

Risk Management Plan Ho Cleaners

DSCA ID No. 60-0034
Matthews, Mecklenburg County

North Carolina Dry-Cleaning Solvent Cleanup Act Program

H&H Job No. DS0-14J
January 14, 2013



SMARTER ENVIRONMENTAL SOLUTIONS

**Risk Management Plan
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Risk Management Plan
Ho Cleaners
DSCA ID No. 60-0024
Matthews, Mecklenburg County
H&H Job No. DS0-14J

1.0 Introduction

Hart & Hickman, PC (H&H) has prepared this Risk Management Plan (RMP) to address dry-cleaning solvent contamination associated with the Ho Cleaners site (DSCA Site #60-0034) on behalf of the North Carolina Department of Environment and Natural Resources (NCDENR) Dry-Cleaning Solvent Cleanup Act (DSCA) Program. The site is comprised of properties that have been impacted by the contamination. The source property is where the contamination originates, and non-source properties are properties affected from the migration of contamination from the source property. The source property of the site is located in the Matthews Festival Shopping Center at 10420 East Independence Boulevard in Matthews, Mecklenburg County, North Carolina. This RMP is intended to comply with the requirements of 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. A site location map is included as Figure 1, and a site map is included as Figure 2.

2.0 RMP Objectives

H&H performed a Tier 1 and Tier 2 risk assessment to evaluate the cumulative site-wide risk under industrial land use scenarios. The results of the Tier 1 and Tier 2 risk assessments indicate that site-wide risks do not exceed industrial target risk levels. However, the evaluation was based on site-specific land use conditions that require an RMP. As such, the objective of this RMP is to ensure that those site-specific land use conditions remain valid in the future.

3.0 Summary of Approved Risk Assessment Report

H&H submitted a Tier 1 & 2 Risk Assessment Report dated June 15, 2011 to the DSCA Program documenting a risk assessment evaluation of contamination associated with the site. The Tier 1

risk assessment evaluation included the development of an exposure model that included an on-site and off-site exposure unit. The model accounted for potential exposure pathways within both exposure units. Specifically, the exposure model consisted of the following complete exposure pathways:

On-Site Exposure Unit

- On-Site Non-Residential Worker – Current and Future Conditions – Subsurface Soil – Indoor Inhalation of Vapor Emissions
- On-Site Non-Residential Worker – Current and Future Conditions - Groundwater (First Encountered Zone) - Indoor Inhalation of Vapor Emissions
- On-Site Non-Residential Worker – Current and Future Conditions - Groundwater (First Encountered Zone) - Outdoor Inhalation of Vapor Emissions
- On-Site Construction Worker – Soil up to Depth of Construction - Combined Pathway: Outdoor Inhalation of Vapor Emissions and Particulates, Accidental Ingestion, an Dermal Contact
- On-Site Construction Worker – Groundwater (First Encountered Zone) - Outdoor Inhalation of Vapor Emissions

Off-Site Exposure Unit

- Off-Site Non-Residential Worker – Current and Future Conditions - Groundwater (First Encountered Zone) - Indoor Inhalation of Vapor Emissions
- Off-Site Non-Residential Worker – Current and Future Conditions - Groundwater (First Encountered Zone) - Outdoor Inhalation of Vapor Emissions
- Off-Site Construction Worker – Groundwater (First Encountered Zone) - Outdoor Inhalation of Vapor Emissions

For each complete pathway, representative concentrations (RCs) of detected contaminants in soil and groundwater were calculated and compared with Tier 1 Risk-Based Screening Levels (RBSLs) established by the DSCA Program. There were no exceedances of Tier 1 RBSLs identified.

For the groundwater protection pathway, the extent and location of the groundwater source area was determined and RCs of compounds detected in the source area were calculated. A hypothetical point of exposure (POE) for the nearest possible future location of a water supply well was identified 880 feet downgradient of the downgradient edge of the groundwater source area. The representative concentrations were compared to Tier 1 RBSLs that were obtained from Table 7-1(d) of the DSCA Risk-Based Corrective Action guidance document. The representative concentration for tetrachloroethylene (PCE) exceeded the Tier 1 RBSL.

To demonstrate that PCE concentrations in groundwater will not exceed the Tier 1 RBSL at the POE, representative concentrations were calculated for a point of demonstration (POD) well at MW-11S, which is located approximately 843 feet downgradient of the downgradient edge of the groundwater source area and upgradient of the POE. A Tier 1 RBSL was calculated for the POD and compared to the representative concentration at the POD. The representative concentration did not exceed the Tier 1 RBSL at the POD. Since the groundwater concentrations are stable and the RC at the POD does not exceed the calculated Tier 1 RBSL, the Tier 1 RBSL at the POE will not be exceeded.

The nearest surface water body is an unnamed tributary of Irvin Creek located approximately 1,000 ft west and downgradient of the site. H&H performed a Tier 2 Risk Assessment to evaluate the protection of surface water pathway. The results of the Tier 2 indicate no exceedances of Tier 2 site-specific target levels (SSTLs) by the groundwater source area RCs.

Based on the results of the Tier 1 and 2 risk assessments, H&H concluded that the release at the subject site does not pose an unacceptable risk and recommended site closure in accordance with the DSCA Program's risk-based rules.

4.0 RAP Components

4.1 Summary of Prior Assessment

The former Ho Cleaners site is located in the Matthews Festival Shopping Center and is situated in a moderately populated area consisting primarily of commercial, office, and residential properties. The site property consists of three parcels of land totally approximately 16.89 acres. The property is currently occupied by a shopping center building.

In August 2004, ATC Associates, Inc. (ATC) conducted a preliminary environmental investigation at the site which included the installation and sampling of five soil borings (SB-1 through SB-5) in the vicinity of the former dry-cleaning facility and collection of one groundwater sample from the SB-2 location. No constituents were detected in the soil samples. PCE was detected in the groundwater sample (SB-2) at a concentration of 22 µg/L which exceeded the 15A NCAC 2L groundwater standard (2L standard) of 0.7 µg/L.

On October 8, 2004, the site was certified into the DSCA Program. In December 2004, Shield Engineering (Shield) conducted Prioritization Assessment (PA) activities at the site including the advancement of two soil borings (SB-6 and SB-7) and the installation and sampling of three on-site Type II monitoring wells (MW-1 to MW-3). PCE was detected above the 2L standard in MW-3 at 5.2 µg/L. No dry-cleaning constituents were detected in the soil samples.

In July and December 2005, Shield conducted groundwater monitoring events for the three site monitoring wells. Concentrations of PCE were detected above the 2L standard in MW-3 both times. No constituents were detected in MW-1 or MW-2. In January 2006, Shield conducted assessment activities to delineate groundwater impacts at the site. The activities consisted of the installation and sampling of fourteen temporary groundwater points (GP-1 through GP-14). PCE was detected above the 2L standard at five groundwater sample locations.

Between February 2009 and January 2010, H&H conducted groundwater assessment and delineation activities at the site, including installation and sampling of:

- Six on-site Type II nested monitoring well pairs (MW-4S/4D through MW-9S/9D)
- One on-site Type III monitoring well (MW-4BR)
- Seven off-site temporary wells (TW-1 through TW-7)
- Four off-site Type II nested monitoring well pairs (MW-10S/4D through MW-13S/9D)

H&H also collected two surface water samples (SW-Up and SW-Down) from the downgradient tributary.

H&H completed a comprehensive groundwater monitoring event of all site monitoring wells (MW-1 through MW-3, MW-4S/4D through MW-13S/13D, and MW-4BR) in May 2010 and two quarterly groundwater monitoring events of select wells (MW-4S/4D, MW-4BR, MW-5D, MW-6D, MW-7S/7D, MW-10S/10D, and MW-11S/11D) in August and November 2010. The results of the quarterly groundwater monitoring events indicated that PCE concentrations at the site are stable or decreasing.

To assess the potential for vapor intrusion at the site, H&H collected one indoor ambient air sample (IAS-1) and one sub-slab vapor sample (VMP-1) from inside the former dry-cleaning facility and one outdoor background air sample (BAS-1) in November 2009. PCE was detected in VMP-1 at a concentration of 100 $\mu\text{g}/\text{m}^3$, which is below the Division of Waste Management (DWM) Non-Residential Soil Gas Screening Level (SGSL) of 3,508 $\mu\text{g}/\text{m}^3$. No constituents were detected in the ambient air samples. Thus, vapor intrusion does not appear to be a concern at the site.

In July 2010, H&H collected four subsurface soil gas samples (SGP-1S/1D and SGP-2S/2D) along the downgradient site property boundary to evaluate the potential for off-site vapor intrusion. Concentrations of PCE, TCE, and/or vinyl chloride were detected in the soil gas samples, but at concentrations below the DWN Non-Residential SGSLs. Based on these results, off-site vapor intrusion does not appear to be a concern.

4.2 Remedial Action

According to the DSCA Program's RBCA guidance, no remedial action is necessary if four site conditions are met: the dissolved plume is stable or decreasing; 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; 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, there are no ecological concerns at the site. The subject site's compliance with these four conditions confirms that the contaminant concentrations are not likely to pose an unacceptable risk either at present or in the future. No remedial action is recommended for the site. Each of these conditions and their applicability to the subject site are summarized below.

Condition 1: The dissolved plume is stable or decreasing.

Site-wide semi-annual groundwater monitoring was conducted at the site between June 2009 and May 2010. Two additional quarterly monitoring events of select monitoring wells (MW-4S/4D, MW-4BR, MW-5D, MW-6D, MW-7S/7D, MW-10S/10D, and MW-11S/11D) were conducted in August and November 2010. Constituents detected in groundwater samples collected from these wells include benzene, chloroform, cis-1,2-dichloroethylene, PCE, toluene, TCE, acetone, carbon disulfide, and methyl ethyl ketone. Of these constituents, only PCE has been detected above 2L standards; therefore, H&H focused on PCE as the only COC for the site plume stability analysis.

To evaluate plume stability, H&H prepared PCE concentration versus time graphs and PCE versus distance graphs for select monitoring wells. As shown on these graphs in Appendix A, PCE concentrations appear to be stable or decreasing at the site over time. Based on this analysis, H&H concludes that the dissolved PCE plume is stable. Documentation of the plume stability evaluation, including a figure showing monitoring well locations, a table showing historical groundwater analytical data, PCE concentration versus time graphs, and PCE versus distance graphs are included in Appendix A.

Condition 2: The maximum concentration within the exposure domain for every complete exposure pathway of any COC is less than ten times the RC of that COC.

H&H calculated RCs of COCs for each complete exposure pathway during the Tier 1 Risk Assessment evaluations. The maximum concentration of each COC was less than ten times the respective RC.

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 conducted by H&H for the site assumed that usage of the source property will remain commercial and that groundwater from the source property and non-source properties between the source area and the POE will not be utilized in the future. As discussed in Sections 6.0 and 7.0, LURs will be implemented for the source property and 2C Notifications will be utilized for the non-source properties to ensure that these assumptions remain valid.

Condition 4: There are no ecological concerns at the site.

H&H 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 that the release does not pose an unacceptable ecological risk. The completed Level 1 Ecological Risk Assessment Checklists A and B are included in Appendix B.

The site's compliance with the four above-referenced conditions indicates 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 LURs on the site property and 2C Notifications on the off-site properties.

5.0 Data Collected During RMP Implementation

No further sampling or other data collection activities are proposed for the site. As such, this section is not applicable.

6.0 Land-Use Controls

The risk assessment for the site was based on the assumptions that usage of the source property will remain commercial and that groundwater from the source property will not be utilized in the future. LURs will be implemented for the source property to ensure that the land-use conditions are maintained and monitored until LURs are no longer required for the site. The LURs are documented in a Notice of Dry-Cleaning Solvent Remediation (NDCSR) prepared for the source property. The NDCSR for the source property is included in Appendix C. A plat showing the locations and types of dry-cleaning solvent contamination on the property is included as an exhibit to the NDCSR. The locations of dry-cleaning solvent contamination are where contaminants have been detected above unrestricted use standards. As discussed in Sections 4.1 and 4.2, PCE in groundwater is the only COC remaining above unrestricted use standards.

The risk assessment for the off-site exposure unit of the non-source properties is based upon the assumption that groundwater from these properties will not be utilized in the future. The NDCSR for the non-source properties identifies the regulations that prohibit the installation of a well into a contaminated aquifer and prohibit the construction or use of a well in manner whereby it could be a source or channel of contamination of the groundwater supply or any aquifer.

The NDCSR prepared for the contaminated non-source properties is included in Appendix D. A plat showing the locations and types of dry-cleaning solvent impacts is included as an exhibit to the NDCSR. As discussed in Sections 4.1 and 4.2, PCE in groundwater is the only COC for the off-site properties.

7.0 Long-Term Stewardship Plan

The NDCSR for the source property contains a clause requiring the owner of the 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 they are complying with the land-use restrictions. An example of such a notice is included in Appendix E. Documents relating to this site will be maintained by NCDENR and made available for public access.

8.0 RMP Implementation Schedule

Since potential exposure to impacts at the site will be managed through land-use controls, no additional site remedial 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 the proposed strategy. Appendix F 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. Upon completion of the public comment period and final approval of the RMP, the NDCSRs will be filed with the Mecklenburg County Register of Deeds and will complete the RMP schedule.

9.0 Criteria for Demonstration of RMP Success

The RMP will be successfully implemented once the NDCSRs have been executed and recorded with the Mecklenburg County Register of Deeds. A NDCSR may, at the request of the property owner, be canceled by NCDENR after 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 have been eliminated. If NCDENR is notified of a change in site conditions, per the notification requirements detailed in the NDCSR, the RMP will be reviewed to determine if the new site conditions have impacted the requirements set forth in the NDCSR and LURs, 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 owner as part of the NDCSR and LUR requirements.

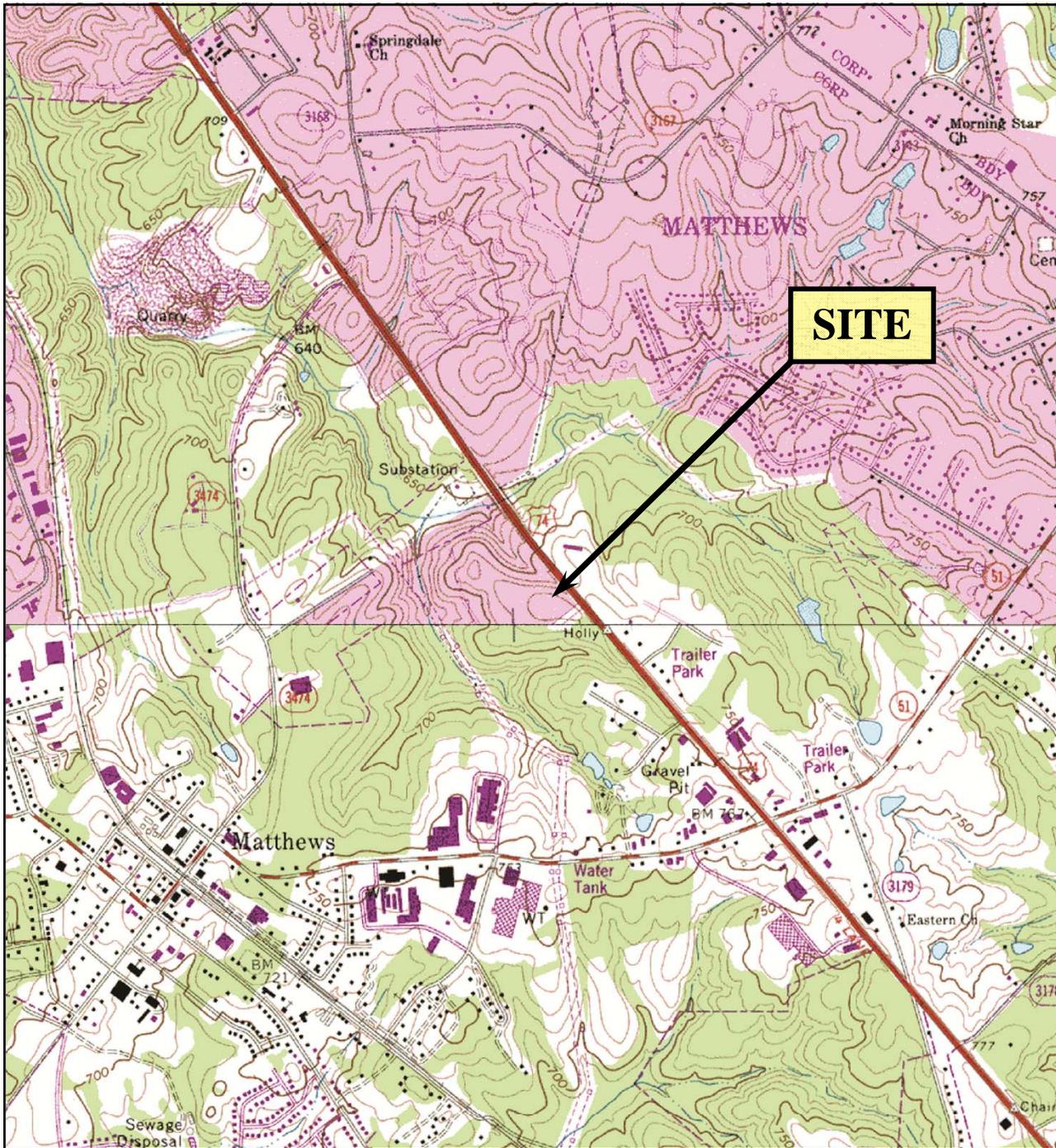
10.0 Contingency Plan if RMP Fails

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 LURs specified in the NDCSR will remain in effect. Pursuant to N.C.G.S. 143-215.104K, if any of the LURs set out in the NDCSR are violated, the owner of the site property 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

H&H has prepared this RMP for the site on behalf of the DSCA Program. The risk assessment results indicate that contaminant concentrations at the site do not pose an unacceptable risk. Groundwater concentrations detected at the site appear to be stable. This RMP specifies that the NDCSR and LUR requirements provide notification that the land-use conditions observed during the risk assessment evaluation remain valid in the future. Based on the documentation contained in this report, H&H recommends issuance of a "No Further Action" letter.

