



North Carolina Department of Health and Human Services  
Division of Health Service Regulation

Pat McCrory  
Governor

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Ambassador (Ret.)  
Secretary DHHS

Drexdal Pratt  
Division Director

April 30, 2014

Hunter Trefzger  
P.O. Box 2568  
Hickory, NC 28603-2568

**Exempt from Review**

Facility: Lee's Living Center (formerly Northlake House)  
Project Description: Construct a new replacement adult care home on the same site at 9108 Reames Road in Charlotte  
County: Mecklenburg  
FID #: 920665

Dear Mr. Trefzger:

In response to your letters of October 8, 2013, October 22, 2013 and April 8, 2014, the above referenced proposal is exempt from certificate of need review in accordance with G.S 131E-184(e). Therefore, you may proceed to offer, develop or establish the above referenced project without a certificate of need.

However, you need to contact the Construction and the Adult Care Licensure Sections of the Division of Health Service Regulation to determine if they have any requirements for development of the proposed project.

It should be noted that this determination is binding only for the facts represented by you. Consequently, if changes are made in the project or in the facts provided in your correspondence referenced above, a new determination as to whether a certificate of need is required would need to be made by the Certificate of Need Section. Changes in a project include, but are not limited to: (1) increases in the capital cost; (2) acquisition of medical equipment not included in the original cost estimate; (3) modifications in the design of the project; (4) change in location; and (5) any increase in the number of square feet to be constructed.

If you have any questions concerning this matter, please feel free to contact this office.

Sincerely,

*Fatimah Wilson*

Fatimah Wilson  
Project Analyst

*Martha J. Frisone*

Martha J. Frisone, Interim Chief  
Certificate of Need Section

cc: Construction Section, DHSR  
Adult Care Licensure Section, DHSR



**Certificate of Need Section**

www.ncdhhs.gov

Telephone: 919-855-3873 • Fax: 919-733-8139

Location: Edgerton Building • 809 Ruggles Drive • Raleigh, NC 27603

Mailing Address: 2704 Mail Service Center • Raleigh, NC 27699-2704

An Equal Opportunity/ Affirmative Action Employer



# Agemark Acquisition, LLC

Post Office Box 2568  
Hickory, North Carolina 28603-2568

*Special*

October 8, 2013



Mr. Craig Smith, Chief  
Certificate of Need Section  
Division of Health Service Regulation  
Department of Health and Human Services  
Dorothea Dix Hospital Campus  
809 Ruggles Drive  
Raleigh, NC 27603

**Re: Exemption Notice for Lee's Living Center (Adult Care Home in Mecklenburg County)  
Facility ID: 920665**

Dear Mr. Smith:

Agemark Acquisition, LLC. ("Agemark") is planning to acquire and re-develop an adult care home in Mecklenburg County, currently known as Lee's Living Center (hereafter "the Facility"). The Facility is located at 9108 Reames Road in Charlotte, North Carolina. The Facility is listed in the "Inventory of Adult Care Home Beds" in the 2013 State Medical Facilities Plan as having 48 adult care home beds (see Exhibit A).

Agemark is seeking to purchase the Facility through a purchase and sale agreement. The purpose of this letter is to provide prior notice of the acquisition and subsequent re-development, which is exempt from Certificate of Need ("CON") review, to the North Carolina Department of Health and Human Services, Division of Health Service Regulation, Certificate of Need Section (the "Agency"). Agemark seeks confirmation that it is permitted to acquire and re-develop the Facility at its current location, as described herein without CON Review, thus acquiring the Facility's existing CON rights to own that existing health service facility (as defined in the CON statute) with 48 adult care beds.

## **I. THE PROPOSAL**

As of this date, Friendship Enterprises, LLC owns the property and building comprising the Facility, which is an existing "health service facility," as that term is defined in N.C. Gen. Stat. § 131E-176(9)(b), and Friendship Enterprises, LLC is the Licensee. Agemark will purchase and re-develop the Facility, and the Licensee will be Northlake AL Holdings, LLC. The Facility will be known as Northlake House.

## **II. EXEMPTION NOTICE**

Under North Carolina law, a Certificate of Need ("CON") is required only prior to offering or developing a "new institutional health service." "New institutional health service" includes a variety of services and activities. N.C. Gen. Stat. § 131E-176(16)(b) and § 131E-184 (e).

