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May 13, 2013

Mr. Billy Meyer  
**State of North Carolina**  
**Department of Environment and Natural Resources**  
**Division of Waste Management, Superfund Section**  
1646 Mail Service Center  
Raleigh, North Carolina 27699-1646

**RE: Risk Management Plan**  
**Columbia Laundry**  
Summit Shopping Center  
920 East Bessemer Avenue  
Greensboro, Guilford County, North Carolina  
ATC Project No. 45.34341.4128  
DSCA Site Identification No. 41-0028

Dear Mr. Meyer:

ATC Associates of North Carolina, P.C. (ATC) is pleased to submit the enclosed Risk Management Plan (RMP) for the above referenced site. The results of a previous Risk Assessment indicated that contaminant concentrations at the site do not pose an unacceptable risk. The primary purpose of this RMP is to ensure that the assumptions made during the risk assessment remain valid in the future. Based on the documentation outlined in this report, ATC recommends issuance of a No Further Action letter for the site.

If you have questions or require additional information, please do not hesitate to contact us at (919) 871-0999.

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

Genna K. Olson, P.G.  
Program Manager

**RISK MANAGEMENT PLAN  
COLUMBIA LAUNDRY  
SUMMIT SHOPPING CENTER  
920 EAST BESSEMER AVENUE  
GREENSBORO, GUILFORD COUNTY, NORTH CAROLINA  
ATC PROJECT NO. 45.34341.4128  
DSCA SITE IDENTIFICATION NO. 41-0028  
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Risk Management Plan  
**Columbia Laundry**  
Summit Shopping Center  
920 East Bessemer Avenue  
Greensboro, Guilford County, North Carolina  
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DSCA Site Identification No. 41-0028

**Prepared By:**

**Submitted To:**

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

**Prepared By:**

A handwritten signature in black ink, appearing to read "Genna K. Olson", is shown on a light-colored background.

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Genna K. Olson, P.G.  
Program Manager  
N.C. Professional Geologist #1660

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May 13, 2013

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## APPENDICES

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## **1.0 INTRODUCTION**

ATC Associates of North Carolina, P.C. (ATC) has prepared this Risk Management Plan (RMP) for the Columbia Laundry site (DSCA Site #41-0028) (herein referred to as the “site”) on behalf of the North Carolina Department of Environment and Natural Resources (NCDENR) Dry-cleaning Solvent Cleanup Act (DSCA) Program. Columbia Laundry was formerly located in the Summit Shopping Center at 920 East Bessemer Avenue in Greensboro, Guilford County, North Carolina. Site assessment activities have confirmed that soil and groundwater contamination associated with the site is confined to the source property and three downgradient properties. This RMP is intended to comply with the requirements of the DSCA (N.C.G.S. 143-215.104A et seqs) and promulgated rules and follows the outline provided in the DSCA Program’s risk-based corrective action (RBCA) guidance.

Note that a separate dry-cleaning solvent release occurred at the nearby Everhart Cleaners site located at 1000 Summit Avenue. The plumes from the two sites are comingled, but the Everhart Cleaners release is being addressed separately by the DSCA Program as DSCA Site No. 41-0009. This RMP and associated closure activities apply only to the Columbia Laundry site and do not apply to the Everhart Cleaners site.

## **2.0 OBJECTIVES OF RMP**

ATC completed assessment activities at the site which indicated that tetrachloroethylene (PCE) and 1,1,2,2-tetrachlorethane are present in soil above unrestricted land-use standards on the source property, and PCE, trichloroethylene (TCE), cis-1,2-dichloroethylene (cis-1,2-DCE), vinyl chloride, 1,2-dichloroethane, and diisopropyl ether are present in groundwater above Title 15A NCAC 2L .0202 Groundwater Standards (2L Standards) on the source property and two downgradient properties. The first downgradient impacted property is a residential apartment property encompassing several city blocks, which is owned by CH 17, LLC (CH 17). The two additional downgradient impacted properties consist of two parcels, both owned by Summit Shopping Center Co., LLC (Summit), which contain one Wells Fargo Bank building at 926 East Bessemer Avenue. ATC completed a Risk Assessment for the site on August 15, 2012. The

results of the Risk Assessment indicated that there are risks on the source property and three downgradient properties that do exceed target risk levels. However, the risks will be managed based on site-specific land-use conditions that have been selected as part of the evaluation and which require an RMP. Thus, the objective of the RMP is to ensure that those site-specific land-use conditions remain valid in the future.

### **3.0 SUMMARY OF APPROVED RISK ASSESSMENT REPORT**

Based on soil and groundwater impacts above unrestricted use levels, ATC completed a Risk Assessment report for the site on August 15, 2012. This section summarizes the final risk assessment, which resulted in the recommendation for no further action status.

The first step in the risk assessment process consisted of development of an exposure model. Two exposure units were assigned, an “On-Site Exposure Unit” encompassing the source property where the former dry-cleaning facility was located, and “Off-Site Exposure Unit #1” encompassing the area of the plume on the Summit and CH 17 properties.

Complete exposure pathways identified for the On-Site Exposure Unit include indoor inhalation of vapor emissions, outdoor inhalation of vapor emissions, and surficial soil exposure by a current or future non-residential worker, future resident, or construction worker. The indoor inhalation pathway was evaluated using indoor air data collected in the former dry-cleaning space and the DSCA risk calculator. The remaining pathways were evaluated using soil and groundwater data and the Groundwater Services Inc. (GSI) risk software. The results of the risk assessment for the On-Site Exposure Unit indicated an exceedence of the allowable risk levels established by the DSCA Program for a resident, but no exceedences for a commercial worker or construction worker. To address the exceedence for residential use, ATC recommends a land-use restriction limiting land-use to commercial on the source property.

The indoor inhalation pathway for the source property was evaluated using indoor air data and vapor intrusion characteristics could be variable for a newly constructed building. To address this risk, at the time of the prior Risk Assessment, ATC recommended a land-use restriction

specifying that no activities that cause or create a vapor intrusion risk may occur on the source property without prior approval of NCDENR (herein referred to as “vapor control restriction”). As part of this RMP preparation, ATC also evaluated the risk based on sub-slab soil gas data in order to confirm whether the vapor control restriction is warranted. Calculation of cumulative risk using the previously collected sub-slab soil gas data and the DSCA Program’s risk calculator indicated a cumulative carcinogenic risk of  $2.77\text{E-}06$  and hazard index of 0.94. This hazard index is close to the unacceptable limit of 1 established by the DSCA Program. Therefore, ATC still recommends a vapor control restriction for the source property.

Complete exposure pathways identified for Off-Site Exposure Unit #1 include indoor and outdoor inhalation of vapor emissions from groundwater by a current or future resident or future non-residential worker. The outdoor inhalation pathway was evaluated using groundwater data and the GSI software. Air samples were collected from the crawlspace of each apartment building to evaluate the indoor inhalation exposure pathway. (Note that no indoor air samples were collected in the bank building, but the apartment buildings overly the most highly impacted area of the plume and are therefore considered worst-case for this exposure unit.) All analytes were below detection levels for the air samples. Therefore, the indoor inhalation pathway is not considered a significant concern for the existing buildings. However, per the DSCA Program’s current policy, if inhalation modeling is based solely on indoor air data, a vapor control restriction is needed to address the potential for alternate vapor intrusion characteristics for future constructed buildings.

To evaluate whether a vapor control restriction is needed for the downgradient impacted properties, the indoor inhalation pathway was modeled using soil gas data collected in this exposure unit. The soil gas data were evaluated using the DSCA calculator. The results of the risk assessment for Off-Site Exposure Unit #1 indicated no exceedences for the most conservative residential scenario. Since the risk assessment passed based on soil gas data, which is not expected to vary for alternate building construction, a vapor control restriction does not appear to be warranted for Off-Site Exposure Unit #1. Furthermore, note that soil gas concentrations located off the source property do not exceed the DSCA Program’s Tier 1 Residential Vapor Intrusion Screening Levels (VISLs) and no constituents of concern were

detected in air samples collected in the crawlspace of the downgradient apartments, which provides further assurance that a vapor control restriction does not appear to be warranted for Off-Site Exposure Unit #1.

ATC also evaluated the protection of groundwater use pathway assuming a point-of-exposure (POE) at the downgradient boundary of the apartment complex property, approximately 640 feet southeast of the source area. Note that modeling under this scenario assumes that land-use controls restricting the installation of water supply wells will be implemented for the source property and three downgradient impacted properties. Also note that contaminated groundwater is present on additional nearby properties, but this contamination is attributed to releases at the nearby former Everhart Cleaners site and is therefore not covered in this risk assessment. The modeling results for the protection of groundwater use evaluation indicated no exceedences of Site Specific Target Levels (SSTLs) for source soil. PCE and vinyl chloride concentrations in the source groundwater area exceeded the SSTLs. However, plume stability monitoring has confirmed that the plume from Columbia Laundry is stable and the downgradient extent does not reach the POE. As such, the model results appear overly conservative and the protection of groundwater pathway is not considered a significant concern for the purposes of this risk assessment.

Lastly, ATC evaluated the protection of surface water pathway assuming a POE at the nearest surface water body, an unnamed tributary to Muddy Creek, located approximately 1,240 feet to the east of the source area. No exceedences of SSTLs were identified for the protection of surface water pathway. Note that surface water sampling data has confirmed exceedences of Title 15A 2B 0.0200 Surface Water Standards (2B Standards) in Muddy Creek; however, the surface water impact is attributed to releases from the Everhart Cleaners site.

The Risk Assessment concluded that the risks associated with the contamination could be managed through implementation of land-use controls for the source property and three downgradient properties, as detailed in this RMP. Therefore, the Risk Assessment dated August 15, 2012 recommended risk-based closure for the site.

Note that ATC re-evaluated the protection of groundwater use pathway using an increased infiltration rate, per the DSCA Program's latest guidance. The purpose of the evaluation was to determine whether a surface cover restriction is warranted in the soil source area to prevent increased infiltration. The results of the evaluation indicated no exceedences of SSTLs for source soil for the protection of groundwater use pathway, even using a conservative infiltration rate of 25% of precipitation. Therefore, the conclusions of the prior risk assessment do not change and a surface cover land-use restriction does not appear to be warranted for the site. The results of the infiltration evaluation were documented in a Risk Assessment Update dated April 13, 2013.

## **4.0 RAP COMPONENTS**

### **4.1 Summary of Prior Assessment and Interim Actions**

The Columbia Laundry dry-cleaning facility was operational from 1955 through 1964. Little is known about the operations of the dry-cleaning facility. The site was discovered during assessment work for the nearby Everhart Cleaners site (DSCA Site No. 41-0009). A direct-push investigation conducted in July 2007 to assess the extent of groundwater impact associated with the Everhart Cleaners site revealed a potential secondary source. A review of historic records identified the former Columbia Laundry as the secondary source. On August 27, 2007, the property owner submitted a petition for certification of the site into the DSCA Program. The site was subsequently certified into the program on August 31, 2007.

Between 2007 and 2009, ATC continued concurrent assessment of the Everhart Cleaners and Columbia Laundry sites. As part of these investigations, soil borings were advanced to characterize the extent of impacted soil associated with the Columbia Laundry site. The results of the soil assessment indicated generally low levels of impacted soil behind the former Columbia Laundry facility. The extent of impacted groundwater was initially assessed via a direct-push survey, followed by installation of permanent monitoring wells. The results of the groundwater assessment indicated a large plume of impacted groundwater originating at the Everhart Cleaners site and a smaller plume of impacted groundwater originating at the Columbia Laundry site. The two plumes comingled downgradient. Based on an evaluation of groundwater

data, ATC concluded that the portion of the plume associated with the Columbia Laundry site was confined to the Columbia Laundry source property and three downgradient properties, as previously discussed. Surface water samples collected from the downgradient Muddy Creek indicated impacts exceeding 2B Standards, but the impacts appeared to be associated with the Everhart Cleaners site rather than the Columbia Laundry site. The results of the assessment activities were documented in two Assessment Reports dated December 11, 2008, and October 2, 2009.

Vapor intrusion sampling was initiated for the site in February 2010 in accordance with the DSCA Program's September 2009 Policy to Evaluate Indoor Air Quality at PCE DSCA Sites (Contractor Bulletin #30). Initially, sub-slab soil gas and indoor air samples were collected in the former Columbia Laundry tenant space (occupied by Payless Shoe Store at that time). The results of the sampling indicated no exceedences of the risk levels considered acceptable by the DSCA Program in indoor air. Refer to the risk assessment discussion in Section 3.0 for additional discussion of vapor intrusion risk evaluation. The results of the sampling were documented in a Soil Gas and Air Sampling Report dated May 14, 2010.

Two quarterly groundwater monitoring events were completed in July and October 2010 to evaluate whether the groundwater plume is stable. These two events combined with the initial two sampling events performed during the assessment activities comprise the four events required by the 15A NCAC 2S. 0509 for plume stability evaluation. Based on the results of the sampling events, ATC concluded that the plume associated with the Columbia Laundry site was stable. The results of the sampling were documented in an Annual Groundwater Monitoring Report dated January 5, 2011.

Additional vapor intrusion sampling for off-source properties was initiated in September 2011 following reductions in the Tier 1 VISLs used by the DSCA Program. Initially, eight soil gas monitoring points were installed at strategic locations in road right-of-ways across the plume. Soil gas samples were initially screened using a ppb-RAE photoionization detector (PID). Based on the PID screening, three samples were selected for laboratory analysis. The results of the laboratory analyses indicated exceedences of DSCA Tier 1 Residential VISLs in one soil gas

sample (SGMP-7). Based on this exceedence, indoor air sampling was subsequently completed in the apartment complex buildings. However, it should be noted that the impacts in sample SGMP-7 appeared to be related to the Everhart Cleaners release rather than the Columbia Laundry release. In December 2011, air samples were collected in the crawl spaces of 29 of the downgradient apartment buildings. The results of the indoor air sampling indicated detectable concentrations of PCE in five of the easternmost apartment buildings. However, the detections appeared to be related to the Everhart Cleaners site rather than the Columbia Laundry site. The detections did not exceed the risk levels considered acceptable by the DSCA Program. The results of the sampling were documented in a Vapor Intrusion Assessment Report dated April 19, 2012.

