



July 15, 2014

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

Att: Mr. Jay King
DSCA Project Manager

Re: **Risk Management Plan**
Shores Cleaners - DSCA Site ID #34-0002
692 Hanes Mall Boulevard
Winston-Salem, Forsyth County, North Carolina

Dear Mr. King:

URS Corporation – North Carolina (URS) is pleased to provide the attached Risk Management Plan (RMP) for the former Shores Cleaners (Site) located at 692 Hanes Mall Boulevard, Winston-Salem, North Carolina. A risk assessment conducted for the Site indicates that contaminant concentrations at the Site do not pose an unacceptable risk. The primary purpose of this RMP is to ensure that the assumptions made in the risk assessment remain valid in the future. Based on the documentation outlined in this report, URS recommends issuance of a No Further Action letter for the Site.

If you have any questions or require additional information, please do not hesitate to contact either Rob MacWilliams or Jeffrey T. Hvozdk at 704-522-0330.

Sincerely,

URS CORPORATION-NORTH CAROLINA

Jeffrey T. Hvozdk, PG
Geologist

Robert H. MacWilliams, PG
Program Manager

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

**Risk Management Plan
Shores Cleaners - DSCA Site ID # 34-0002
692 Hanes Mall Boulevard
Forsyth County
Winston-Salem, North Carolina 27103**

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



Jeffrey T. Hvozdek, PG
Geologist



Robert H. MacWilliams, PG
Program Manager
N.C. Professional Geologist #2110

URS

URS Corporation-North Carolina
6000 Fairview Drive, Suite 200
Charlotte, North Carolina 28210

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
1.0 INTRODUCTION	1
2.0 OBJECTIVES OF RISK MANAGEMENT PLAN	1
3.0 SUMMARY OF RISK ASSESSMENT REPORT	1
4.0 REMEDIAL ACTION PLAN	4
4.1 ASSESSMENT ACTIVITIES AND INTERIM ACTIONS	4
4.2 REMEDIAL ACTION	6
5.0 DATA COLLECTED DURING RMP IMPLEMENTATION	8
6.0 LAND-USE CONTROLS	9
7.0 LONG-TERM STEWARDSHIP PLAN	9
8.0 RMP IMPLEMENTATION SCHEDULE	9
9.0 CRITERIA FOR DEMONSTRATING RMP SUCCESS	10
10.0 CONTINGENCY PLAN IF RMP FAILS	10
11.0 CONCLUSIONS AND RECOMMENDATIONS	10

FIGURES

- Figure 1 Site Location Map
- Figure 2 Exposure Unit Location Map
- Figure 3 Soil SSTL Exceedance Map

APPENDICES

- Appendix A Documentation of Plume Stability Evaluation
- Appendix B Level 1 Ecological Risk Assessment Checklists
- Appendix C Notice of Dry-Cleaning Solvent Remediation
- Appendix D Example Annual DSCA Land-Use Restrictions Certification
- Appendix E Notice of Intent

1.0 INTRODUCTION

URS Corporation – North Carolina (URS) has prepared this Risk Management Plan (RMP) to address dry-cleaning solvent contamination associated with the former Shores Cleaners facility (DSCA Site #34-0002) on behalf of the North Carolina Department of Environment and Natural Resources (NCDENR) Dry-Cleaning Solvent Cleanup Act (DSCA) Program. The former Shores Cleaners facility (herein after referred to as the site) was located at 692 Hanes Mall Boulevard, Forsyth County, Winston-Salem, North Carolina. Site assessment activities have confirmed that soil and groundwater contamination associated with the site is confined to the source property. The site location is shown on the attached **Figure 1**. This RMP is intended to comply with the requirements of the DSCA (N.C.G.S. 143-215.104A et seqs) and promulgated rules and follows the outline provided in the DSCA Program’s Risk-Based Corrective Action (RBCA) guidance.

2.0 OBJECTIVES OF RISK MANAGEMENT PLAN

URS completed assessment activities at the site which indicated that tetrachloroethene (PCE) and vinyl chloride (VC) soil impacts exist on-site above unrestricted land use standards, and PCE, VC, cis-1,2-Dichloroethene (cis-1,2-DCE) and trichloroethene (TCE) groundwater impacts exist on-site at levels exceeding the Title 15A NCAC 2L .0202 Groundwater Standards (2L Standards). In April 2013, URS completed a risk assessment of the site in accordance with the DSCA Program’s risk assessment procedures. Although the cumulative site-wide risks do not exceed target risk levels for the current land use conditions, the results of the risk assessments assumptions for potential future land use conditions indicated that there are on-site risks exceeding target risk levels. However, these risks will be managed based on site-specific land-use conditions that have been selected as part of the evaluation and which require a RMP. Thus, the objective of the RMP is to ensure that those site-specific land-use conditions remain valid in the future.

3.0 SUMMARY OF RISK ASSESSMENT REPORT

As documented in the *Prioritization Assessment Report* dated January 2011, *Vapor Intrusion-Related Sampling Results* letter report dated March 2011, *Groundwater Monitoring Report* dated December 2011, *Updated Vapor Intrusion-Related Sampling Results* letter report dated May 2012, and *Updated Groundwater Monitoring Report* dated August 2012, investigation activities completed to date have indicated the presence of soil contaminants, groundwater contaminants and/or soil gas contaminants at the site above unrestricted land-use standards. As such, URS

performed a risk assessment to address the applicable exposure pathways based on the identified impacts. The results of the risk assessment are documented in the *Risk-Based Corrective Action Report* for Shores Cleaners, dated April 2013 (approved by DSCA on April 19, 2013).

The site is currently zoned as commercial property. However, to be protective of unknown property zoning in the future, the risk assessment was completed to assume that the site could be rezoned in the future as residential property. Subsequently, both residential and commercial scenarios were considered as part of the risk assessment.

The first step in the risk assessment process consisted of evaluating the On-Site Exposure Unit (site) under current and future use conditions for exposure risks to potential receptors. The exposure unit is shown on **Figure 2**. The exposure model evaluation indicated the following complete exposure pathways for the On-Site Exposure Unit:

On-Site Exposure Unit

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

In lieu of representative concentrations (RCs), the most elevated soil, groundwater and/or subsurface vapor/soil gas concentrations observed at the site were used in the risk assessment for the On-Site Exposure Unit. Site-specific Domenico groundwater modeling results indicated exceedances of site-specific target levels (SSTLs) for both source soil and source groundwater at a distance of 255 feet (distance to downgradient adjacent property boundary where groundwater impacts have not been observed) and at a distance of 1675 feet (distance to nearest surface water body - Burke Creek). However, our evaluation of site groundwater conditions indicates that plume has not migrated as far as the modeling projects. Some of the modeling inputs were conservative parameters, specifically the rate of infiltration, which may not be representative of the current land cover (i.e., asphalt, concrete). Such land cover would reasonably minimize infiltration in the source area and likely affect the documented plume migration at the site. Because rate of infiltration is a significant variable in the leaching of contamination from soil and subsequent migration in groundwater, it is reasonable that plume expansion would occur as indicated by the model in the event that site conditions were altered such that infiltration rates increased in area of source contamination. Therefore, it is recommended that land-use controls be utilized to maintain current infiltration conditions in the areas of impacted soils exceeding the SSTLs depicted on **Figure 3**.

The On-Site Exposure Unit passed the risk evaluation for the current complete exposure pathways, as well as the future complete exposure pathways assuming the site remained zoned for commercial land use. However, assuming future conditions with the site zoned for residential land use, the On-Site Exposure Unit failed the risk evaluation for the residential indoor air exposure pathway. As such, it is recommended that land-use controls be imposed so that the property remains used for retail, commercial, or industrial purposes and related amenities except as approved in writing by NCDENR. Alternatively, the indoor air exposure pathway can also be addressed by warranting the imposition of land-use controls specific to the consideration of vapor mitigation measures in respect to future property development.

In addition, as groundwater contaminant concentrations above the 2L Standards are present within the On-Site Exposure Unit, land-use controls should be implemented to prevent the installation of water supply wells.

4.0 REMEDIAL ACTION PLAN

4.1 Assessment Activities and Interim Actions

The petitioned property exists as a retail strip mall (Pavilions Shopping Center) consisting of one (1) 126,248 square foot concrete masonry unit (CMU) and brick building originally constructed in phases between 1984 and 1987 on a single 14.47 acre parcel (Parcel Identification Number (PIN) 6814-44-8602.00). The former Shores Cleaners facility (the site) was located at 692 Hanes Mall Boulevard, Forsyth County, Winston-Salem, North Carolina. The site reportedly conducted dry cleaning operations as Pavilion Cleaners, Shores Fine Fabricare (i.e. Shore Cleaners), K&R Cleaners and A Cleaner World between 1989 and 2008. Currently, the former dry cleaning facility is occupied by Alegria Shoe Shop/Scrubwagon (684 Hanes Mall Boulevard), a retail shoe and clothing store. The site is shown on **Figure 1**. Assessment activities completed to date have confirmed the presence of chlorinated solvent impacts related to the historic dry cleaning operations in the soil and groundwater beneath the site.

As documented in the *Phase I Environmental Site Assessment, Limited Phase II Soil Assessment Report*, prepared by Aquaterra Engineering, Inc. for First Union National Bank and dated October 8, 1998, PCE, TCE and/or cis-1,2-DCE were identified in the on-site soil and/or groundwater at three (3) sample locations (GP-1 through GP-3). The constituents of concern (COCs) were detected at concentrations which exceeded their respective reportable action limits. The locations of the above referenced soil and groundwater samples, as well as associated sample documentation can be found in the *Phase I Environmental Site Assessment, Limited Phase II Soil Assessment Report*, on file with the NCDENR DSCA Program.

As documented in the *Limited Soil and Groundwater Assessment Report*, prepared by Aquaterra Engineering, Inc. for Richardson Corporation and dated June 24, 1999, PCE, TCE, cis-1,2-DCE and trans-1,2-Dichloroethene (trans-1,2-DCE) were identified in the on-site soil and/or groundwater at four (4) of five (5) additional sample locations (GP-4 through GP-8). However, detectable COC concentrations only exceeded their respective reportable action limits at two (2) locations (GP-7 and GP-8). The locations of the above referenced soil and groundwater samples, as well as associated sample documentation can be found in the *Limited Soil and Groundwater Assessment Report*, on file with the NCDENR DSCA Program.

As documented in the *Limited Site Investigation Report*, prepared by Terracon for Branch Banking and Trust and dated November 18, 2009, six (6) soil borings (SP-1 through SP-6) were

advanced in the area of the former dry-cleaning operations. Three (3) soil samples (SP-4, SP-5 and SP-6) and five (5) groundwater samples (SP-1 through SP-4, and SP-6) were submitted for laboratory analysis. Analytical results revealed concentrations of PCE, TCE, cis-1,2-DCE and/or VC in the soil and groundwater at sample location SP-6 which exceeded their respective reportable action limits. The locations of the above referenced soil and groundwater samples, as well as associated sample documentation can be found in the *Limited Site Investigation Report*, on file with the NCDENR DSCA Program.

The property owner, RCP 1, LLC, submitted a petition on July 1, 2010, to request admittance of the site into the DSCA Program. The site was certified on July 23, 2010 and issued DSCA identification number 034-0002. *The Agreement for Assessment and Remediation* was executed July 23, 2010.

Prioritization Assessment (PA) activities executed by URS were conducted between October 14, 2010 and March 1, 2011, and included an evaluation of soil and groundwater quality beneath the site, and an indoor air evaluation at the Alegria Shoe Shop/Scrubwagon tenant space (former dry cleaner location). This included the installation of six (6) Type II groundwater monitoring wells (MW-1 through MW-6), nine (9) soil borings (SB-1 through SB-9), and one (1) sub-slab vapor point (SSV-1). Subsequently, URS collected six (6) groundwater samples (MW-1 through MW-6), two (2) perched water samples (PW-1 and PW-2), nineteen (19) soil samples, one (1) sub-slab vapor sample (SSV-1), three (3) indoor air samples (IA-1 through IA-3), and one (1) ambient air sample. Laboratory analytical results for the soil, groundwater, subslab vapor/soil gas and indoor/ambient air samples revealed COCs at concentrations above their respective reportable action limits. The lateral extent of the soil and groundwater impacts were adequately delineated and confined to the subject property. The results of the indoor air sampling warranted further confirmatory indoor air sampling. Findings of the PA activities were submitted to the DSCA Program in a *Prioritization Assessment Report*, dated January 26, 2011 and a *Vapor Intrusion-Related Sampling Results* letter report, dated March 16, 2011. The locations of the above referenced soil, groundwater and vapor samples, as well as associated sample documentation can be found in the *Vapor Intrusion-Related Sampling Results*, on file with the NCDENR DSCA Program.

Because the six (6) groundwater monitoring wells (MW-1 through MW-6) adequately delineated groundwater impacts beneath the site during PA activities, the groundwater sampling data from the PA activities was used as the first event in the groundwater monitoring program. Three (3) subsequent groundwater monitoring events were completed in February, May and August 2011.

Findings of the groundwater monitoring events indicated that groundwater consistently flows to the south-southeast. In addition, COC concentrations in MW-1 and MW-4 were consistently above 2L Standards and relatively stable and/or non-detect in MW-2, MW-3, MW-5 and MW-6. Based on the trends observed throughout the first four (4) sampling events, the contaminant plume was considered to be stable and did not appear to be migrating offsite. Slight fluctuations in groundwater contaminant concentrations were attributed to seasonal changes in the groundwater elevation and corresponding contaminant partitioning rates from impacted soils in the source area. The findings of the first four (4) sampling events were submitted to the DSCA Program in a *Groundwater Monitoring Report*, dated December 12, 2011. The locations of the above referenced groundwater samples, as well as associated sample documentation can be found in the *Groundwater Monitoring Report*, on file with the NCDENR DSCA Program.