Figures



APPROXIMATE SCALE IN FEET

U.S.G.S. QUADRANGLE MAP

MINT HILL, NC 1993
MATHEWS, NC 1971
PHOTOREVISED 1988

QUADRANGLE
 7.5 MINUTE SERIES (TOPOGRAPHIC)

TITLE	SITE LOCATION MAP	
PROJECT	HO CLEANERS DSCA ID: 60-0034 10420 EAST INDEPEDENCE BLVD. MATTHEWS, MECKLENBURG COUNTY	
	 SMARTER ENVIRONMENTAL SOLUTIONS	2923 S. Tryon Street, Suite 100 Charlotte, NC 28203 704.586.0007(p) 704.586.0373(f)
DATE: 02-15-10		REVISION NO. 0
JOB NO. DS0-14		FIGURE NO. 1

\\hsvr\hart\hickman\local\masterfiles\AAA-Master Projects\DSCA - DSO\DSO-14 Ho Cleaners\FIGURES\DCG00034_20100624_GWNR_figs.dwg SITE MAP_12/21/2012 8:49:17 AM

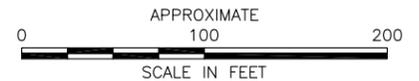


LEGEND

- PROPERTY BOUNDARY
- PARCEL
- ON-SITE BUILDING
- OFF-SITE BUILDING
- CREEK
- ⊕ TYPE II MONITORING WELL
- TYPE III MONITORING WELL

NOTES

1. MONITORING WELLS MW-1 THROUGH MW-3 WERE INSTALLED ON 12/03/04, MW-4S/4D THROUGH MW-10S/10D AND MW-4BR ON 2/23/09 - 2/27/09, MW-11S/11D ON 8/10/09, MW-12S/12D AND MW-13S/13D ON 1/04/10 - 1/05/10.
2. MW-4BR IS A TYPE III MONITORING WELL SET IN BEDROCK.
3. MONITORING WELL LOCATIONS, BUILDING CORNERS AND OTHER PHYSICAL FEATURES SHOWN HEREON BASED ON A FIELD SURVEY PERFORMED BY THE ISAACS GROUP ON JANUARY 22, 2010. TEMPORARY WELL LOCATIONS TW-1 THROUGH TW-6 WERE LOCATED BY GPS SURVEY CONDUCTED BY H&H.



TITLE SITE MAP	
PROJECT HO CLEANERS DSCA ID: 60-0034 10410 EAST INDEPENDENCE BLVD MATTHEWS, MECKLENBURG COUNTY	
 2923 South Tryon Street-Suite 100 Charlotte, North Carolina 28203 704-586-0007(p) 704-586-0373(f) License # C-1269 / #C-245 Geology	
DATE: 12-21-12	REVISION NO. 0
JOB NO. DSO-14	FIGURE NO. 2

Appendix A

Documentation of Plume Stability Evaluation

Table 5: Analytical Data for Groundwater

DSCA ID No.: 60-0034

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	1,1,2-Trichloroethane	1,1-Dichloroethane	1,1-Dichloroethylene	1,2-Dichloroethane (EDC)	Benzene	Benzo(a)pyrene	Carbon tetrachloride	Chloroform	cis-1,2-Dichloroethylene	Ethylbenzene	Methyl tert-butyl ether (MTBE)	Naphthalene	Tetrachloroethylene	Toluene	trans-1,2-Dichloroethylene	Trichloroethylene	Vinyl chloride	Xylenes (total)
		[mg/L]																			
MW-4S	03/03/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.002	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.027	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	06/04/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.002	<0.0010	0.0014	<0.0010	<0.0010	<0.0010	0.035	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	01/06/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.0068	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	05/26/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.0027	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	08/31/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.0044	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	11/10/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.002	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.0032	<0.0010	<0.002	<0.002	<0.002	<0.003
MW-4D	02/27/09	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	NA	<0.080	<0.040	<0.040	<0.040	<0.040	<0.040	1.9	<0.040	<0.080	<0.080	<0.080	<0.12
	06/04/09	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	NA	<0.080	<0.040	<0.040	<0.040	<0.040	<0.040	3.4	<0.040	<0.080	<0.080	<0.080	<0.12
	01/06/10	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	NA	<0.080	<0.040	<0.040	<0.040	<0.040	<0.040	2.4	<0.040	<0.080	<0.080	<0.080	<0.12
	05/26/10	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	NA	<0.080	<0.040	<0.040	<0.040	<0.040	<0.040	3.0	<0.040	<0.080	<0.080	<0.080	<0.12
	08/31/10	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	<0.040	NA	<0.080	<0.040	<0.040	<0.040	<0.040	<0.040	1.5	<0.040	<0.080	<0.080	<0.080	<0.12
	11/10/10	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	<0.020	NA	<0.040	<0.020	<0.020	<0.020	<0.020	<0.020	1.2	<0.020	<0.040	<0.040	<0.040	<0.003
MW-4BR	03/16/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.002	0.0011	<0.0010	<0.0010	<0.0010	<0.0010	0.19	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	06/04/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.002	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.24	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	01/05/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	0.00091J	<0.0010	<0.0010	<0.0010	<0.0010	0.25	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	05/26/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	0.00069J	<0.0010	<0.0010	<0.0010	<0.0010	0.29	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	08/31/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	0.00079J	<0.0010	<0.0010	<0.0010	<0.0010	0.26	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	11/10/10	<0.004	<0.004	<0.004	<0.004	<0.004	<0.004	<0.004	NA	<0.008	<0.004	<0.004	<0.004	<0.004	<0.004	0.27	<0.004	<0.008	<0.008	<0.008	<0.003
MW-5S	03/03/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.002	0.0081	<0.0010	<0.0010	<0.0010	<0.0010	0.0007 J	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	06/04/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.002	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	01/07/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	05/25/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	03/02/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.002	0.0026	<0.0010	<0.0010	<0.0010	<0.0010	0.0028	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
MW-5D	06/04/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.002	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.0039	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	01/07/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	0.00085J	<0.0010	<0.0010	<0.0010	<0.0010	0.0025	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	05/25/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	0.00079J	<0.0010	<0.0010	<0.0010	<0.0010	0.0032	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	08/31/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	0.00078J	<0.0010	<0.0010	<0.0010	<0.0010	0.0032	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	11/10/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.002	0.00085J	<0.0010	<0.0010	<0.0010	<0.0010	0.0027	<0.0010	<0.002	<0.002	<0.002	<0.003

Table 5: Analytical Data for Groundwater

DSCA ID No.: 60-0034

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	1,1,2-Trichloroethane	1,1-Dichloroethane	1,1-Dichloroethylene	1,2-Dichloroethane (EDC)	Benzene	Benzo(a)pyrene	Carbon tetrachloride	Chloroform	cis-1,2-Dichloroethylene	Ethylbenzene	Methyl tert-butyl ether (MTBE)	Naphthalene	Tetrachloroethylene	Toluene	trans-1,2-Dichloroethylene	Trichloroethylene	Vinyl chloride	Xylenes (total)
		[mg/L]																			
MW-6S	03/02/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.002	0.0041	<0.0010	<0.0010	<0.0010	<0.0010	0.00074J	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	06/04/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.002	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	01/06/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	05/25/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020
MW-6D	03/02/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.002	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	06/04/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.002	0.0035	<0.0010	<0.0010	<0.0010	<0.0010	0.033	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	01/06/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	0.0029	<0.0010	<0.0010	<0.0010	<0.0010	0.031	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	05/25/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	0.0022	<0.0010	<0.0010	<0.0010	<0.0010	0.032	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	08/30/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	0.0017	<0.0010	<0.0010	<0.0010	<0.0010	0.034	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	11/10/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.002	0.0015	<0.0010	<0.0010	<0.0010	<0.0010	0.026	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
MW-7S	03/02/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.002	0.0037	<0.0010	<0.0010	<0.0010	<0.0010	0.027	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	06/04/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	0.028	<0.0010	<0.0010	<0.0010	0.0013	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	01/06/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	0.013	<0.0010	<0.0010	<0.0010	0.0038	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	05/25/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	0.0036	<0.0010	<0.0010	<0.0010	0.0061	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	08/31/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	0.014	<0.0010	<0.0010	<0.0010	0.010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	11/10/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.002	<0.0010	0.017	<0.0010	<0.0010	<0.0010	0.0035	<0.0010	<0.002	0.0012J	<0.002	<0.003
MW-7D	03/02/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.002	0.00054J	<0.0010	<0.0010	<0.0010	<0.0010	0.27	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	06/04/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.002	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.39	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	01/06/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	0.00075J	<0.0010	<0.0010	<0.0010	<0.0010	0.36	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	05/25/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	0.00075J	<0.0010	<0.0010	<0.0010	<0.0010	0.31	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	08/31/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	0.00077J	<0.0010	<0.0010	<0.0010	<0.0010	0.29	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	11/10/10	<0.004	<0.004	<0.004	<0.004	<0.004	<0.004	<0.004	NA	<0.008	<0.004	<0.004	<0.004	<0.004	<0.004	0.24	<0.004	<0.008	<0.008	<0.008	<0.003
MW-8S	03/02/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.002	0.0015	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010
	06/04/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.002	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010
	01/06/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	0.00051J	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	05/26/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020

Table 5: Analytical Data for Groundwater

DSCA ID No.: 60-0034

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	1,1,2-Trichloroethane	1,1-Dichloroethane	1,1-Dichloroethylene	1,2-Dichloroethane (EDC)	Benzene	Benzo(a)pyrene	Carbon tetrachloride	Chloroform	cis-1,2-Dichloroethylene	Ethylbenzene	Methyl tert-butyl ether (MTBE)	Naphthalene	Tetrachloroethylene	Toluene	trans-1,2-Dichloroethylene	Trichloroethylene	Vinyl chloride	Xylenes (total)
		[mg/L]																			
MW-11D	08/12/09	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	01/07/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	05/25/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	08/30/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	11/09/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.002	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0005	<0.0010	<0.002	<0.002	<0.002
MW-12S	01/07/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	05/25/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
MW-12D	01/07/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	05/25/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
MW-13S	01/07/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	0.0011	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.00050J	<0.0020	<0.0020	<0.0020	<0.0030
	05/24/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
MW-13D	01/07/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.00055J	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0020	<0.0020	<0.0020	<0.0030
	05/24/10	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	NA	<0.0020	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.00064J	<0.0020	<0.0020	<0.0020	<0.0030
Temporary Wells																					
SB-2 22'	08/02/04	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	0.022	<0.0010	<0.0010	<0.0010	<0.0010	<0.003
GP-1 (30')	01/11/06	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	0.0071	<0.002	<0.0010	<0.0010	<0.0010	<0.003
GP-1 (38')	01/11/06	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	0.028	<0.002	<0.0010	<0.0010	<0.0010	<0.003
GP-2B(38')	01/12/06	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	<0.0010	<0.002	<0.0010	<0.0010	<0.0010	<0.003
GP-3 (31')	01/11/06	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	0.0091	<0.002	<0.0010	<0.0010	<0.0010	<0.003
GP-4-29.5'	01/11/06	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	0.0014	<0.0010	<0.0010	<0.0010	<0.0010	<0.003
GP-5 (30')	01/11/06	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	<0.0010	<0.002	<0.0010	<0.0010	<0.0010	<0.003
GP-6 (28')	01/11/06	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	<0.0010	<0.002	<0.0010	<0.0010	<0.0010	<0.003
GP-7 (31')	01/12/06	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	<0.0010	<0.002	<0.0010	<0.0010	<0.0010	<0.003
GP-8 (30')	01/12/06	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	<0.0010	<0.002	<0.0010	<0.0010	<0.0010	<0.003
GP-9 (34')	01/12/06	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	0.0054	<0.002	<0.0010	<0.0010	<0.0010	<0.003
GP-10 (30')	01/13/06	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	0.0173	<0.002	<0.0010	<0.0010	<0.0010	<0.003
GP-11 (33')	01/13/06	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	<0.0010	<0.002	<0.0010	<0.0010	<0.0010	<0.003
GP-12 (24')	01/13/06	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	<0.0010	<0.002	<0.0010	<0.0010	<0.0010	<0.003
GP-12 (36')	01/13/06	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	<0.0010	<0.002	<0.0010	<0.0010	<0.0010	<0.003
GP-13 (33')	01/13/06	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	<0.0010	<0.002	<0.0010	<0.0010	<0.0010	<0.003

Table 5: Analytical Data for Groundwater

DSCA ID No.: 60-0034

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	1,1,1-Trichloroethane	1,1,1,2-Tetrachloroethane	1,1,2-Trichloroethane	1,1-Dichloroethane	1,1-Dichloroethylene	1,2-Dichloroethane (EDC)	Benzene	Benzo(a)pyrene	Carbon tetrachloride	Chloroform	cis-1,2-Dichloroethylene	Ethylbenzene	Methyl tert-butyl ether (MTBE)	Naphthalene	Tetrachloroethylene	Toluene	trans-1,2-Dichloroethylene	Trichloroethylene	Vinyl chloride	Xylenes (total)
		[mg/L]																			
GP-14 (33')	01/13/06	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	<0.0010	<0.002	<0.0010	<0.0010	<0.0010	<0.003
TW-1 (43')	07/30/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	0.00086J	<0.0010	<0.0010	<0.0010	<0.0010	<0.003
TW-2 (32')	07/30/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	0.0064	0.00034J	<0.0010	<0.0010	<0.0010	<0.003
TW-3 (35')	07/30/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	0.00046J	<0.0010	<0.0010	<0.0010	<0.0010	<0.003
TW-4 (42')	07/30/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	0.0082	<0.0010	<0.0010	<0.0010	<0.0010	<0.003
TW-6 (35')	07/30/09	NA	NA	NA	NA	<0.0010	NA	<0.0010	NA	NA	NA	<0.0010	<0.0010	NA	NA	0.00038J	<0.0010	<0.0010	<0.0010	<0.0010	<0.003
NC 2L Standard		0.2	0.0002	NE	0.006	0.007	0.0004	0.001	5x10-6	3x10-4	0.07	0.07	0.6	0.02	0.006	0.0007	0.6	0.1	0.003	3x10-5	0.5

Notes:

- 1. Bold** exceeds NC 2L Standard.
- NA denotes Not Analyzed; N/A denotes Not Available; ND denotes Not Detected.
- J flag indicates estimated concentration below laboratory reporting limit and above method detection limit.
- P1 and P2 incate upper and lower passive diffusion bag samples, respectively.