The North Carolina General Assembly saw fit to exempt certain types of services or proposals from CON review, pursuant to N.C. Gen. Stat. § 131E-184. One such exempt service or proposal includes the acquisition of an existing health service facility, this section also provides for the re-development of an existing health service facility provided that facility is reconstructed at the same location N.C. Gen. Stat. § 131E-184(e)(1)(2).

This project involves the acquisition and re-development of an existing adult care home, which falls within the purview of the statutory definition of "health service facility." After acquisition, the Licensee, Northlake AL Holdings, LLC, will re-develop and operate the Facility as an adult care home. Furthermore, Agemark's acquisition of the Facility does not entail the purchase of any major medical equipment or any *per se* reviewable equipment as defined in N.C. Gen. Stat. §§ 131E-176(14)(o) and (16)(f1). Likewise, the acquisition does not include the offering of any *per se* reviewable services. N.C. Gen. Stat. § 131E-176(16)(f). Thus, given that the transaction involves only the acquisition and re-development (at its current location) of an existing health services facility, it is exempt from CON review.

### III. CONCLUSION

Based on the foregoing information, we hereby request the Agency's confirmation that the proposal described above is exempt from CON review, pursuant to N.C. Gen. Stat. § 131E-184(a)(8) and § 131E-184(e), and thus Agemark may acquire the Facility with all its existing CON rights without a CON.

In addition, we respectfully request that this request be considered on an expedited basis because the parties wish to proceed with this transaction as soon as possible. If you require additional information to consider this request, please contact us at (828) 261-7312 as soon as possible. We thank you for your consideration of this request.

Sincerely,



Charles E. Trefzger, Jr.  
Manager

Enclosure(s).