On January 9, 2012, URS returned to the site to collect a confirmatory indoor air sample from the Alegria Shoe Shop/Scrubwagon tenant space. As indicated on the DSCA Indoor Air Risk Calculator Worksheets in the *Updated Vapor Intrusion-Related Sampling Results* letter report, dated May 21, 2012, all four (4) indoor air sample results had a cumulative indoor air risk less than 1E-06, which is less than the Division of Waste Management's Non-Residential Vapor Intrusion Screening Levels. Additional vapor intrusion-related sampling at the former Shores Cleaners site and/or adjacent tenant spaces was no longer warranted.

URS conducted two (2) additional groundwater monitoring events between January 2012 and June 2012. Groundwater data for the two (2) sampling events (along with groundwater data collected during previous assessment sampling events) shows the chlorinated COC plume is generally stable. The findings of the two (2) additional sampling events were submitted to the DSCA Program in an *Updated Groundwater Monitoring Report*, dated August 31, 2012.

URS submitted a Risk Assessment Report to the DSCA Program in April 2013 which was approved by the DSCA Program on April 19, 2013. As discussed in detail in **Section 3.0**, the risk assessment concluded that risks associated with the contamination could be managed through implementation of site-specific land-use controls as detailed in this RMP. Therefore, the risk assessment recommended risk-based closure for the site. The purpose of this RMP is to ensure that the assumptions made in the risk assessment remain valid in the future.

4.2 Remedial Action

According to the DSCA Program's RBCA guidance, no remedial action is necessary if the following four (4) site conditions are met: (i) the dissolved plume is stable or decreasing; (ii) the maximum concentration observed within each exposure unit for every complete exposure pathway of any COC is less than ten times (10x) the RCs of that COC; (iii) adequate assurance is provided that the land-use assumptions used in the DSCA Program's RBCA process are not violated for current or future conditions; and, (iv) there are no ecological concerns at the site. Each of these conditions and their applicability to the subject site are summarized in the following sections.

4.2.1 Condition 1 – The Dissolved Plume is Stable or Decreasing

Periodic groundwater monitoring has been conducted at the site since 2010. A total of six (6) groundwater sampling events have been conducted for each of the six (6) existing monitoring wells (MW-1 through MW-6). COCs detected at the site historically include PCE, TCE, cis-1,2-DCE, trans-1,2-DCE and VC. Of these constituents, only PCE was detected at concentrations consistently exceeding 2L Standards. Based on this data, URS focused on the PCE compound as the COC for evaluation of plume stability.

PCE has been detected in groundwater source area monitoring well MW-1 and immediately downgradient monitoring well MW-4 during each of the six (6) sampling events conducted. URS prepared a concentration versus time graph for each well. During the six (6) monitoring events, no COCs were detected above 2L Standards in the upgradient monitoring well (MW-2), the crossgradient monitoring wells (MW-3 and MW-5), or the downgradient monitoring well (MW-6), which is located in close proximity to the nearest downgradient property boundary and point of exposure for the protection of groundwater use. Based on this data and based on a review of the contaminant trend plots for each well, URS concludes that the size of the plume is stable and contaminant concentrations are stable as well. Documentation of the plume stability evaluation, including a figure showing monitoring well locations, a table showing historical groundwater analytical data, and trend plots showing concentrations versus time, are included in **Appendix A**.

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

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

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

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

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

URS completed a *Level I Ecological Risk Assessment* (EcoRisk 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 EcoRisk Assessment Checklists A and B and associated attachments are included in **Appendix B**.

The site’s compliance with the four (4) above referenced conditions confirms that the contaminant concentrations are not likely to pose an unacceptable risk either at present or in the reasonably anticipated future. The plume is expected to naturally attenuate over time and the appropriate remedial action is to implement land-use controls on the site property.

5.0 DATA COLLECTED DURING RMP IMPLEMENTATION

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

6.0 LAND-USE CONTROLS

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

- Land use cover (i.e. asphalt and/or concrete) in the areas of impacted soils exceeding the SSTLs remain intact to maintain current infiltration conditions;
- Activities that cause or create a vapor intrusion risk may not occur on the source property without prior approval of NCDENR; and
- Installation of water supply wells on the source property is prohibited.

The risk assessment conducted for the site was based on assumptions that usage of the property is currently commercial and future use could potentially be residential. Land-use controls will be implemented to ensure that land-use conditions are maintained and monitored until the land-use controls are no longer required for the site. A NDCSR was prepared for the site property to comply with the land-use control requirement. The NDCSR is included in **Appendix C**. Refer to the NDCSR for the specific language to be incorporated to address each of the risk assessment assumptions.

A plat showing the locations and types of dry-cleaning solvent impacts on the site is included as an exhibit to the NDCSR. The locations of dry-cleaning solvent impacts are where contaminants have been detected above unrestrictive use standards. As discussed in Section 4.2.1, PCE is the primary COC for the site.

7.0 LONG-TERM STEWARDSHIP PLAN

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

8.0 RMP IMPLEMENTATION SCHEDULE

As the groundwater impacts are stable and confined to the site property and possible exposure to the impacts is managed through the NDCSR, no additional site remediation activities are required to implement the RMP. A 30-day public comment period will be held to allow the

community an opportunity to comment on this proposed strategy. **Appendix E** includes example documents used to announce the public comment period in the local newspaper and to inform local officials, nearby property owners, and interested parties. As such, upon completion of the public comment period and final approval of the RMP, the NDCSR will be filed with the Forsyth 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 Forsyth County Register of Deeds. The NDCSR for the site property, at the request of the property owner, may be canceled by NCDENR after the risk to public health and the environment associated with the dry-cleaning solvent contamination and any other contaminants included in the dry-cleaning solvent assessment and remediation agreement has been eliminated as a result of the remediation of the property. If NCDENR is notified of a change in site conditions, per the notification requirements detailed in the NDCSRs, the RMP will be reviewed to determine if the site conditions have impacted the requirements set forth in the NDCSRs and if changes are required. Enforcement of the RMP will be maintained through receipt of the “Annual DSCA Land-Use Restrictions Certification” from the property owners as part of the NDCSR requirements.

10.0 CONTINGENCY PLAN IF RMP FAILS

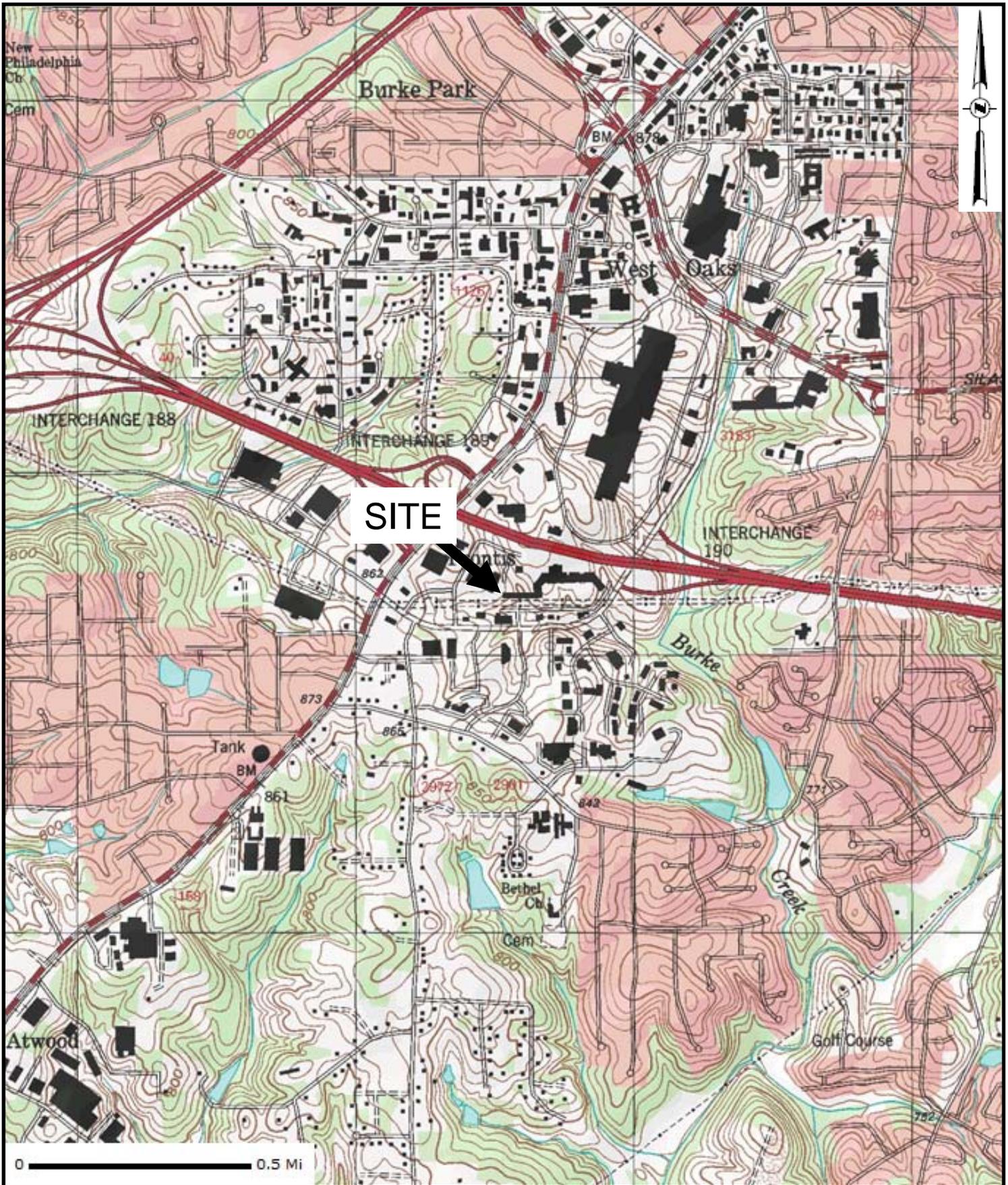
As discussed above, unless the DSCA Program is notified of a change in land-use conditions at the subject site, per the notification requirements detailed in this plan, the RMP will remain in effect until the RMP has met its objectives and is considered a success. Pursuant to N.C.G.S. 143-215.104K, if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

11.0 CONCLUSIONS AND RECOMMENDATIONS

URS has prepared this RMP for the Shores Cleaners site on behalf of the NCDENR DSCA Program. The results of the risk assessment completed for the site indicate that contaminant concentrations do not pose an unacceptable risk. The contaminant groundwater plume associated with this 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, URS recommends issuance of a “No Further Action” letter.

FIGURES



Reference: 7.5 Minute USGS Topographic Map: Winston-Salem West, North Carolina (2001)



URS CORPORATION – NORTH CAROLINA
 SOUTH PARK TOWERS
 6000 FAIRVIEW ROAD, SUITE 200
 CHARLOTTE, NC 28210
 TEL: (704) 522-0330
 FAX: (704) 522-0663



Site Location Map
 Former Shores Cleaners
 692 Hanes Mall Boulevard
 Winston-Salem, North Carolina
 DSCA Site ID #34-0002

DRAWN BY:	JTH - 1/6/14
CHECKED BY:	RHM - 1/6/14
PROJECT NO.:	38941336

SHEET
Figure 1

LEGEND

-  Monitoring Well Location
-  Soil/Groundwater Source Area
-  Former Shores Cleaners
-  Property Line
-  Exposure Unit Boundary



Exposure Unit Location Map
 Former Shores Cleaners
 692 Hanes Mall Boulevard
 Winston-Salem, NC
 DSCA Site # 34-0002

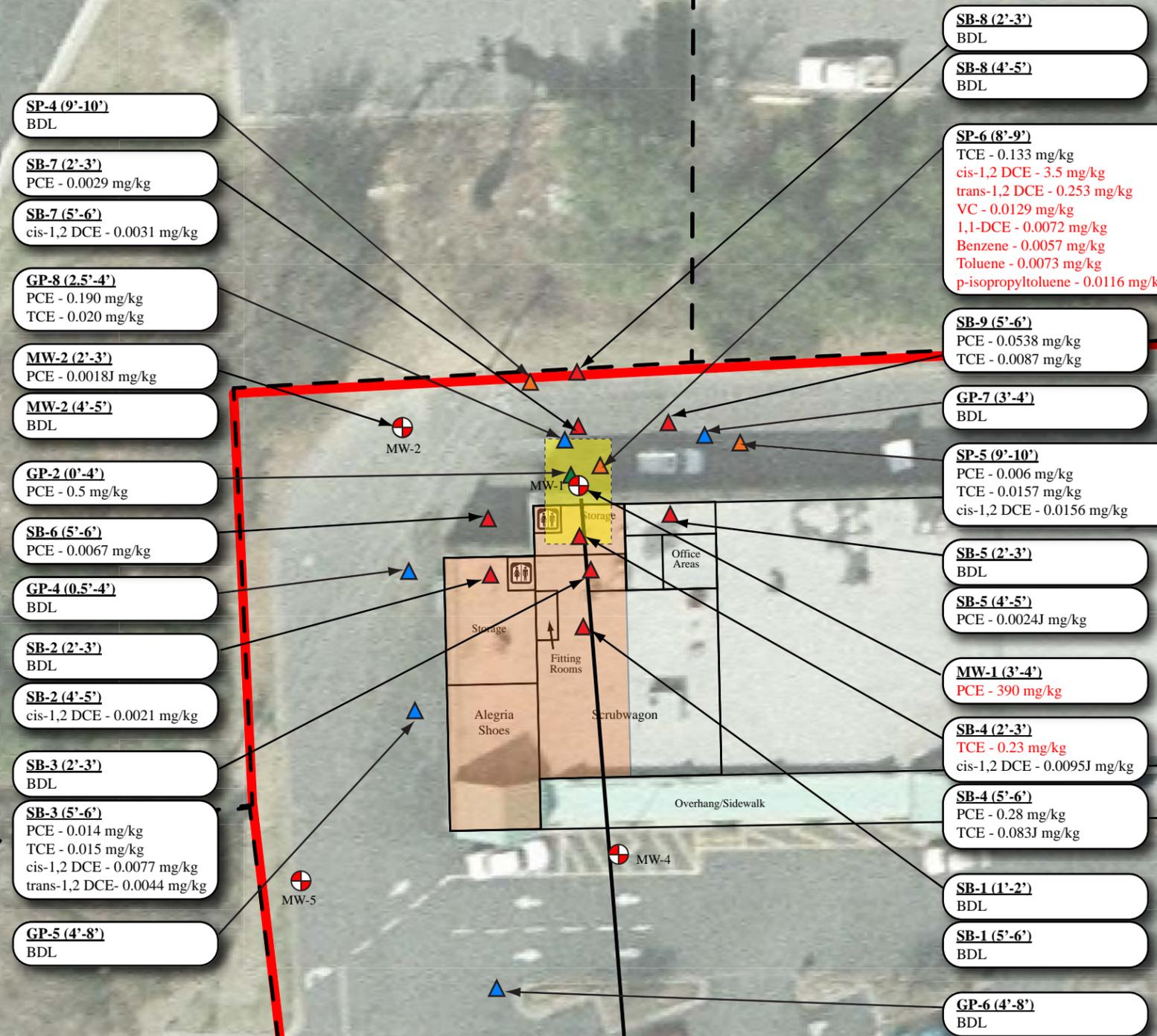
URS CORPORATION - NORTH CAROLINA
 SOUTH PARK TOWERS
 6000 FAIRVIEW ROAD, SUITE 200
 CHARLOTTE, NC 28210
 TEL: (704) 522-0330
 FAX: (704) 522-0063