ATC completed a Risk Assessment for the site on August 15, 2012. As discussed in Section 3.0, the Risk Assessment concluded that the contamination associated with the site does not present a significant risk. The purpose of this RMP is to ensure that the assumptions made in the risk assessment remain valid in the future.

## **4.2 Remedial Action**

According to the DSCA Program's RBCA guidance, no remedial action is necessary if four site conditions are met. Each of these conditions and their applicability to the subject site are addressed below.

*Condition 1: The dissolved plume is stable or decreasing.*

Based on a review of contaminant distribution and groundwater flow data, ATC has concluded that the extent of impacted groundwater associated with the Columbia Laundry site is limited to monitoring wells MW-6S, MW-6D, MW-7, MW-16S, and MW-22BR. Impacted groundwater in additional monitoring wells located further to the east is believed to be associated with releases at the nearby Everhart Cleaners.

Constituents of concern (COCs) detected above 2L Standards in the monitoring wells associated with the Columbia Laundry site include PCE, TCE, cis-1,2-DCE, vinyl chloride, benzene,

naphthalene, diisopropyl ether, and 1,2-dichloroethane. Benzene, naphthalene, and diisopropyl ether are not typical dry-cleaning solvents constituents and appear to be related to separate petroleum release incidents. Of the remaining compounds, PCE is the most widespread and present at the highest concentrations. Based on these data, ATC focused on the compound PCE for evaluation of plume stability.

Four groundwater sampling events were completed between February 2008 and October 2010 to evaluate whether the plume is stable in preparation for possible site closure. The results of sampling events indicated PCE concentrations ranging from 1.3 milligrams per liter (mg/L) to less than 0.0007 mg/L. ATC prepared concentration versus time graphs for sampling events conducted at the site for PCE. The concentration versus time graphs show overall decreasing or stable trends in PCE concentrations. ATC typically would also prepare concentration versus distance graphs to evaluate plume stability. However, this was not considered feasible for this site since impacts in the downgradient wells are attributed to releases at the Everhart Cleaners site. Regardless, based on stable concentration in the source area and the estimated date of release (prior to dry-cleaning operation shutdown in 1964), ATC considers the available data sufficient to conclude the plume associated with the Columbia Laundry site is stable.

Documentation of the plume stability evaluation, including PCE concentration versus time graphs, a table showing historical groundwater analytical data, and a figure showing monitoring well locations and the estimated PCE plume extent, are included in **Appendix A**. Refer to the Groundwater Monitoring Report dated January 5, 2011 for additional details regarding the plume stability evaluation.

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

ATC evaluated the representative concentrations calculated during the Risk Assessment and found that this condition has been met for all COCs and exposure pathways.



*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.*

Land-use controls will be implemented for the source property and three downgradient properties to ensure the assumptions made in the Risk Assessment remain valid in the future. Refer to Section 6.0 for additional details regarding the proposed land-use controls for the site.

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

ATC 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 and associated attachments are included in **Appendix B**.

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

## **5.0 DATA COLLECTED DURING RMP IMPLEMENTATION**

No further sampling or other data collection activities are proposed for the site, assuming the assumptions detailed in this RMP remain valid. As such, this section is not applicable.

## **6.0 LAND-USE CONTROLS**

As discussed in detail in Section 3.0, the Risk Assessment for the site was based on the following assumptions:

- Land-use on the source property will be limited to non-residential;
- 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) will occur on the source property without prior approval of NCDENR; and

- Groundwater will not be utilized on the source property or the three downgradient impacted properties (two Summit properties and CH 17 property).

Land-use restrictions (LURs) will be implemented for the source property to ensure that land-use conditions are maintained and monitored until the LURs are no longer required for the site. Notices will be placed on the deeds of the three adjacent properties identifying the presence of groundwater contamination and citing regulations prohibiting the installation of a water supply well in a contaminated aquifer. Notices of Dry-cleaning Solvent Remediation (NDCSRs) were prepared for the source property and the three downgradient impacted properties to comply with the land-use control requirements. The NDCSR for the source property is included in *Appendix C*. The NDCSRs for the three downgradient impacted properties are included in *Appendix D*. Refer to the NDCSRs for the specific language to be incorporated to address each of the risk assessment assumptions detailed above. A plat showing the locations and types of dry-cleaning solvent contamination is included as an exhibit to each NDCSR. The locations of dry-cleaning solvent contamination are where contaminants have been detected above unrestricted use standards.

## **7.0 LONG-TERM STEWARDSHIP PLAN**

The NDCSR for the source property contains a clause which requires that the owner of the property submit notarized “Annual Certification of Land-Use Restrictions” to NCDENR on an annual basis certifying that the NDCSR remains recorded with the Register of Deeds and that land-use conditions have not changed. An example of such a certification is included in *Appendix E*.

## **8.0 RMP IMPLEMENTATION SCHEDULE**

Since the contamination is stable and possible exposure to the contamination is managed through the NDCSRs, no additional remediation activities are required to implement the RMP. A 30-day public comment period will be held to allow the community an opportunity to comment on 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. As such, upon completion of the public comment period and final approval of the RMP, the NDCSRs will be filed with the Guilford County Register of Deeds and will complete the RMP schedule.

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

The RMP will be successfully implemented once the required NDCSRs have been executed and recorded with the Guilford County Register of Deeds. The NDCSR for each property may, at the request of the owner of the property, be canceled by NCDENR after the risk to public health and the environment associated with the dry-cleaning solvent contamination and any other contaminants included in the dry-cleaning solvent assessment and remediation agreement has been eliminated as a result of remediation of the property. If NCDENR is notified of a change in site conditions, per the notification requirements detailed in the NDCSR, the RMP will be reviewed to determine if the site conditions have impacted the requirements set forth in the NDCSR and if changes are required. Enforcement of the RMP will be maintained through receipt of the “Annual Certification of Land-Use Restrictions” from the property owner as part of the NDCSR requirements.

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

As discussed above, unless the DSCA Program is notified of a change in land-use conditions at the site, per the notification requirements detailed in this plan, the RMP will remain in effect until the RMP has met its objectives and is considered a success. Pursuant to N.C.G.S. 143-215.104K, if any of the LURs set out in the NDCSR are violated, the owner of the site property at the time the LURs are violated, the owner’s successors and assigns, and the owner’s agents who directed or contracted 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**

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

## **APPENDIX A**

### **DOCUMENTATION OF PLUME STABILITY EVALUATION**



Table 1: Analytical Data for Groundwater																					ADT 5
DSCA ID No.: 41-0028																					
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	2/19/08	<0.005	<0.0005	<0.005	<0.0005	0.00063J	<0.005	<0.0005	NA	<0.0005	<0.005	<b>0.48</b>	<0.005	<0.005	<0.005	<b>0.3</b>	0.00027J	0.0048J	<b>0.07</b>	<b>0.093</b>	<0.005
	2/18/09	<0.001	<0.001	<0.001	<0.001	0.0025	0.00028J	<0.001	NA	<0.001	<0.001	<b>3</b>	<0.001	<0.001	<0.001	<b>1.3</b>	0.00036J	0.086	<b>0.39</b>	<b>0.12</b>	<0.001
	7/16/10	<0.005	<0.0005	<0.005	<0.0005	<0.005	<0.005	0.00027J	NA	<0.0005	<0.005	0.0052	<0.005	<0.005	<0.005	<0.0007	<0.005	0.0028J	0.001J	<b>0.005</b>	<0.005
	10/20/10	<0.005	<0.0005	<0.005	<0.0005	<0.005	<0.005	<0.0005	NA	<0.0005	0.0084	0.0035J	<0.005	<0.005	<0.005	<b>0.0007</b>	0.013	0.00049J	0.0019J	<0.0005	<0.005
MW-6D	2/19/08	<0.005	<0.0005	<0.005	<0.0005	<0.005	<b>0.0047J</b>	<0.0005	NA	<0.0005	<0.005	<b>0.43</b>	<0.005	<0.005	<0.005	<b>0.26</b>	0.00039J	0.0041J	<b>0.063</b>	<b>0.084</b>	0.00058J
	2/18/09	<0.001	<0.001	<0.001	<0.001	<0.001	<b>0.0059</b>	<0.001	NA	<0.001	<0.001	0.025	<0.001	<0.001	<0.001	<b>0.013</b>	<0.001	<0.001	<b>0.0044</b>	<b>0.0017</b>	<0.001
	10/20/10	<0.005	<0.0005	<0.005	<0.0005	<0.005	<b>0.0014J</b>	<0.0005	NA	<0.0005	0.00084J	0.0019J	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.0028	<0.0005	<0.005
MW-7	2/19/08	<0.005	<0.0005	<0.005	<0.0005	<0.005	<b>0.044</b>	<0.0005	NA	<0.0005	<0.005	0.0048J	<0.005	<0.005	<0.005	<b>0.069</b>	<0.005	<0.005	<b>0.0089</b>	<0.0005	<0.005
	2/19/09	<0.001	<0.001	<0.001	0.00044J	<0.001	<b>0.058</b>	<0.001	NA	<0.001	<0.001	0.005	<0.001	<0.001	<0.001	<b>0.064</b>	<0.001	<0.001	<b>0.0081</b>	<0.001	<0.001
	7/16/10	<0.005	<0.0005	<0.005	<0.0005	<0.005	<b>0.048</b>	<0.0005	NA	<0.0005	<0.005	0.0027J	<0.005	0.0002J	<0.005	<b>0.058</b>	<0.005	<0.005	<b>0.0076</b>	<0.0005	<0.005
	10/20/10	<0.005	<0.0005	<0.005	0.0005	<0.005	<b>0.048</b>	<0.0005	NA	<0.0005	<0.005	0.0032J	<0.005	<0.005	<0.005	<b>0.057</b>	<0.005	<0.005	<b>0.009</b>	<0.0005	<0.005
MW-16S	8/6/08	<0.005	<0.0005	<0.005	<0.0005	<0.005	<0.005	<b>0.0014</b>	<0.0005	<0.0005	<0.005	0.092	<0.005	<0.005	<b>0.023</b>	<0.0007	<0.005	<0.005	<0.005	<0.0005	0.1263
	2/20/09	<0.001	<0.001	<0.001	0.00042J	<0.001	<0.001	<0.001	NA	<0.001	<0.001	<0.001	0.012	<0.001	0.0018	<b>0.012</b>	<0.001	<0.001	<0.001	<0.001	0.00498
	7/16/10	<0.005	<0.0005	<0.005	<0.0005	<0.005	<0.005	<0.0005	NA	<0.0005	<0.005	<0.005	0.0081	<0.005	0.0022J	<0.0007	<0.005	<0.005	<0.0028	<0.0005	0.0042J
	10/20/10	<0.005	<0.0005	<0.005	<0.0005	<0.005	<0.005	<0.0005	NA	<0.0005	<0.005	<0.005	0.028	<0.005	0.0047J	<0.0007	<0.005	<0.005	<0.0028	<0.0005	0.01097
MW-16D	8/6/08	<0.005	<0.0005	<0.005	<0.0005	<0.005	<0.005	0.0009	NA	<0.0005	<0.005	<0.005	0.0024J	<0.005	0.0025J	<0.0007	<0.005	<0.005	<0.005	<0.0005	0.0038J
	2/20/09	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.0007	<0.001	<0.001	<0.001	<0.001	<0.001
MW-17	8/6/08	<0.005	<0.0005	<0.005	<0.0005	<0.005	<0.005	<0.0005	NA	<0.0005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.005	<0.0005	<0.005
	2/20/09	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.0007	<0.001	<0.001	<0.001	<0.001	<0.001
MW-18S	8/6/08	<0.005	<0.0005	<0.005	<0.0005	<0.005	<0.005	<0.0005	NA	<0.0005	0.0011J	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.005	<0.0005	<0.005
	2/17/09	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	0.0023	<0.001	<0.001	<0.001	<0.001	<0.0007	<0.001	<0.001	<0.001	<0.001	<0.001
MW-18I	8/6/08	<0.005	<0.0005	<0.005	<0.0005	<0.005	<0.005	<0.0005	NA	<0.0005	0.0013J	<0.005	<0.005	<0.005	<0.005	<0.0007	<0.005	<0.005	<0.005	<0.0005	<0.005
	2/17/09	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.0007	<0.001	<0.001	<0.001	<0.001	<0.001
MW-18D	8/6/08	<0.005	<0.0005	<0.005	<0.0005	<0.005	<0.005	<0.0005	NA	<0.0005	0.00051J	<0.005	<0.005	0.0012J	<0.005	<0.0007	<0.005	<0.005	<0.005	<0.0005	<0.005
	2/17/09	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	<0.001	<0.001	<0.001	<0.001	0.0016	<0.001	<0.0007	<0.001	<0.001	<0.001	<0.001	<0.001
MW-22BR	2/18/09	<0.001	<0.001	<0.001	<0.001	<0.001	<b>0.0072</b>	<0.001	NA	<0.001	0.00022J	<0.001	<0.001	<0.001	<0.001	<b>0.0018</b>	<0.001	<0.001	<0.001	<0.001	<0.001
NC 2L Standard		0.2	0.0002	0.0006	0.006	0.007	0.0004	0.001	5x10 <sup>-6</sup>	0.0003	0.07	0.07	0.6	0.02	0.006	0.0007	0.6	0.1	0.003	3x10 <sup>-5</sup>	0.5