Table 5(1): Analytical Data for Groundwater (User Specified Chemicals)

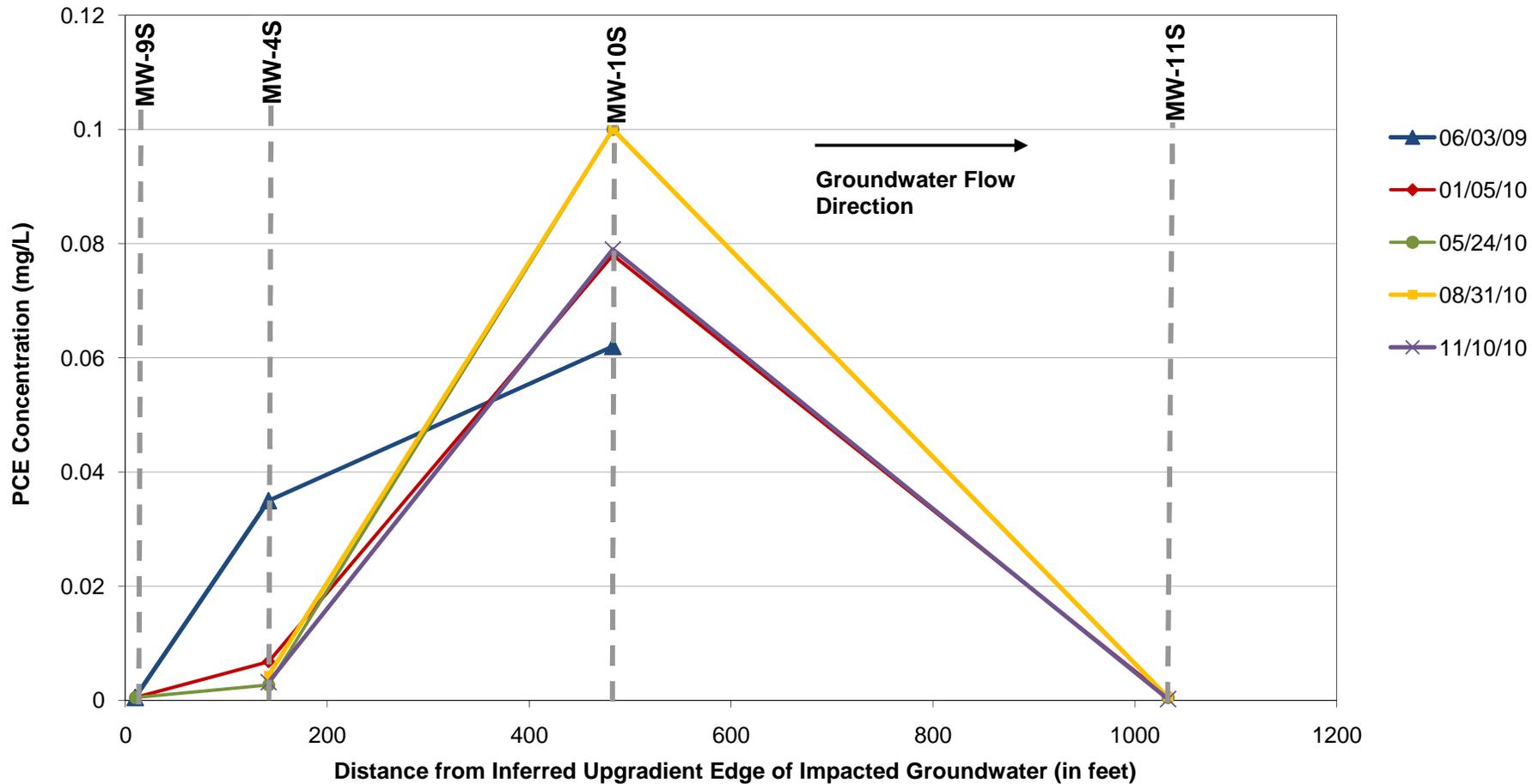
ADT 5(1)

DSCA ID No.: 60-0034

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	Acetone	Bromodichloromethane	Chlorodibromomethane	Carbon Disulfide	Methyl ethyl ketone														
		[mg/L]																		
GP-14 (33')	01/13/06	NA	NA	NA	NA	NA														
TW-1 (43')	07/30/09	NA	NA	NA	NA	NA														
TW-2 (32')	07/30/09	NA	NA	NA	NA	NA														
TW-3 (35')	07/30/09	NA	NA	NA	NA	NA														
TW-4 (42')	07/30/09	NA	NA	NA	NA	NA														
TW-6 (35')	07/30/09	NA	NA	NA	NA	NA														
NC 2L Standard		6	0.0006	0.00041	0.7	4.0														

Notes:
 1. **Bold** exceeds NC 2L Standard.
 2. NA denotes Not Analyzed; N/A denotes Not Available; ND denotes Not Detected.
 3. J flag indicates estimated concentration below laboratory reporting limit and above method detection limit.
 4. P1 and P2 incate upper and lower passive diffusion bag samples, respectively.

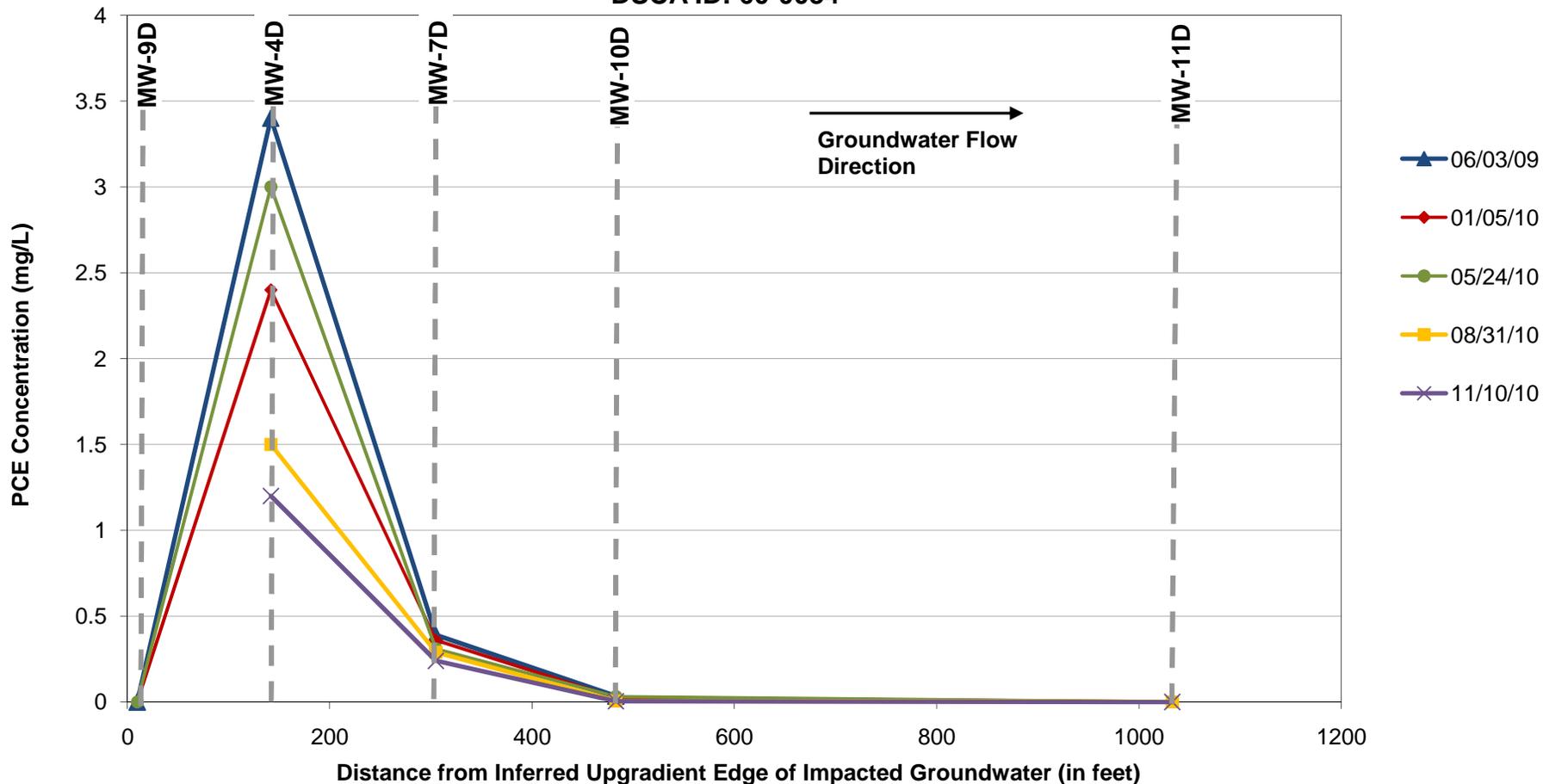
**PCE Concentration vs. Distance Graph
 Select Shallow Monitoring Wells
 Ho Cleaners, Matthews, Mecklenburg County
 DSCA ID: 60-0034**



Notes:

1. Non-detect values are graphed as half the laboratory method detection limit.
2. MW-11S had not been installed by June 2009.
3. MW-9S not sampled in August or November 2010.

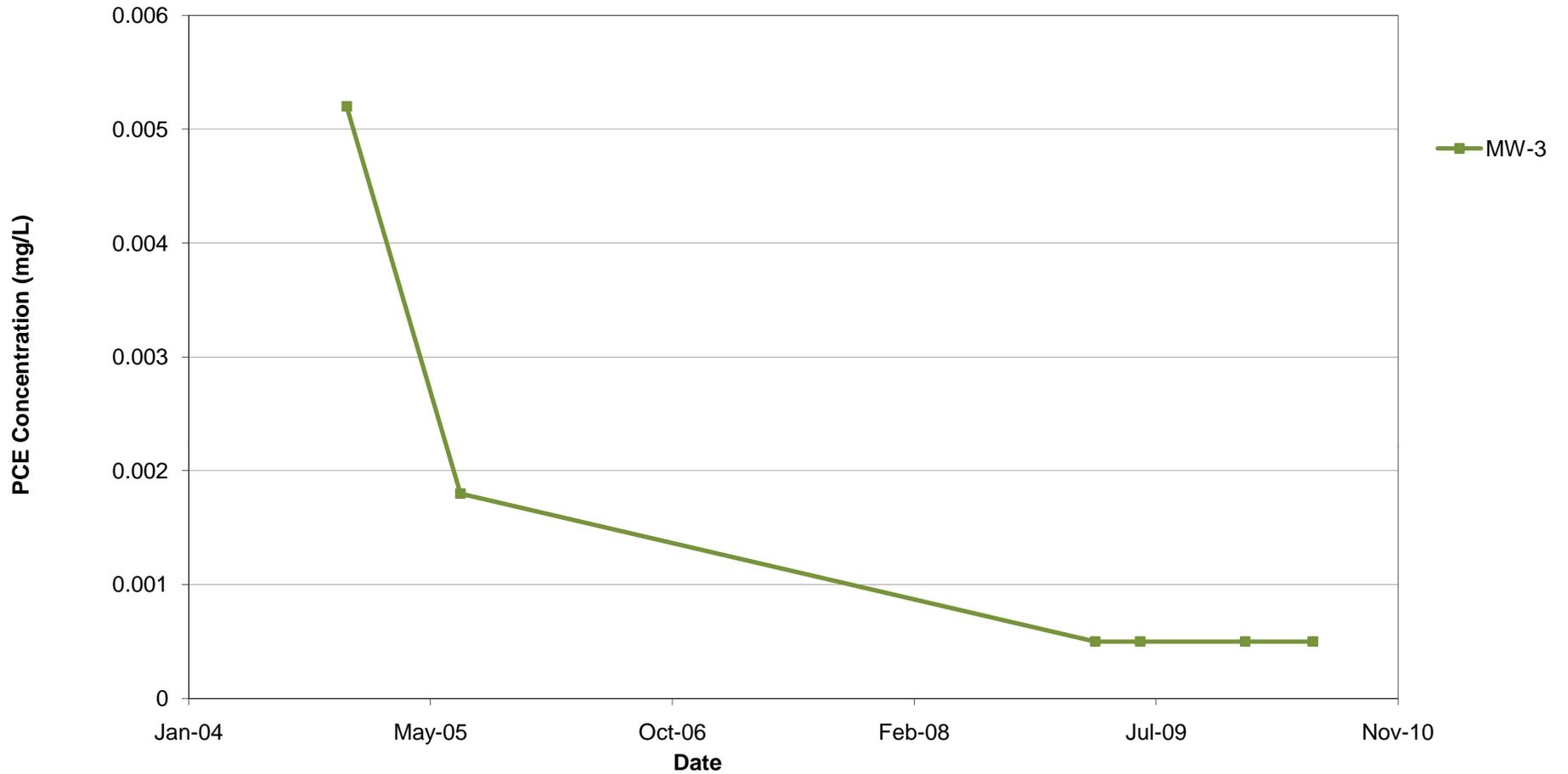
**PCE Concentration vs. Distance Graph
 Select Deep Monitoring Wells
 Ho Cleaners, Matthews, Mecklenburg County
 DSCA ID: 60-0034**



Notes:

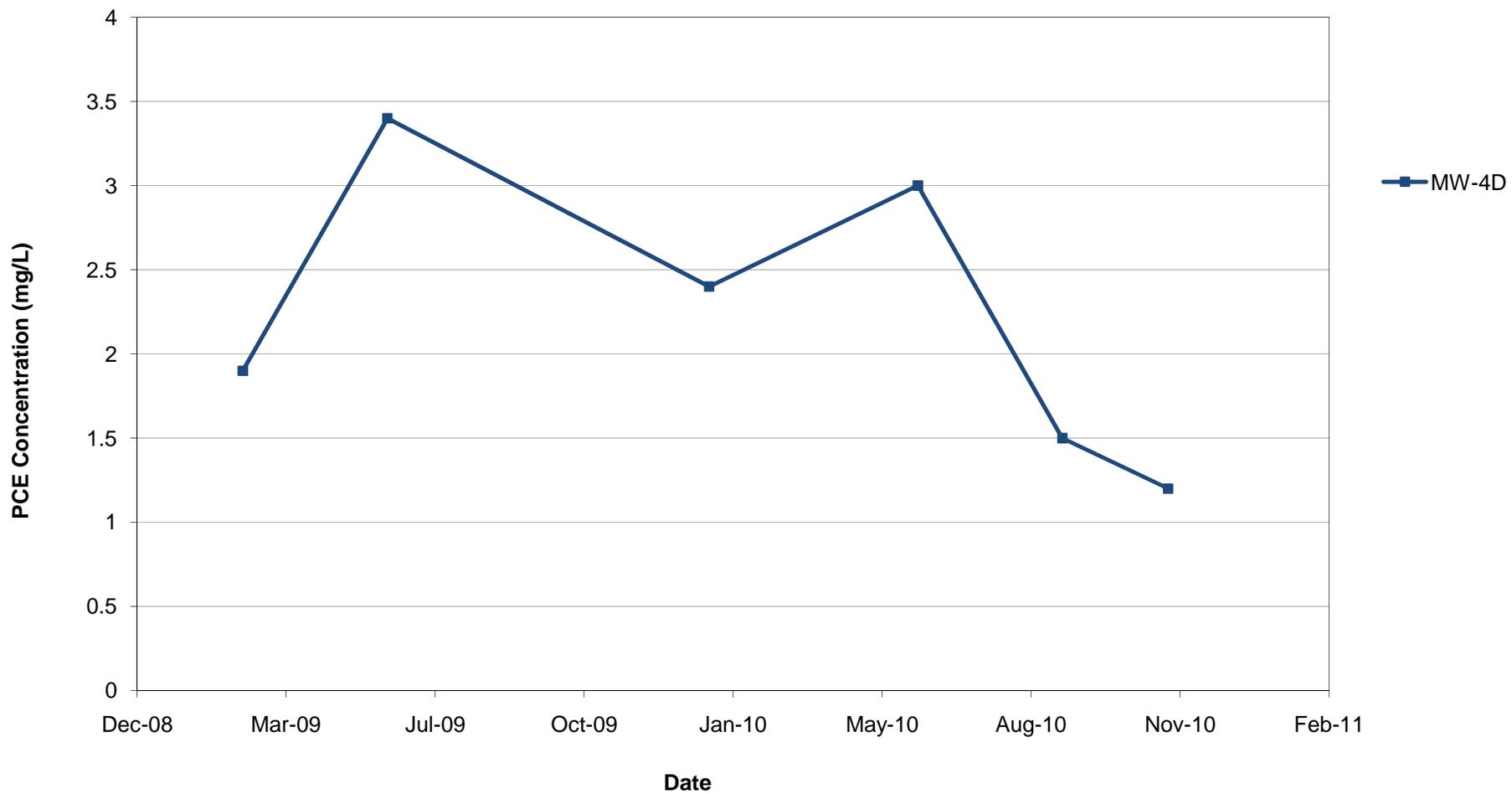
1. Non-detect values are graphed as half the laboratory method detection limit.
2. MW-11D had not been installed by June 2009.
3. MW-9D not sampled in August or November 2010.