DRAWN BY:	RHM - 1/23/2013
CHECKED BY:	JTH - 1/23/2013
PROJECT NO.:	38941336
SHEET:	Figure 2

LEGEND

- Property Line
 - Former Shores Cleaners
 - Monitoring Well Location
 - Area of Soil SSTL Exceedance
 - Exposure Unit Boundary
 - Soil Sample Location advanced by Aquaterra in October 1998
 - Soil Sample Location advanced by Aquaterra in June 1999
 - Soil Sample Location advanced by Terracon in November 2009
 - Soil Sample Location advanced by URS in October 2010
- PCE - Tetrachloroethene
 TCE - Trichloroethene
 cis-1,2 DCE - cis-1,2-Dichloroethene
 trans-1,2 DCE - trans-1,2-Dichloroethene
 VC - Vinyl Chloride
 1,1-DCE - 1,1-Dichloroethene
 mg/kg - milligrams per kilogram
 Red highlighted text indicates concentrations used in GSI Risk Assessment Model.
 COCs used in Risk Assessment Model include:
 Onsite Unit: Benzene, PCE, TCE, cis-1,2-DCE, trans-1,2-DCE, 1,1-DCE, VC, Toluene, sec-Butylbenzene and p-Isopropyltoluene
 Highest concentration of each COC is shown (1998-current data).
 If COC is not shown, it was not detected above the method detection limit (MDL) in a particular well.
 BDL - Below Laboratory Detection Limits



ONSITE UNIT

Distance from soil source to uncontrolled downgradient property boundary is approximately 255 feet



Soil SSTL Exceedance Map
 Former Shores Cleaners
 692 Hanes Mall Boulevard
 Winston-Salem, NC
 DSCA Site #34-0002