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

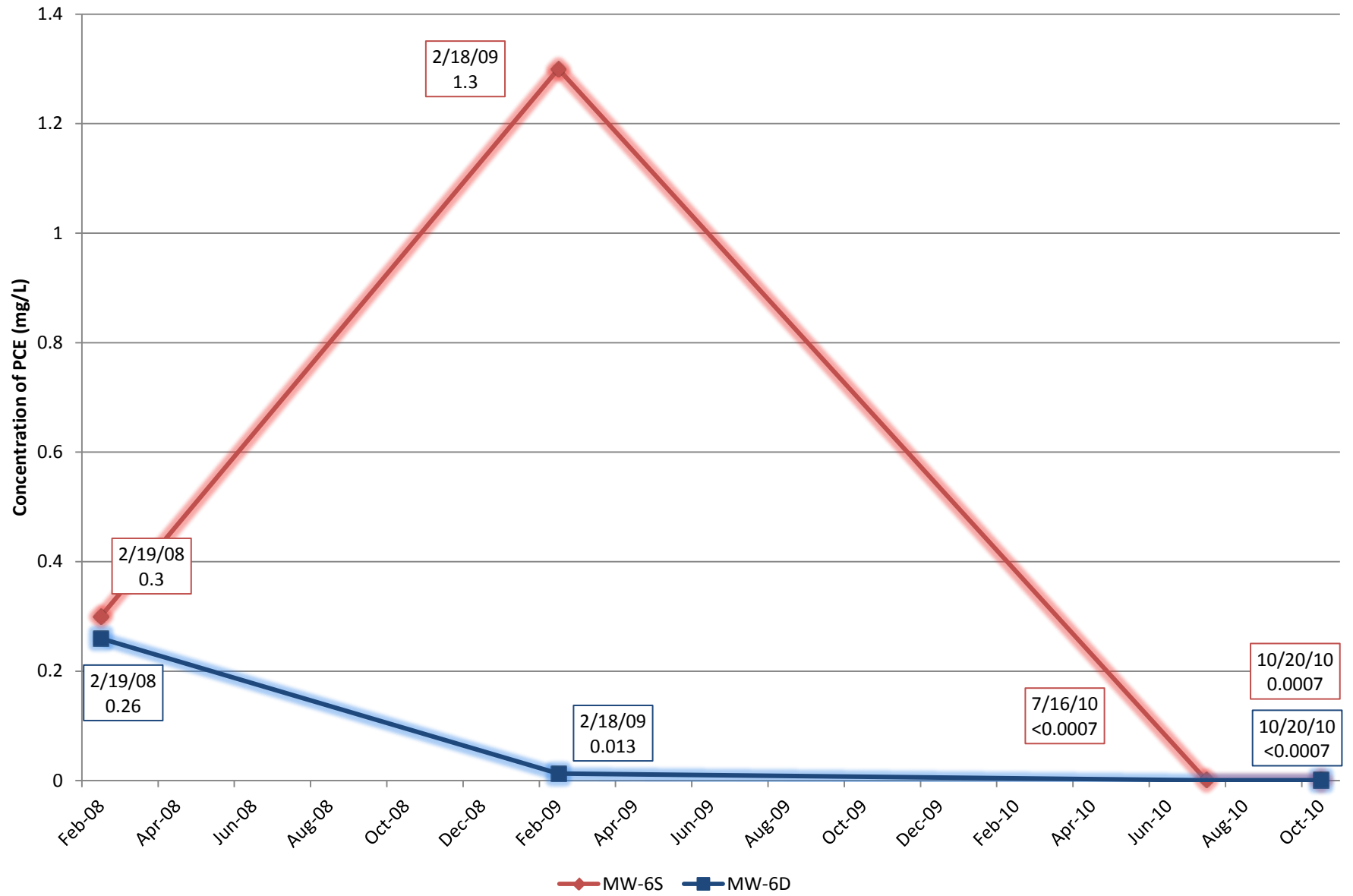
**ADT 5(1)**

DSCA ID No.: 41-0028

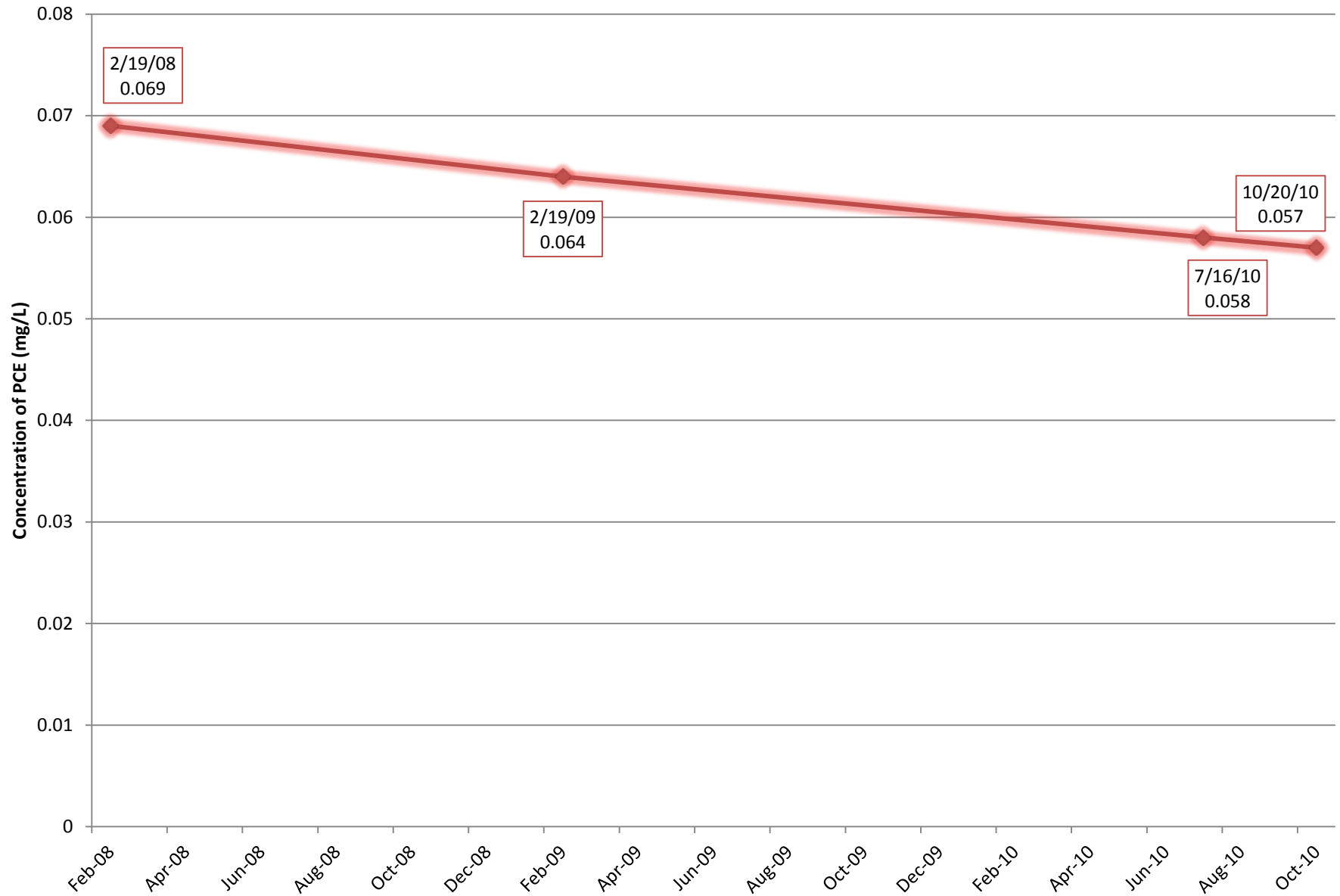
Groundwater Sampling Point	Sampling Date (mm/dd/yy)	Acetone	Diisopropyl ether	Methylene chloride	2-Butanone	Chloromethane	Vinyl acetate	Chlorobenzene	Carbon disulfide	Chloroethane	4-Methyl-2-pentanone	[mg/L]															
MW-6S	2/19/08	0.0049J	0.01	<0.005	<0.01	<0.005	<0.01	<0.005	<0.005	<0.01	<0.01																
	2/18/09	<0.005	0.011	<0.001	<0.001	<0.001	<0.005	0.00039J	<0.001	0.00084J	<0.001																
	7/16/10	0.013J	0.00021J	<0.005	<0.01	<0.005	<0.01	<0.005	<0.005	<0.01	<0.01																
	10/20/10	0.012J	<0.005	0.0036J	<0.01	<0.005	<0.01	<0.005	<0.005	<0.01	<0.01																
MW-6D	2/19/08	0.0056J	<b>0.077</b>	<0.005	<0.01	<0.005	<0.01	<0.005	<0.005	<0.01	<0.01																
	2/18/09	<0.005	0.068	<0.001	<0.001	<0.001	<0.005	<0.001	0.00028J	<0.001	<0.001																
	10/20/10	<0.05	0.026	<0.005	<0.01	<0.005	<0.01	<0.005	<0.005	<0.01	<0.01																
MW-7	2/19/08	<0.01	<b>1.1</b>	<0.005	<0.01	<0.005	<0.01	<0.005	<0.005	<0.01	<0.01	<0.01															
	2/19/09	<0.005	<b>1.2</b>	<0.001	<0.001	<0.001	<0.005	<0.001	<0.001	<0.001	<0.001	<0.001															
	7/16/10	<0.05	<b>0.97</b>	<0.005	<0.01	<0.005	<0.01	<0.005	<0.005	<0.01	<0.01																
	10/20/10	<0.05	<b>0.97</b>	<0.005	<0.01	<0.005	<b>0.31</b>	<0.005	<0.005	<0.01	<0.01																
MW-16S	8/6/08	0.033J	<0.005	<0.005	<0.01	<0.005	<0.01	<0.005	<0.005	<0.01	<0.001																
	2/20/09	<0.005	<0.001	<0.001	0.0065	<0.001	<0.005	<0.001	<0.001	<0.001	<0.001																
	7/16/10	<0.05	<0.005	<0.005	<0.01	<0.005	<0.01	<0.005	<0.005	<0.01	<0.01																
	10/20/10	<0.05	<0.005	<0.005	<0.01	<0.005	<0.01	<0.005	<0.005	<0.01	<0.01																
MW-16D	8/6/08	<0.05	0.0003J	<0.005	<0.01	<0.005	0.0011J	<0.005	<0.005	<0.01	<0.001																
	2/20/09	<0.005	<0.001	<0.001	<0.001	<0.001	<0.005	<0.001	<0.001	<0.001	<0.001																
MW-17	8/6/08	<0.05	<0.005	<0.005	<0.01	<0.005	<0.01	<0.005	<0.005	<0.01	<0.001																
	2/20/09	<0.005	<0.001	<0.001	<0.001	<0.001	<0.005	<0.001	<0.001	<0.001	<0.001	<0.001															
MW-18S	8/6/08	<0.05	<0.005	0.0022J	<0.01	<0.005	<0.01	<0.005	<0.005	<0.01	<0.001																
	2/17/09	<0.005	<0.001	0.00066J	<0.001	<0.001	<0.005	<0.001	<0.001	<0.001	<0.001																
MW-18I	8/6/08	<0.05	<0.005	0.0017J	<0.01	<0.005	<0.01	<0.005	<0.005	<0.01	<0.001																
	2/17/09	<0.005	<0.001	<0.001	<0.001	<0.001	<0.005	<0.001	<0.001	<0.001	<0.001																
MW-18D	8/6/08	<0.05	<0.005	<0.005	<0.01	<0.005	<0.01	<0.005	<0.005	<0.01	<0.001																
	2/17/09	<0.005	<0.001	<0.001	<0.001	0.00047J	<0.005	<0.001	<0.001	<0.001	<0.001																
MW-22BR	2/18/09	<0.005	<b>0.083</b>	0.0033	<0.001	<0.001	<0.005	<0.001	0.00022J	<0.001	<0.001																
NC 2L Standard		6	0.07	0.005	4	0.003	0.088	0.05	0.7	3	NE																



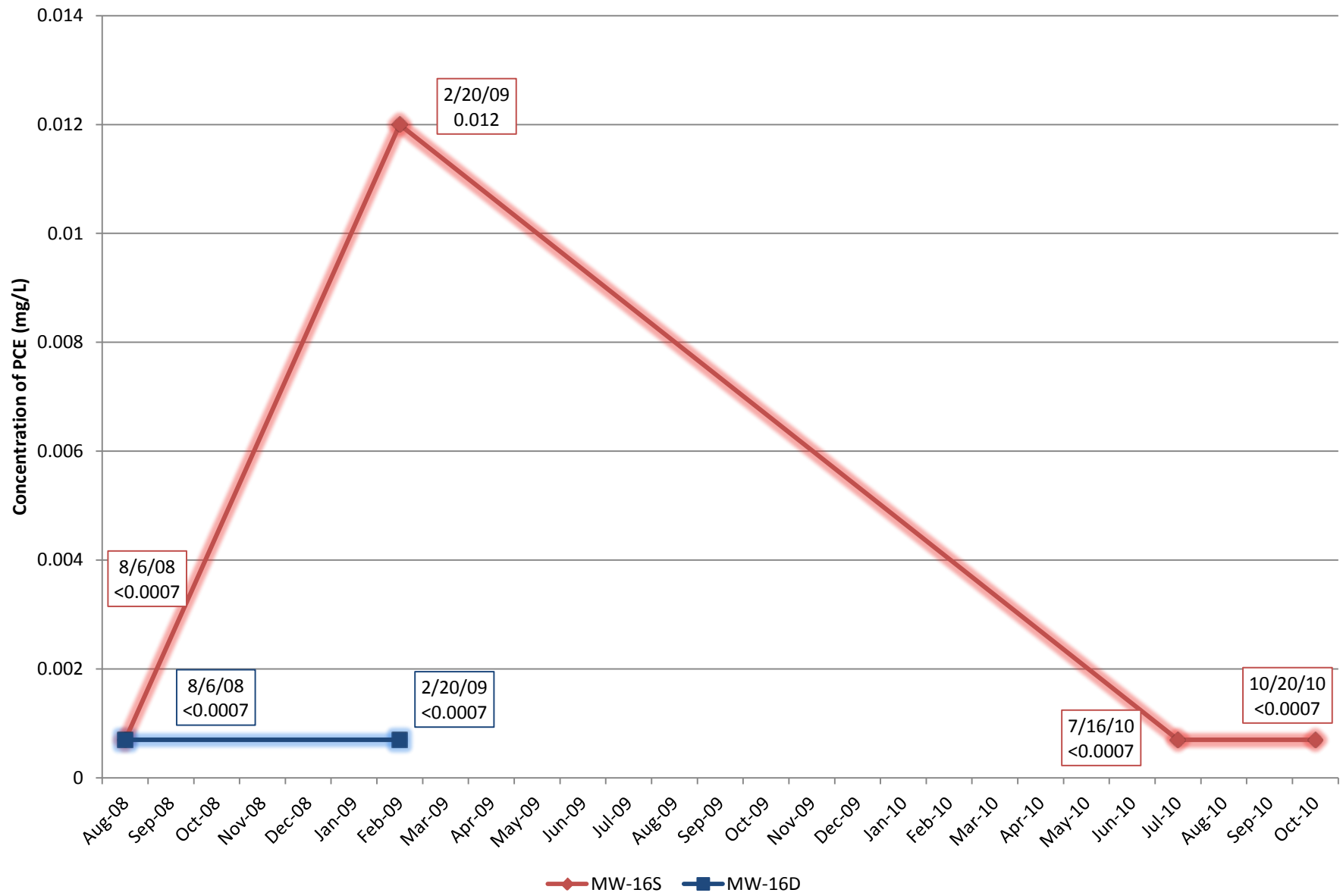
MW-6S & MW-6D  
Concentration of PCE in Groundwater over Time



**MW-7**  
**Concentration of PCE in Groundwater over Time**



**MW-16S & MW-16D**  
**Concentration of PCE in Groundwater over Time**



## **APPENDIX B**

### **LEVEL 1 ECOLOGICAL RISK ASSESSMENT CHECKLISTS**

**Appendix A**  
**Ecological Risk Assessment – Level 1**  
**Columbia Laundry**  
920 East Bessemer Avenue  
Greensboro, Guilford County, NC  
ATC Project No: 45.34341.4128  
DSCA Site ID: 41-0028

**Checklist A**

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

Based on the USGS Greensboro Quadrangle Topographic map and the United States Fish and Wildlife (USFWS), Muddy Creek is located approximately 1,240 feet southeast of the site. See the topographic map in **Attachment 1** and the USFWS Ecos Map in **Attachment 2**.