PCE Concentration vs. Time Graph
MW-3
Ho Cleaners, Matthews, Mecklenburg County
DSCA ID: 60-0034

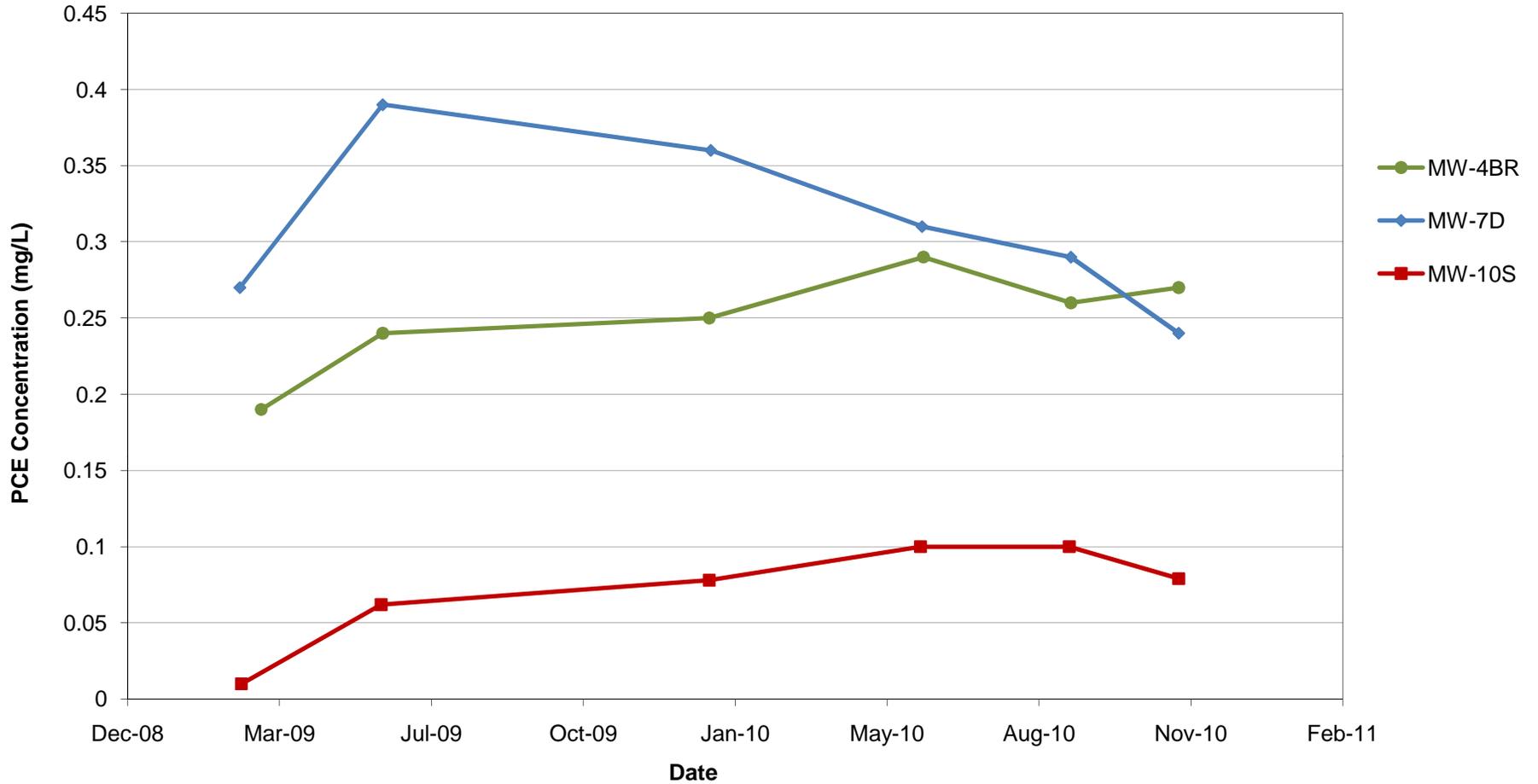


Note: Non-detect values are graphed as half the laboratory method detection limit.

PCE Concentration vs. Time Graph
MW-4D
Ho Cleaners, Matthews, Mecklenburg County
DSCA ID: 60-0034

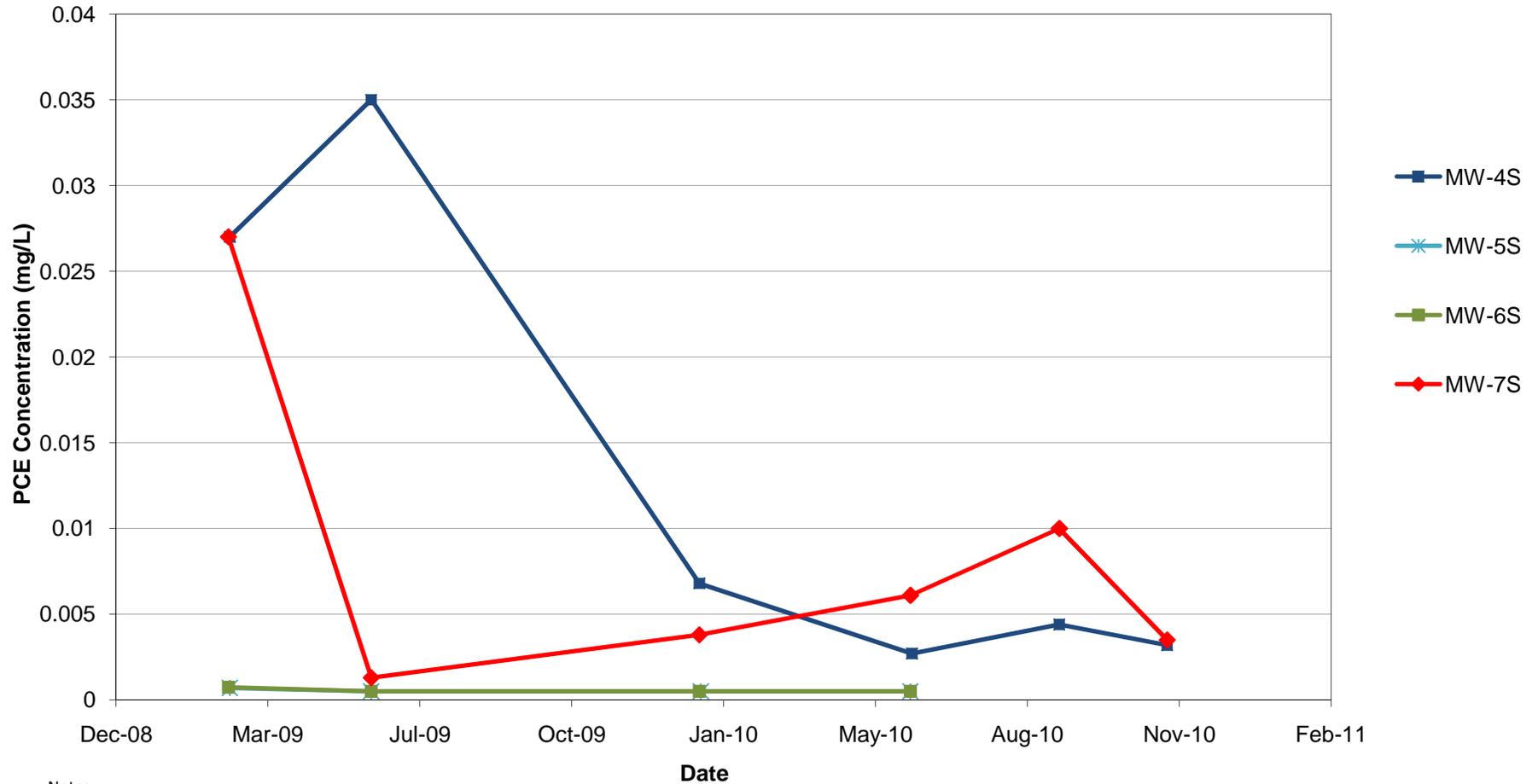


PCE Concentration vs. Time Graph
MW-4BR, MW-7D, and MW-10S
Ho Cleaners, Matthews, Mecklenburg County
DSCA ID: 60-0034



Note: Non-detect values are graphed as half the laboratory method detection limit.

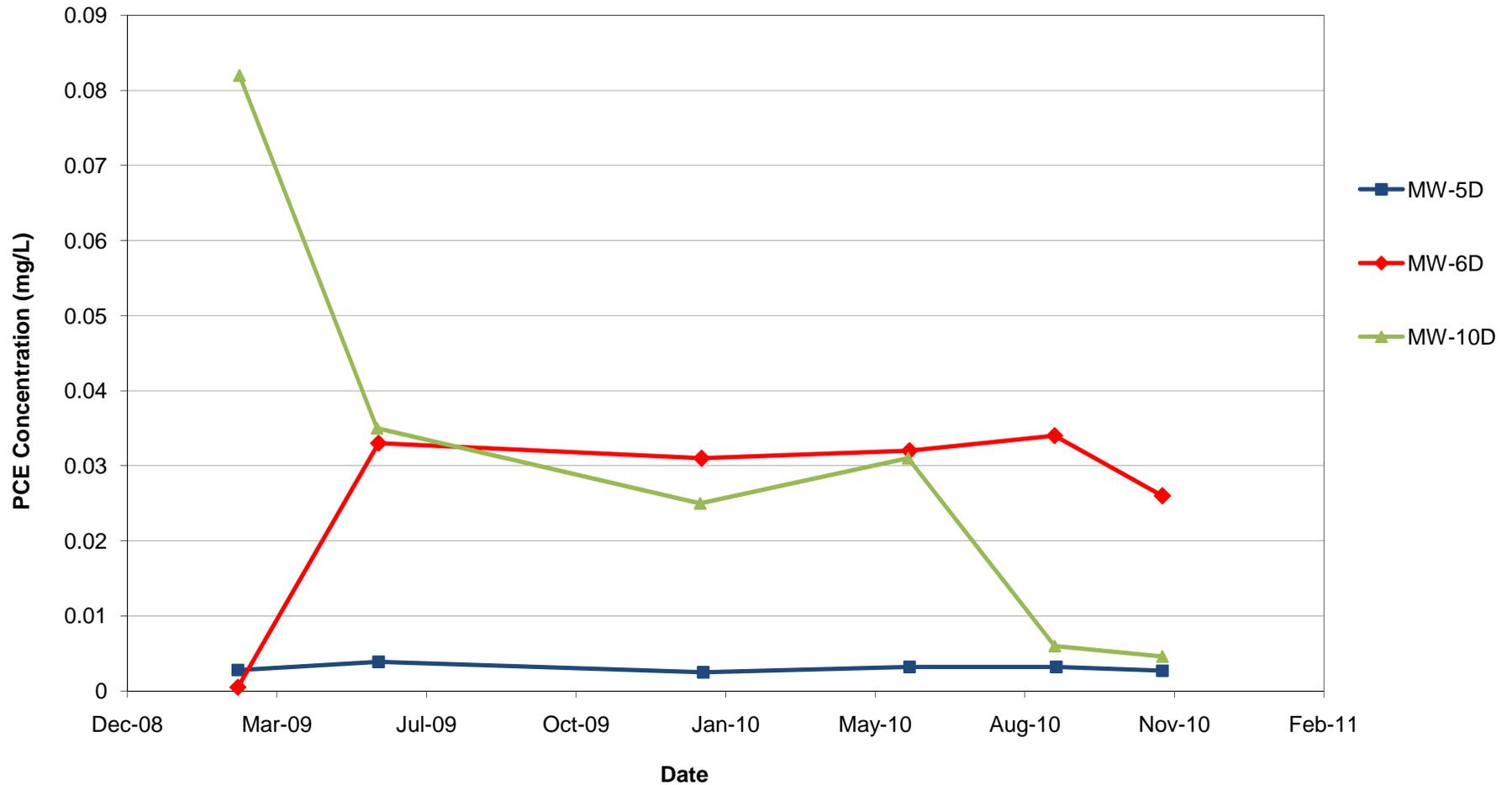
PCE Concentration vs. Time Graph
MW-4S, MW-5S, MW-6S, and MW-7S
Ho Cleaners, Matthews, Mecklenburg County
DSCA ID: 60-0034



Notes:

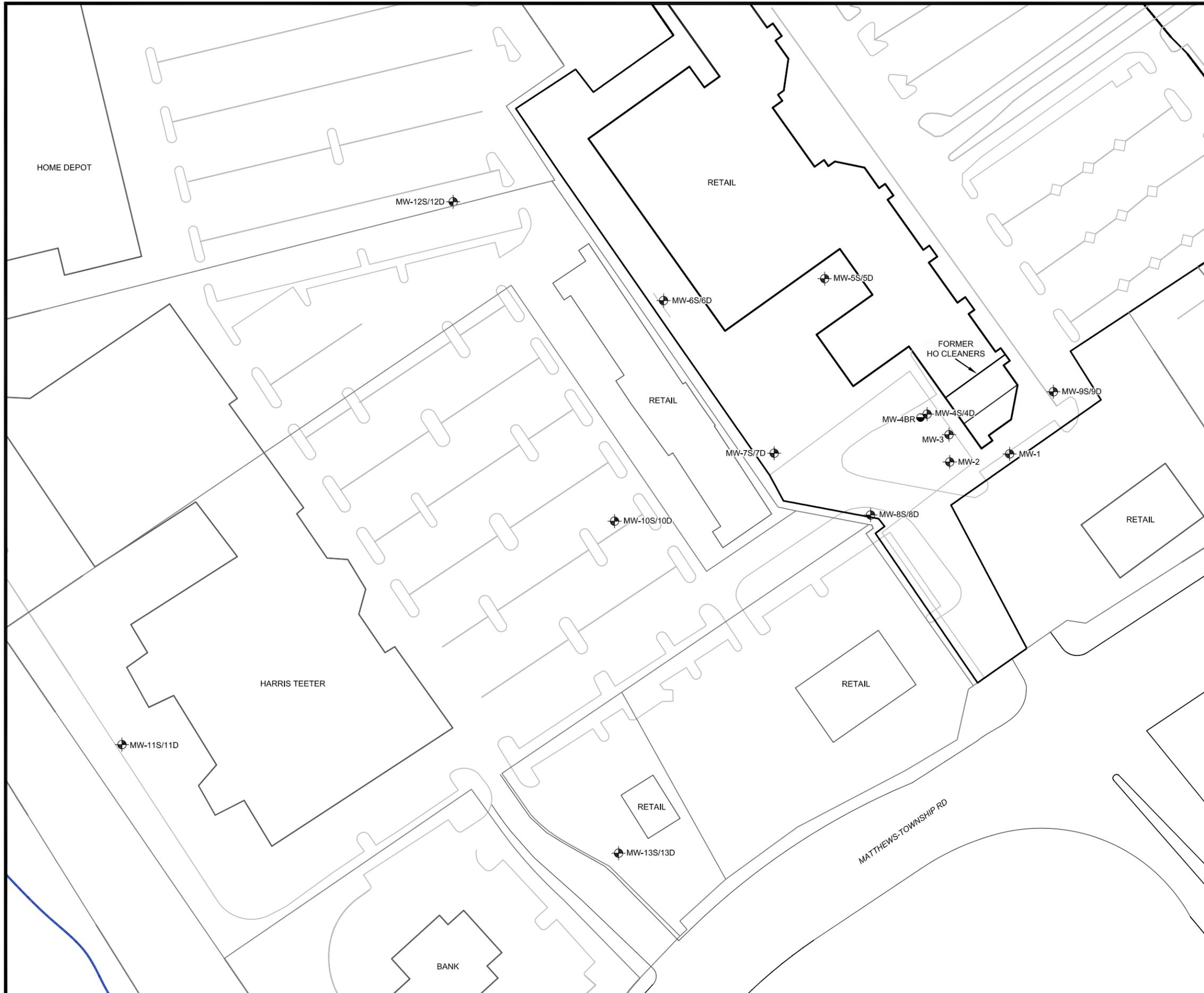
1. Non-detect values are graphed as half the laboratory method detection limit.
2. MW-5S and MW-6S were not sampled in August or November 2010.