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

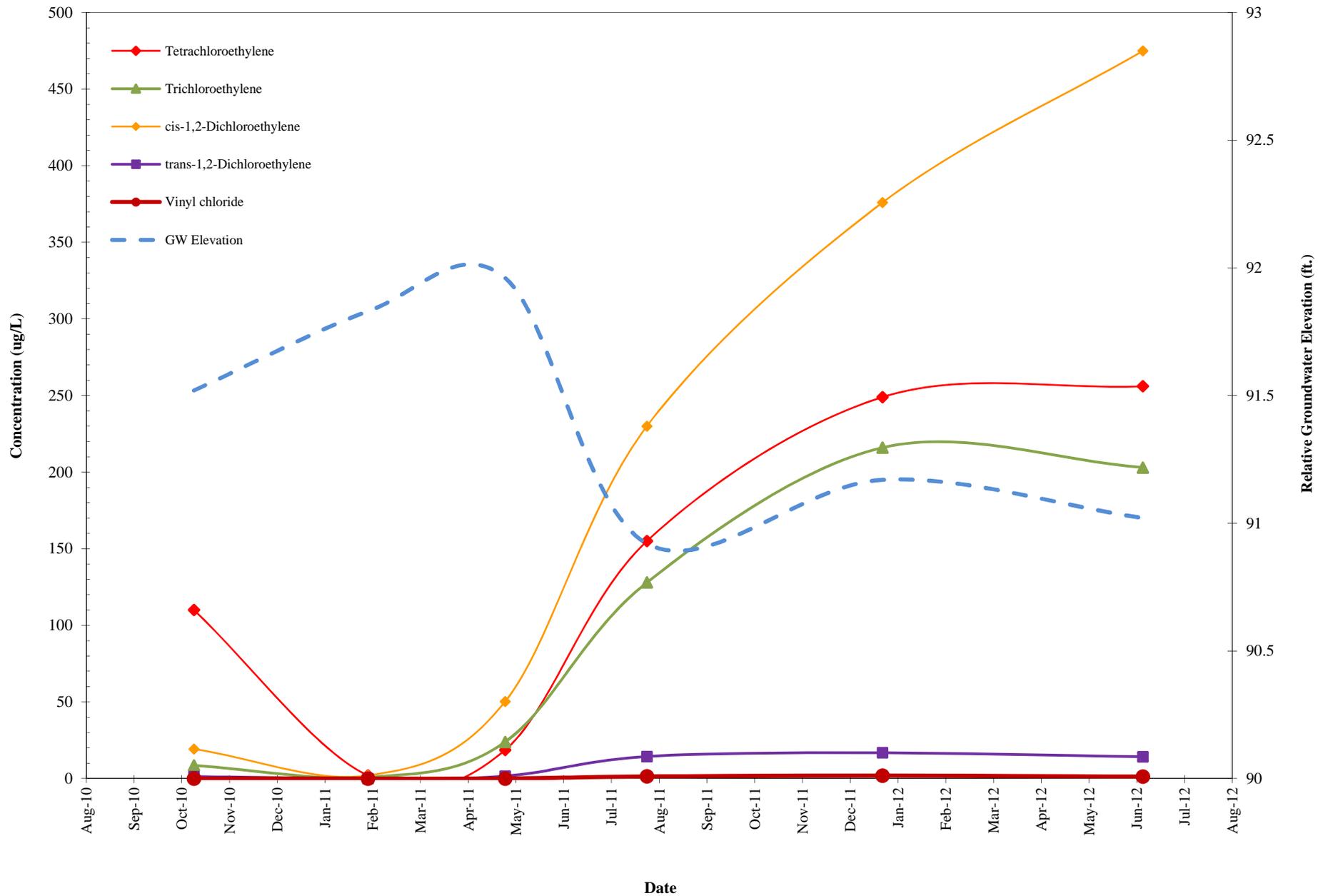


DRAWN BY: RHM - 1/23/2013
 CHECKED BY: JTH - 1/23/2013
 PROJECT NO: 38941336

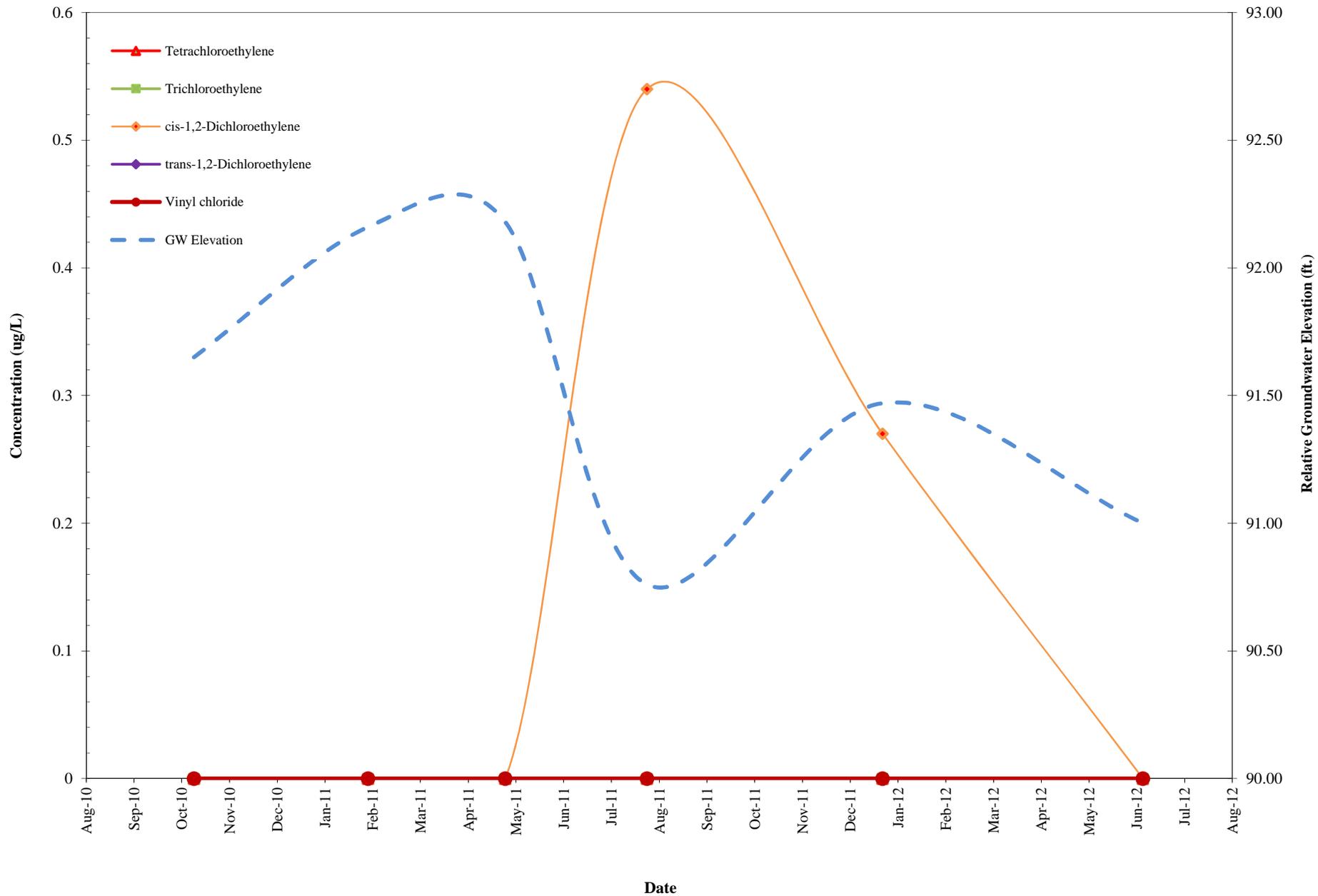
SHEET: Figure 3

APPENDIX A
DOCUMENTATION OF PLUME STABILITY EVALUATION

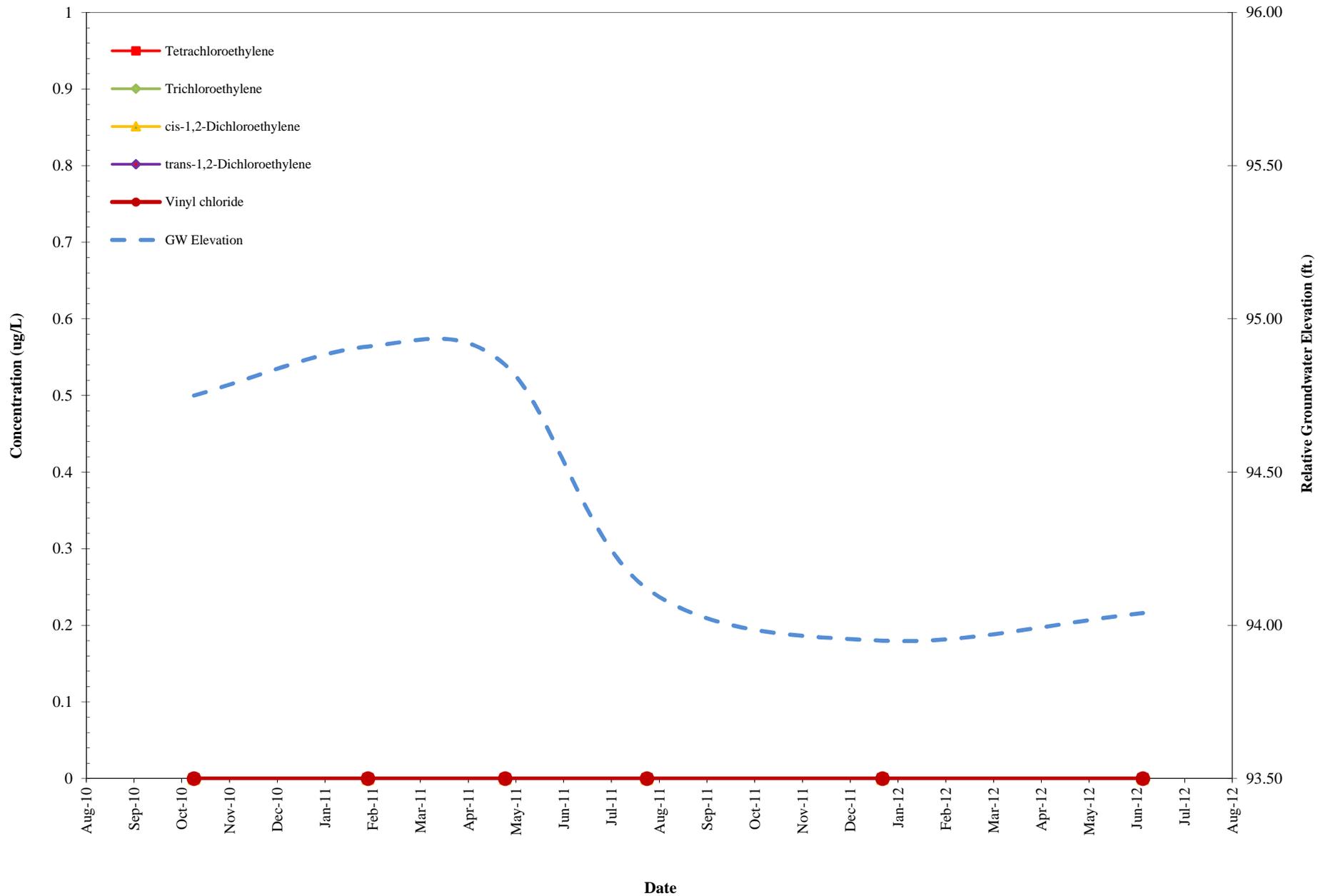
MW-1 Trend Plot



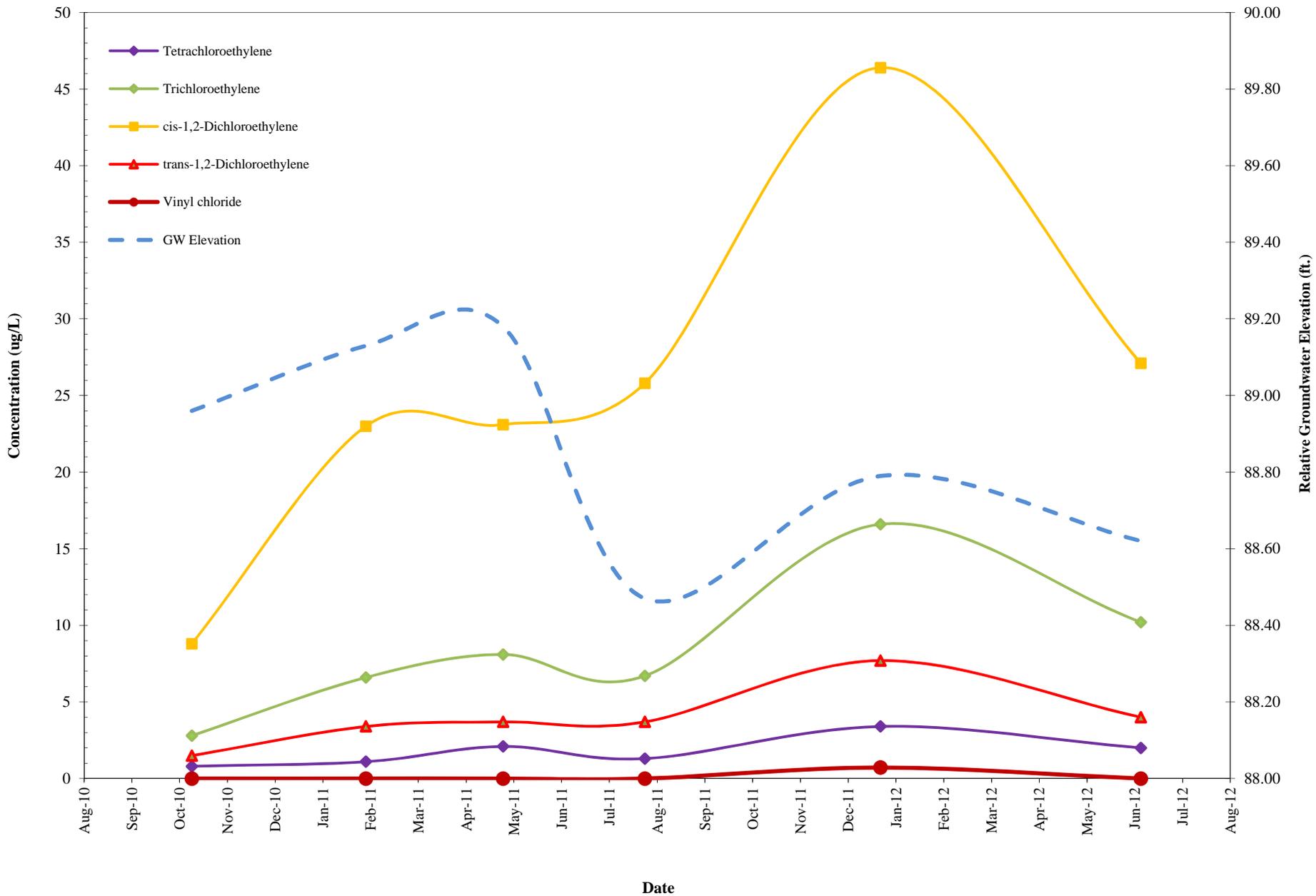
MW-2 Trend Plot



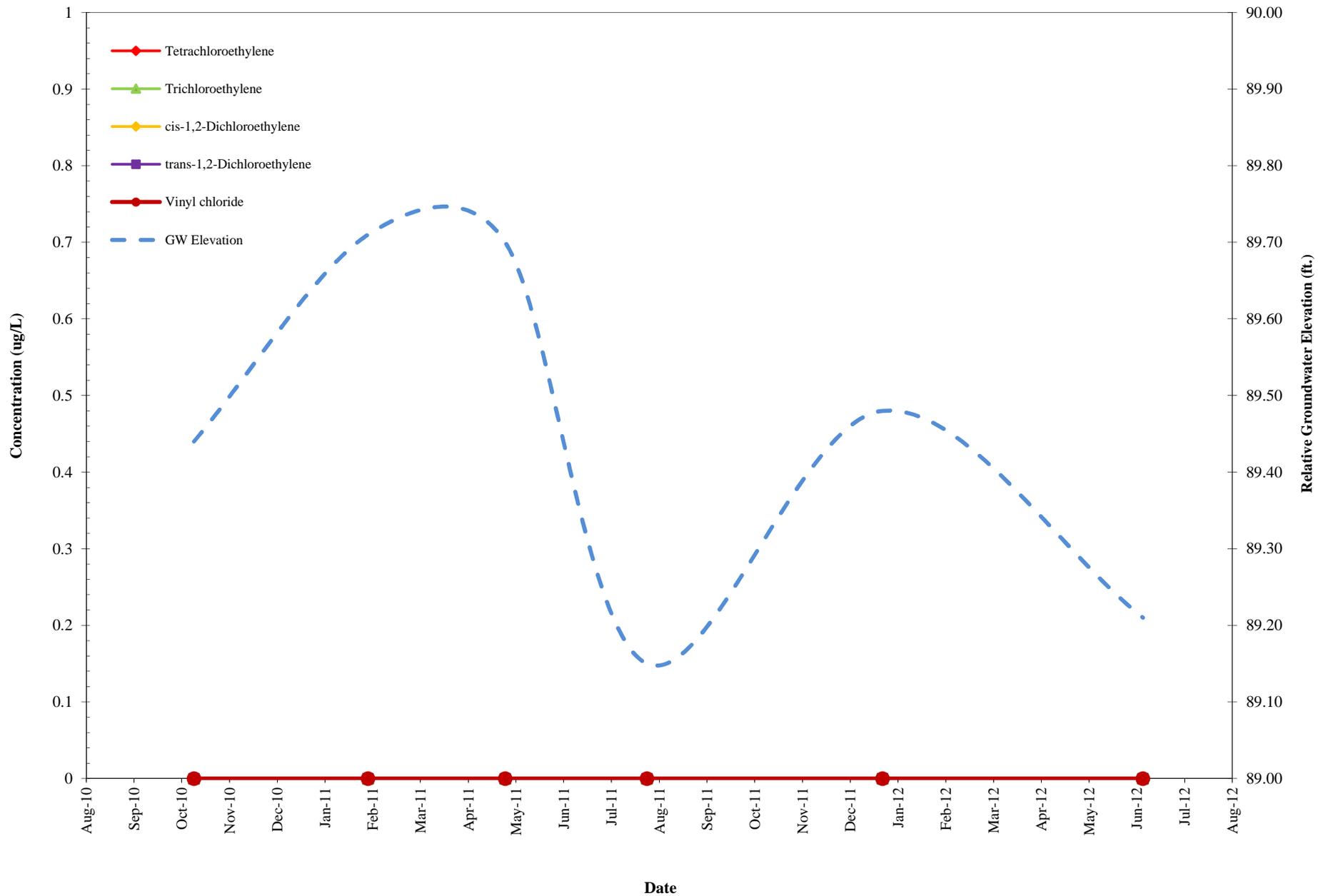
MW-3 Trend Plot



MW-4 Trend Plot



MW-5 Trend Plot



MW-6 Trend Plot

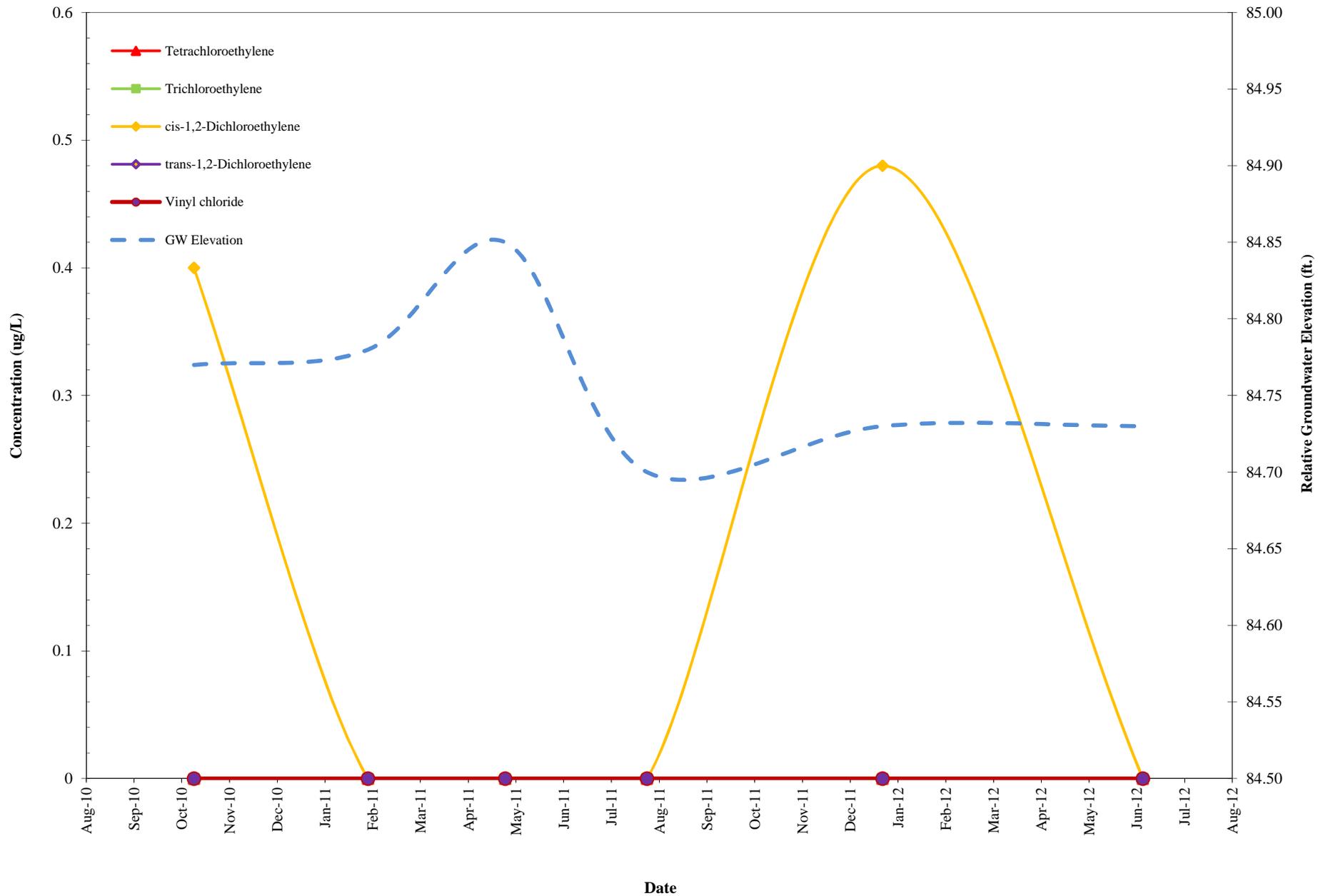


Table 8: Analytical Data for Groundwater

ADT 8

DSCA ID No.: 34-0002

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	Benzene	cis-1,2-Dichloroethylene	Ethylbenzene	Methyl tert-butyl ether (MTBE)	Naphthalene	Tetrachloroethylene	Toluene	trans-1,2-Dichloroethylene	Trichloroethylene	Vinyl chloride	Xylenes (total)	1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	1,1,2-Trichloroethane	1,1-Dichloroethane	1,1-Dichloroethylene	1,2-Dichloroethane (EDC)	Carbon tetrachloride	sec-Butylbenzene	Isopropylbenzene
		[mg/L]																			
PW-1	10/18/10	<0.001	<0.001	<0.001	NA	NA	0.0025	<0.001	<0.001	<0.001	<0.001	<0.002	NA	NA	NA	NA	<0.001	NA	NA	NA	NA
PW-2	10/18/10	<0.001	0.0455	<0.001	NA	NA	0.0497	<0.001	0.0123	0.0099	0.0013	<0.002	NA	NA	NA	NA	<0.001	NA	NA	NA	NA
MW-1	10/18/10	<0.001	0.0193	<0.001	NA	NA	0.11	<0.001	0.0013	0.0086	<0.001	<0.002	NA	NA	NA	NA	<0.001	NA	NA	NA	NA
MW-2	10/18/10	<0.001	<0.001	<0.001	NA	NA	<0.007	<0.001	<0.001	<0.001	<0.001	<0.002	NA	NA	NA	NA	<0.001	NA	NA	NA	NA
MW-3	10/18/10	<0.001	<0.001	<0.001	NA	NA	<0.007	<0.001	<0.001	<0.001	<0.001	<0.002	NA	NA	NA	NA	<0.001	NA	NA	NA	NA
MW-4	10/18/10	<0.001	0.0088	<0.001	NA	NA	0.0008J	<0.001	0.0015	0.0028	<0.001	<0.002	NA	NA	NA	NA	<0.001	NA	NA	NA	NA
MW-5	10/18/10	<0.001	<0.001	<0.001	NA	NA	<0.007	<0.001	<0.001	<0.001	<0.001	<0.002	NA	NA	NA	NA	<0.001	NA	NA	NA	NA
MW-6	10/19/10	<0.001	0.0004J	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	NA	NA
MW-1	2/9/11	<0.001	0.002	<0.001	<0.001	<0.001	0.002	<0.001	<0.001	0.00084J	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-2	2/9/11	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-3	2/9/11	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-4	2/9/11	<0.001	0.023	<0.001	<0.001	<0.001	0.0011	<0.001	0.0034	0.0066	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-5	2/9/11	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-6	2/9/11	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-1	5/9/11	<0.001	0.0503	<0.001	<0.001	<0.001	0.0187	<0.001	0.0016	0.0239	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	0.00042J	<0.001
MW-2	5/9/11	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-3	5/9/11	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-4	5/9/11	<0.001	0.0231	<0.001	<0.001	<0.001	0.0021	<0.001	0.0037	0.0081	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-5	5/9/11	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-6	5/9/11	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Equipment	5/9/11	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001

