drive  
PID #R06107-003-006-000

Beginning at found #4 rebar at the intersection of Oleander Drive – U.S. Highway #76 (Public R/W Varies) and South Treadwell Street (50' Public R/W); Thence with the northerly right-of-way margin of Oleander Drive N. 83-04-15 E. a total distance of 192.11 feet (passing a found iron @ 122.07 feet) to a found #4 rebar, a common corner with lands of Helen W. King(Heirs) (New Hanover County PID #R06107-003-006-000 Deed Bk 9910, Page 2093); Thence with the shared King line N. 06-55-45 E. 150.39 feet to a found nail in concrete; Thence continuing with the shared King line (New Hanover County PID #R06107-003-004-000) S. 83-04-15 E. 118.07 feet to a point, a common corner with lands of John T. & Jeanne H. Phillips (New Hanover County PID #R06107-003-007-000 Deed Book 1655, Page 331); Thence with the shared Phillips line the following two (2) courses and distances:

- 1) S. 83-04-15 E. 74.04 feet to a point;
- 2) S. 45-37-15 E. 91.21 feet to a point on the northwesterly right-of-way margin of South Treadwell Street (Public R/W); Thence with the right-of-way of South Treadwell Street S. 44-22-45 W. 119.08 feet to a found #4 rebar, and returning to the POINT AND PLACE OF BEGINNING, containing 34,247 square feet (0.786 Acres), more or less.

**APPENDIX D**

**ANNUAL DSCA LAND USE RESTRICTIONS CERTIFICATION**

**Annual Certification of Land-Use Restrictions**

**Site Name:**        **Former Coastal Dry Cleaners**  
**Site Address:**    4701 Oleander Drive, Wilmington, New Hanover County  
**DSCA ID No:**       #65-0003

**ANNUAL CERTIFICATION of LAND-USE RESTRICTIONS**

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

Duly executed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Steve King  
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]



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

Pat McCrory  
Governor

John E. Skvarla, III  
Secretary

<date>

**CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**

Steve King  
210 Pine Grove Drive  
Wilmington, NC 28403

Subj: Annual Certification of Land-Use Restrictions  
Former Coastal Dry Cleaners  
Wilmington, New Hanover, North Carolina  
DSCA Site # 65-0003

Dear Mr. King:

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 New Hanover 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 **July x, 20 [redacted]**.

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

Annual Certification of Land-Use Restrictions  
Former Coastal Cleaners, 4701 Oleander Drive, Wilmington, North Carolina  
DSCA Site # 65-0003  
Page 2

<date>

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](mailto: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 # 65-0003 File

**APPENDIX E**  
**NOTICE OF INTENT**



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

Pat McCrory  
Governor

John E. Skvarla, III  
Secretary

<date>

Sterling Cheatham, City Manager  
PO BOX 1810  
Wilmington, NC 28402

David Rice, Health Director  
2029 S. 17<sup>th</sup> Street  
Wilmington, NC 28401

Subj: Remediation of Dry-Cleaning Solvent Contamination  
DSCA Site # 65-0003  
Former Coastal Cleaners, 4701 Oleander Drive, Wilmington NC

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](http://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 # 65-0003  
Former Coastal Cleaners, 4701 Oleander Drive, Wilmington NC  
Page 2

<date>, 2014

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)707-8367.

Sincerely,

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

Attachments: Risk Management Plan

Cc: DSCA Site # 65-0003 File

**Public Notice**

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

Former Coastal Cleaners  
DSCA Site # 65-0003

Pursuant to N.C.G.S. §143-215.104L, on behalf of Steve King, 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.

Former Coastal Cleaners formerly conducted or conducts dry-cleaning operations at 4701 Oleander Drive, Wilmington, North Carolina. The property is currently occupied by the Wilmington Commercial Real Estate. Dry-cleaning solvent contamination in soil and/or ground water has been identified at the following parcel(s):

4701 Oleander Drive, Parcel No. R06107-003-005-000

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



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

Pat McCrory  
Governor

John E. Skvarla, III  
Secretary

<Date>

<property owner>

<address>

<city, state, zip>

Subj: Dry-Cleaning Solvent Contamination  
<property address, city>, 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 former Coastal Cleaners at 4701 Oleander Drive in Wilmington. The property is currently not occupied. 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 Cleaner Image 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.

Dry-Cleaning Solvent Contamination  
4701 Oleander Drive, Wilmington, NC  
DSCA Site # 65-0003  
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 # 65-0003 File



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

Pat McCrory  
Governor

John E. Skvarla, III  
Secretary

<Date>

Stephen King  
215 S. 47<sup>th</sup> Street  
Wilmington, NC 28403

Subj: Dry-Cleaning Solvent Contamination at 4701 Oleander Drive  
Wilmington, NC

Dear Mr. King:

You are receiving this letter because your property at 415 S. 47th Street 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 Coastal Cleaners at 4701 Oleander Drive in Wilmington. The property is currently occupied by the Wilmington Commercial Real Estate. 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, Project Manager  
DSCA Remediation Unit  
Jay.King@ncdenr.gov

Attachments: Summary of the NOI

Cc: DSCA Site # 65-0003 File



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

Pat McCrory  
Governor

John E. Skvarla, III  
Secretary

<Date>

Don J. Bullard  
4709 Oleander Drive  
Wilmington, NC 28403

Subj: Dry-Cleaning Solvent Contamination at 4701 Oleander Drive  
Wilmington, NC

Dear Mr. Bullard:

You are receiving this letter because your property at 4709 Oleander Drive 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 Coastal Cleaners at 4701 Oleander Drive in Wilmington. The property is currently occupied by the Wilmington Commercial Real Estate. 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, Project Manager  
DSCA Remediation Unit  
Jay.King@ncdenr.gov

Attachments: Summary of the NOI

Cc: DSCA Site # 65-0003 File