PCE Concentration vs. Time Graph
MW-5D, MW-6D, and MW-10D
Ho Cleaners, Matthews, Mecklenburg County
DSCA ID: 60-0034



Note: Non-detect values are graphed as half the laboratory method detection limit.

\\hsvr\hart\hickman\local\masterfiles\AAA-Master Projects\DSCA - DSO\DSO-14 Ho Cleaners\FIGURES\DCG00034_20100624_GWNR_figs.dwg SITE MAP_12/21/2012 8:49:17 AM

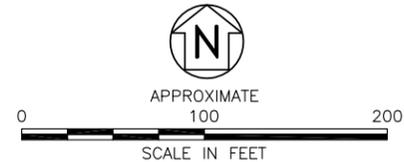


LEGEND

- PROPERTY BOUNDARY
- PARCEL
- ON-SITE BUILDING
- OFF-SITE BUILDING
- CREEK
- ⊕ TYPE II MONITORING WELL
- TYPE III MONITORING WELL

NOTES

1. MONITORING WELLS MW-1 THROUGH MW-3 WERE INSTALLED ON 12/03/04, MW-4S/4D THROUGH MW-10S/10D AND MW-4BR ON 2/23/09 - 2/27/09, MW-11S/11D ON 8/10/09, MW-12S/12D AND MW-13S/13D ON 1/04/10 - 1/05/10.
2. MW-4BR IS A TYPE III MONITORING WELL SET IN BEDROCK.
3. MONITORING WELL LOCATIONS, BUILDING CORNERS AND OTHER PHYSICAL FEATURES SHOWN HEREON BASED ON A FIELD SURVEY PERFORMED BY THE ISAACS GROUP ON JANUARY 22, 2010. TEMPORARY WELL LOCATIONS TW-1 THROUGH TW-6 WERE LOCATED BY GPS SURVEY CONDUCTED BY H&H.



TITLE SITE MAP	
PROJECT HO CLEANERS DSCA ID: 60-0034 10410 EAST INDEPENDENCE BLVD MATTHEWS, MECKLENBURG COUNTY	
 2923 South Tryon Street-Suite 100 Charlotte, North Carolina 28203 704-586-0007(p) 704-586-0373(f) License # C-1269 / #C-245 Geology	
DATE: 12-21-12	REVISION NO. 0
JOB NO. DSO-14	FIGURE NO. 2

Appendix B

Level 1 Ecological Risk Assessment Checklists

Ecological Risk Assessment – Level 1
Checklist A – Potential Receptors and Habitat

Site / Location: Ho Cleaners, 10420 E Independence Blvd, Matthews, Mecklenburg County
H&H Project No.: DS0-14
DSCA Site ID: 60-0034

1. Are there navigable water bodies or tributaries to a navigable water body on or within one-half mile of the site?

Yes, unnamed tributaries of Irvin Creek which ultimately discharges to the Catawba River by way of McAlpine Creek and then Sugar Creek. The closest tributary is located approximately 1050 feet west of the site.

2. Are there any water bodies anywhere on or within one-half mile of the site?

Yes, the National Wetlands Inventory identified stormwater retention ponds and forested wetlands along the unnamed tributaries north of the subject site. The wetlands were observed in the field.

3. Are there any wetland¹ areas such as marshes or swamps on or within one-half mile of the site?

Yes, forested wetlands associated with the unnamed tributaries.

4. Are there any sensitive environmental areas² on or within one-half mile of the site?

Windsor Park and Greenway are located northeast of the site. The unnamed tributary along the Windsor Park Greenway had indicators of high-quality. Snails, mayfly larvae, and a Three-lined Salamander (*Eurycea guttolineata*) were observed in the creek.

5. Are there any areas on or within one-half mile of the site owned or used by local tribes?

No, based on a review of the North American Consolation Database maintained by the National Park Service.

6. Are there any habitat, foraging area, or refuge by rare, threatened, endangered, candidate and/or proposed species (plants and animals), or any otherwise protected species on or within one-half mile of the site?

Unlikely, the area is developed with strip-malls, commercial buildings, and some single-family residences. The NC Natural Heritage Program database shows no records of threatened or endangered species in the Mint Hill, NC USGS 7.5-minute series quad. Additionally, suitable habitat for listed species in Mecklenburg County was not observed.

¹ 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.fws.gov>, federal or state agency, and USGS topographic maps.

² Areas that provide unique and often protected habitat for wildlife species. These areas typically used during critical life stages such as breeding, hatching, rearing or young and overwintering. Refer to Attachment 1 for examples of sensitive environments.

7. Are there any breeding, roosting, or feeding areas used by migratory species on or within one-half mile of the site?

Possibly, migratory species such as the Belted Kingfisher and Canada Geese were observed. Additionally, vegetative buffers and the greenway could provide suitable feeding and cover for other migratory bird species.

8. Are there any ecologically³, recreationally, or commercially important species on or within one-half mile of the site?

Unlikely, the area is developed with strip-malls, commercial buildings, and some single-family residences. Any remnant habitat would be too small to support ecologically, recreationally, or commercially important species.

9. Are there any threatened and/or endangered species (plant or animal) on or within one-half mile of the site?

Unlikely, the area is developed with strip-malls, commercial buildings, and some single-family residences. The NC Natural Heritage Program database shows no records of threatened or endangered species in the Mint Hill, NC USGS 7.5-minute series quad. Additionally, suitable habitat for listed species in Mecklenburg County was not observed.

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

³ 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.

**Level 1 Ecological Risk Assessment
Checklist B for Potential Exposure Pathways**

- 1A. Can chemicals associated with the site leach, dissolve, or otherwise migrate to groundwater?

Yes. The primary constituent of concern is tetrachloroethylene (PCE). Based on published references (EPA, 2006), PCE is leachable to ground water and is slightly soluble in ground water. Furthermore, impacted ground water has been confirmed at the site.

- 1B. Are chemicals associated with the site mobile in groundwater?

Yes. Chemical mobility is primarily influenced by the chemical solubility and soil-water partition coefficient. Based on these values, PCE is classified as moderately mobile (Fetter, 1988).

- 1C. Does groundwater from the site discharge to ecological receptor habitat?

Likely. The primary ecological receptor habitat associated with the site is an unnamed tributary of Irvin Creek. The tributary is located approximately 1,050 feet downgradient of the site.

Question 1. Could chemicals associated with the site reach ecological receptors through groundwater?

Unlikely. Based on the low concentrations detected on-site and the distance to ecological receptors, it is unlikely that impacted groundwater will reach the unnamed tributary of Irvin Creek.

- 2A. Are chemicals present in surface soils on the site?

Unlikely. Surficial soils have not been sampled at the site. However, PCE has not been detected in subsurface soil samples.

- 2B. Can chemicals be leached from or be transported by erosion of surface soils on the site?

Unlikely. Surficial soils have not been sampled at the site. However, PCE has not been detected in subsurface soil samples.

Question 2. Could chemicals associated with the site reach ecological receptors through runoff or erosion?

Unlikely. Surficial soils have not been sampled at the site. However, PCE has not been detected in subsurface soil samples.

3A. Are chemicals present in surface soil or on the surface of the ground?

Unlikely. Surficial soils have not been sampled at the site. However, PCE has not been detected in subsurface soil samples.

3B. Are potential ecological receptors on the site?

No.

Question 3. Could chemicals associated with the site reach ecological receptors through direct contact?

No. Ecological receptors have not been identified on the site property.

4A. Are chemicals on the site volatile?

Yes. PCE is a volatile compound.

4B. Could chemicals on the site be transported in air as dust or particulate matter?

Unlikely. Surficial soils have not been sampled at the site. However, PCE has not been detected in subsurface soil samples.

Question 4. Could chemicals associated with the site reach ecological receptors through inhalation of volatilized chemicals or adhere chemicals to dust in ambient air or in subsurface burrows?

Unlikely. Although, surficial soils have not been sampled at the site, PCE has not been detected in subsurface soil samples and the site is covered with buildings or paved parking areas.

5A. Is Non-Aqueous Phase Liquids (NAPL) present at the site?

No. NAPL has not been encountered at the site.

5B. Is NAPL migrating?

No. NAPL has not been encountered at the site.

5C. Could NAPL discharge occur where ecological receptors are found?

No. NAPL has not been encountered at the site.

Question 5. Could chemicals associated with the site reach ecological receptors through migration of NAPL?

No. NAPL has not been encountered at the site.

6A. Are chemicals present in surface and shallow subsurface soils or on the surface of the ground?

No. PCE has not been detected in shallow subsurface soils collected at the site.

6B. Are chemicals found in soil on the site taken up by plants growing on the site?

No. PCE has not been detected in shallow subsurface soils collected at the site.

6C. Do potential ecological receptors on or near the site feed on plants (e.g., grasses, shrubs, forbs, trees, etc.) found on the site?

Yes. It is possible that wildlife feed on the site's vegetation.

6D. Do chemicals found on the site bioaccumulate?

No. Based on published references (U.S. Agency for Toxic Substances and Disease Registry, 1997), PCE does not significantly bioaccumulate.

Question 6. Could chemicals associated with the site reach ecological receptors through direct ingestion of soil, plants, animals, or contaminants?

No. PCE has not been detected in shallow subsurface soil at the site.

U.S. Fish & Wildlife Service

Endangered Species, Threatened Species, Federal Species of Concern, and Candidate Species,

Mecklenburg County, North Carolina



Updated: 01-31-2008

Common Name	Scientific name	Federal Status	Record Status
Vertebrate:			
American eel	<i>Anguilla rostrata</i>	FSC	Current
Bald eagle	<i>Haliaeetus leucocephalus</i>	BGPA	Current
Carolina darter	<i>Etheostoma collis collis</i>	FSC	Current
Invertebrate:			
Carolina creekshell	<i>Villosa vaughaniana</i>	FSC	Current
Carolina heelsplitter	<i>Lasmigona decorata</i>	E	Current
Vascular Plant:			
Dwarf aster	<i>Eurybia mirabilis</i>	FSC	Current
Georgia aster	<i>Symphotrichum georgianum</i>	C	Current
Michaux's sumac	<i>Rhus michauxii</i>	E	Current
Prairie birdsfoot-trefoil	<i>Lotus unifoliolatus</i> var. <i>helleri</i>	FSC	Current
Schweinitz's sunflower	<i>Helianthus schweinitzii</i>	E	Current
Shoals spiderlily	<i>Hymenocallis coronaria</i>	FSC	Probable/potential
Smooth coneflower	<i>Echinacea laevigata</i>	E	Current
Tall larkspur	<i>Delphinium exaltatum</i>	FSC	Historic
Nonvascular Plant:			
Lichen:			

Definitions of Federal Status Codes:

E = endangered. A taxon "in danger of extinction throughout all or a significant portion of its range."

T = threatened. A taxon "likely to become endangered within the foreseeable future throughout all or a significant portion of its range."

C = candidate. A taxon under consideration for official listing for which there is sufficient information to support listing. (Formerly "C1" candidate species.)

BGPA = Bald and Golden Eagle Protection Act. See below.

FSC = federal species of concern. A species under consideration for listing, for which there is insufficient information to support listing at this time. These species may or may not be listed in the future, and many of these species were formerly recognized as "C2" candidate species.

T(S/A) = threatened due to similarity of appearance. A taxon that is threatened due to similarity of appearance with another listed species and is listed for its protection. Taxa listed as T(S/A) are not biologically endangered or threatened and are not subject to Section 7 consultation. See below.

EXP = experimental population. A taxon listed as experimental (either essential or nonessential). Experimental, nonessential populations of endangered species (e.g., red wolf) are treated as threatened species on public land, for consultation purposes, and as species proposed for listing on private land.

P = proposed. Taxa proposed for official listing as endangered or threatened will be noted as "PE" or "PT", respectively.

Bald and Golden Eagle Protection Act (BGPA):

In the July 9, 2007 Federal Register(72:37346-37372), the bald eagle was declared recovered, and removed (de-listed) from the Federal List of Threatened and Endangered wildlife. This delisting took effect August 8, 2007. After delisting, the Bald and Golden Eagle Protection Act (Eagle Act) (16 U.S.C. 668-668d) becomes the primary law protecting bald eagles. The Eagle Act prohibits take of bald and golden eagles and provides a statutory definition of "take" that includes "disturb". The USFWS has developed National Bald Eagle Management Guidelines to provide guidance to land managers, landowners, and others as to how to avoid disturbing bald eagles. For mor information, visit <http://www.fws.gov/migratorybirds/baldeagle.htm>

Threatened due to similarity of appearance(T(S/A)):

In the November 4, 1997 Federal Register (55822-55825), the northern population of the bog turtle (from New York south to Maryland) was listed as T (threatened), and the southern population (from Virginia south to Georgia) was listed as T(S/A) (threatened due to similarity of appearance). The T(S/A) designation bans the collection and interstate and international commercial trade of bog turtles from the southern population. The T(S/A) designation has no effect on land management activities by private landowners in North Carolina, part of the southern population of the species. In addition to its official status as T(S/A), the U.S. Fish and Wildlife Service considers the southern population of the bog turtle as a Federal species of concern due to habitat loss.

Definitions of Record Status:

Current - the species has been observed in the county within the last 50 years.

Historic - the species was last observed in the county more than 50 years ago.

Obscure - the date and/or location of observation is uncertain.

Incidental/migrant - the species was observed outside of its normal range or habitat.

Probable/potential - the species is considered likely to occur in this county based on the proximity of known records (in adjacent counties), the presence of potentially suitable habitat, or both.

Appendix C

Notice of Dry-Cleaning Solvent Remediation for Source Property

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Matthews Center, LTD

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 Matthews Center, LTD (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 10420 East Independence Boulevard, Matthews, Mecklenburg County, North Carolina, Parcel Identification Numbers (PINs) 19329209, 19329226, and 19329227.

The Property is contaminated with dry-cleaning solvent, as defined in North Carolina General Statutes (hereinafter "N.C.G.S."), Section (hereinafter "§") 143-215.104B(b)(9) and other contaminants. 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.

Groundwater at the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the Ho Cleaners (DSCA Site 60-0034) located at 10420 East Independence Boulevard, Matthews, in the Matthews Festival Shopping Center. Dates of dry-cleaning operations are unknown.

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; elementary, middle or high schools; or elder care facilities. Exceptions to this restriction include use of the Property for technical or adult educational institutions; technical training centers; or tutorial institutions; 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. **In January of each year, on or before January 31st, the owner of any portion of the Property shall submit a notarized Annual DSCA Land-Use Restrictions Certification to DENR certifying that this Notice remains recorded at the Register of Deeds' office, and that the Land-Use Restrictions are being complied with.**
6. **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.**
7. **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 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.

The Property Owner shall notify DENR at least fourteen (14) calendar days before the effective date of any conveyance, grant, gift, or other transfer, whole or in part, of the Owner's interest in the property, but such notification requirement does not apply with regard to the Property Owner's execution of a lease of any portion of the Property. This Notice shall include the name, business address and phone number of the transferee and the expected date of transfer.

PROPERTY OWNER SIGNATURE

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

Matthews Center, LTD

By:

Name of contact

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public of the county and state aforesaid, certify that _____ personally came before me this day and acknowledged that he/she is a General Partner of Matthews Center, LTD, a Florida partnership, and that by authority duly given and as the act of the partnership, the foregoing Notice of Dry-Cleaning Solvent Remediation was signed in its name 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]

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, 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



VICINITY MAP
NOT TO SCALE

OWNERS CERTIFICATE.