Table 8: Analytical Data for Groundwater

ADT 8

DSCA ID No.: 34-0002

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	Benzene	cis-1,2-Dichloroethylene	Ethylbenzene	Methyl tert-butyl ether (MTBE)	Naphthalene	Tetrachloroethylene	Toluene	trans-1,2-Dichloroethylene	Trichloroethylene	Vinyl chloride	Xylenes (total)	1,1,1-Trichloroethane	1,1,2,2-Tetrachloroethane	1,1,2-Trichloroethane	1,1-Dichloroethane	1,1-Dichloroethylene	1,2-Dichloroethane (EDC)	Carbon tetrachloride	sec-Butylbenzene	Isopropylbenzene
		[mg/L]																			
MW-1 (PDB)	8/9/11	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	0.0011
MW-1 (Bailer)	8/9/11	<0.001	0.23	<0.001	<0.001	<0.001	0.155	<0.001	0.0144	0.128	0.0014	<0.002	<0.001	<0.001	<0.001	<0.001	0.0008 7J	<0.001	<0.001	<0.001	<0.001
MW-2	8/9/11	<0.001	0.0005 4J	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-3	8/9/11	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-4 (PDB)	8/9/11	<0.001	0.0201	<0.001	<0.001	<0.001	0.0018	<0.001	0.0032	0.0053	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-4 (Bailer)	8/9/11	<0.001	0.0258	<0.001	<0.001	<0.001	0.0013	<0.001	0.0037	0.0067	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-5	8/9/11	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-6	8/9/11	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-1	1/9/12	<0.001	0.376	<0.001	<0.001	<0.001	0.249	<0.001	0.0168	0.216	0.0019	<0.002	<0.001	<0.001	<0.001	<0.001	0.0011	<0.001	<0.001	<0.001	<0.001
MW-2	1/9/12	<0.001	0.0002 7 J	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-3	1/9/12	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-4	1/9/12	<0.001	0.0464	<0.001	<0.001	<0.001	0.0034	<0.001	0.0077	0.0166	0.0007 2J	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-5	1/9/12	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-6	1/9/12	<0.001	0.0004 8 J	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-1	6/26/12	<0.002	0.475	<0.002	<0.002	<0.002	0.256	<0.002	0.0142	0.203	0.0013 J	<0.004	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.002
MW-2	6/26/12	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-3	6/26/12	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-4	6/26/12	<0.001	0.0271	<0.001	<0.001	<0.001	0.002	<0.001	0.004	0.0102	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-5	6/26/12	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
MW-6	6/26/12	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001

Table 8(1): Analytical Data for Groundwater (User Specified Chemicals)

ADT 8(1)

DSCA ID No.: 34-0002

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	1,1,1-Trichloroethane	Chloroform	Acetone																
		[mg/L]																		
PW-1	10/18/10	NA	NA	NA																
PW-2	10/18/10	NA	NA	NA																
MW-1	10/18/10	NA	NA	NA																
MW-2	10/18/10	NA	NA	NA																
MW-3	10/18/10	NA	NA	NA																
MW-4	10/18/10	NA	NA	NA																
MW-5	10/18/10	NA	NA	NA																
MW-6	10/19/10	<0.001	<0.001	0.0026J																
MW-1	2/9/11	<0.001	0.0004 7 J	<0.025																
MW-2	2/9/11	<0.001	0.0007 6 J	<0.025																
MW-3	2/9/11	<0.001	<0.001	<0.025																
MW-4	2/9/11	<0.001	0.0003 4 J	<0.025																
MW-5	2/9/11	<0.001	<0.001	<0.025																
MW-6	2/9/11	<0.001	0.0002 7 J	<0.025																
MW-1	5/9/11	<0.001	0.0006 3J	0.008J																
MW-2	5/9/11	<0.001	0.0011	<0.025																
MW-3	5/9/11	<0.001	<0.001	<0.025																
MW-4	5/9/11	<0.001	0.0003 5J	<0.025																
MW-5	5/9/11	<0.001	<0.001	<0.025																
MW-6	5/9/11	<0.001	<0.001	0.004J																
Equipment	5/9/11	<0.001	<0.001	<0.025																

Table 8(1): Analytical Data for Groundwater (User Specified Chemicals)

ADT 8(1)

DSCA ID No.: 34-0002

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	1,1,1-Trichloroethane	Chloroform	Acetone																
		[mg/L]																		
MW-1 (PDB)	8/9/11	<0.001	0.0008 1J	<0.025																
MW-1 (Bailer)	8/9/11	<0.001	0.0005 8J	<0.025																
MW-2	8/9/11	<0.001	0.0009 9J	0.0022J																
MW-3	8/9/11	<0.001	<0.001	0.0025J																
MW-4 (PDB)	8/9/11	<0.001	0.0003 8J	0.0034J																
MW-4 (Bailer)	8/9/11	<0.001	0.0002 4J	<0.025																
MW-5	8/9/11	<0.001	<0.001	<0.025																
MW-6	8/9/11	<0.001	0.0003 3J	0.0057J																
MW-1	1/9/12	<0.001	<0.001	<0.001																
MW-2	1/9/12	<0.001	<0.001	<0.001																
MW-3	1/9/12	<0.001	<0.001	<0.001																
MW-4	1/9/12	<0.001	<0.001	<0.001																
MW-5	1/9/12	<0.001	<0.001	<0.001																
MW-6	1/9/12	<0.001	<0.001	<0.001																
MW-1	6/26/12	<0.001	<0.001	<0.05																
MW-2	6/26/12	<0.001	0.0009 4J	<0.025																
MW-3	6/26/12	<0.001	<0.001	<0.025																
MW-4	6/26/12	<0.001	<0.001	<0.025																
MW-5	6/26/12	<0.001	<0.001	<0.025																
MW-6	6/26/12	<0.001	<0.001	<0.025																

LEGEND

-  Monitoring Well Location and Identification
-  Former Shores Cleaners



Monitoring Well Location Map
 October 18, 2010
 Former Shores Cleaners
 692 Hanes Mall Boulevard
 Winston-Salem, NC
 DSCA Site # 34-0002

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



DRAWN BY: JTH - 02/24/11
 CHECKED BY: JTH - 02/24/11
 PROJECT NO.: 38854489

SHEET:
 Att. 4



APPENDIX B

LEVEL I ECOLOGICAL RISK ASSESSMENT CHECKLISTS



September 18, 2012

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

Att: Mr. Jay King
DSCA Project Manager

Re: Level 1 Ecological Risk Assessment
Shores Cleaners DSCA Site ID #34-0002
692 Hanes Mall Boulevard
Winston-Salem, Forsyth County, North Carolina
URS-NC Project Number 38941321

Dear Mr. King:

URS Corporation – North Carolina (URS) is pleased to present the findings of the Level 1 Ecological Risk Assessment (Eco Risk Assessment) for the former Shores Cleaners facility (site) located in Winston-Salem, Forsyth County, North Carolina to the North Carolina Department of Environment and Natural Resources (NCDENR). The Eco Risk Assessment was completed in accordance with the DSCA program's Risk Based Corrective Action (RBCA) guidance document to assess the potential for ecological receptors. If you have any questions or require additional information, please do not hesitate to contact this office.

Sincerely,

URS CORPORATION-NORTH CAROLINA

Jeffrey T. Hvozdek, PG
Geologist

Robert H. MacWilliams, PG
Program Manager

Attachment
cc: Project File (hard copy)

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

Level 1 Ecological Risk Assessment
Checklist A for Potential Receptors and Habitat
DSCA #34-0002

- 1. Are there any navigable water bodies or tributaries to a navigable water body on or within the one-half mile of this site?** Yes, based on review of the USGS topographic map, Winston-Salem West, North Carolina dated 2001, Burke Creek is located approximately 1,700 feet east-southeast of the site, and an unnamed tributary of Little Creek is located approximately 2,400 feet north-northwest of the site. These water bodies and tributaries are shown on the attached Figure 1.
- 2. Are there any water bodies anywhere on or within the one-half mile of the site?** Yes, the above referenced Burke Creek located east-southeast and an unnamed tributary of Little Creek located north-northwest of the site.
- 3. Are there any wetland areas such as marshes or swamps on or within one-half mile of the site?** Yes. The National Wetland Inventory (NWI) identified one (1) wetland feature approximately 1,653 feet east-northeast of the site. The feature is classified as a palustrine (P), unconsolidated bottom (UB), permanently flooded (H), dike/impoundment (h).
- 4. Are there any sensitive environmental areas on or within one-half mile of the site?** Yes, three (3) water bodies referenced above were identified within ½ mile of the site.
- 5. Are there any areas on or within one-half mile of the site owned or used by local tribes?** No, none were identified by the Indian Reservation Database.
- 6. Are there any habitat, foraging area or refuge by rare, threatened, endangered, candidate and/or proposed species (plants or animals), or any otherwise protected species on or within one-half mile of the site?** Potentially. One (1) endangered bird species and one (1) threatened reptile species were identified in the U.S. Fish and Wildlife Service Information, Planning and Conservation (IPaC) System (http://ecos.fws.gov/tess_public/countySearch!speciesByCountyReport.action?fips=37067) in Forsyth County. However, the North Carolina Natural Heritage Sites or the North Carolina Natural Areas databases did not identify any endangered and/or threatened species within ½ mile of the site.
- 7. Are there any breeding, roosting or feeding areas by migratory bird species on or within one-half of the site?** Potentially. Migratory birds are present in surrounding counties according to the North Carolina Audubon Society website (<http://iba.audubon.org/iba/stateIndex.do?state=US-NC>). In addition, one (1) endangered bird species was identified in the U.S. Fish and Wildlife Service IPaC System (http://ecos.fws.gov/tess_public/countySearch!speciesByCountyReport.action?fips=37067) in Forsyth County. However, no important bird areas or endangered/threatened bird species have been specifically identified within ½ mile of the site.

8. **Are there any ecologically, recreationally or commercially important species on or within one-half mile of the site?** None have been identified.
9. **Are there any threatened and/or endangered species (plant or animal) on or within one-half mile of the site?** Potentially. One (1) endangered bird species and one (1) threatened reptile species were identified in the U.S. Fish and Wildlife Service Information, Planning and Conservation (IPaC) System (http://ecos.fws.gov/tess_public/countySearch!speciesByCountyReport.action?fips=37067) in Forsyth County. However, the North Carolina Natural Heritage Sites or the North Carolina Natural Areas databases did not identify any endangered and/or threatened species within ½ mile of the site.

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

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

March 2007

DSCA Program

**Level 1 Ecological Risk Assessment
Checklist B for Potential Receptors and Habitat
DSCA #34-0002**

- 1A. Can chemicals associated with the site leach, dissolve, or otherwise migrate to groundwater?** Yes
- 1B. Are chemicals associated with the site mobile in groundwater?** Yes
- 1C. Does groundwater from the site discharge to ecological receptor habitat?** Yes, eventually, groundwater likely discharges to Burke Creek located approximately 1,700 feet east-southeast of the site.
- Question 1. Could chemicals associated with the site reach ecological receptors through groundwater?** Unlikely, groundwater impacts have not been identified offsite.
- 2A. Are chemicals present in surface soils on the site?** Yes.
- 2B. Can chemicals be leached from or be transported by erosion of surface soils on the site?** No, surface soil impacts were only identified under impervious surfaces at the site.
- Question 2. Could chemicals associated with the site reach ecological receptors through runoff or erosion?** Not likely, the surface soil impacts were only identified under impervious surfaces at the site; therefore, erosion and runoff are not likely concerns.
- 3A. Are chemicals present in surface soil or on the surface of the ground?** Yes
- 3B. Are potential ecological receptors on the site?** No
- Question 3. Could chemicals associated with the site reach ecological receptors through direct contact?** No, the surface soil impacts were only identified under impervious surfaces at the site.
- 4A. Are chemicals on the site volatile?** Yes
- 4B. Could chemicals on the site be transported in air as dust or particulate matter?** No, the surface soil impacts were only identified under impervious surfaces at the site.
- Question 4. Could chemicals associated with the site reach ecological receptors through inhalation of volatilized chemicals or adhered chemicals to dust in ambient air or in subsurface burrows?** Not likely, surficial soil impacts are located beneath impervious surfaces at the site. No burrowing animals have been observed or would be expected beneath the paved asphalt at the site.
- 5A. Is Non-Aqueous Phase Liquid (NAPL) present at the site?** No
- 5B. Is NAPL migrating?** No
- 5C. Could NAPL discharge occur where ecological receptors are found?** No
- Question 5. Could chemicals associated with site reach ecological receptors through migration of NAPL?** No
- 6A. Are chemicals present in surface and shallow subsurface soils or on the surface of the ground?** Yes, chemicals have been identified at 1 to 10 feet below ground surface (bgs) beneath impervious surfaces at the site.

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

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

March 2007

DSCA Program

APPENDIX C

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: RCP 1, 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 RCP 1, 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 692 Hanes Mall Boulevard, Winston-Salem, Forsyth, North Carolina, Parcel Identification Number (PIN) 6814-44-8602.

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. 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.