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

Based on the USGS Greensboro Quadrangle Topographic map and the USFWS Ecos Map, Muddy Creek is located approximately 1,240 feet southeast of the site.

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

Based on the USFWS Ecos Map, there are no marshes or swamps located within one-half mile of the site.

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

Based on a review of the USFWS online database, Muddy Creek is considered a sensitive area. There are no listed critical habitats or significant natural areas within one-half mile of the site.

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

Based on historical research, no tribal artifacts or lands have been identified on or within one-half mile of the site.

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

Based on USFWS online data, no critical habitats, wildlife refuges or wilderness areas are located within one-half mile of the site.

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

The Migratory Bird Treaty Act was developed to help reduce potential migratory bird strikes with aircraft, wind turbines and towers. Many species of birds are protected that are common to the United States, Canada, and Mexico. Therefore, many species of birds in Guilford County (e.g., Bald Eagle, Canadian Goose, Mourning Dove) are likely to be within one-half mile of the site.

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

Based on site observations and desktop review, ecologically important species may be found in or around Muddy Creek. However, recreational or commercially important species are not likely to be located within one-half mile of the site.

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

ATC reviewed the USFWS online species list for federally listed species. The following species were identified within Guilford County:

- *Isotria medeoloides* – Small Whorled Pogonia: Threatened

ATC also reviewed the North Carolina Heritage online quadrangle species list for state listed species. No threatened or endangered species were identified within the Greensboro Quadrangle.

Based on the desktop review, it is unlikely that the small whorled pogonia would be located within one-half mile of the site due to urban development.

## **Checklist B**

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 groundwater and is slightly soluble in groundwater. Furthermore, impacted groundwater 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 an ecological receptor habitat?

The primary ecological receptor habitat identified in the site vicinity is Muddy Creek, located approximately 1,240 feet southeast of the site. Groundwater assessment data indicates the plume associated with the Columbia Laundry site extends approximately 800 feet downgradient and is stable. As such, the Columbia Laundry plume appears unlikely to impact the downgradient surface water body. However, it should be noted that impacts have been detected in the surface water body that are attributed to releases at the nearby Everhart Cleaners site.

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

**No. As discussed above, the plume associated with the Columbia Laundry site does not appear likely to reach the nearest ecological receptor habitat.**

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

Yes. Surficial soils have been impacted at the site. PCE has been detected at a concentration of 0.024 milligrams per kilogram (mg/kg) in surficial soil.

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

No. The impacted surficial soils are covered by pavement. Therefore, erosion and transport of impacted surficial soils from the site does not appear likely.

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

**No. Low concentrations of PCE have been identified in surficial soil, but the soil is located in a paved area where runoff or erosion appears unlikely.**

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

Yes. Impacted surficial soils have been documented at the site.

3B. Are potential ecological receptors on the site.

No. Pavement associated with an active shopping center is present over the area of impacted surficial soil, so potential ecological receptors are unlikely to be present.

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

**No. Surficial impacted soil has been identified, but it is located below pavement associated with an active shopping center, so ecological receptors are unlikely to be present.**

4A. Are chemicals on the site volatile?

Yes. Chlorinated solvents are considered volatile organic compounds.

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

No. The area of impacted surficial soil is paved so generation of dust or particulate matter is unlikely. In addition, concentrations are sufficiently low such that significant volatilization is not likely.

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

**No. As discussed above, erosion of impacted soils or significant volatilization from impacted soils appears unlikely.**

5A. Is Non-Aqueous Phase Liquid (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.

**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?

Yes. Impacted surficial soils have been documented at the site.

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

No. The area of impacted surficial soils is paved so no plants are present.

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

No. The area of impacted surficial soils is located below pavement associated with an active shopping center. As such, no plants are present and ecological receptors are also unlikely to be present.

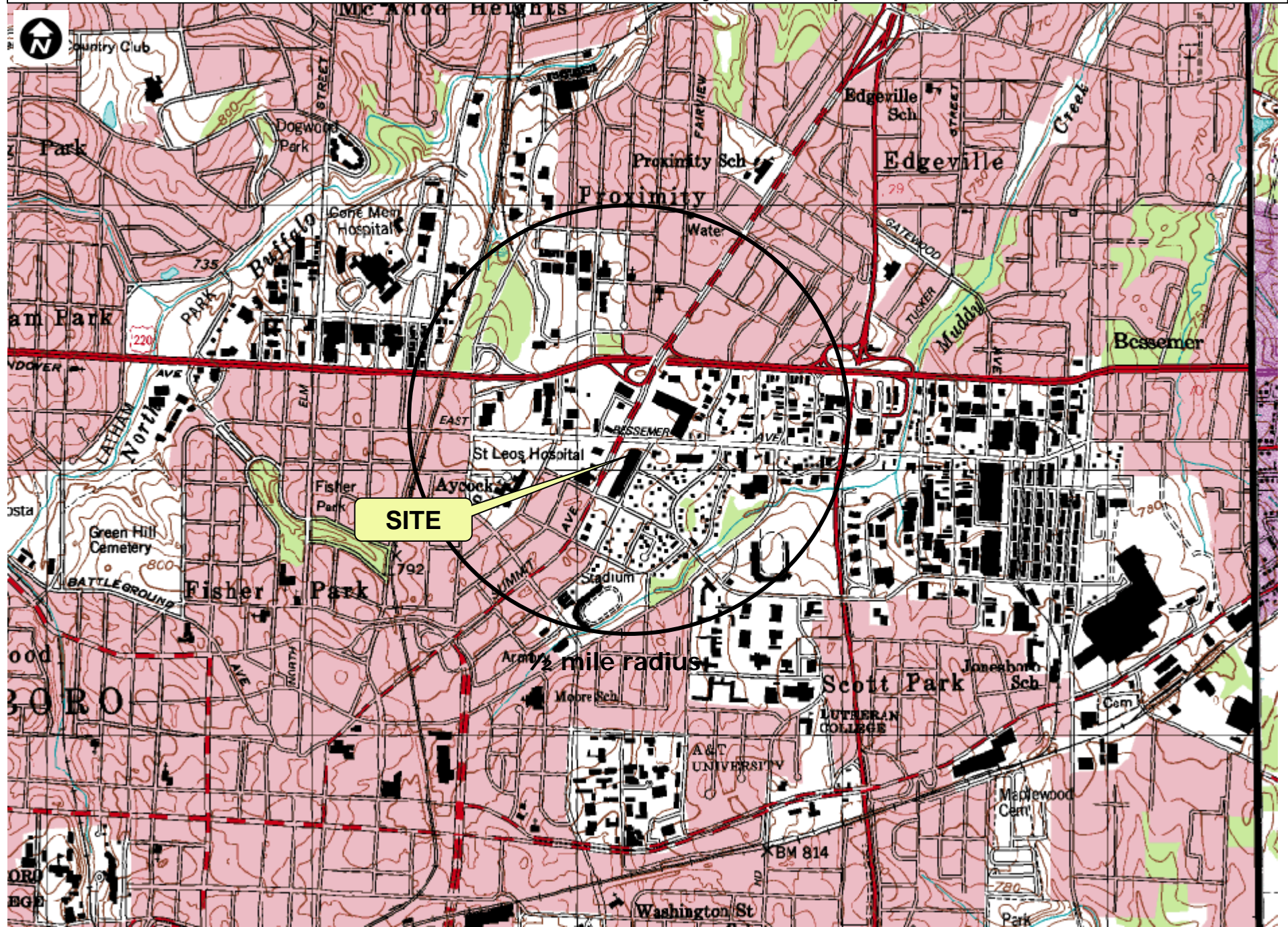
6D. Do chemicals found on the site bioaccumulate?

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

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

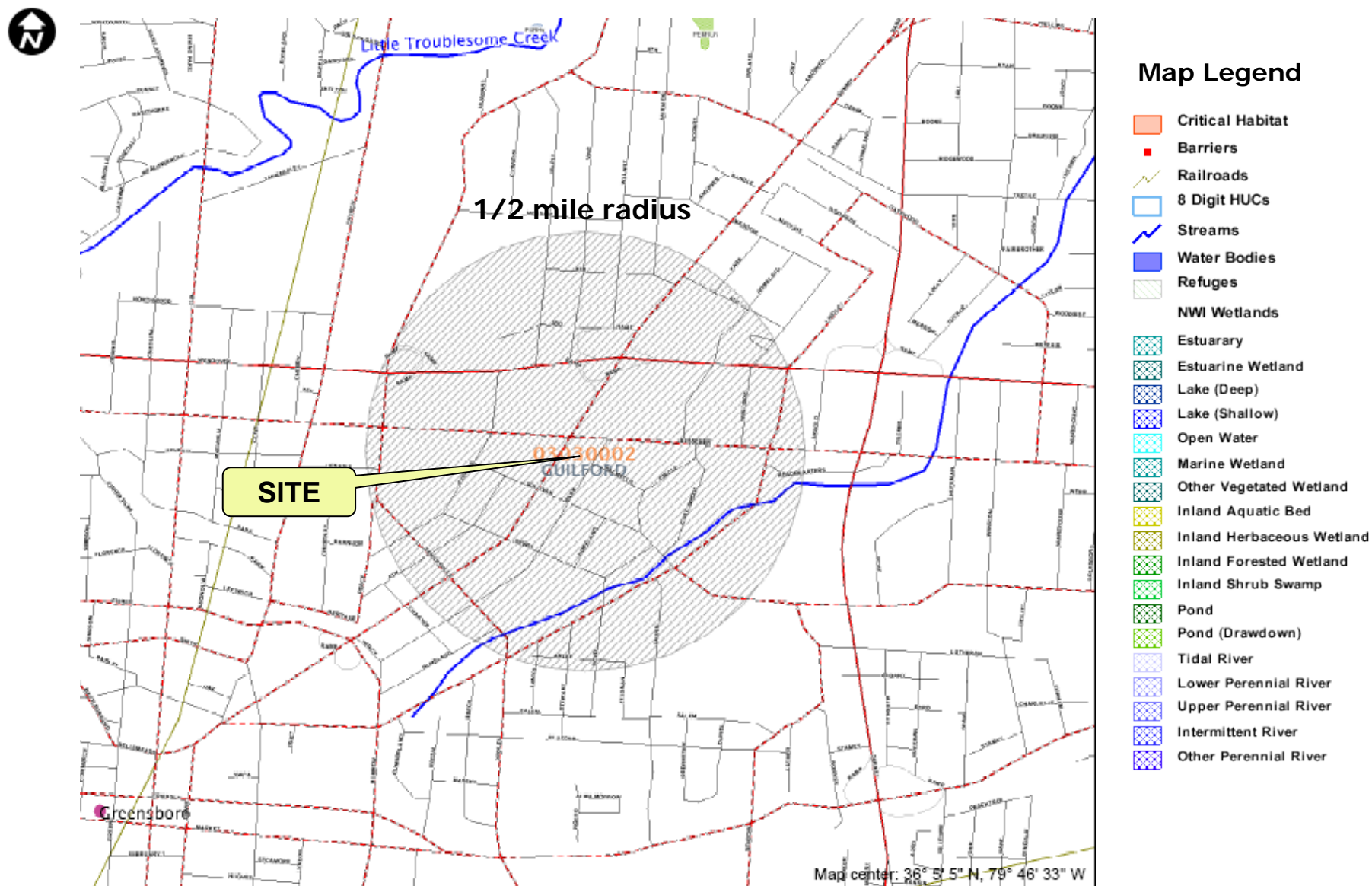
**No. Based on pavement overlying impacted surficial soils, low contaminant concentrations in surficial soils, commercial site environment, and absence of bioaccumulation for the chemicals of concern, it is not anticipated that chemicals associated with the site would reach ecological receptors through direct ingestion of soil, plants, animals, or contaminants.**

Attachment 1: USGS Greensboro Quadrangle, Guilford County, NC  
DSCA Site 41-0028, Columbia Laundry (Source: Topozone.com)





Attachment 2: USGS Greensboro Quadrangle, Guilford County, NC  
DSCA Site: 41-0028, Columbia Laundry (Source: Ecos Map, USFWS)



## **APPENDIX C**

### **NOTICE OF DRY-CLEANING SOLVENT REMEDIATION FOR SOURCE PROPERTY**

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

Property Owner: Summit Shopping Center Co., LLC

Recorded in Book \_\_\_\_\_, Page \_\_\_\_\_

Associated plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_

**This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Summit Shopping Center Co., LLC (hereinafter "Property Owner"). The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 920 East Bessemer Avenue, Greensboro, Guilford, North Carolina, Parcel Identification Number (PIN) 7875006580.**

**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 § 143-215.104M. A Notice will be recorded separately in each chain of title of the Contamination Site.**

Soil and groundwater at the Property are contaminated with dry-cleaning solvents associated with dry-cleaning operations at the former Columbia Laundry (DSCA Site 41-0028) located at 920 East Bessemer Avenue, Greensboro, in the Summit Shopping Center. Dry-cleaning operations were conducted on the Property from approximately 1955 to 1964.