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

SIGNATURE _____ DATE _____

STATE OF NORTH CAROLINA
COUNTY OF _____

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

NOTARY PUBLIC (SIGNATURE) _____
MY COMMISSION EXPIRES _____

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

JIM BATESON
CHIEF SUPERFUND SECTION
DIVISION OF WASTE MANAGEMENT

STATE OF NORTH CAROLINA WAKE COUNTY

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

NOTARY PUBLIC (SIGNATURE) _____
MY COMMISSION EXPIRES _____

NOT SUBJECT TO:

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE TOWN OF MATTHEWS OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

TOWN OF MATTHEWS
PLANNING STAFF _____ DATE _____

VRS SURVEY DIE

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 #3698 AND #3699 SHOWN HEREON WERE ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS) IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEYS VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). THE VRS SURVEY DIE WAS PERFORMED ON JANUARY 22, 2010, AND CHECKED ON JANUARY 9, 2012. 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	505013.50	148931.88	704.90	TOW
MW-2	505005.21	148940.18	705.33	TOW
MW-3	505033.27	148946.47	705.49	TOW
MW-4	505054.39	148946.88	704.86	TOW
MW-4R	505050.92	148944.07	705.10	TOW
MW-5	505193.65	148934.34	705.21	TOW
MW-6	505171.13	148917.35	702.28	TOW
MW-7	505014.20	148928.30	704.34	TOW
MW-8	504650.73	148938.64	706.45	TOW
MW-9	505077.38	148926.97	704.84	TOW
MW-10	504644.35	148912.88	696.35	TOW
MW-11	504714.69	148817.31	689.62	TOW
MW-12	505272.84	148958.54	696.07	TOW
MW-13	504603.07	148912.97	699.34	TOW
MW-14	504603.07	148912.97	699.34	TOW
MW-15	504603.07	148912.97	699.34	TOW
MW-16	504603.07	148912.97	699.34	TOW
MW-17	504603.07	148912.97	699.34	TOW
MW-18	504603.07	148912.97	699.34	TOW
MW-19	504603.07	148912.97	699.34	TOW
MW-20	504603.07	148912.97	699.34	TOW
MW-21	504603.07	148912.97	699.34	TOW
MW-22	504603.07	148912.97	699.34	TOW
MW-23	504603.07	148912.97	699.34	TOW
MW-24	504603.07	148912.97	699.34	TOW
MW-25	504603.07	148912.97	699.34	TOW
MW-26	504603.07	148912.97	699.34	TOW
MW-27	504603.07	148912.97	699.34	TOW
MW-28	504603.07	148912.97	699.34	TOW
MW-29	504603.07	148912.97	699.34	TOW
MW-30	504603.07	148912.97	699.34	TOW
MW-31	504603.07	148912.97	699.34	TOW
MW-32	504603.07	148912.97	699.34	TOW
MW-33	504603.07	148912.97	699.34	TOW
MW-34	504603.07	148912.97	699.34	TOW
MW-35	504603.07	148912.97	699.34	TOW
MW-36	504603.07	148912.97	699.34	TOW
MW-37	504603.07	148912.97	699.34	TOW
MW-38	504603.07	148912.97	699.34	TOW
MW-39	504603.07	148912.97	699.34	TOW
MW-40	504603.07	148912.97	699.34	TOW
MW-41	504603.07	148912.97	699.34	TOW
MW-42	504603.07	148912.97	699.34	TOW
MW-43	504603.07	148912.97	699.34	TOW
MW-44	504603.07	148912.97	699.34	TOW
MW-45	504603.07	148912.97	699.34	TOW
MW-46	504603.07	148912.97	699.34	TOW
MW-47	504603.07	148912.97	699.34	TOW
MW-48	504603.07	148912.97	699.34	TOW
MW-49	504603.07	148912.97	699.34	TOW
MW-50	504603.07	148912.97	699.34	TOW
MW-51	504603.07	148912.97	699.34	TOW
MW-52	504603.07	148912.97	699.34	TOW
MW-53	504603.07	148912.97	699.34	TOW
MW-54	504603.07	148912.97	699.34	TOW
MW-55	504603.07	148912.97	699.34	TOW
MW-56	504603.07	148912.97	699.34	TOW
MW-57	504603.07	148912.97	699.34	TOW
MW-58	504603.07	148912.97	699.34	TOW
MW-59	504603.07	148912.97	699.34	TOW
MW-60	504603.07	148912.97	699.34	TOW
MW-61	504603.07	148912.97	699.34	TOW
MW-62	504603.07	148912.97	699.34	TOW
MW-63	504603.07	148912.97	699.34	TOW
MW-64	504603.07	148912.97	699.34	TOW
MW-65	504603.07	148912.97	699.34	TOW
MW-66	504603.07	148912.97	699.34	TOW
MW-67	504603.07	148912.97	699.34	TOW
MW-68	504603.07	148912.97	699.34	TOW
MW-69	504603.07	148912.97	699.34	TOW
MW-70	504603.07	148912.97	699.34	TOW
MW-71	504603.07	148912.97	699.34	TOW
MW-72	504603.07	148912.97	699.34	TOW
MW-73	504603.07	148912.97	699.34	TOW
MW-74	504603.07	148912.97	699.34	TOW
MW-75	504603.07	148912.97	699.34	TOW
MW-76	504603.07	148912.97	699.34	TOW
MW-77	504603.07	148912.97	699.34	TOW
MW-78	504603.07	148912.97	699.34	TOW
MW-79	504603.07	148912.97	699.34	TOW
MW-80	504603.07	148912.97	699.34	TOW
MW-81	504603.07	148912.97	699.34	TOW
MW-82	504603.07	148912.97	699.34	TOW
MW-83	504603.07	148912.97	699.34	TOW
MW-84	504603.07	148912.97	699.34	TOW
MW-85	504603.07	148912.97	699.34	TOW
MW-86	504603.07	148912.97	699.34	TOW
MW-87	504603.07	148912.97	699.34	TOW
MW-88	504603.07	148912.97	699.34	TOW
MW-89	504603.07	148912.97	699.34	TOW
MW-90	504603.07	148912.97	699.34	TOW
MW-91	504603.07	148912.97	699.34	TOW
MW-92	504603.07	148912.97	699.34	TOW
MW-93	504603.07	148912.97	699.34	TOW
MW-94	504603.07	148912.97	699.34	TOW
MW-95	504603.07	148912.97	699.34	TOW
MW-96	504603.07	148912.97	699.34	TOW
MW-97	504603.07	148912.97	699.34	TOW
MW-98	504603.07	148912.97	699.34	TOW
MW-99	504603.07	148912.97	699.34	TOW
MW-100	504603.07	148912.97	699.34	TOW

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

DEED BOOK _____ PAGE _____

GROUNDWATER IN WELLS MW-3, MW-4S, MW-4D, MW-4BR, MW-5D, MW-6S, MW-6D, MW-7S, MW-7D, SB-2, GP-1, GP-3, GP-4, GP-9 AND GP-10, EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE.

SURVEY NOTES.

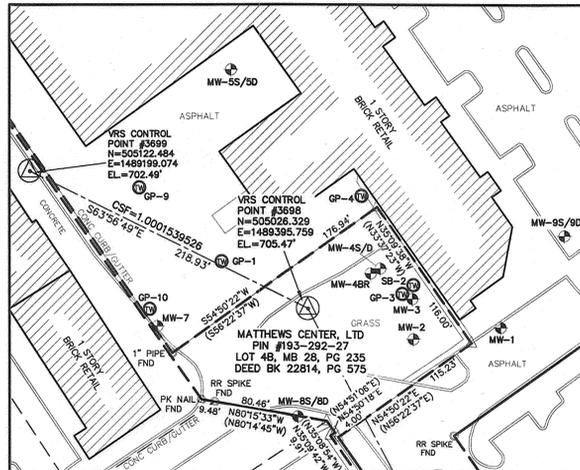
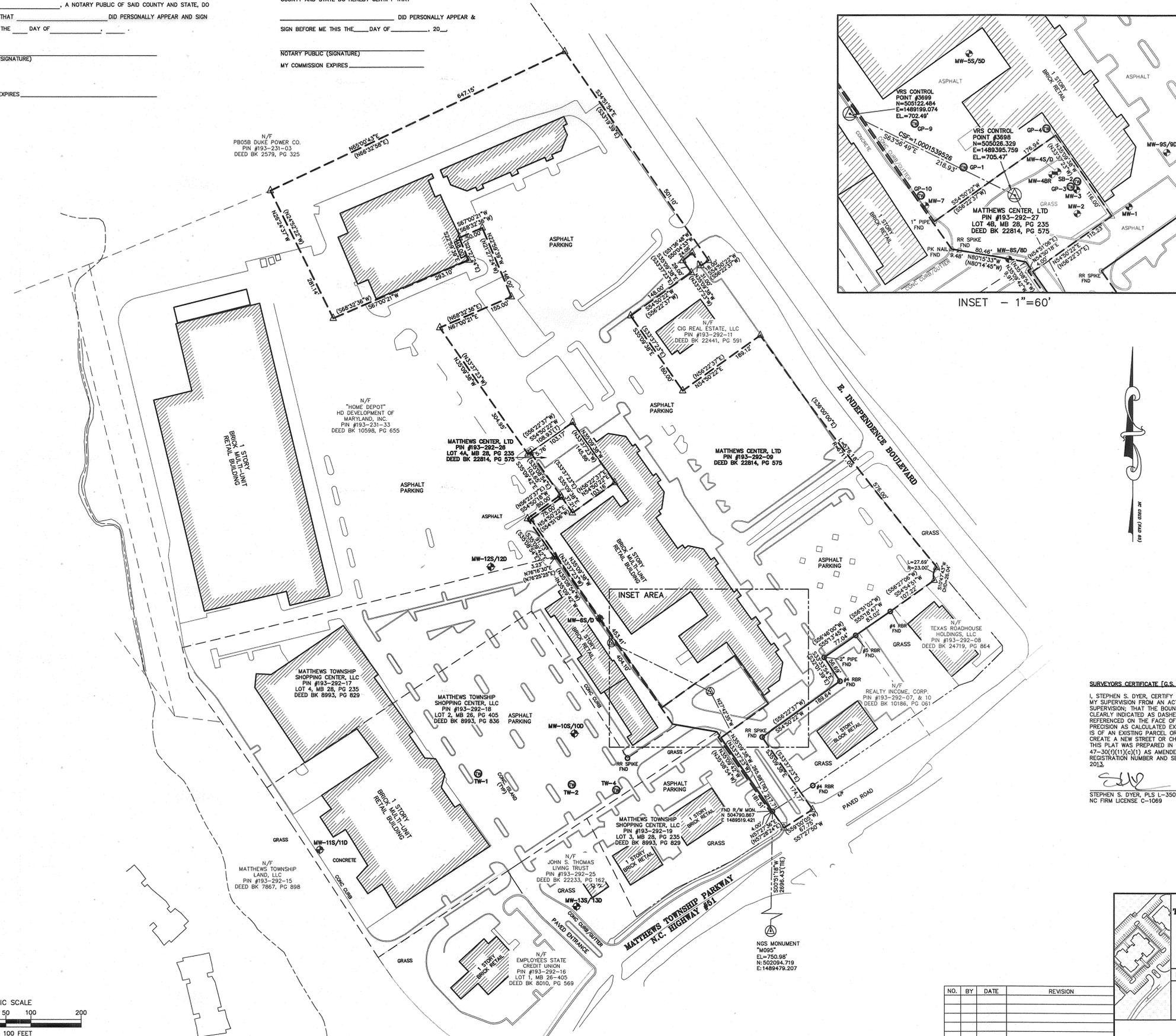
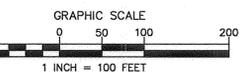
- THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO SURVEYED BENCHMARKS AND (2) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THIS NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM SITE.
- THE AREAS AND 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 HART & HICKMAN, P.C.
- ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (NSRS 2007), WITH NAVD83 (GEOID 09) ELEVATIONS, PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON JANUARY 22, 2010, AND CHECKED JANUARY 9, 2012. THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINTS #3698 & 3699 WERE ESTABLISHED UTILIZING A TRIMBLE RB GLOBAL POSITIONING SYSTEMS (GPS) UNIT IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEYS VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET (UNLESS NOTED OTHERWISE).
- 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. (DEED BOOK 22814, PAGE 675). NON-MONUMENTED SUBJECT PARCEL LINES ARE BASED ON THE METES AND BOUNDS FROM THAT DEED. THE GEOMETRY OF THE PARCEL HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON A SOUTHERN CORNER OF THE PROPERTY. A FOUND 1" PIPE AT A SOUTHWESTERN CORNER OF THE PROPERTY, AND ROTATED TO A FOUND 1" PIPE AT A SOUTHWESTERN CORNER OF THE PROPERTY.
- SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, MOST PROPERTY LINES, AND CURB LINES/EDGE OF PAVEMENTS, HAS BEEN TAKEN FROM MECKLENBURG 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.
- PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM MECKLENBURG COUNTY REGISTER OF DEEDS RECORDS.
- PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
- REFERENCE COORDINATE SYSTEM FOR VERTICAL DATUM: NAVD83.
- THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
 - CLASS "A" SURVEY;
 - POSITIONAL ACCURACY IS WITHIN A 95 PERCENT CONFIDENCE LEVEL;
 - REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
 - SURVEY PERFORMED JANUARY 22, 2010 & CHECKED ON JANUARY 9, 2012;
 - VERTICAL DATUM BASED ON NAVD83;
 - TIED TO N.C. STATE PLANE COORDINATES AS SHOWN;
 - GEOD "DB" MODEL;
 - COMBINED GRID FACTOR: 1.0001539526;
 - UNITS ARE IN U.S. FEET
- LOCATIONS OF TEMPORARY WELLS SHOWN WERE FURNISHED FROM A MAP PROVIDED BY HART & HICKMAN, P.C.

N.C.G.S. 143-215.104M(d) REQUIRES THAT WHEN PROPERTY FOR WHICH A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION HAS BEEN FILED IS SOLD, LEASED, CONVEYED OR TRANSFERRED, THE DEED OR OTHER INSTRUMENT OF TRANSFER SHALL CONTAIN IN THE DESCRIPTION SECTION, IN NO SMALLER TYPE THAN THAT USED IN THE BODY OF THE DEED OR INSTRUMENT, A STATEMENT THAT THE PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT AND, IF APPROPRIATE, CLEANED UP UNDER THIS PART. USE THE FOLLOWING STATEMENT TO SATISFY N.C.G.S. 143-215.104M(d):

THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE MECKLENBURG 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, DRYCLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM, OR ITS SUCCESSOR IN FUNCTION, 1646 MAIL SERVICE CENTER, RALEIGH, NC 27699-1646.

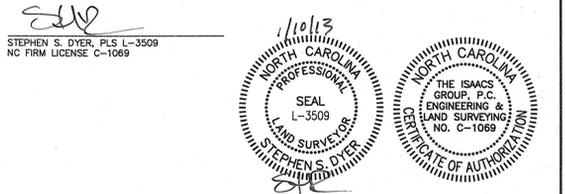
- LEGEND:**
- R/W RIGHT OF WAY
 - N.T.S. NOT TO SCALE
 - CSF COMBINED SCALE FACTOR
 - E/P EDGE OF PAVEMENT
 - MW MONITORING WELL(MW)
 - N NORTHING
 - E EASTING
 - TOC TOP OF CASING
 - TOW TOP OF WELL MANHOLE
 - ▲ CALCULATED PROPERTY CORNER
 - TEMPORARY MONITORING WELL(TW)
 - DATUM CONTROL POINT
 - BORE LOCATION
 - N/F NOW OR FORMERLY
 - U/M UNRECORDED MAP
 - "MONUMENTED" SUBJECT PARCEL LINES
 - "NON-MONUMENTED" SUBJECT PARCEL LINES
 - ADJONER PARCEL LINES
 - RIGHT OF WAY LINE
 - C/G CURB AND GUTTER
 - SB & B SOIL BORING
 - (BEARING) FROM DEED OR MAP OF RECORD



MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)
GP-1	505059.38	148934.72	
GP-3	505038.82	148942.33	
GP-4	505105.14	148953.55	
GP-9	505110.86	148925.61	
GP-10	505019.54	148924.28	
SB-2	505042.84	148947.17	
TW-1	504654.51	148929.98	
TW-2	504844.10	148915.77	
TW-4	504833.32	148928.35	

SURVEYORS CERTIFICATE [G.S. 47-30]

I, STEPHEN S. DYER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, DRAWN FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30(1)(1)(c)(1) AS AMENDED; WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 10TH DAY OF JANUARY, 2013.