Soil and groundwater at the Property are contaminated with dry-cleaning solvents associated with dry-cleaning operations at the former Shores Cleaners (DSCA Site #34-0002) located at 692 Hanes Mall Boulevard, in the Pavilion Shopping Center. Dry-cleaning operations were conducted on the Property from approximately 1989 to 2008.

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 in **Exhibit A** is a reduction, to 8 1/2" x 14", 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 (Area "A" and Area "B") 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.

Area "A" and Area "B" have been enlarged, to 8 1/2" x 14", and are also attached hereto in **Exhibit A**.

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

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

- 5. No activities that cause or create an increase in infiltration (for example, removal or demolition of materials such as asphalt, concrete, buildings, or other structures that by their use and nature minimize infiltration of rain or water runoff into potentially contaminated soil) may occur in “Area A” of the Property, as shown on Exhibit A, without prior approval of DENR.**
- 6. In January of each year, on or before January 31st, the owner of any portion of the Property shall submit a notarized Annual DSCA Land-Use Restrictions Certification to DENR certifying that this Notice remains recorded at the Register of Deeds’ office, and that the Land-Use Restrictions are being complied with.**
- 7. No person conducting environmental assessment or remediation at the Property or involved in determining compliance with applicable land-use restrictions, at the direction of, or pursuant to a permit or order issued by DENR may be denied access to the Property for the purpose of conducting such activities.**
- 8. The owner of any portion of the Property shall cause the instrument of any sale, lease, grant, or other transfer of any interest in the property to include a provision expressly requiring the lessee, grantee, or transferee to comply with this Notice. The failure to include such a provision shall not affect the validity or applicability of any land-use restriction in this Notice.**

EASEMENT (RIGHT OF ENTRY)

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

REPRESENTATIONS AND WARRANTIES

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

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

ENFORCEMENT

The above land-use restrictions shall be enforceable without regard to lack of privity of estate or contract, lack of benefit to particular land, or lack of any property interest in particular land. The land-use restrictions shall be enforced by any owner of the Property. The land-use restrictions may also be enforced by DENR through the remedies provided in NCGS § 143-215.104P or by means of a civil action; by any unit of local government having jurisdiction over any part of the Property; and by any person eligible for liability protection under the DSCA who will lose liability protection if the restrictions are violated. Any attempt to cancel any or all of this Declaration without the approval of the Secretary of DENR (or its successor in function), or his/her delegate, shall be subject to enforcement by DENR to the full extent of the law. Failure by any party required-or authorized to enforce any of the above restrictions shall in no event be deemed a waiver of the right to do so thereafter as to the same violation or as to one occurring prior or subsequent thereto.

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

FUTURE SALES, LEASES, CONVEYANCES AND TRANSFERS

When any portion of the Property subject to this Notice is sold, leased, conveyed or transferred, the deed or other instrument of transfer shall contain in the description section, in no smaller type than that used in the body of the deed or instrument, (1) a statement that the property has been contaminated with dry-cleaning solvent and, if appropriate, cleaned up under the Act and (2) a reference by book and page to the recordation of this Notice.

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

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

PROPERTY OWNER SIGNATURE

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

RCP 1, 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 RCP 1, 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 _____

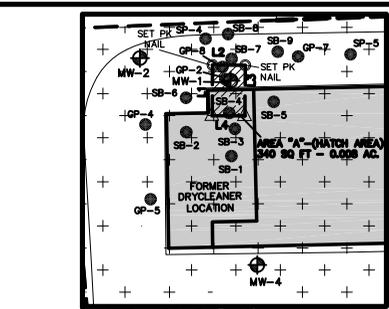
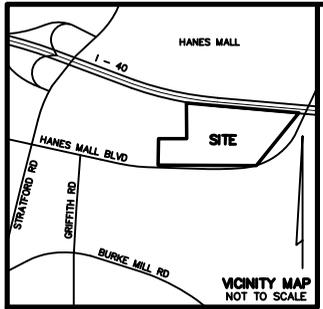
I, _____, a Notary Public, do hereby certify that _____ personally appeared before me this day and signed this “Limited Power of Attorney”.

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

Name typed or printed
Notary Public

My Commission expires: _____
[Stamp/Seal]

EXHIBIT A
REDUCTION OF SURVEY PLAT



REVIEW OFFICER OF FORSYTH COUNTY

CERTIFY THAT THIS PLAT IS NOT A REGULATED SUBDIVISION OF LAND. THE PURPOSE OF THIS PLAT IS TO SHOW A NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) SITE.

REVIEW OFFICER _____ DATE _____

FORSYTH COUNTY REGISTER OF DEEDS PLAT REGISTRATION

FILED FOR REGISTRATION AT _____ O'CLOCK _____ M.

THIS _____ DAY OF _____ 20____

AND RECORDED IN PLAT BOOK _____ PG. _____

FLING FEE PAID: _____ C. NORMAN HOLEMAN, REGISTER OF DEEDS

BY: _____ ASSISTANT

FORSYTH COUNTY, NORTH CAROLINA

SURVEY NOTES:

- 1) THE SUBJECT PROPERTY FOR THIS SURVEY IS IDENTIFIED BY FORSYTH COUNTY PARCEL IDENTIFICATION NUMBER (PIN) #6814-44-8602. 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 PLATING. THIS INFORMATION WAS SUPPLIED TO THE ISAACS GROUP BY URS CORPORATION-NORTH CAROLINA.
- 3) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (NRS 2007), WITH NAVD83 (GEOID 09) ELEVATIONS, PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON JUNE 28, 2012 (CHECKED JANUARY 15, 2014). THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINT #1015 AND #1016 WERE ESTABLISHED UTILIZING A TRIMBLE R8 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 WITHIN THE SUBJECT PROPERTY'S DEED 2040, PAGE 2156. THE GEOMETRY OF THE LEGAL DESCRIPTION HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON A CORNER OF DEED 2040, PG 2156, BEING THE SHARED SOUTHEASTERN CORNER OF BREAESA P PORTFOLIO (DEED 2628, PAGE 4500) (A FOUND CONCRETE MONUMENT), AND ROTATED TO THE SHARED NORTHWESTERN CORNER OF FIRST STATE INVESTORS DEED 2440, PAGE 201, (A FOUND #4 REBAR), NON-MONUMENTED SUBJECT PARCEL LINES ARE BASED ON THE LEGAL DESCRIPTION OF THE SUBJECT PARCEL.
- 5) SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, MOST PROPERTY LINES, AND CURB LINES/EDGE OF PAVEMENTS, HAVE BEEN TAKEN FROM FORSYTH 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 FORSYTH COUNTY GIS TAX RECORDS.
- 7) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
- 8) REFERENCE COORDINATE SYSTEM FOR VERTICAL DATUM: NAVD83.
- 9) THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
 - (1) CLASS "A" SURVEY;
 - (2) POSTIONAL ACCURACY IS WITHIN A 95 PERCENT CONFIDENCE LEVEL;
 - (3) REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
 - (4) SURVEY PERFORMED JUNE 28, 2012; AND JANUARY 15, 2014;
 - (5) VERTICAL DATUM BASED ON NAVD83;
 - (6) TIED TO NC STATE PLANE COORDINATES AS SHOWN;
 - (7) GEOID "09" MODEL;
 - (8) COMBINED GROUND SCALE FACTOR: 0.9999397771;
 - (9) UNITS ARE IN U.S. FEET
- 10) SOIL BORING LOCATIONS SHOWN SCALED FROM FIGURE PROVIDED BY URS DATED 1/23/13

FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 371088-1400-4, DATED JANUARY 2, 2008.

OWNER CERTIFICATE:

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

SIGNATURE _____ DATE _____

STATE OF NORTH CAROLINA COUNTY OF _____

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

NOTARY PUBLIC (SIGNATURE) _____

MY COMMISSION EXPIRES _____

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

JIM BATESON, LG
CHIEF, SUPERFUND SECTION
DIVISION OF WASTE MANAGEMENT
NORTH CAROLINA
WAKE COUNTY

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

NOTARY PUBLIC (SIGNATURE) _____

MY COMMISSION EXPIRES _____

STATE OF NORTH CAROLINA COUNTY OF _____

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

NOTARY PUBLIC (SIGNATURE) _____

MY COMMISSION EXPIRES _____

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	20.00	32.35	28.84	N45°00'14"E
C2	20.00	31.82	28.57	N43°30'12"W
C3	50.00	75.21	68.32	S48°01'49"E
C4	776.51	86.92	86.87	N51°31'46"E
C5	20.00	29.35	26.79	N12°22'57"E
C6	62.51	65.90	62.89	N59°55'40"W
C7	20.00	31.41	28.28	S44°39'21"W
C8	150.00	30.77	30.72	S60°21'54"E
C9	20.00	32.81	29.25	S89°10'28"E
C10	776.51	122.39	122.26	N77°49'23"E
C11	20.00	33.00	29.38	N35°10'05"E
C12	230.00	47.23	47.15	S08°18'42"E
C13	20.00	32.25	28.87	N48°37'43"W
C14	181.00	39.79	39.71	S80°55'46"W
C15	225.00	59.11	58.94	N81°58'22"E
C16	20.00	31.27	28.18	S44°39'37"W
C17	20.00	30.32	27.50	S43°44'57"E

LEGEND:

R/W RIGHT OF WAY

CSF SANITARY SEWER MANHOLE
EL=866.98
N: 843278.042
E: 1612119.358

SCF COMBINED SCALE FACTOR

E/P EDGE OF PAVEMENT

M MONITORING WELL(MW)

N NORTHING

E EASTING

TC TOP OF CASING

TCW TOP OF WELL MANHOLE

CC CALCULATED PROPERTY CORNER

DP DATUM CONTROL POINT

N/F NOW OR FORMERLY

"MONUMENTED" SUBJECT PARCEL LINES (PLOTTED FROM DEED DESCRIPTION)

"NON-MONUMENTED" SUBJECT PARCEL LINES (PLOTTED FROM DEED DESCRIPTION)

ADJOINER PARCEL LINES

--- RIGHT OF WAY LINE

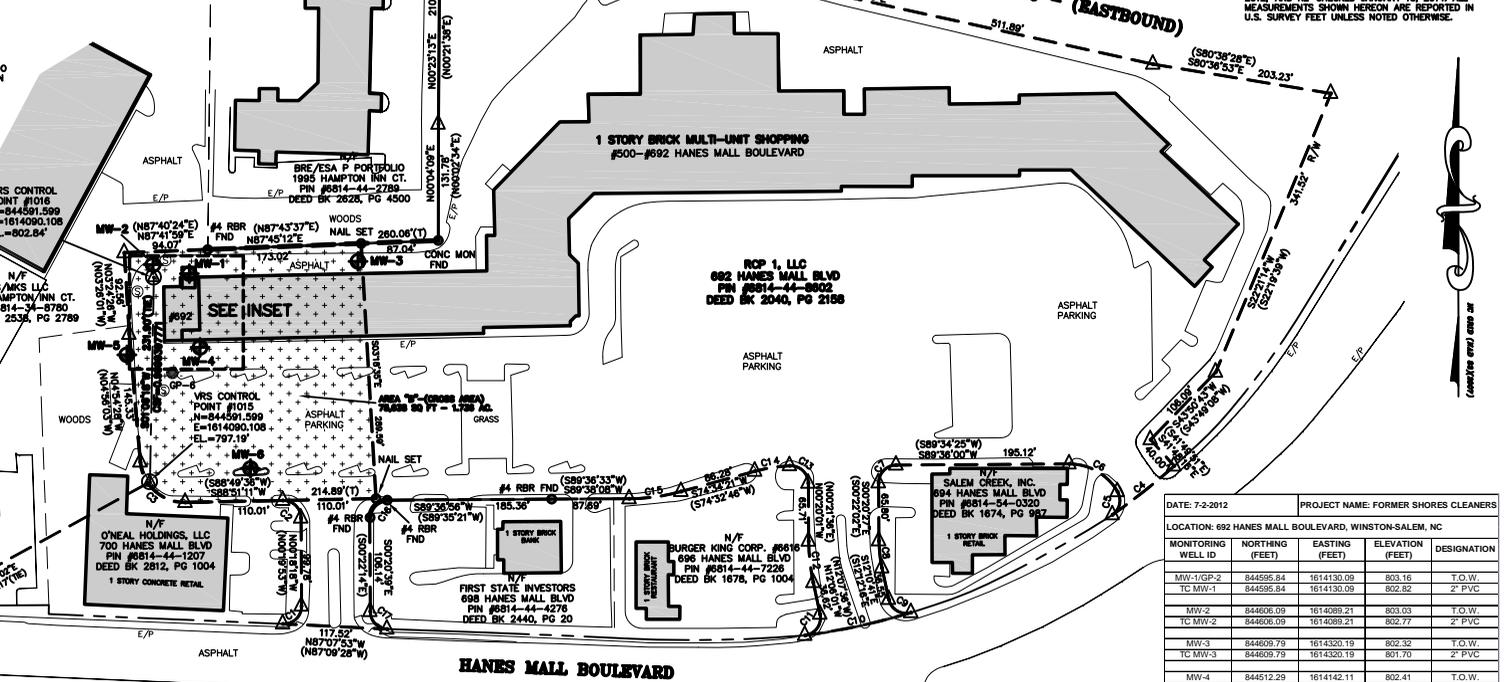
--- CONTROL LINE

(T) TOTAL

● SOIL BORING

LINE TABLE

LINE	LENGTH	BEARING
L1	23.00'	N02°21'17"E
L2	14.77'	S89°38'43"E
L3	23.00'	S00°21'17"W
L4	14.77'	N89°38'43"W



RECORDS CERTIFICATE (G.S. 47-37)

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)(11) AS AMENDED; WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS _____ TH DAY OF _____ 2015.

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

THE UNDERSIGNED HEREBY AFFIRM THAT I AM THE OWNER OF THE PROPERTY SHOWN AND APPROVED, BY THE CITY, COUNTY AND PLANNING BOARD OF WINSTON-SALEM AND FORSYTH COUNTY, AUTHORIZES THAT THIS PLAT BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY.