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

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

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

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

### **LAND-USE RESTRICTIONS**

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

- 1. The Property shall be used exclusively for retail, commercial or industrial purposes and related amenities (parking, landscape areas and walkways), and all other uses of the Property are prohibited except as approved in writing by DENR.**
- 2. Without prior written approval from DENR, the Property shall not be used for:**
  - a. child care centers or schools; or**
  - b. mining or extraction of coal, oil, gas or any mineral or non-mineral substances.**
- 3. No activities that encounter, expose, remove or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes or swimming pools that use groundwater, or construction or excavation activities that encounter or expose groundwater) may occur on the Property without prior approval of DENR.**
- 4. No activities that cause or create a vapor intrusion risk (for example, construction of sub-grade structures that encounter contaminated soil or construction that places building users in close proximity to contaminated groundwater) may occur on the Property without prior approval of DENR.**

5. In January of each year, on or before January 31<sup>st</sup>, the owner of any portion of the Property shall submit a notarized Annual DSCA Land-Use Restrictions Certification to DENR certifying that this Notice remains recorded at the Register of Deeds' office, and that the Land-Use Restrictions are being complied with.
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 within fourteen (14) calendar days of 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\_\_.

Summit Shopping Center Co., LLC

By:

\_\_\_\_\_  
Name of contact

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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

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

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

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

**APPROVAL AND CERTIFICATION**

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

North Carolina Department of Environment and Natural Resources

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

**LIMITED POWER OF ATTORNEY**

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

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

Signature of Property Owner \_\_\_\_\_

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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

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

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

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

## **CERTIFICATION OF REGISTER OF DEEDS**

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

Register of Deeds for Guilford County

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

---

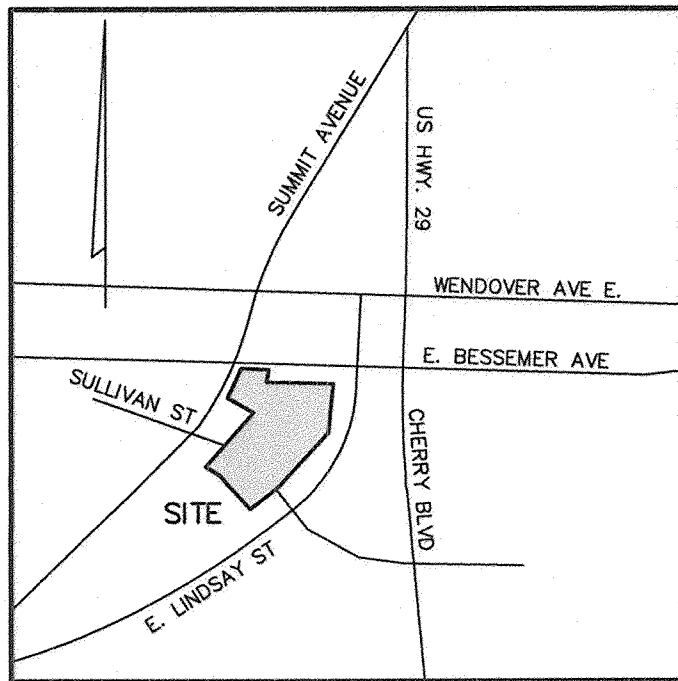
Date

Name typed or printed: \_\_\_\_\_  
Deputy/Assistant Register of Deeds

Deputy/Assistant Register of Deeds

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





#### OWNERS CERTIFICATE:

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

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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

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

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

#### FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT THE A PORTION OF THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 371078-7500-J AND 371078-7400-A, DATED MARCH 18, 2008.

SOIL BORINGS IN THE PLAT WERE LOCATED BY SCALED LOCATIONS PROVIDED FROM ATC ASSOCIATES, INC.

"N.C.G.S. 143-215.104(d) REQUIRES THAT WHEN PROPERTY FOR WHICH A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION HAS BEEN FILED IS SOLD, LEASED, CONVEYED OR TRANSFERRED, THE DEED OR OTHER INSTRUMENT OF TRANSFER SHALL CONTAIN IN THE DESCRIPTION SECTION, IN NO SMALLER TYPE 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. 143-215.104(d): THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE GUILFORD COUNTY REGISTER OF DEEDS' OFFICE AT: BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

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

GROUNDWATER IN WELLS MW-6S, MW-60, MW-7, MW-16S, AND MW-22BR, EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L.0202) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: 1,2-DICHLOROETHANE, BENZENE, CIS-1,2-DICHLOROETHYLENE, NAPHTHALENE, TETRACHLOROETHYLENE, TRICHLOROETHYLENE, VINYL CHLORIDE, AND DIISOPROPYL ETHER.

SOIL IN BORINGS SB-106 AND SB-108 EXCEEDED THE ASSOCIATED RISK BASED SCREENING LEVEL (15A NCAC 2S) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE AND 1,1,2,2-TETRACHLOROETHANE

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

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

AND \_\_\_\_\_

#### LEGEND:

- R/W RIGHT OF WAY  
N.T.S. NOT TO SCALE  
CSF COMBINED SCALE FACTOR  
E/P EDGE OF PAVEMENT  
MONITORING WELL(MW)  
N NORTHING  
E EASTING  
TOC TOP OF CASING  
TOW TOP OF MAIN MANHOLE  
CALCULATED PROPERTY CORNER  
DATUM CONTROL POINT  
N/F NOW OR FORMERLY  
MW MONITORING WELL  
SUBJECT PARCEL LINES WITH FOUND MONUMENTATION  
SUBJECT PARCEL LINES PLOTTED FROM DEEDS  
ADJOINER PARCEL LINES  
RIGHT OF WAY LINE  
CONTROL TIE LINES  
RBR REBAR  
BR BEDROCK  
SB SOIL BORING  
TW TEST WELL  
(530'15"00"W) BEARING BASED ON RECORDED DEED/PLAT  
530'15"00"W BEARING BASED ON FIELD LOCATED DATA

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

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

STATE OF NORTH CAROLINA WAKE COUNTY

I, \_\_\_\_\_, A NOTARY PUBLIC OF \_\_\_\_\_

COUNTY AND STATE OF NORTH CAROLINA DO HEREBY CERTIFY THAT \_\_\_\_\_

\_\_\_\_\_ DID PERSONALLY APPEAR &

SIGN BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

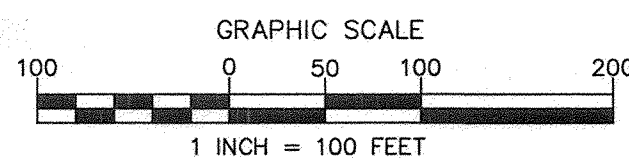
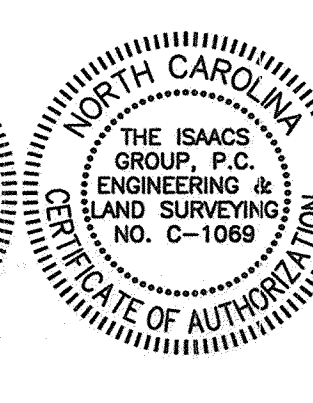
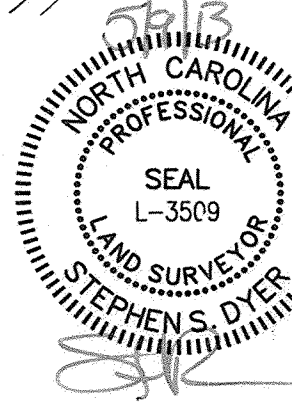
NOTARY PUBLIC (SIGNATURE) \_\_\_\_\_

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

#### 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 \_\_\_\_\_ DAY OF MAY, 2013.

STEPHEN S. DYER, PLS L-3509



NO.	BY	DATE	REVISION

#### VRS SURVEY TIE:

ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED (GROUND) NAD 83 (2007 ADJUSTMENT) HORIZONTAL INFORMATION (UNLESS NOTED OTHERWISE), BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, WITH NAVD83 ELEVATIONS. THE N.C. STATE PLANE COORDINATES FOR CONTROL POINTS #2053 & #2054 SHOWN HEREON WERE ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS) IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEYS VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). THE VRS SURVEY TIE WAS PERFORMED ON NOVEMBER 16, 2010 AND RE-CHECKED MARCH 7, 2013. ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.

#### SURVEY NOTES:

- 1) THE SUBJECT PROPERTY FOR THIS SURVEY IS IDENTIFIED BY GUILFORD COUNTY PARCEL IDENTIFICATION NUMBER(PIN) #7875006580. THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO SURVEY BENCHMARKS AND (2) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THIS NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCEM) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM SITE.
- 2) THE AREAS AND TYPE OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.
- 3) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (NRSR 2007), WITH NAVD83 (GEOID 09) ELEVATIONS. PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON NOVEMBER 16, 2010 THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINT #2053 AND #2054 WERE ESTABLISHED UTILIZING A TRIMBLE RS6 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).
- 4) THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE BOUNDARY LINES OF THE SUBJECT PROPERTY WERE PRODUCED FROM THE LEGAL DESCRIPTION FOUND IN DEED 4295, PAGE 1915. THE GEOMETRY OF THAT LEGAL DESCRIPTION HAS NOT BEEN ALTERED IN ANY WAY, BUT HAVE BEEN HELD ON THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 5726, PAGE 060 (A FOUND 2" IRON), AND ROTATED TO A FOUND "X" MARK IN CONCRETE AT THE INTERSECTION OF HOMELAND AVENUE AND SULLIVAN STREET. NON-MONUMENTED SUBJECT PARCEL LINES ARE BASED ON THAT LEGAL DESCRIPTION.
- 5) SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, SOME PROPERTY LINES, AND EASEMENT LINES, OF THE PROPERTY, HAVE BEEN TAKEN FROM GUILFORD COUNTY GIS DATABASE INFORMATION, AND THIS INFORMATION IS SHOWN FOR REFERENCE PURPOSES ONLY. NO ACCURACY OR POSITIONAL TOLERANCE IS GUARANTEED BY THIS SURVEY AS TO HOW THE SURVEYED FEATURES RELATE TO THE GIS INFORMATION SHOWN.
- 6) PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM GUILFORD COUNTY RECORDS.
- 7) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
- 8) REFERENCE COORDINATE SYSTEM FOR VERTICAL DATUM: NAVD83. COMBINED GROUND SCALE FACTOR: 1.0000546359
- 9) THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
  - (1) CLASS "A" SURVEY;
  - (2) POSITIONAL ACCURACY IS WITHIN A 95 PERCENT CONFIDENCE LEVEL;
  - (3) REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
  - (4) SURVEY PERFORMED NOVEMBER 16, 2010 AND RE-CHECKED 03-07-13;
  - (5) VERTICAL DATUM BASED ON NAVD83;
  - (6) TIED TO N.C. STATE PLANE COORDINATES AS SHOWN;
  - (7) GEOID 09 MODEL;
  - (8) COMBINED GRID FACTOR: 1.0000546359;
  - (9) UNITS ARE IN U.S. FEET.
- 10) BEARINGS SHOWN IN PARENTHESES ARE BASED ON RECORDED DEEDS/PLATS, BEARINGS SHOWN IN BOLD TEXT ON THE ADJUSTED ROTATION FROM THE FIELD DATA.

#### WELLS PREVIOUSLY LOCATED BY TAYLOR, WISEMAN, & TAYLOR, IN AUGUST, 2008.

Well ID	Northing	Eastings	Top of Case Elevation	Ground/Lid Elevation	Well ID	Northing	Eastings	Top of Case Elevation	Ground/Lid Elevation
MW-1*	850928.17	1771376.37	786.46	786.56	MW-13*	849750.21	1772011.78	760.10	757.20
MW-2*	850959.76	1771298.98	786.97	787.12	MW-14*	849447.70	1771638.40	765.96	766.24
MW-3*	850977.93	1771189.94	790.47	790.59	MW-15*	851114.32	1771606.76	762.74	763.06
MW-4*	850738.60	1771622.99	776.48 (W)	776.77	MW-16*	851114.34	1771606.86	762.69	763.06
MW-4S*	850738.60	1771622.99	776.50 (E)	776.77	MW-15S*	851114.15	1771606.81	762.78	763.06
MW-5*	850787.93	1771291.22	787.28 (W)	787.57	MW-16S	850792.46	1770614.59	765.79	769.02
MW-5*	850787.93	1771291.22	787.31 (E)	787.57	MW-16S	850792.43	1770614.38	765.63	769.02
MW-5S*	850787.93	1771291.22	787.30 (S)	787.57	MW-17	850385.50	1770396.41	767.50	767.86
MW-6S	850534.45	1770638.70	765.38 (W)	765.63	MW-18S	849503.73	1770491.91	765.05	766.96
MW-6S	850534.45	1770638.70	765.38 (E)	765.63	MW-18	849503.74	1770492.08	765.55	766.96
MW-7	850270.77	1770738.12	761.35	761.57	MW-18S	849503.73	1770492.04	765.52	766.96
MW-8*	850557.91	1771300.13	761.45	761.65	MW-19*	850543.63	1771651.74	771.93	772.21
MW-8*	850231.18	1771296.06	775.44	775.80	MW-19S*	850543.60	1771651.78	771.81	772.21
MW-10*	849738.80	1771160.56	776.64	776.80	MW-20*	850627.42	1772172.69	772.63	773.10
MW-11*	850291.77	1771802.01	764.60	764.87	MW-21*	849997.44	1772072.35	760.13	756.40
MW-12*	849025.48	1771675.02	759.54	759.84					

\*S-SHALLOW DEPTH, "I"-INTERMEDIATE DEPTH, "D"-DEEP DEPTH

DATE: 11-24-10		PROJECT NAME: Columbia Laundry - Greensboro NC		
MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION
MW-25BR*	850757.37	1771433.22	763.18	TOW
TCMW-25BR S*	850757.37	1771433.22	762.81	1" PVC
TCMW-25BR I*	850757.37	1771433.22	762.81	1" PVC
TCMW-25BR D*	850757.369	1771433.218	762.89	1" PVC
MW-26BR*	850543.74	1771651.86	772.31	TOW
TCMW-26BR S*	850543.74	1771651.86	772.06	1" PVC
TCMW-26BR I*	850543.74	1771651.86	772.04	1" PVC
TCMW-26BR D*	850543.74	1771651.855	772.04	1" PVC
MW-27BR*	849741.10	1772005.01	755.44	GROUND ELEV.
MW-27BR*	849741.10	1772005.01	757.38	TOW
TCMW-27BR*	849741.10	1772005.01	757.47	2" PVC
MW-28BR*	849990.989	1772077.763	755.98	TOW
TCMW-28BR*	849990.989	1772077.763	755.68	2" PVC
MW-29*	850898.4	1771316.6		TOW
MW-29*	850898.4	1771316.6		TOW
MW-29*	850898.4	1771316.6		TOW
MW-29*	850898.4	1771316.6		TOW

\* - WELLS ARE ASSOCIATED WITH A SEPARATE DRY-CLEANING SOLVENT RELEASE AT THE FORMER EVERHART CLEANERS AT 1000 SUMMIT AVENUE. THE EVERHART CLEANERS RELEASE IS BEING ADDRESSED SEPARATELY BY THE DSCA PROGRAM AS DSCA SITE NO. 41-0009. THIS SURVEY PLAT IS AN EXHIBIT TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION WHICH IS APPLICABLE TO THE COLUMBIA LAUNDRY SITE AND NOT TO THE EVERHART CLEANERS SITE.