SURVEY PLAT - EXHIBIT "A"
TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
OWNER: MATTHEWS CENTER, LTD.:
PIN #193-292-09 & #193-292-26
THE FORMER HO CLEANERS-
DSCA SITE #60-0034
#10420 EAST INDEPENDENCE BLVD., TOWN OF MATTHEWS,
MECKLENBURG COUNTY, NORTH CAROLINA 28262

File #: 10016-DSCA Date: 01-09-2013 Project P.L.S.: SSD
Surveyed By: JH/MJW
Drawn By: MJW
Scale: 1"=100'

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

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

NO.	BY	DATE	REVISION

EXHIBIT B
PROPERTY LEGAL DESCRIPTION

EXHIBIT B

(Legal Description)

Lying and being situate in Mecklenburg County, North Carolina, and being more particularly described as follows:

PARCEL 1

TO FIND THE TRUE POINT OF BEGINNING, begin at the point of intersection of the northerly margin of the 100 foot right-of-way of Matthews Township Parkway and the westerly margin of the 200 foot right-of-way of U. S. Highway 74 (Independence Boulevard) and run thence along the northerly margin of the 100 foot right-of-way of Matthews Township Parkway in two (2) courses as follows: (1) with the arc of the circular curve to the right having a radius of 2898.95 feet and a chord bearing of South 55°07'55" West, and an arc distance of 390.49 feet; (2) South 59°00'05" West 108.90 feet to POINT OF BEGINNING; thence continuing with a northerly margin of the 100 feet right-of-way of Matthews Township Parkway South 59°00'05" West 67.75 feet to a point, thence North 33°17'23" West 217.71 feet to a point thence North 56°22'37" East 115.23 feet to a point; thence North 33°37'23" West 116.00 feet to a point; thence South 56°22'37" West 176.94 feet to a point; thence North 33°37'23" West 453.41 feet to a point; thence North 56°22'37" East 75.00 feet to a point; thence South 33°37'23" East 37.21 feet to a point; thence North 56°22'37" East 103.16 feet to a point, thence North 33°37'23" West 145.86 to a point; thence South 56°22'37" West 108.93 feet to a point; thence North 33°37'23" West 304.95 feet to a point; thence North 68°32'36" East 155.00 feet to a point; thence North 21°27'24" West 148.00 feet to a point; thence South 68°32'36" West 50.00 feet to a point; South 21°27'24" East 48.00 feet to a point; thence South 68°32'36" West 293.10 feet to a point; thence North 24°52'22" West 281.14 feet to a point; thence North 66°32'58" East 647.15 feet to a point in the Westerly margin of the 200 foot right-of-way of U.S. Highway 74; thence South 33°19'39" East 501.10 feet to a point; thence South 56°22'37" West 18.00 feet to a point; thence North 33°37'23" West 31.00 feet to a point; thence South 51°36'48" West 24.08 feet to a point, thence South 33°37'23" East 29.00 feet to a point; thence South 56°22'37" West 148.00 feet to a point; thence South 33°37'23" East 180.00 feet to a point; thence North 56°22'37" East 189.12 feet to a point; thence with an arc of a circular curve to the left having a radius of 6711.05 feet and a chord bearing of South 36°00'00" East, an arc distance of 576.08 feet to a point; thence in a southwesterly direction with the arc of a circular curve to the left having a radius of 23.00 feet and a delta of 69°11'48" an arc distance of 27.78 feet to a point; thence South 56°27'06" West 107.22 feet to a point; thence South 56°51'02" West 83.02 feet to a point; thence South 56°46'00" West 77.04 feet to a point; thence South 32°01'39" East 56.69 feet to a point; thence South 56°22'37" West 189.64 feet to a point; thence South 33°37'23" East 174.77 feet to the POINT OR PLACE OF BEGINNING, containing 16.080 acres as shown on a Foundation Survey of Matthews Festival Shopping Center, dated November 8, 1987, last revised January 28, 1988 prepared for Crow-Charlotte Retail #2, LTD. by F. Donald Lawrence and Associates, P.A. of Monroe, North Carolina to which survey reference is hereby made.

TOGETHER WITH rights and easements pursuant to Declaration of Easements and Restrictive Covenants recorded in Book 5560, Page 230, as amended by First Amendment to Declaration of Easements and Restrictive Covenants and Declaration of Additional Restrictions recorded in Book 8741, Page 140; Declaration of Easements and Restrictive Covenants recorded in Book 5653, Page 703; as amended by First Amendment to Declaration of Easements and Restrictive

Covenants and Modification of Purchase Option recorded in Book 8741, Page 124; and Declaration of Easements recorded in Book 5705, Page 541, as amended by Amendment to Declaration of Easements and Restrictive Covenants recorded in Book 6977, Page 641, Mecklenburg Public Registry.

PARCEL II

Lot 4A:

BEGINNING at a rebar at the southwest corner of Lot 4B, shown on Map Book 28, Page 235, said, point being on the northern right of way of Matthews Township Parkway; thence along said right of way South $59^{\circ}00'05''$ West 2.00 feet to the eastern corner of CK Matthews Township #2, LLC, recorded in Book 8865, Page 77; thence leaving said right of way of Matthews Township Parkway, and following said line of CK Matthews Township #2, LLC North $33^{\circ}37'23''$ West 181.48 feet to a point; thence North $56^{\circ}22'24''$ East of 4.03 feet to a point; thence North $33^{\circ}37'36''$ West 9.91 feet to a point at the eastern corner of Matthews Township Shopping, recorded in Book 8993, page 836; thence along said line North $78^{\circ}43'27''$ West 89.94 feet to a rebar at the southeast corner of CK Matthews Township #2, LLC, recorded in Book 8209, Page 96; thence along said line of CK Matthews Township #2, LLC North $33^{\circ}37'36''$ West 404.10 feet to a point; thence South $77^{\circ}56'43''$ West 3.24 feet to a railroad spike at the southeast corner of HD Development of Maryland, Inc. recorded in Book 10598, Page 655; thence along the eastern line of said HD Development of Maryland, Inc. North $33^{\circ}37'23''$ West 91.73 feet to a railroad spike; thence North $56^{\circ}22'37''$ East 80.00 feet to a railroad spike; thence North $33^{\circ}37'23''$ West 103.65 feet to a point on the line of Shelbourne Matthews Company, LLC, recorded in Book 13685, Page 248; thence North $56^{\circ}22'37''$ East 103.16 feet to a paint mark; thence South $33^{\circ}37'23''$ East 145.86 feet to a point; thence South $56^{\circ}22'37''$ West 103.16 feet to a railroad spike; thence North $33^{\circ}37'23''$ West 37.21 feet to a point; thence South $56^{\circ}22'37''$ West 75.00 feet to railroad spike; thence South $33^{\circ}37'23''$ East 453.41 feet to an existing iron pipe at the western corner of the aforementioned Lot 4B; thence continue on the western line of Lot 4B South $33^{\circ}37'23''$ East 37.74 feet to a railroad spike; thence South $78^{\circ}43'27''$ East 89.99 feet to a rebar; thence South $33^{\circ}37'36''$ East 12.74 feet to a point; thence South $56^{\circ}22'24''$ West 4.03 feet to a point; thence South $33^{\circ}37'23''$ East 179.57 feet to the Point of Beginning, containing 0.40 acres, more or less.

Lot 4B:

BEGINNING at a rebar at the southeast corner of Lot 4A, shown on Map Book 28, Page 235, said point of being on the northern right of way of Matthews Township Parkway; thence leaving said right of way and following the eastern line of Lot 4A North $33^{\circ}37'23''$ West 179.57 feet to a point; thence North $56^{\circ}22'24''$ East 4.03 feet to a point; thence North $33^{\circ}37'36''$ West 12.74 feet to a rebar; thence North $78^{\circ}43'27''$ West 89.99 feet to a railroad spike; thence North $33^{\circ}37'23''$ West 37.74 feet to an iron pipe at the southwest corner of Shelbourne Matthews Company, LLC, recorded in Book 13685, Page 248; thence along line of said Shelbourne Matthews Company, LLC North $56^{\circ}22'37''$ East 176.94 feet to a railroad spike; thence South $33^{\circ}37'23''$ East 116.00 feet to a nail; thence South $56^{\circ}22'37''$ West 115.23 feet to a rebar; thence South $33^{\circ}37'23''$ East 177.67 feet to an iron pipe on the northern right of way of the aforementioned Matthews Township Parkway; thence along said right of way South $59^{\circ}00'05''$ West 2.00 feet to the Point of Beginning, containing 0.41 acres, more or less.

Lots 4A and 4B are also known as being all of Lot 4A and Lot 4B as shown on Final Plan of Matthews Township Festival Shopping Center, Phase II – Lot 3 Amendment Two, Lot 4 Amended, Lot 4A and Lot 4B as Said Final Plan is shown in Map Book 28, Page 235 in the Office of Register of Deeds of Mecklenburg County, North Carolina.

Appendix D

Notice of Dry-Cleaning Solvent Remediation for Non-Source Properties

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Matthews Township Shopping Center, LLC

Recorded in Book _____, Page _____

Associated plat recorded in Plat Book _____, Page _____

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this ____ day of _____, 20____. The survey plat component of the Notice is being recorded concurrently with this documentary component. The real properties (hereinafter "Property") which are the subject of this Notice are located at 1811, 1819, and 1909 Matthews Township Parkway, Matthews, Mecklenburg County, North Carolina, Parcel Identification Number (PINs) 19329218, 19329217, and 19329219, respectively.

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 four 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 Ho Cleaners facility (DSCA Site 60-0034) located at 10420 East Independence Boulevard, Matthews, North Carolina.

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.

This property lies within an Area of Regulated Groundwater Usage established pursuant to the Mecklenburg County Groundwater Well Regulations. Because a public water supply is available, no new water supply well will be permitted on this property because it is located within 1,000 feet of a contamination site.

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

This ____ day of _____, 20__

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public of the county aforesaid, do hereby certify that _____ Jim Bateson, personally appeared before me this day and, having been duly sworn, executed the foregoing Notice of Dry-Cleaning Solvent Remediation in my presence.

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

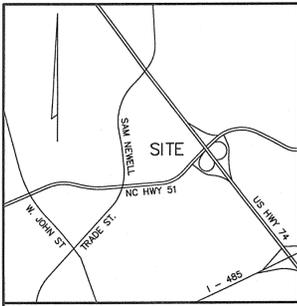
Notary Public

My Commission expires: _____

[SEAL]

EXHIBIT A

SURVEY PLAT REDUCTION



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

JM BATESON
CHIEF, SUPERFUND SECTION
DIVISION OF WASTE MANAGEMENT

STATE OF NORTH CAROLINA COUNTY OF _____

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

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

NOTARY PUBLIC (SIGNATURE)
MY COMMISSION EXPIRES _____

VRS SURVEY TIE:
ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED (GROUND) HAD 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 #3698 AND #3699 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 JANUARY 22, 2010, AND CHECKED ON JANUARY 9, 2012. ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.

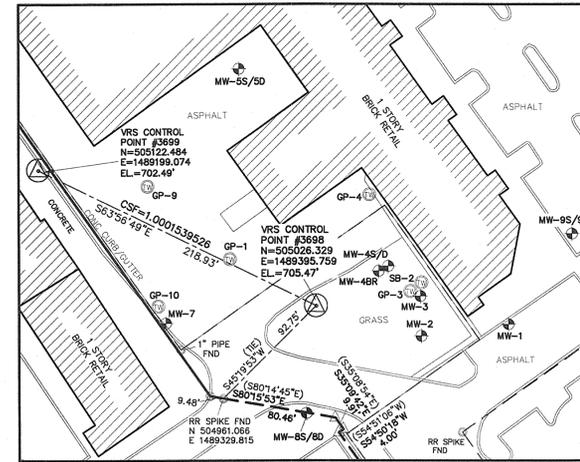
NOT SUBJECT TO:

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE TOWN OF MATTHEWS OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

TOWN OF MATTHEWS

PLANNING STAFF _____ DATE _____

DATE: 1-22-10		PROJECT NAME: FORMER HO CLEANERS			
LOCATION: MATTHEWS, NC		10420 EAST INDEPENDENCE BLVD.			
MONITORING WELL ID	NORTHINGS (FEET)	EASTINGS (FEET)	ELEVATION (FEET)	DESIGNATION	
MW-1	505013.50	1489531.88	704.90	TOW	
TC MW-1	505013.50	1489531.88	704.56	2" TOC	
MW-2	505005.21	1489470.16	705.33	TOW	
TC MW-2	505005.21	1489470.16	704.74	2" TOC	
MW-3	505033.27	1489469.47	705.49	TOW	
TC MW-3	505033.27	1489469.47	705.07	2" TOC	
MW-4	505054.39	1489448.66	704.80	TOW	
TC MW-4 S	505054.39	1489448.66	704.50	1" TOC	
TC MW-4 D	505054.39	1489448.66	704.55	1" TOC	
MW-4BR	505050.92	1489440.07	705.10	TOW	
TC MW-4BR	505050.92	1489440.07	704.73	2" TOC	
MW-5	505193.65	1489341.34	705.21	TOW	
TC MW-5 S	505193.65	1489341.34	704.78	1" TOC	
TC MW-5 D	505193.65	1489341.34	704.72	1" TOC	
MW-6	505171.13	1489175.35	702.28	TOW	
TC MW-6 S	505171.13	1489175.35	701.86	1" TOC	
TC MW-6 D	505171.13	1489175.35	701.82	1" TOC	
MW-7	505014.20	1489289.30	704.65	TOW	
TC MW-7 S	505014.20	1489289.30	704.34	1" TOC	
TC MW-7 D	505014.20	1489289.30	704.27	1" TOC	
MW-8	504950.73	1489388.64	706.45	TOW	
TC MW-8 S	504950.73	1489388.64	706.18	1" TOC	
TC MW-8 D	504950.73	1489388.64	706.10	1" TOC	
MW-9	505077.38	1489576.97	704.84	TOW	
TC MW-9 S	505077.38	1489576.97	704.49	1" TOC	
TC MW-9 D	505077.38	1489576.97	704.47	1" TOC	
MW-10	504944.35	1489124.88	696.36	TOW	
TC MW-10 S	504944.35	1489124.88	695.84	1" TOC	
TC MW-10 D	504944.35	1489124.88	695.88	1" TOC	
MW-11	504714.69	1488617.31	689.89	TOW	
TC MW-11 S	504714.69	1488617.31	689.62	1" TOC	
TC MW-11 D	504714.69	1488617.31	689.62	1" TOC	
MW-12	505272.84	1489558.54	696.74	TOW	
TC MW-12 S	505272.84	1489558.54	696.07	1" TOC	
TC MW-12 D	505272.84	1489558.54	696.12	1" TOC	
MW-13	504603.07	1489128.97	690.34	TOW	
TC MW-13 S	504603.07	1489128.97	689.93	1" TOC	
TC MW-13 D	504603.07	1489128.97	689.98	1" TOC	



INSET - 1"=60'

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

DEED BOOK _____ PAGE _____

GROUNDWATER IN WELLS MW-10S, MW-10D, TW-1, TW-2, AND TW-4, EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L.0200) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE.