DATE _____ SIGNED: _____ OWNER _____

GRAPHIC SCALE
100 0 50 100 200
1 INCH = 100 FEET

NO. BY DATE REVISION

1	MWJ	1-21-2014	ADDED EXPOSURE AREAS/SOIL BORINGS
2	MWJ	4-14-2014	ADDED SOIL BORING AND SOIL NOTE



DATE: 7-2-2012 PROJECT NAME: FORMER SHORES CLEANERS

LOCATION: 692 HANES MALL BOULEVARD, WINSTON-SALEM, NC

MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION
MW-1GP-2	844595.84	1614130.09	803.16	T.O.W.
TC MW-1	844595.84	1614130.09	802.82	2" PVC
MW-2	844606.09	1614289.21	803.03	T.O.W.
TC MW-2	844606.09	1614289.21	802.77	2" PVC
MW-3	844609.79	1614320.19	802.32	T.O.W.
TC MW-3	844609.79	1614320.19	801.70	2" PVC
MW-4	844512.26	1614142.11	802.41	T.O.W.
TC MW-4	844512.26	1614142.11	802.01	2" PVC
MW-5	844503.88	1614295.64	801.76	T.O.W.
TC MW-5	844503.88	1614295.64	801.28	2" PVC
MW-6	844374.96	1614136.96	798.58	T.O.W.
TC MW-6	844374.96	1614136.96	797.97	2" PVC

SURVEY PLAT - EXHIBIT "A"

TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

RCP 1, LLC
PIN #6814-44-8602

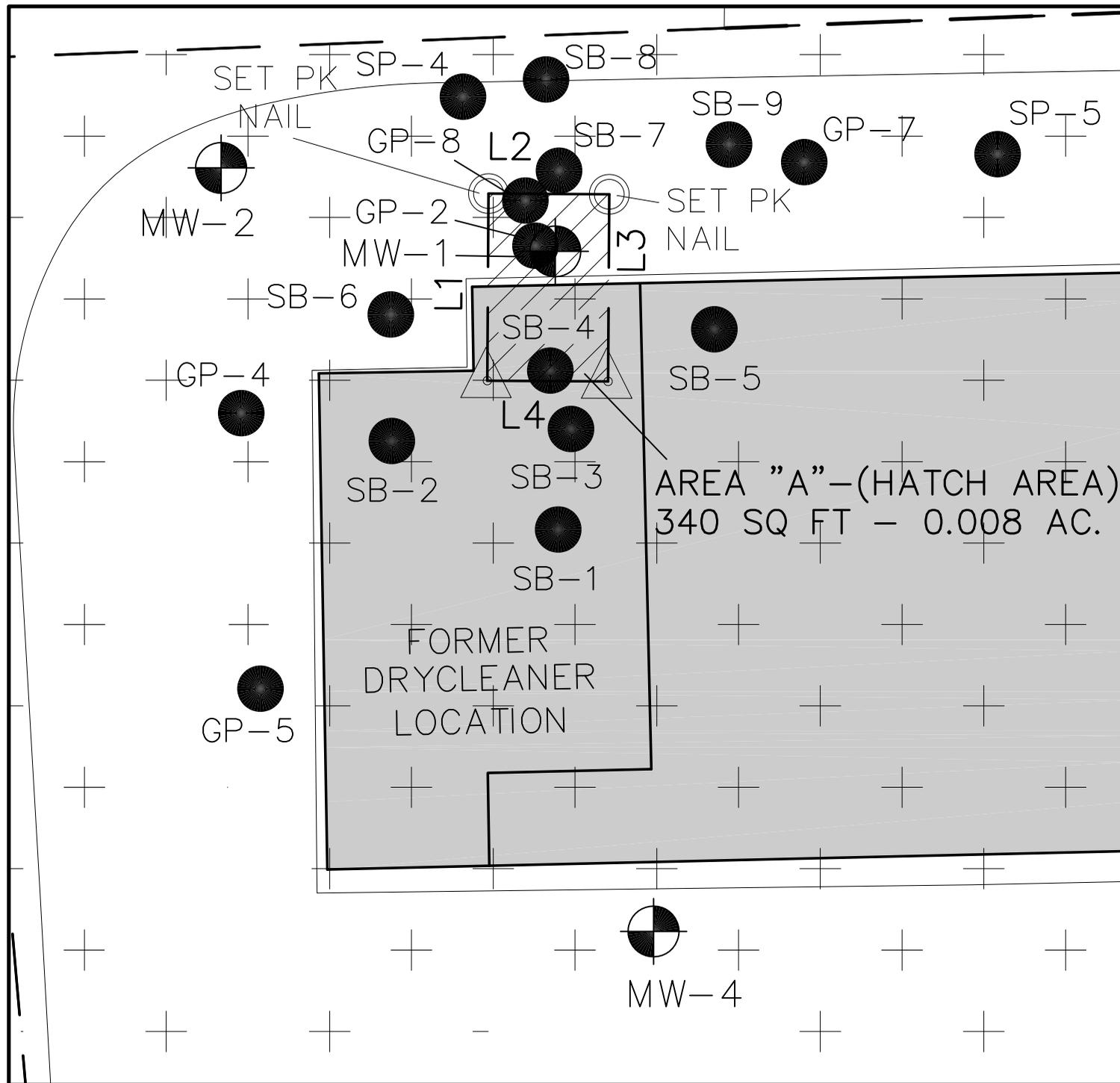
FORMER SHORES CLEANERS-DSCA #34-0002
#692 HANES MALL BLVD, WINSTON TOWNSHIP, FORSYTH COUNTY, NC

File #: 12149-DSCA Date: 01-11-2013 Project P.L.S.: SSD

Surveyed By: RW
Drawn By: MWJ
Scale: 1"=100'

ISAACS GROUP
CIVIL ENGINEERING DESIGN AND LAND SURVEYING

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



INSET - SCALE 1"=40'

VRS CONTROL POINT #1016
N=844591.599
E=1614090.108
EL.=802.84'

N/F
MS/MKS LLC
1925 HAMPTON INN CT.
PIN #6814-34-8780
DEED BK 2538, PG 2789

ASPHALT

BRE/ESA P PORTFOLIO
1995 HAMPTON INN CT.
PIN #6814-44-2789
DEED BK 2628, PG 4500

MW-2 (N87°40'24"E)
N87°41'59"E
94.07'

#4 RBR (N87°43'37"E)
FND N87°45'12"E

WOODS
NAIL SET 260.06'(T)

N00°04'09"E
131.78'
E/P (N69°02'34")

MW-1

173.02'

ASPHALT

MW-3

CONC MON FND

92.56'
N03°24'26"W
(N03°26'01"W)

231.90'(TIE)

#692

SEE INSET

MW-5

145.33'
N04°54'28"W
(N04°56'03"W)

MW-4

GP-6

VRS CONTROL POINT #1015
N=844591.599
E=1614090.108
EL.=797.19'

AREA "B"-(CROSS AREA)
75,638 SQ FT - 1.736 AC.

GRASS

ASPHALT PARKING

WOODS

ASPHALT PARKING

MW-6

(S88°49'36"W)
S88°51'11"W

NAIL SET

289.59'

(S89°36'33")
#4 RBR FND S89°38'08"

214.89'(T)

110.01'

(S89°36'56"W)
(S89°35'21"W)

185.36'

87.69'

N61°11'02"E
2244.17'(TIE)

N/F
O'NEAL HOLDINGS, LLC
700 HANES MALL BLVD
PIN #6814-44-1207
DEED BK 2812, PG 1004
1 STORY CONCRETE RETAIL

#4 RBR FND

#4 RBR FND

1 STORY BRICK BANK

N/F
FIRST STATE INVESTORS
698 HANES MALL BLVD
PIN #6814-44-4276
DEED BK 2440 PG 20

99.78'
N00°18'18"W
(N00°19'53"W)

106.14'
S00°20'39"E
(S00°22'14"E)

EXHIBIT B
PROPERTY LEGAL DESCRIPTION

Metes and Bounds Description - (RCP 1, LLC – Pin #6814-44-8602)

Beginning at a found #4 rebar on the right-of-way of the eastbound lane of Interstate 40 (50' Public R/W); Thence with the right-of-way of Interstate 40 the following six (6) courses and distances:

- 1) S. 72-40-54 E. 318.74 feet to a point;
- 2) S. 77-31-03 E. 511.89 feet to a point;
- 3) S. 80-36-53 E. 203.23 feet to a point;
- 4) S. 22-21-14 W. 341.52 feet to a point;
- 5) S. 43-50-43 W. 106.09 feet to a point;
- 6) S. 41-48-16 E. 40.00 feet to a point on the right-of-way of Hanes Mall

Boulevard (Public R/W Varies); With the right-of-way of Hanes Mall Boulevard with a curve to the right having a radius of 778.51 feet, an arc length of 88.92 feet (subtended by a chord S. 51-31-46 W. 88.87 feet) to a point, a common corner with lands of Salem Creek Inc. (Deed Book 1674, Page 987); Thence with the shared Salem Creek line the following eight (8) courses and distances:

- 1) With a curve to the left having a radius of 20.00 feet, an arc length of 29.35 feet (subtended by a chord N. 12-20-57 E. 26.79 feet) to a point;
- 2) With a curve to the left having a radius of 62.51 feet, an arc length of 65.90 feet (subtended by a chord N. 59-55-40 W. 62.89 feet) to a point;
- 3) S. 89-36-00 W. 195.12 feet to a point;
- 4) With a curve to the left having a radius of 20.00 feet, an arc length of 31.41 feet (subtended by a chord S. 44-39-21 W. 28.28 feet) to a point;
- 5) S. 00-20-27 E. 65.80 feet to a point;
- 6) With a curve to the left having a radius of 150.00 feet, an arc length of 30.77 feet (subtended by a chord S. 06-21-34 E. 30.72 feet) to a point;
- 7) S. 12-10-41 E. 36.55 feet to a point;
- 8) With a curve to the left having a radius of 20.00 feet, an arc length of 32.81 feet (subtended by a chord S. 59-10-26 E. 29.25 feet) to a point on the right-

of-way of Hanes Mall Boulevard; With the right-of-way of Hanes Mall Boulevard with a curve to the right having a radius of 778.51 feet, an arc length of 122.39 feet (subtended by a chord S. 77-49-23 W. 122.26 feet) to a point, a common corner with lands of Burger King Corporation (Deed Book 1678, Page 1004); Thence with the shared Burger King line and the lands of First State Investors (Deed Book 2440, Page 20) the following thirteen (13) courses and distances:

- 1) With a curve to the left having a radius of 20.00 feet, an arc length of 33.00 feet (subtended by a chord N. 35-10-05 E. 29.38 feet) to a point;
- 2) N. 12-06-01 W. 36.62 feet to a point;
- 3) With a curve to the right having a radius of 230.00 feet, an arc length of 47.23 feet (subtended by a chord N. 06-16-42 W. 47.15 feet) to a point;;
- 4) N. 00-20-01 W. 65.71 feet to a point;
- 5) With a curve to the left having a radius of 20.00 feet, an arc length of 32.25 feet (subtended by a chord N. 46-37-43 W. 28.87 feet) to a point;

- 6) With a curve to the left having a radius of 181.00 feet, an arc length of 39.79 feet (subtended by a chord S. 80-55-46 W. 39.71 feet) to a point;
- 7) S. 74-32-46 W. 86.28 feet to a point;
- 8) With a curve to the right having a radius of 225.00 feet, an arc length of 59.11 feet (subtended by a chord S. 81-58-22 W. 58.94 feet) to a point;
- 9) S. 89-38-08 W. 87.69 feet to a found #4 rebar;
- 10) S. 89-36-56 W. 185.36 feet to a found #4 rebar;
- 11) With a curve to the left having a radius of 20.00 feet, an arc length of 31.27 feet (subtended by a chord S. 44-38-37 W. 28.18 feet) to a found #4 rebar;
- 12) S. 00-20-39 E. 106.14 feet to a point;
- 13) With a curve to the left having a radius of 20.00 feet, an arc length of 30.32 feet (subtended by a chord S. 43-44-57 E. 27.50 feet) to a point on the right-of-way of Hanes Mall Boulevard; Thence with the right-of-way of Hanes Mall Boulevard N. 87-07-53 W. 117.52 feet to a point, a common corner with lands of O'Neal Holdings, LLC (Deed Book 2812, Page 1004); Thence with the shared line of O'Neal Holdings the following six (6) courses and distances:
 - 1) With a curve to the left having a radius of 20.00 feet, an arc length of 32.35 feet (subtended by a chord N. 46-06-14 E. 28.94 feet) to a point;
 - 2) N. 00-18-18 W. 99.78 feet to a point;
 - 3) With a curve to the left having a radius of 20.00 feet, an arc length of 31.82 feet (subtended by a chord N. 45-35-12 W. 28.57 feet) to a point;
 - 4) S. 88-51-11 W. 110.01 feet to a point;
 - 5) With a curve to the right having a radius of 50.00 feet, an arc length of 75.21 feet (subtended by a chord N. 48-01-49 W. 68.32 feet) to a point;
 - 6) N. 04-54-28 W. 145.33 feet to a point; Thence with the shared line of MS/MKS LLC (Deed Book 2538, Page 2789) the following two (2) courses and distances:
 - 1) N. 03-24-26 W. 92.56 feet to a point;
 - 2) N. 87-41-59 E. 94.07 feet to a found #4 rebar, a common corner with lands of BRE/ESA P. Portfolio (Deed Book 2628, Page 4500); Thence with the shared line of BRE/ESA the following three (3) courses and distances:
 - 1) N. 87-45-12 E. 260.06 feet to a found concrete monument;
 - 2) N. 00-04-09 E. 131.78 feet to a point;
 - 3) N. 00-23-13 E. 210.20 feet to a point on the right-of-way margin of Interstate 40; Thence with the right-of-way of Hanes Mall Boulevard N. 00-12-35 E. 63.28 feet to a found #4 rebar, returning to the POINT AND PLACE OF BEGINNING and containing 14.465 acres more or less.