#### SURVEY PLAT - EXHIBIT "A" TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

SUMMIT SHOPPING CENTER CO., LLC  
COLUMBIA LAUNDRY-DSCA #41-0028  
PARCEL #7875006580

#920 E. BESSEMER AVENUE, GILMER TOWNSHIP,  
CITY OF GREENSBORO, GUILFORD COUNTY, NC 27405

File #: 10227-DSCA-2 Date: 05-08-2013 Project P.L.S.: SSD

Surveyed By: RV

Drawn By: MWJ

Scale: 1"=100'

8720 RED OAK BLVD. SUITE 420

CHARLOTTE, N.C. 28217

PHONE (704) 527-3440 FAX (704) 527-8335

SHEET 2 OF 4



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

TRACT I - Beginning at an iron pipe marking the southeast corner of the intersection of East Bessemer Avenue and Summit Avenue, and running from said beginning point along the southern margin of East Bessemer Avenue South  $87^{\circ} 33' 30''$  East 329.41 feet to an iron pipe marking the southwest corner of the intersection of East Bessemer Avenue and Park Avenue; thence along the western margin of Park Avenue South  $26^{\circ} 56' 30''$  West 791.20 feet to an iron pipe marking the northwest corner of the intersection of Park Avenue and Sullivan Streets; thence along the northern margin of Sullivan Street North  $63^{\circ} 10' 50''$  West 299.87 feet to an iron pipe marking the northeast corner of the intersection of Summit Avenue and Sullivan Street; thence along the eastern margin of Summit Avenue North  $26^{\circ} 56'$  East 655.20 feet to the point and place of beginning, the same being as shown on a map of the property of Summit Shopping Center prepared by Marvin L. Borum and Associates dated July 21, 1972.

## **APPENDIX D**

### **NOTICES OF DRY-CLEANING SOLVENT REMEDIATION FOR THREE DOWNGRAIENT IMPACTED PROPERTIES**

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

Property Owner: Summit Shopping Center Co., LLC

Recorded in Book \_\_\_\_\_, Page \_\_\_\_\_

Associated plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 926 East Bessemer Avenue, Greensboro, Guilford County, North Carolina, Parcel Identification Number (PIN) 7875100700.

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 Columbia Laundry (DSCA Site 41-0028) located at 920 East Bessemer Avenue, Greensboro, in the Summit Shopping Center. A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.

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



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

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

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

### **USE OF GROUNDWATER PROHIBITED BY STATE AND LOCAL REGULATIONS**

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

### **FUTURE SALES, LEASES, CONVEYANCES AND TRANSFERS**

When any portion of the Property is sold, leased, conveyed or transferred, pursuant to NCGS § 143-215.104M the deed or other instrument of transfer shall contain in the description section, in no smaller type than that used in the body of the deed or instrument, a statement that the Property has been contaminated with dry-cleaning solvent and, if appropriate, cleaned up under the DSCA.

### **CANCELLATION OF THE NOTICE**

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

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

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

North Carolina Department of Environment and Natural Resources

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

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

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

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

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

**CERTIFICATION OF REGISTER OF DEEDS**

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

Register of Deeds for Guilford County

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

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

Deputy/Assistant Register of Deeds

\_\_\_\_\_ Date

**EXHIBIT A**

**SURVEY PLAT REDUCTION**







## EXHIBIT B

### LEGAL DESCRIPTION FOR PROPERTY

TRACT II - Beginning at an iron pipe located at the southeast corner of the intersection of Park Avenue and East Bessemer Avenue, and running from said beginning point along the southern margin of East Bessemer Avenue South  $87^{\circ} 35' 30''$  East 265.6 feet to a point in the southern margin of East Bessemer Avenue; thence South  $02^{\circ} 35' 30''$  West 200 feet to a point; thence South  $87^{\circ} 24' 30''$  East 50 feet to a point; thence North  $02^{\circ} 35' 30''$  East 200 feet to a point in the southern margin of East Bessemer Avenue; thence along the southern margin of East Bessemer Avenue South  $87^{\circ} 35' 30''$  East 49.56 feet to an iron pipe; thence continuing along the southern margin of East Bessemer Avenue South  $86^{\circ} 51'$  East 276.91 feet to an iron pipe; thence South  $03^{\circ} 29' 10''$  West 210.30 feet to an iron pipe; thence North  $86^{\circ} 32' 30''$  West 274.81 feet to an iron pipe; thence North  $87^{\circ} 38' 30''$  West 47.42 feet to an iron pipe; thence North  $87^{\circ} 49' 40''$  West 49.74 feet to an iron pipe; thence North  $88^{\circ} 02' 30''$  West 141.20 feet to an iron pipe; thence North  $87^{\circ} 39' 15''$  West 220.06 feet to an iron pipe in the eastern margin of Park Avenue; thence along the eastern margin of Park Avenue North  $26^{\circ} 43' 45''$  East 230.88 feet to the point and place of beginning, the same being as shown on a map of the property of Summit Shopping Center prepared by Marvin L. Borum & Associates dated July 21, 1972.

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

Property Owner: Summit Shopping Center Co., LLC

Recorded in Book \_\_\_\_\_, Page \_\_\_\_\_

Associated plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 928 and 930 East Bessemer Avenue, Greensboro, Guilford County, North Carolina, Parcel Identification Number (PIN) 7875101689.

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 Columbia Laundry (DSCA Site 41-0028) located at 920 East Bessemer Avenue, Greensboro, in the Summit Shopping Center. A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.

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

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

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

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

### **USE OF GROUNDWATER PROHIBITED BY STATE AND LOCAL REGULATIONS**

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

### **FUTURE SALES, LEASES, CONVEYANCES AND TRANSFERS**

When any portion of the Property is sold, leased, conveyed or transferred, pursuant to NCGS § 143-215.104M the deed or other instrument of transfer shall contain in the description section, in no smaller type than that used in the body of the deed or instrument, a statement that the Property has been contaminated with dry-cleaning solvent and, if appropriate, cleaned up under the DSCA.

### **CANCELLATION OF THE NOTICE**

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



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

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

North Carolina Department of Environment and Natural Resources

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

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

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

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

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

**CERTIFICATION OF REGISTER OF DEEDS**

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

Register of Deeds for Guilford County

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

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

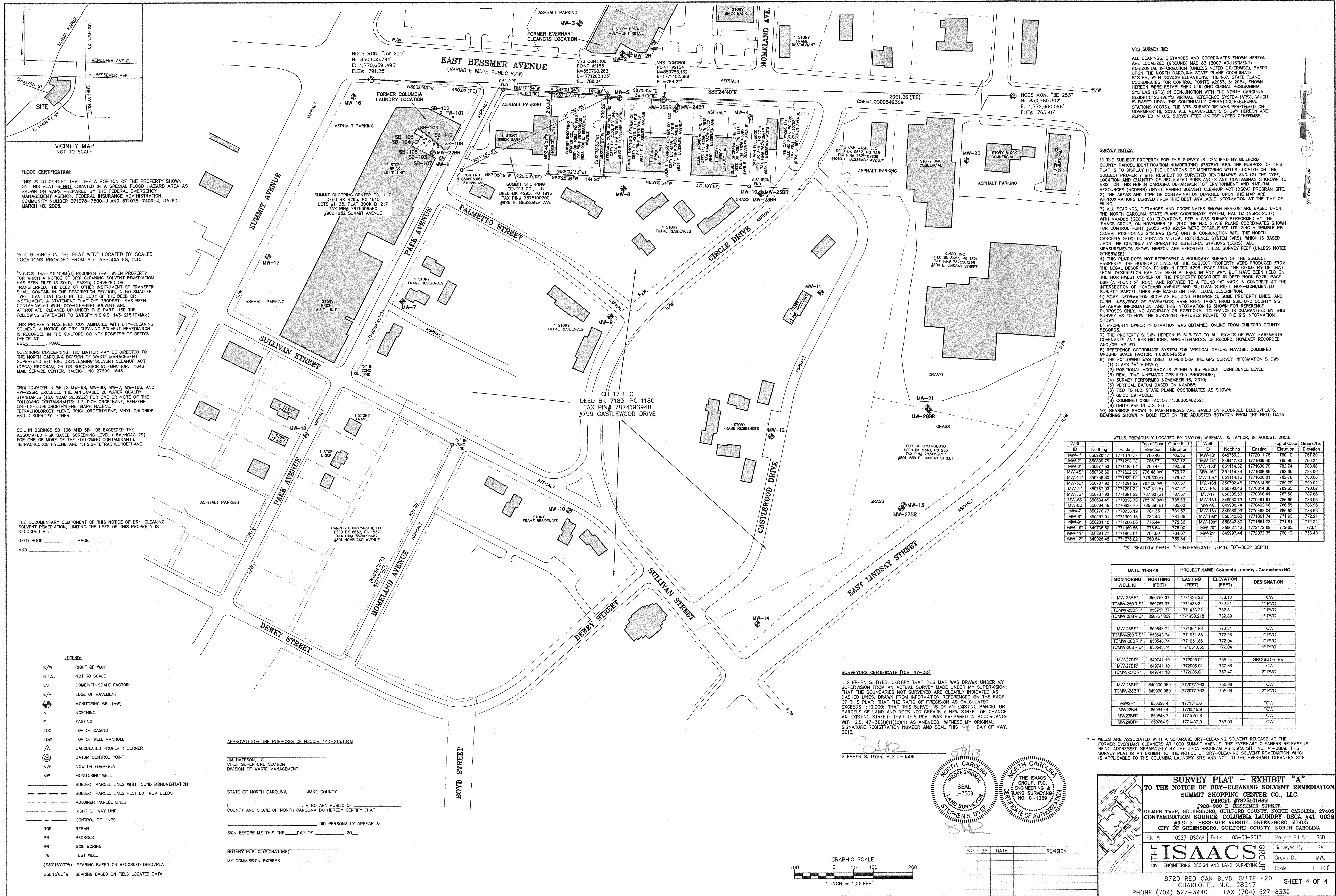
Deputy/Assistant Register of Deeds

\_\_\_\_\_ Date

**EXHIBIT A**

**SURVEY PLAT REDUCTION**







## EXHIBIT B

### LEGAL DESCRIPTION FOR PROPERTY

TRACT II - Beginning at an iron pipe located at the southeast corner of the intersection of Park Avenue and East Bessemer Avenue, and running from said beginning point along the southern margin of East Bessemer Avenue South  $87^{\circ} 35' 30''$  East 265.6 feet to a point in the southern margin of East Bessemer Avenue; thence South  $02^{\circ} 35' 30''$  West 200 feet to a point; thence South  $87^{\circ} 24' 30''$  East 50 feet to a point; thence North  $02^{\circ} 35' 30''$  East 200 feet to a point in the southern margin of East Bessemer Avenue; thence along the southern margin of East Bessemer Avenue South  $87^{\circ} 35' 30''$  East 49.56 feet to an iron pipe; thence continuing along the southern margin of East Bessemer Avenue South  $86^{\circ} 51'$  East 276.91 feet to an iron pipe; thence South  $03^{\circ} 29' 10''$  West 210.30 feet to an iron pipe; thence North  $86^{\circ} 32' 30''$  West 274.81 feet to an iron pipe; thence North  $87^{\circ} 38' 30''$  West 47.42 feet to an iron pipe; thence North  $87^{\circ} 49' 40''$  West 49.74 feet to an iron pipe; thence North  $88^{\circ} 02' 30''$  West 141.20 feet to an iron pipe; thence North  $87^{\circ} 39' 15''$  West 220.06 feet to an iron pipe in the eastern margin of Park Avenue; thence along the eastern margin of Park Avenue North  $26^{\circ} 43' 45''$  East 230.88 feet to the point and place of beginning, the same being as shown on a map of the property of Summit Shopping Center prepared by Marvin L. Borum & Associates dated July 21, 1972.

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

Property Owner: CH 17, LLC

Recorded in Book \_\_\_\_\_, Page \_\_\_\_\_

Associated plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 799 Castlewood Drive, Greensboro, Guilford County, North Carolina, Parcel Identification Number (PIN) 7874196948.

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 Columbia Laundry (DSCA Site 41-0028) located at 920 East Bessemer Avenue, Greensboro, in the Summit Shopping Center. A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.

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

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

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

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

### **USE OF GROUNDWATER PROHIBITED BY STATE AND LOCAL REGULATIONS**

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

### **FUTURE SALES, LEASES, CONVEYANCES AND TRANSFERS**

When any portion of the Property is sold, leased, conveyed or transferred, pursuant to NCGS § 143-215.104M the deed or other instrument of transfer shall contain in the description section, in no smaller type than that used in the body of the deed or instrument, a statement that the Property has been contaminated with dry-cleaning solvent and, if appropriate, cleaned up under the DSCA.