SURVEY NOTES:

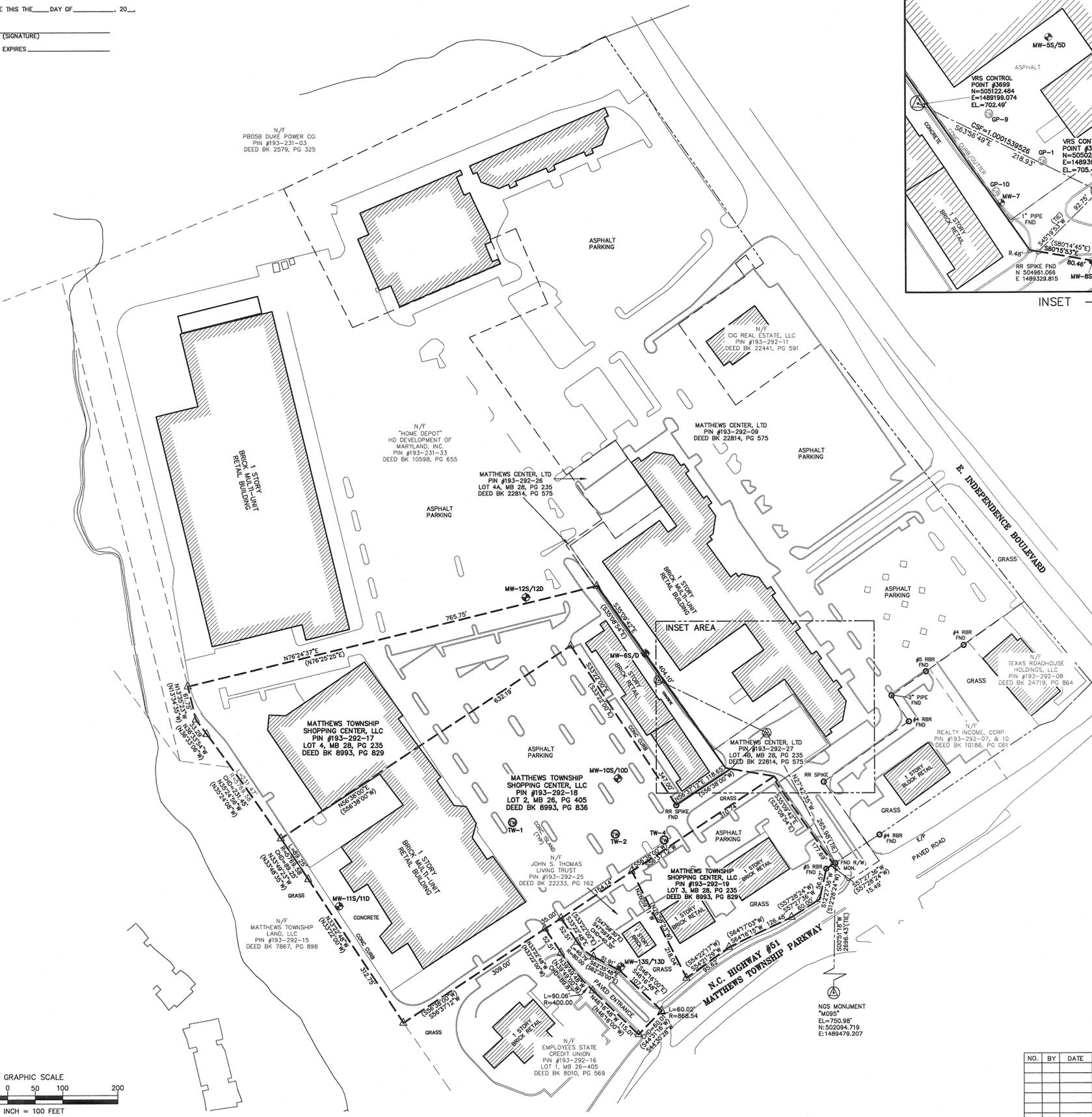
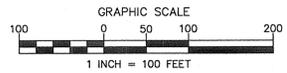
- THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO SURVEYED BENCHMARKS AND (2) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THIS NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM SITE.
- THE AREAS AND 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 HART & HICKMAN, P.C.
- ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (NSRS 2007), WITH NAVD83 (GEOID 03) ELEVATIONS. PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON JANUARY 22, 2010, AND CHECKED ON JANUARY 9, 2012, THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINTS #3698 & #3699 WERE ESTABLISHED UTILIZING A TRIMBLE R6 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).
- 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, (DEED BOOK 8993, PAGE 829). NON-MONUMENTED SUBJECT PARCEL LINES ARE BASED ON THE METES AND BOUNDS FROM THAT DEED. THE GEOMETRY OF THE PARCEL HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON A SOUTHEASTERN CORNER OF THE PROPERTY, A FOUND R/W MONUMENT @ ON THE NORTHERN R/W OF N.C. HIGHWAY #51, AND ROTATED TO A FOUND 1" PIPE ON THE EASTERN LINE OF THE PROPERTY.
- SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, MOST PROPERTY LINES, AND CURB LINES/EDGE OF PAVEMENTS, HAVE BEEN TAKEN FROM MECKLENBURG 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.
- PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM MECKLENBURG COUNTY REGISTER OF DEEDS RECORDS.
- PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
- REFERENCE COORDINATE SYSTEM FOR VERTICAL DATUM: NAVD83.
- THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
 - CLASS "A" SURVEY;
 - POSITIONAL ACCURACY IS WITHIN A 95 PERCENT CONFIDENCE LEVEL;
 - REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
 - SURVEY PERFORMED JANUARY 22, 2010 & CHECKED ON JANUARY 9, 2012;
 - VERTICAL DATUM BASED ON NAVD83;
 - TIED TO N.C. STATE PLANE COORDINATES AS SHOWN;
 - GEOID "03" MODEL;
 - COMBINED GRID FACTOR: 1.0001539526.
 - UNITS ARE IN U.S. FEET
- LOCATIONS OF TEMPORARY WELLS SHOWN WERE FURNISHED FROM A MAP PROVIDED BY HART & HICKMAN, P.C.

N.C.G.S. 143-215.104M(d) REQUIRES THAT WHEN PROPERTY FOR WHICH A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION HAS BEEN FILED IS SOLD, LEASED, CONVEYED OR TRANSFERRED, THE DEED OR OTHER INSTRUMENT OF TRANSFER SHALL CONTAIN IN THE DESCRIPTION SECTION, IN NO SMALLER TYPE THAN THAT USED IN THE BODY OF THE DEED OR INSTRUMENT, A STATEMENT THAT THE PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT AND, IF APPROPRIATE, CLEANED UP UNDER THIS PART. USE THE FOLLOWING STATEMENT TO SATISFY N.C.G.S. 143-215.104M(d):

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

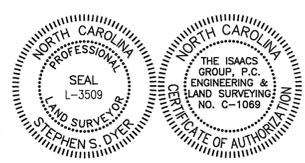
- LEGEND:**
- R/W RIGHT OF WAY
 - N.T.S. NOT TO SCALE
 - CSF COMBINED SCALE FACTOR
 - E/P EDGE OF PAVEMENT
 - MW MONITORING WELL(MW)
 - N NORTHING
 - E EASTING
 - TOC TOP OF CASING
 - TOW TOP OF WELL MANHOLE
 - ▲ CALCULATED PROPERTY CORNER
 - TEMPORARY MONITORING WELL(TW)
 - DATUM CONTROL POINT
 - BORE LOCATION
 - N/F NOW OR FORMERLY
 - U/M UNRECORDED MAP
 - "MONUMENTED" SUBJECT PARCEL LINES
 - "NON-MONUMENTED" SUBJECT PARCEL LINES
 - ADJOINER PARCEL LINES
 - RIGHT OF WAY LINE
 - C/G CURB AND GUTTER
 - SB & B SOIL BORING
 - (BEARING) FROM DEED OR MAP OF RECORD



SURVEYORS CERTIFICATE [G.S. 47-30]

I, STEPHEN S. DYER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, DRAWN FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30(1)(1)(c)(1) AS AMENDED; WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 17 DAY OF JANUARY, 2013.

STEPHEN S. DYER, PLS L-3509
NC FIRM LICENSE C-1069



SURVEY PLAT - EXHIBIT "A"
TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION
OWNER: MATTHEWS TOWNSHIP SHOPPING CENTER, LLC
PIN #193-292-17, 193-292-18, & 193-292-19
TOWN OF MATTHEWS, MECKLENBURG COUNTY, N.C.
CONTAMINATION SOURCE:
THE FORMER HO CLEANERS-DSCA SITE #60-0034
TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA 28262

File #10016-DSCA-OFFSITE Date: 01-09-2013 Project P.L.S.: SSD
Surveyed By: JH/MJW
Drawn By: MWJ
Scale: 1"=100'

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

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

NO.	BY	DATE	REVISION

EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

Legal Description

SITUATED in the City of Matthews, Mecklenburg County, North Carolina, consisting of three tracts or parcels of land being more particularly described as follows:

Parcel I

All of Lot 2 (consisting of 6.3022 acres), as shown on the Final Plan of Matthews Township Festival Shopping Center, Phase II – Map Two, recorded in Map Book 26, Page 405, Mecklenburg County Public Registry.

Parcel II

All of Lot 4 (consisting of 4.14722 acres), as shown on the Final Plan of Matthews Township Festival Shopping Center, Phase II – Lot 3 Amendment Two, Lot 4 Amended, Lot 4A and Lot 4B, recorded in Map Book 28, Page 235, Mecklenburg County Public Registry.

Parcel III

All of Lot 3 (consisting of 1.61522 acres), as shown on the Final Plan of Matthews Township Festival Shopping Center, Phase II – Lot 3 Amendment Two, Lot 4 Amended, Lot 4A and Lot 4B, recorded in Map Book 28, Page 235, Mecklenburg County Public Registry.

Appendix E

Example Annual DSCA Land-Use Restrictions Certification

Site Name: Ho Cleaners
Site Address: 10420 East Independence Boulevard, Matthews, Mecklenburg County, NC
DSCA ID No: 60-0034

ANNUAL CERTIFICIATION of LAND-USE RESTRICTIONS

Pursuant to Condition <condition #> in the Notice of Dry-Cleaning Solvent Remediation (Notice) signed by Matthews Center, LTD and recorded in Deed Book ___, Page ___ on <date> at the Mecklenburg County Register of Deeds Office, Matthews Center, LTD 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 Mecklenburg County Register of Deeds office and the land-use restrictions therein are being complied with.

Duly executed this _____ day of _____, 20__.

Matthews Center, LTD

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 acknowledged that he/she is a General Partner of Matthews Center, LTD, a Florida partnership, and that by authority duly given and as the act of the partnership, the foregoing certification was signed in its name by him/her.

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

Name typed or printed:
Notary Public

My Commission expires: _____
[Stamp/Seal]

Appendix F

Example Documents Announcing the Public Comment Period

- **Notice of Intent to Remediate a Dry-Cleaning Solvent Facility or Abandoned Site**
 - **Summary of the Notice of Intent**
 - **Letters to Owners of Property within the Contamination Site**
- **Letters to Owners of Property Contiguous to the Contamination Site**

Notice of Intent to Remediate a Dry-Cleaning Solvent Facility or Abandoned Site



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

Pat McCrory
Governor

Dexter R. Matthews
Director

John E. Skvarla, III
Secretary

<Date>

Mr. Hazen Blodgett
Town Manager
232 Matthews Station Street
Matthews, NC 28105

Subj: Remediation of Dry-Cleaning Solvent Contamination
DSCA Site # 60-0034
Ho Cleaners, 10420 East Independence Blvd, Matthews, NC

Dear Mr. Blodgett:

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.ncdsca.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 _____ until _____. Written comments may be submitted to DENR no later than _____. Written requests for a public meeting may be submitted to DENR no later than _____. All such comments and requests should be sent to:

Al Chapman, 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 # 60-0034
Ho Cleaners, 10420 East Independence Blvd, Matthews, NC
Page 2

<Date>

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

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

Sincerely,

Al Chapman, Project Manager
DSCA Remediation Unit
Al.Chapman@ncdenr.gov

Attachments: Risk Management Plan

Cc: DSCA Site # 60-0034 File



North Carolina Department of Environment and Natural Resources
Division of Waste Management
Dexter R. Matthews
Director

Pat McCrory
Governor

John E. Skvarla, III
Secretary

<Date>

Mr. Cary Saul, Director
Land Use & Environmental Services
700 N. Tryon Street
Charlotte, NC 28202

Subj: Remediation of Dry-Cleaning Solvent Contamination
DSCA Site # 60-0034
Ho Cleaners, 10420 East Independence Blvd, Matthews, NC

Dear Mr. Saul:

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

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

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

Al Chapman, 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 # 60-0034
Ho Cleaners, 10420 East Independence Blvd, Matthews, NC
Page 2

<Date>

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

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

Sincerely,

Al Chapman, Project Manager
DSCA Remediation Unit
Al.Chapman@ncdenr.gov

Attachments: Risk Management Plan

Cc: DSCA Site # 60-0034 File



North Carolina Department of Environment and Natural Resources
Division of Waste Management
Dexter R. Matthews
Director

Pat McCrory
Governor

John E. Skvarla, III
Secretary

<Date>

Dr. E. Winters Mabry
Office of the Health Director
249 Billingsley Road
Charlotte, NC 28211

Subj: Remediation of Dry-Cleaning Solvent Contamination
DSCA Site # 60-0034
Ho Cleaners, 10420 East Independence Blvd, Matthews, NC

Dear Dr. Mabry:

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

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

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

Al Chapman, 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 # 60-0034
Ho Cleaners, 10420 East Independence Blvd, Matthews, NC
Page 2

<Date>

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

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

Sincerely,

Al Chapman, Project Manager
DSCA Remediation Unit
Al.Chapman@ncdenr.gov

Attachments: Risk Management Plan

Cc: DSCA Site # 60-0034 File

Summary of Notice of Intent

Public Notice

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

Ho Cleaners
DSCA Site No. 60-0034

Pursuant to N.C.G.S. §143-215.104L, on behalf of Matthews Center, LTD, 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.

The Ho Cleaners formerly conducted dry-cleaning operations at 10420 East Independence Boulevard, in Matthews, North Carolina in Matthews Festival Shopping Center. Dry-cleaning solvent contamination in soil and/or ground water has been identified at the following parcel(s):

10420 East Independence Boulevard, in Matthews; Parcel Nos. 19329209, 19329226, and
19329227

1811 Matthews Township Parkway, in Matthews; Parcel No. 19329218

1819 Matthews Township Parkway, in Matthews; Parcel No. 19329217

1909 Matthews Township Parkway, in Matthews; Parcel No. 19329219

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

The elements of the complete NOI are included in the Risk Management Plan (RMP) which is available online at www.ncdsca.org, under "Public Notices".

The public comment period begins _____, 20__, and ends _____, 20__.

Comments must be in writing and submitted to DENR no later than _____, 20__.
Written requests for a public meeting may be submitted to DENR no later than _____, 20__. Requests for additional information should be directed to Al Chapman at (919) 707-8368.

All comments and requests should be sent to:

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

Letters to Owners of Property within the Contamination Site



North Carolina Department of Environment and Natural Resources

Division of Waste Management

Dexter R. Matthews

Director

Pat McCrory
Governor

John E. Skvarla, III
Secretary

<Date>

<property owner>

<address>

<city, state, zip>

Subj: Dry-Cleaning Solvent Contamination
Ho Cleaners, 10420 East Independence Blvd, Matthews, 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 Ho Cleaners at 10420 East Independence Boulevard in Matthews. 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 and local 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 Ho Cleaners site, and see Appendix F. You will be given the option of filing this notice yourself after a remedy has been approved for the site. ***Also attached is the "Owner Recordation Form" which provides important information about recording a notice.***

Dry-Cleaning Solvent Contamination
Ho Cleaners, 10420 East Independence Blvd, Matthews, NC
DSCA Site # 60-0034
Page 2

<date>

If you have questions, please contact me at (919) 707-8368 or Delonda Alexander at (919) 707-8365.

Sincerely,

Al Chapman, Project Manager
DSCA Remediation Unit
Al.Chapman@ncdenr.gov

Attachments: Summary of the NOI
Owner Recordation Form

Cc: DSCA Site # 60-0034 File

Letters to Owners of Property Contiguous to the Contamination Site



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

Pat McCrory
Governor

Dexter R. Matthews
Director

John E. Skvarla, III
Secretary

<Date>

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

Subj: Dry-Cleaning Solvent Contamination at 10420 East Independence Blvd
Matthews, NC

Dear <property owner>:

You are receiving this letter because your property at <adjacent property address> is adjacent to an area contaminated with dry-cleaning solvents. The Dry-Cleaning Solvent Clean-up Act (DSCA) Program has completed an assessment of the dry-cleaning solvent contamination associated with the former Ho Claners at 10420 East Independence Blvd in Matthews, NC. 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) 707-8368 or Delonda Alexander at (919) 707-8365.

Sincerely,

Al Chapman, Project Manager
DSCA Remediation Unit
Al.Chapman@ncdenr.gov

Attachments: Summary of the NOI

Cc: DSCA Site # 60-0034 File