APPENDIX D

EXAMPLE ANNUAL DSCA LAND-USE RESTRICTIONS CERTIFICATIONS

Annual Certification of Land-Use Restrictions

Site Name: Shores Cleaners
Site Address: 692 Hanes Mall Boulevard, Winston-Salem, Forsyth
DSCA ID No: 34-0002

ANNUAL CERTIFICIATION of LAND-USE RESTRICTIONS

Pursuant to Condition in the Notice of Dry-Cleaning Solvent Remediation (Notice) signed by RCP 1, LLC and recorded in Deed Book <blank>, Page <blank> on <date> at the <blank> County Register of Deeds Office, RCP 1, 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 Forsyth County Register of Deeds office and the land-use restrictions therein are being complied with.

Duly executed this ____ day of _____, 20__.

By: _____
Name typed or printed:

STATE OF _____
COUNTY OF _____

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

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

Name typed or printed:
Notary Public

My Commission expires: _____
[Stamp/Seal]

APPENDIX E
NOTICE OF INTENT



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

Pat McCrory
Governor

John E. Skvarla, III
Secretary

<Date>

Lee Garrity, City Manager
City Hall
101 N. Main Street, Suite 170
Winston-Salem, NC 27101

Subj: Remediation of Dry-Cleaning Solvent Contamination
DSCA Site #34-0002
Shores Cleaners, 692 Hanes Mall Boulevard, Winston-Salem

Dear Mr. Garrity:

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

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

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

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

Remediation of Dry-Cleaning Solvent Contamination
DSCA Site #34-0002
Shores Cleaners, 692 Hanes Mall Boulevard, Winston-Salem
Page 2

<date>

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

If you have any questions, please feel free to contact me at (919)707-8367

Sincerely,

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

Attachments: Risk Management Plan

Cc: DSCA Site #34-0002 File



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

Pat McCrory
Governor

John E. Skvarla, III
Secretary

<Date>

Marlon B. Hunter, County Health Director
799 North Highland Avenue
Winston-Salem, NC 27102

Subj: Remediation of Dry-Cleaning Solvent Contamination
DSCA Site #34-0002
Shores Cleaners, 692 Hanes Mall Boulevard, Winston-Salem

Dear Mr. Hunter:

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

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

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

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

Remediation of Dry-Cleaning Solvent Contamination
DSCA Site #34-0002
Shores Cleaners, 692 Hanes Mall Boulevard, Winston-Salem
Page 2

<date>

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

If you have any questions, please feel free to contact me at (919)707-8367

Sincerely,

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

Attachments: Risk Management Plan

Cc: DSCA Site #34-0002 File

Public Notice

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

Shores Cleaners
DSCA Site #34-0002

Pursuant to N.C.G.S. §143-215.104L, on behalf of RCP 1, 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.

Shores Cleaners formerly conducted dry-cleaning operations at the Pavilion Shopping Center at 692 Hanes Mall Boulevard, in Winston-Salem, North Carolina. The property is currently occupied by the Alegria Shoes/Scrubwagon. Dry-cleaning solvent contamination in soil and/or ground water has been identified at the following parcel(s):

500 Hanes Mall Boulevard, in Winston-Salem; Parcel No. 6814-44-8602.00

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

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

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

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

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



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

Pat McCrory
Governor

John E. Skvarla, III
Secretary

<Date>

RCP 1, LLC
701 Green Valley Road, Suite 300
Greensboro, North Carolina 27402

Subj: Dry-Cleaning Solvent Contamination
692 Hanes Mall Boulevard, Winston-Salem, NC

Dear RCP 1, LLC:

The Dry-Cleaning Solvent Clean-up Act (DSCA) Program has completed an assessment of the dry-cleaning solvent contamination associated with the former Shores Cleaners at 692 Hanes Mall Boulevard in Winston-Salem. The property is currently occupied by Alegria Shoes/Scrubwagon. A remedial strategy to address the site contamination has been prepared. You are receiving this letter in accordance with the DSCA Program's statutes, which provide the community an opportunity to review and comment on the proposed strategy. Attached is a ***Summary of the Notice of Intent to Remediate a Dry-Cleaning Solvent Facility or Abandoned Site*** which provides a brief description of the proposed remedy, a web link with more details, and the dates and procedures for commenting on the proposed remedy. We ask that you review these documents. If you do not have access to the internet, we ask that you contact us to request a hard copy.

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

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

Dry-Cleaning Solvent Contamination
692 Hanes Mall Boulevard, Winston-Salem, NC
DSCA Site #34-0002
Page 2

<date>

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

Sincerely,

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

Attachments: Summary of the NOI

Cc: DSCA Site #34-0002 File



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

Pat McCrory
Governor

John E. Skvarla, III
Secretary

<Date>

Burger King Corp #6616
P.O. Box 20783
Miami, FL 33102

Subj: Dry-Cleaning Solvent Contamination at 692 Hanes Mall Boulevard
Winston-Salem, NC

Dear **property owner**:

You are receiving this letter because your property at 696 Hanes Mall Boulevard 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 Shores Cleaners at 692 Hanes Mall Boulevard in Winston-Salem. The facility is currently occupied by Alegria Shoes/Scrubwagon. A remedial strategy to address the site contamination has been prepared, and in accordance with our program's statutes, the community has an opportunity to review and comment on the proposed strategy.

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

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

Sincerely,

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

Attachments: Summary of the NOI

Cc: DSCA Site #34-0002 File



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

Pat McCrory
Governor

John E. Skvarla, III
Secretary

<Date>

First States Investors 41200a
P.O. Box 167129
Irving, TX 75016

Subj: Dry-Cleaning Solvent Contamination at 692 Hanes Mall Boulevard
Winston-Salem, NC

Dear **property owner**:

You are receiving this letter because your property at 698 Hanes Mall Boulevard 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 Shores Cleaners at 692 Hanes Mall Boulevard in Winston-Salem. The facility is currently occupied by Alegria Shoes/Scrubwagon. A remedial strategy to address the site contamination has been prepared, and in accordance with our program's statutes, the community has an opportunity to review and comment on the proposed strategy.

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

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

Sincerely,

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

Attachments: Summary of the NOI

Cc: DSCA Site #34-0002 File



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

Pat McCrory
Governor

John E. Skvarla, III
Secretary

<Date>

Oneal Holdings LLC
700 Hanes Mall Boulevard
Winston-Salem, NC 27103

Subj: Dry-Cleaning Solvent Contamination at 692 Hanes Mall Boulevard
Winston-Salem, NC

Dear **property owner**:

You are receiving this letter because your property at 700 Hanes Mall Boulevard 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 Shores Cleaners at 692 Hanes Mall Boulevard in Winston-Salem. The facility is currently occupied by Alegria Shoes/Scrubwagon. A remedial strategy to address the site contamination has been prepared, and in accordance with our program's statutes, the community has an opportunity to review and comment on the proposed strategy.

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

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

Sincerely,

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

Attachments: Summary of the NOI

Cc: DSCA Site #34-0002 File



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

Pat McCrory
Governor

John E. Skvarla, III
Secretary

<Date>

Ms/Mks LLC
397 Little Neck Road, Unit 200
Virginia Beach, VA 23452

Subj: Dry-Cleaning Solvent Contamination at 692 Hanes Mall Boulevard
Winston-Salem, NC

Dear **property owner**:

You are receiving this letter because your property at 1925 Hampton Inn Court 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 Shores Cleaners at 692 Hanes Mall Boulevard in Winston-Salem. The facility is currently occupied by Alegria Shoes/Scrubwagon. A remedial strategy to address the site contamination has been prepared, and in accordance with our program's statutes, the community has an opportunity to review and comment on the proposed strategy.

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

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

Sincerely,

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

Attachments: Summary of the NOI

Cc: DSCA Site #34-0002 File



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

Pat McCrory
Governor

John E. Skvarla, III
Secretary

<Date>

Bre/Esa P Portfolio Txnc Prop
P.O. Box 49550
Charlotte, NC 28277

Subj: Dry-Cleaning Solvent Contamination at 692 Hanes Mall Boulevard
Winston-Salem, NC

Dear **property owner**:

You are receiving this letter because your property at 1995 Hampton Inn Court 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 Shores Cleaners at 692 Hanes Mall Boulevard in Winston-Salem. The facility is currently occupied by Alegria Shoes/Scrubwagon. A remedial strategy to address the site contamination has been prepared, and in accordance with our program's statutes, the community has an opportunity to review and comment on the proposed strategy.

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

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

Sincerely,

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

Attachments: Summary of the NOI

Cc: DSCA Site #34-0002 File



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

Pat McCrory
Governor

John E. Skvarla, III
Secretary

<Date>

Galileo Stratford Commons
P.O. Box 4900, Unit 124
Scottsdale, AZ 85261

Subj: Dry-Cleaning Solvent Contamination at 692 Hanes Mall Boulevard
Winston-Salem, NC

Dear **property owner**:

You are receiving this letter because your property at 150 Stratford Commons Court 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 Shores Cleaners at 692 Hanes Mall Boulevard in Winston-Salem. The facility is currently occupied by Alegria Shoes/Scrubwagon. A remedial strategy to address the site contamination has been prepared, and in accordance with our program's statutes, the community has an opportunity to review and comment on the proposed strategy.

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

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

Sincerely,

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

Attachments: Summary of the NOI

Cc: DSCA Site #34-0002 File



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

Pat McCrory
Governor

John E. Skvarla, III
Secretary

<Date>

Jg Winston-Salem LLC
2030 Hamilton Place Boulevard, Unit 500
Chattanooga, TN 37421

Subj: Dry-Cleaning Solvent Contamination at 692 Hanes Mall Boulevard
Winston-Salem, NC

Dear **property owner**:

You are receiving this letter because your property at 164 Hanes Mall Circle 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 Shores Cleaners at 692 Hanes Mall Boulevard in Winston-Salem. The facility is currently occupied by Alegria Shoes/Scrubwagon. A remedial strategy to address the site contamination has been prepared, and in accordance with our program's statutes, the community has an opportunity to review and comment on the proposed strategy.

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

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

Sincerely,

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

Attachments: Summary of the NOI

Cc: DSCA Site #34-0002 File



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

Pat McCrory
Governor

John E. Skvarla, III
Secretary

<Date>

Jg Winston-Salem LLC
3320 Silas Creek Parkway, Unit 264
Chattanooga, TN 37421

Subj: Dry-Cleaning Solvent Contamination at 692 Hanes Mall Boulevard
Winston-Salem, NC

Dear **property owner**:

You are receiving this letter because your properties at 160 Hanes Mall Circle and 3320 Silas Creek Parkway are 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 Shores Cleaners at 692 Hanes Mall Boulevard in Winston-Salem. The facility is currently occupied by Alegria Shoes/Scrubwagon. A remedial strategy to address the site contamination has been prepared, and in accordance with our program's statutes, the community has an opportunity to review and comment on the proposed strategy.

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

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

Sincerely,

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

Attachments: Summary of the NOI

Cc: DSCA Site #34-0002 File



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

Pat McCrory
Governor

John E. Skvarla, III
Secretary

<Date>

Thalhimer Brothers Inc
7 W 7th Street
Cincinnati, OH 45202

Subj: Dry-Cleaning Solvent Contamination at 692 Hanes Mall Boulevard
Winston-Salem, NC

Dear **property owner**:

You are receiving this letter because your property at Hanes Mall Circle 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 Shores Cleaners at 692 Hanes Mall Boulevard in Winston-Salem. The facility is currently occupied by Alegria Shoes/Scrubwagon. A remedial strategy to address the site contamination has been prepared, and in accordance with our program's statutes, the community has an opportunity to review and comment on the proposed strategy.

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

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

Sincerely,

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

Attachments: Summary of the NOI

Cc: DSCA Site #34-0002 File



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

Pat McCrory
Governor

John E. Skvarla, III
Secretary

<Date>

Gun IL Investments Inc
100 Capitol Lodging Court
Winston-Salem, NC 27103

Subj: Dry-Cleaning Solvent Contamination at 692 Hanes Mall Boulevard
Winston-Salem, NC

Dear **property owner**:

You are receiving this letter because your property at 100 Capitol Lodging Court 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 Shores Cleaners at 692 Hanes Mall Boulevard in Winston-Salem. The facility is currently occupied by Alegria Shoes/Scrubwagon. A remedial strategy to address the site contamination has been prepared, and in accordance with our program's statutes, the community has an opportunity to review and comment on the proposed strategy.

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

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

Sincerely,

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

Attachments: Summary of the NOI

Cc: DSCA Site #34-0002 File



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

Pat McCrory
Governor

John E. Skvarla, III
Secretary

<Date>

William B. Watts, III
650 San Juan Avenue
Venice, CA 90291

Subj: Dry-Cleaning Solvent Contamination at 692 Hanes Mall Boulevard
Winston-Salem, NC

Dear Mr. Watts:

You are receiving this letter because your property at 550 Highland Oaks Drive is adjacent to an area contaminated with dry-cleaning solvents. The Dry-Cleaning Solvent Clean-up Act (DSCA) Program has completed an assessment of the dry-cleaning solvent contamination associated with the former Shores Cleaners at 692 Hanes Mall Boulevard in Winston-Salem. The facility is currently occupied by Alegria Shoes/Scrubwagon. A remedial strategy to address the site contamination has been prepared, and in accordance with our program's statutes, the community has an opportunity to review and comment on the proposed strategy.

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

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

Sincerely,

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

Attachments: Summary of the NOI

Cc: DSCA Site #34-0002 File



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

Pat McCrory
Governor

John E. Skvarla, III
Secretary

<Date>

Salem Creek Inc
694 Hanes Mall Boulevard
Winston-Salem, NC 27103

Subj: Dry-Cleaning Solvent Contamination at 692 Hanes Mall Boulevard
Winston-Salem, NC

Dear **property owner**:

You are receiving this letter because your property at 694 Hanes Mall Boulevard 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 Shores Cleaners at 692 Hanes Mall Boulevard in Winston-Salem. The facility is currently occupied by Alegria Shoes/Scrubwagon. A remedial strategy to address the site contamination has been prepared, and in accordance with our program's statutes, the community has an opportunity to review and comment on the proposed strategy.

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

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

Sincerely,

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

Attachments: Summary of the NOI

Cc: DSCA Site #34-0002 File