### **CANCELLATION OF THE NOTICE**

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

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

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

North Carolina Department of Environment and Natural Resources

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

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

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

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

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



**CERTIFICATION OF REGISTER OF DEEDS**

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

Register of Deeds for Guilford County

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

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

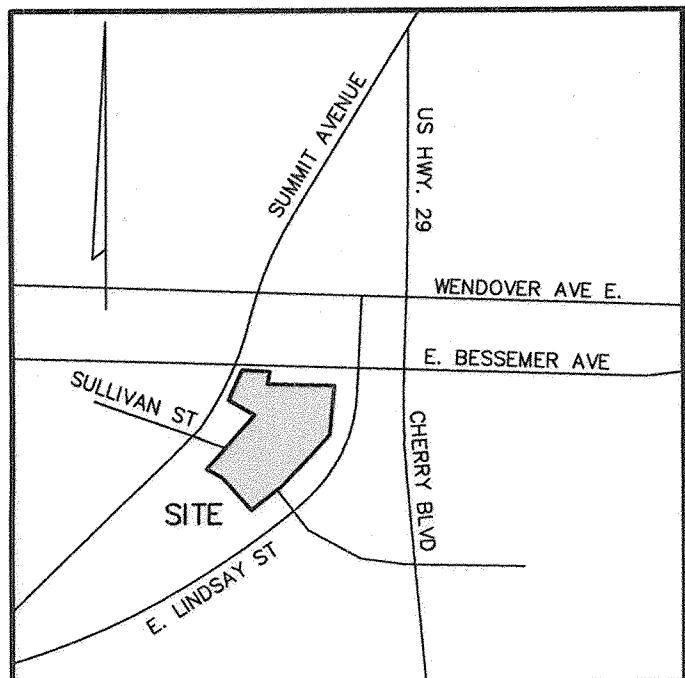
Deputy/Assistant Register of Deeds

\_\_\_\_\_ Date

**EXHIBIT A**

**SURVEY PLAT REDUCTION**





#### FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT THE PORTION OF THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 371078-7500-J AND 371078-7400-J, DATED MARCH 18, 2008.

SOIL BORINGS IN THE PLAT WERE LOCATED BY SCALED LOCATIONS PROVIDED FROM ATC ASSOCIATES, INC.

"N.C.G.S. 143-215.104(d) REQUIRES THAT WHEN PROPERTY FOR WHICH A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION HAS BEEN FILED IS SOLD, LEASED, CONVEYED OR TRANSFERRED, THE DEED OR OTHER INSTRUMENT OF TRANSFER SHALL CONTAIN IN THE DESCRIPTION SECTION, IN NO SMALLER TYPE 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. 143-215.104(d): THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE GUILFORD COUNTY REGISTER OF DEEDS' OFFICE AT: PAGE: BOOK: 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.

SOIL IN BORINGS SB-106 AND SB-108 EXCEEDED THE ASSOCIATED RISK BASED SCREENING LEVEL (15A/NCAC 2S) FOR ONE OF MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHYLENE AND 1,1,2,2-TETRACHLOROETHANE

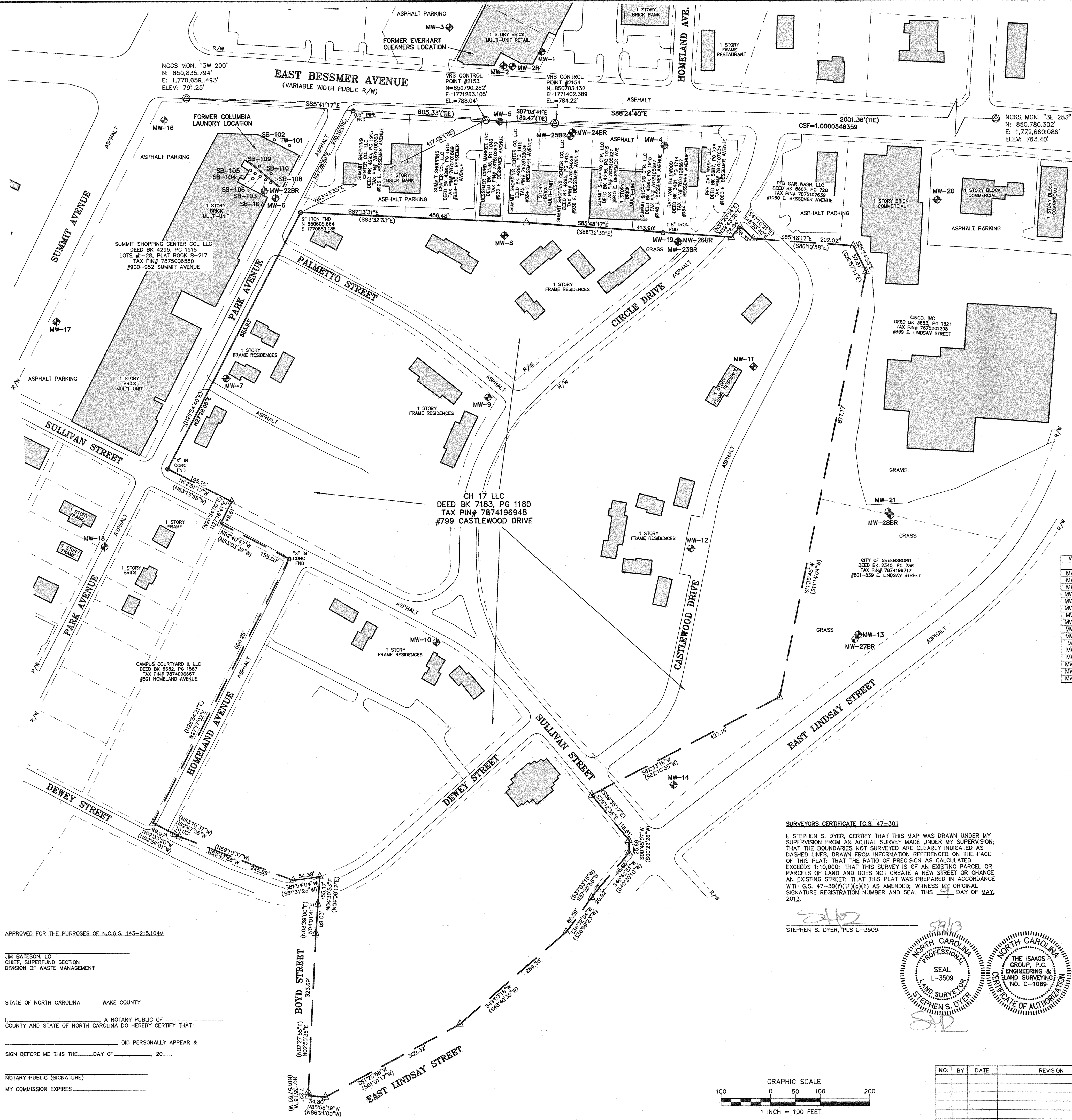
GROUNDWATER IN WELLS MW-6S, MW-6D, MW-7, MW-16S, AND MW-22BR, EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L.0202) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: 1,2-DICHLOROETHANE, BENZENE, CIS-1,2-DICHLOROETHYLENE, NAPHTHALENE, TETRACHLOROETHYLENE, TRICHLOROETHYLENE, VINYL CHLORIDE, AND DIISOPROPYL ETHER.

NOTE THAT IMPACTS HAVE BEEN DETECTED IN OTHER AREAS OF THE CH 17, LLC PROPERTY (PIN #7874196948) WHICH ARE NOT ASSOCIATED WITH THE COLUMBIA LAUNDRY SITE. MORE SPECIFICALLY, GROUNDWATER IN WELLS MW-8, MW-9, MW-11, MW-12, MW-15S, MW-15D, MW-22BR, AND MW-26BR, EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L.0202) DUE TO A RELEASE OF DRY-CLEANING SOLVENTS AT THE FORMER EVERHART CLEANERS AT 1000 SUMMIT AVENUE. THE EVERHART CLEANERS RELEASE IS BEING ADDRESSED SEPARATELY BY THE DSCA PROGRAM AS DSCA SITE NO. 41-0009. THIS SURVEY PLAT IS AN EXHIBIT TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION WHICH IS APPLICABLE TO THE COLUMBIA LAUNDRY SITE AND NOT TO THE EVERHART CLEANERS SITE.

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

LEGEND:

- R/W RIGHT OF WAY
- N.T.S. NOT TO SCALE
- CSF COMBINED SCALE FACTOR
- E/P EDGE OF PAVEMENT
- MONITORING WELL (MW)
- N NORTHING
- E EASTING
- TOP TOP OF CASING
- TOW TOP OF WELL MANHOLE
- △ CALCULATED PROPERTY CORNER
- N/F DATUM CONTROL POINT
- N/F NOW OR FORMERLY
- MW MONITORING WELL
- SUBJECT PARCEL LINES WITH FOUND MONUMENTATION
- SUBJECT PARCEL LINES PLOTTED FROM DEEDS
- ADJOINER PARCEL LINES
- RIGHT OF WAY LINE
- CONTROL TIE LINES
- RBR REBAR
- BR BEDROCK
- SB SOIL BORING
- TW TEST WELL
- (S301°5'00"W) BEARING BASED ON RECORDED DEED/PLAT
- S301°5'00"W BEARING BASED ON FIELD LOCATED DATA



**VRS SURVEY TIE:**  
ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED (GROUND) NAD 83 (2007 ADJUSTMENT), BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, WITH NAVD83 ELEVATIONS. THE N.C. STATE PLANE COORDINATES FOR CONTROL POINTS #2053, & 2054, SHOWN HEREON WERE ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS) IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEY'S VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). THE VRS SURVEY TIE WAS PERFORMED ON NOVEMBER 16, 2010. ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.

**SURVEY NOTES:**  
1) THE SUBJECT PROPERTY FOR THIS SURVEY IS IDENTIFIED BY GUILFORD COUNTY PARCEL IDENTIFICATION NUMBER(PIN) #7874196948. THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO SURVEYED BENCHMARKS AND (2) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THIS NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM SITE.  
2) THE AREAS AND TYPE OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.  
3) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (NSRS 2007), WITH NAVD83 (CGO 09) ELEVATIONS, PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON NOVEMBER 16, 2010. THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINT #2053 AND #2054 WERE ESTABLISHED UTILIZING A TRIMBLE R8 GLOBAL POSITIONING SYSTEMS (GPS) UNIT IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEY'S VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET (UNLESS NOTED OTHERWISE).  
4) THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE BOUNDARY LINES OF THE SUBJECT PROPERTY WERE PRODUCED FROM THE LEGAL DESCRIPTION FOUND IN DEED 5726, PAGE 060. THE GEOMETRY OF THAT LEGAL DESCRIPTION HAS NOT BEEN ALTERED IN ANY WAY, BUT HAVE BEEN HELD ON THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 5726, PAGE 060 (A FOUND 2" IRON), AND ROTATED TO A FOUND "X" MARK IN CONCRETE AT THE INTERSECTION OF HOMELAND AVENUE AND SULLIVAN STREET. NON-MONUMENTED SUBJECT PARCEL LINES ARE BASED ON THAT LEGAL DESCRIPTION.  
5) SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, SOME PROPERTY LINES, AND CURB LINES/EDGE OF PAVEMENTS, HAVE BEEN TAKEN FROM GUILFORD COUNTY GIS DATABASE INFORMATION, AND THIS INFORMATION IS SHOWN FOR REFERENCE PURPOSES ONLY. NO ACCURACY OR POSITIONAL TOLERANCE IS GUARANTEED BY THIS SURVEY AS TO HOW THE SURVEYED FEATURES RELATE TO THE GIS INFORMATION SHOWN.  
6) PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM GUILFORD COUNTY RECORDS.  
7) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.  
8) REFERENCE COORDINATE SYSTEM FOR VERTICAL DATUM: NAVD83. COMBINED GROUND SCALE FACTOR: 1.0000546359  
9) THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:  
(1) CLASS "A" SURVEY;  
(2) POSITIONAL ACCURACY IS WITHIN A 95 PERCENT CONFIDENCE LEVEL;  
(3) REAL-TIME KINEMATIC GPS FIELD PROCEDURE;  
(4) SURVEY PERFORMED: NOVEMBER 16, 2010;  
(5) VERTICAL DATUM BASED ON NAVD83;  
(6) TIED TO N.C. STATE PLANE COORDINATES AS SHOWN;  
(7) "CGO 09" MODEL;  
(8) COMBINED GRID FACTOR: 1.0000546359;  
(9) UNITS ARE IN U.S. FEET.  
10) BEARINGS SHOWN IN PARENTHESES ARE BASED ON RECORDED DEEDS/PLATS. BEARINGS SHOWN IN BOLD TEXT ON THE ADJUSTED ROTATION FROM THE FIELD DATA.

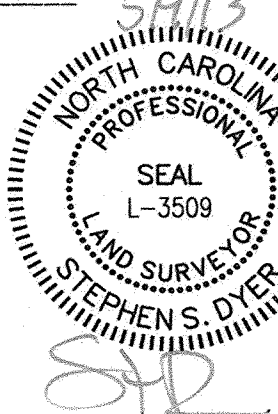
WELLS PREVIOUSLY LOCATED BY TAYLOR, WISMAN, & TAYLOR, IN AUGUST, 2008.									
Well ID	North	East	Top of Case Elev	Ground/Lid Elev	Well ID	North	East	Top of Case Elev	Ground/Lid Elev
MW-1*	850928.17	1771376.37	786.46	786.56	MW-13*	849750.21	1772011.78	760.10	757.20
MW-2*	850899.75	1771236.98	786.97	787.12	MW-14*	849447.70	1771039.40	765.95	765.24
MW-3*	850977.93	1771189.94	780.47	780.58	MW-15*	851114.32	1771608.78	782.74	783.06
MW-4S*	850738.60	1771622.99	776.48 (W)	776.77	MW-15*	851114.34	1771608.86	782.69	783.06
MW-4D*	850738.60	1771622.99	776.50 (E)	776.77	MW-15*	851114.15	1771608.81	782.78	783.06
MW-5D*	850787.93	1771291.22	787.26 (W)	787.57	MW-16*	850324.46	1770614.59	789.79	790.02
MW-6*	850787.93	1771291.22	787.31 (E)	787.57	MW-16*	850324.43	1770614.58	789.63	790.02
MW-6S*	850787.93	1771291.22	787.30 (S)	787.57	MW-17*	850385.50	1770396.41	787.50	787.86
MW-6S	850634.45	1770838.70	785.38 (W)	785.63	MW-18*	849930.73	1770491.91	786.65	786.96
MW-6D	850634.45	1770838.70	785.35 (E)	785.63	MW-18*	849930.74	1770492.08	786.55	786.96
MW-7	850270.77	1770738.12	781.35	781.57	MW-18*	849930.93	1770492.04	786.52	786.96
MW-8*	850557.91	1771300.13	781.45	781.65	MW-19*	850543.63	1771651.74	771.81	772.21
MW-9*	850231.18	1771266.06	775.44	775.60	MW-19*	850543.60	1771651.78	771.81	772.21
MW-10*	849736.80	1771160.56	776.54	776.90	MW-20*	850527.42	1772172.69	772.63	773.1
MW-11*	850291.77	1771802.01	764.50	764.87	MW-21*	849997.44	1772072.35	760.13	756.40
MW-12*	849925.48	1771675.02	759.54	759.84					

\*S"-SHALLOW DEPTH, "I"-INTERMEDIATE DEPTH, "D"-DEEP DEPTH

#### 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(f)(1)(c)(1) AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 11 DAY OF MAY, 2013.

STEPHEN S. DYER, PLS L-3509



\* WELLS ARE ASSOCIATED WITH A SEPARATE DRY-CLEANING SOLVENT REMEDIATION AT THE FORMER EVERHART CLEANERS AT 1000 SUMMIT AVENUE. THE EVERHART CLEANERS RELEASE IS BEING ADDRESSED SEPARATELY BY THE DSCA PROGRAM AS DSCA SITE NO. 41-0009. THIS SURVEY PLAT IS AN EXHIBIT TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION WHICH IS APPLICABLE TO THE COLUMBIA LAUNDRY SITE AND NOT TO THE EVERHART CLEANERS SITE.

**SURVEY PLAT - EXHIBIT "A"**  
**TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION**  
CH 17 LLC:  
PARCEL #7874196948, #799 CASTLEWOOD DRIVE, GREENSBORO, GUILFORD COUNTY, NORTH CAROLINA, 27405  
CONTAMINATION SOURCE: COLUMBIA LAUNDRY-DSCA #41-0028  
#920 E. BESSEMER AVENUE, GREENSBORO, 27405  
CITY OF GREENSBORO, GUILFORD COUNTY, NORTH CAROLINA  
File #: 10227-DSCA Date: 05-08-2013 Project P.L.S.: SSD  
**ISAACS GROUP**  
CIVIL ENGINEERING DESIGN AND LAND SURVEYING  
Surveyed By: RV  
Drawn By: MWJ  
Scale: 1"=100'  
8720 RED OAK BLVD, SUITE 420  
CHARLOTTE, N.C. 28217  
PHONE (704) 527-3440 FAX (704) 527-8335

**SHEET 1 OF 4**



## EXHIBIT B

### LEGAL DESCRIPTION FOR PROPERTY

BEGINNING AT AN IRON PIPE MARKING THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF SULLIVAN STREET AND THE EASTERN RIGHT-OF-WAY LINE OF PARK AVENUE AND RUNNING THENCE NORTH 26° 54' 40" EAST 583.62 FEET ALONG AND WITH THE EASTERN RIGHT-OF-WAY LINE OF PARK AVENUE TO AN IRON PIPE MARKING THE SOUTHWESTERN CORNER OF A TRACT NOW OR FORMERLY OWNED BY SUMMIT SHOPPING CENTER CO., LLC; THENCE ALONG AND WITH THE SOUTHERN LINE OF THE AFORESAID SUMMIT SHOPPING CENTER CO., LLC TRACT AND BEYOND TWO (2) CALLS, AS FOLLOWS: SOUTH 87° 32' 33" EAST 458.27 FEET TO AN IRON PIPE AND SOUTH 86° 10' 58" EAST 413.90 FEET TO AN IRON PIPE IN THE EASTERN RIGHT-OF-WAY LINE OF CIRCLE DRIVE; THENCE NORTH 39° 20' 54" EAST 28.04 FEET ALONG AND WITH THE EASTERN RIGHT-OF-WAY LINE OF CIRCLE DRIVE TO AN IRON PIPE MARKING THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF CIRCLE DRIVE AND THE SOUTHERN RIGHT-OF-WAY LINE OF CASTLEWOOD DRIVE; THENCE SOUTH 47° 16' 21" EAST 36.33 FEET ALONG AND WITH THE SOUTHERN RIGHT-OF-WAY LINE OF CASTLEWOOD DRIVE TO AN IRON PIPE; THENCE SOUTH 86° 10' 58" EAST 202.02 FEET TO AN IRON PIPE; THENCE SOUTH 26° 57' 14" EAST 57.61 FEET TO AN IRON PIPE IN THE WESTERN LINE OF A TRACT NOW OR FORMERLY OWNED BY CINCO, INC.; THENCE SOUTH 11° 14' 04" WEST 877.17 FEET ALONG AND WITH THE WESTERN LINE OF THE AFORESAID CINCO, INC. TRACT AND THE WESTERN LINE OF A TRACT OWNED BY THE CITY OF GREENSBORO TO AN IRON PIPE; THENCE SOUTH 62° 10' 35" WEST 427.16 FEET ALONG AND WITH THE WESTERN LINE OF THE AFORESAID CITY OF GREENSBORO TRACT TO AN IRON PIPE IN THE SOUTHERN RIGHT-OF-WAY LINE OF SULLIVAN STREET; THENCE SOUTH 39° 35' 17" EAST 118.61 FEET ALONG AND WITH SOUTHERN RIGHT-OF-WAY LINE OF SULLIVAN STREET TO AN IRON PIPE AT OR NEAR THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF SULLIVAN STREET AND THE WESTERN RIGHT-OF-WAY LINE OF LINDSAY STREET; THENCE ALONG AND WITH THE WESTERN RIGHT-OF-WAY LINE OF LINDSAY STREET SEVEN (7) CALLS, AS FOLLOWS: SOUTH 00° 22' 26" WEST 25.69 FEET (CHORD COURSE AND DISTANCE) TO AN IRON PIPE, SOUTH 40° 20' 10" WEST 95.68 FEET (CHORD COURSE AND DISTANCE) TO AN IRON PIPE, SOUTH 37° 03' 15" WEST 20.92 FEET TO AN IRON PIPE, SOUTH 36° 09' 23" WEST 86.59 FEET TO AN IRON PIPE, SOUTH 48° 40' 35" WEST 284.35 (CHORD COURSE AND DISTANCE) TO AN IRON PIPE, SOUTH 61° 01' 17" WEST 309.32 FEET TO AN IRON PIPE, AND NORTH 86° 21' 00" WEST 34.80 FEET TO AN IRON PIPE IN THE EASTERN RIGHT-OF-WAY LINE OF BOYD STREET; THENCE ALONG AND WITH THE EASTERN RIGHT-OF-WAY LINE OF BOYD STREET AND BEYOND FOUR (4) CALLS AS FOLLOWS: NORTH 01° 57' 59" WEST 7.22 FEET TO AN IRON PIPE, NORTH 02° 27' 55" EAST 323.69 FEET TO AN IRON PIPE, NORTH 03° 39' 00" EAST 59.03 FEET TO A POINT AND NORTH 04° 08' 12" EAST 55.17 FEET TO AN IRON PIPE IN THE NORTHERN RIGHT-OF-WAY LINE OF DEWEY STREET; THENCE ALONG AND WITH THE NORTHERN RIGHT-OF-WAY LINE OF DEWEY STREET AND BEYOND FOUR (4) CALLS, AS FOLLOWS: SOUTH 81° 31' 23" WEST 54.38 FEET TO AN IRON PIPE, NORTH 69° 10' 37" WEST 245.96 FEET TO A CROSS MARK IN CONCRETE SIDEWALK, NORTH 63° 10' 37" WEST 10.00 FEET TO A CROSS MARK IN CONCRETE SIDEWALK, AND NORTH 62° 56' 01" WEST 49.97 FEET TO A IRON PIPE MARKING THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF DEWEY STREET AND THE WESTERN RIGHT-OF-WAY LINE OF HOMELAND AVENUE; THENCE NORTH 26° 54' 21" EAST 600.25 FEET ALONG AND WITH THE WESTERN RIGHT-OF-WAY LINE OF HOMELAND AVENUE TO AN IRON PIPE MARKING THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF HOMELAND AVENUE AND THE SOUTHERN RIGHT-OF-WAY LINE OF SULLIVAN STREET; THENCE NORTH 63° 03' 28" WEST 155.00 FEET ALONG AND WITH THE SOUTHERN RIGHT-OF-WAY LINE OF SULLIVAN AVENUE TO AN IRON PIPE; THENCE NORTH 26° 54' 00" EAST 49.61 FEET CROSSING SULLIVAN STREET TO AN IRON PIPE IN THE NORTHERN RIGHT-OF-WAY LINE OF SULLIVAN STREET; THENCE NORTH 63° 13' 58" WEST 145.15

FEET ALONG AND WITH THE NORTHERN RIGHT-OF-WAY LINE OF SULLIVAN STREET TO THE POINT AND PLACE OF BEGINNING, AND CONTAINING 37.399 ACRES, MORE OR LESS (INCLUDING 6.02 ACRES LOCATED WITHIN PUBLIC STREET RIGHTS-OF-WAY)

TOGETHER WITH AND SUBJECT TO THE EASEMENTS SET FORTH IN THE CROSS AMENITIES AND ACCESS AGREEMENT RECORDED IN BOOK 5726, PAGE 0064, GUILFORD COUNTY REGISTRY.

## **APPENDIX E**

### **EXAMPLE OF ANNUAL CERTIFICATION OF LAND-USE RESTRICTIONS**

**Site Name:** Former Columbia Laundry  
**Site Address:** 920 East Bessemer Avenue, Greensboro, Guilford County  
**DSCA ID No:** 41-0028

**ANNUAL CERTIFICATION of LAND-USE RESTRICTIONS**

Pursuant to Condition #5 in the Notice of Dry-Cleaning Solvent Remediation (Notice) signed by Summit Shopping Center Co., LLC and recorded in Deed Book \_\_\_, Page \_\_\_ on <date> at the Guilford County Register of Deeds Office, Summit Shopping Center Co., LLC 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 Guilford County Register of Deeds office and the land-use restrictions therein are being complied with.

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

Summit Shopping Center Co., LLC

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

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public of the county and state aforesaid, certify that \_\_\_\_\_ personally came before me this day and the foregoing certification was signed 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**





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

Patrick McCrory  
Governor

Dexter R. Matthews  
Director

John E. Skvarla, III  
Secretary

<Date>

<name>, <City Manager/County Health Director>  
<address>  
<city>, NC <zip>

Subj: Remediation of Dry-Cleaning Solvent Contamination  
DSCA Site # 41-0028  
Former Columbia Laundry, 920 East Bessemer Avenue, Greensboro

Dear <name>:

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

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

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

Billy Meyer, 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 # 41-0028  
Former Columbia Laundry, 920 East Bessemer Avenue, Greensboro  
Page 2

<date>

A Summary of the NOI is being published in the Greensboro News and 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)707-8366.

Sincerely,

Billy Meyer, Project Manager  
DSCA Remediation Unit  
[Billy.Meyer@ncdenr.gov](mailto:Billy.Meyer@ncdenr.gov)

Attachments: Risk Management Plan

Cc: DSCA Site # 41-0028 File



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

Patrick McCrory  
Governor

Dexter R. Matthews  
Director

John E. Skvarla, III  
Secretary

<Date>

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

Subj: Dry-Cleaning Solvent Contamination  
<property address, city>, NC

Dear <property owner>:

The Dry-Cleaning Solvent Clean-up Act (DSCA) Program has completed an assessment of the dry-cleaning solvent contamination associated with the former Columbia Laundry at 920 East Bessemer Avenue in Greensboro. The tenant space is currently occupied by Frank's Shoe Repair and Pharmicare Discount Pharmacy. A remedial strategy to address the site contamination has been prepared. You are receiving this letter in accordance with the DSCA Program's statutes, which provide the community an opportunity to review and comment on the proposed strategy. Attached is a ***Summary of the Notice of Intent to Remediate a Dry-Cleaning Solvent Facility or Abandoned Site*** which provides a brief description of the proposed remedy, a web link with more details, and the dates and procedures for commenting on the proposed remedy. We ask that you review these documents. If you do not have access to the internet, we ask that you contact us to request a hard copy.

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

If you would like to see an example of this notice, please access the website:  
<http://portal.ncdenr.org/web/wm/DSCA/PublicNotices>, open the Risk Management Plan for the former Columbia Laundry site, and see Appendix D. If the proposed remedy is approved, you will be sent a

Dry-Cleaning Solvent Contamination  
<property address, city>, NC  
DSCA Site # 41-0028  
Page 2

<date>

letter describing your rights to appeal the decision to file such a notice in the chain of title, and providing you the option of filing the notice yourself.

If you have questions, please contact me at (919) 707-8366 or Delonda Alexander at (919) 707-8365.

Sincerely,

Billy Meyer, Project Manager  
DSCA Remediation Unit  
[Billy.Meyer@ncdenr.gov](mailto:Billy.Meyer@ncdenr.gov)

Attachments: Summary of the NOI

Cc: DSCA Site # 41-0028 File



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

Patrick 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 920 East Bessemer Avenue  
Greensboro, 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 Columbia Laundry at 920 East Bessemer Avenue in Greensboro. The tenant space is currently occupied by Frank's Shoe Repair and Pharmacare Discount Pharmacy. 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) 707-8366, or Delonda Alexander at (919) 707-8365.

Sincerely,

Billy Meyer, Project Manager  
DSCA Remediation Unit  
[Billy.Meyer@ncdenr.gov](mailto:Billy.Meyer@ncdenr.gov)

Attachments: Summary of the NOI

Cc: DSCA Site # 41-0028 File

**Public Notice**

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

Former Columbia Laundry  
DSCA Site # 41-0028

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

Columbia Laundry formerly conducted dry-cleaning operations at the Summit Shopping Center at 920 East Bessemer Avenue, in Greensboro, North Carolina. The property is currently occupied by Frank's Shoe Repair and Pharmacare Discount Pharmacy. Dry-cleaning solvent contamination in soil and ground water has been identified at the following parcel(s):

920 East Bessemer Avenue, in Greensboro; Parcel No. 7875006580  
926 East Bessemer Avenue, in Greensboro; Parcel No. 7875100700  
928 and 930 East Bessemer Avenue, in Greensboro; Parcel No. 7875101689  
799 Castlewood Drive, in Greensboro; Parcel No. 7874196948

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

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

***The public comment period begins \_\_\_\_\_, 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 Billy Meyer at (919)707-8366. All comments and requests should be sent to:

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