# Exhibit A Lee's Living Center

**Table 11A: Inventory of Adult Care Homes (Assisted Living) Beds**

County	Facility Name	Licensed Beds In Nursing Homes	Licensed Beds in Hospitals	Licensed Beds in Adult Care Facilities	Total Licensed Beds	CON Approved/License Pending				Available in SMFP	Total Available	Sum of Exclusions	Total Planning Inventory	
						CON	ACH Exempt	ACH Pipeline	CON Bed Transfer					
Mecklenburg	East Tower	0	0	120	120	0	0	0	0	0	120	0	120	
Mecklenburg	Elmeroff of Little Avenue	0	0	62	62	0	0	0	0	0	62	0	62	
Mecklenburg	Emertus at Eastover	0	0	104	104	0	0	0	0	0	104	0	104	
Mecklenburg	Emertus at South Park	0	0	56	56	0	0	0	0	0	56	0	56	
Mecklenburg	Helton Manor West	0	0	120	120	0	0	0	0	0	120	0	120	
Mecklenburg	Hunter Village	0	0	68	68	0	0	0	0	0	68	0	68	
Mecklenburg	Hunter Woods Nursing & Rehabilitation Center	10	0	0	10	0	0	0	0	0	10	0	10	
Mecklenburg	Layyers Glen Retirement Living Center	0	0	82	82	0	0	0	0	0	82	0	82	
Mecklenburg	Lee's Living Center	0	0	48	48	0	0	0	0	0	48	0	48	
Mecklenburg	Legacy Heights Senior Living Community	0	0	122	122	0	0	0	0	0	122	0	122	
Mecklenburg	Parker Terrace at Aldersgate	0	0	53	53	0	0	0	0	0	53	0	53	
Mecklenburg	Pineville Rehabilitation and Living Center	10	0	0	10	0	0	0	0	0	10	0	10	
Mecklenburg	Preston House	0	0	40	40	0	0	0	0	0	40	0	40	
Mecklenburg	Regency Retirement Village	0	0	119	119	0	0	0	0	0	119	0	119	
Mecklenburg	Saturn Nursing and Rehabilitation Center	20	0	0	20	0	0	0	0	0	20	0	20	
Mecklenburg	Sharon Towers	40	0	0	40	0	0	0	0	0	40	0	40	
Mecklenburg	Slay's Rest Home	0	0	12	12	0	0	0	0	0	12	0	12	
Mecklenburg	Southminster	40	0	0	40	0	0	0	0	0	40	0	40	
Mecklenburg	Sunmit Place of Southpark	0	0	120	120	0	0	0	0	0	120	0	120	
Mecklenburg	Sunrise on Providence	0	0	95	95	0	0	0	0	0	95	0	95	
Mecklenburg	The Arbors at Carriage Club of Charlotte	0	0	34	34	0	0	0	0	0	34	0	34	
Mecklenburg	The Cove at Wilora Lake Lodge	0	0	50	50	0	0	0	0	0	50	0	50	
Mecklenburg	The Haven in Highland Creek	0	0	60	60	0	0	0	0	0	60	0	60	
Mecklenburg	The Haven in the Village at Carolina Place	0	0	60	60	0	0	0	0	0	60	0	60	
Mecklenburg	The Laurels in Highland Creek	0	0	105	105	0	0	0	0	0	105	0	105	
Mecklenburg	The Laurels in the Village at Carolina Place	0	0	104	104	0	0	0	0	0	104	0	104	
Mecklenburg	The Little Flower Assisted Living Residence	0	0	49	49	0	0	0	0	0	49	0	49	
Mecklenburg	The Parc at Sharon Amity	0	0	64	64	0	0	0	0	0	64	0	64	
Mecklenburg	The Pines at Davidson	30	0	0	30	0	0	0	0	0	30	5	35	
Mecklenburg	University Place Nursing and Rehabilitation Center	10	0	0	10	0	0	0	0	0	10	0	10	
Mecklenburg	Waltonwood Cotswold (Bed transfer from Charlotte Manor + 85 beds per CON agreement)	0	0	0	0	85	0	0	0	40	0	125	0	125
Mecklenburg	Weddington Park	0	0	83	83	0	0	0	0	0	83	0	83	
Mecklenburg	Willow Ridge Assisted Living	0	0	52	52	0	0	0	0	0	52	0	52	
Mecklenburg	WillowBrooke Court/Plantation Estates	60	0	0	60	0	0	0	0	0	60	10	70	
Mecklenburg	Wilora Lake Healthcare Center	20	0	0	20	0	0	0	0	0	20	0	20	
	<b>Mecklenburg Totals</b>	<b>250</b>	<b>0</b>	<b>2,434</b>	<b>2,684</b>	<b>85</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>3,400</b>	<b>15</b>	<b>3,094</b>	
Mitchell	Brian Center Health & Rehab/Spence Pine	10	0	0	10	0	0	0	0	0	10	0	10	
Mitchell	Mitchell House	10	0	80	90	0	0	0	0	0	90	0	90	
Montgomery	Autumn Care of Biscoe	10	0	0	10	0	0	0	0	0	10	0	10	
Montgomery	Brookstone Haven of Star	0	0	54	54	0	0	0	0	0	54	0	54	
Montgomery	Poplar Springs	0	0	12	12	0	0	0	0	0	12	0	12	
Montgomery	Sandy Ridge Assisted Living	0	0	104	104	0	0	0	0	0	104	0	104	
Montgomery	Tilley Chase Adult Care Home	0	0	60	60	0	0	0	0	0	60	0	60	
	<b>Montgomery Totals</b>	<b>10</b>	<b>0</b>	<b>230</b>	<b>240</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>240</b>	<b>0</b>	<b>240</b>	
Moore	Carolina House of Pinelhurst	0	0	76	76	0	0	0	0	0	76	0	76	
Moore	Elmeroff of Southern Pines	0	0	94	94	0	0	0	0	0	94	0	94	
Moore	Fox Hollow Senior Living Community	0	0	85	85	0	0	0	0	0	85	0	85	
Moore	KingsWood Nursing Center	10	0	0	10	0	0	0	0	0	10	0	10	
Moore	Magnolia Gardens	0	0	110	110	0	0	0	0	0	110	0	110	
Moore	Peak Resources - Pinelake	20	0	0	20	0	0	0	0	0	20	0	20	
Moore	Penick Village	29	0	0	29	0	0	0	0	0	29	0	29	

## Wilson, Fatimah

---

**From:** Hunter Trefzger [htrefzger@meridiansenior.com]

**Sent:** Wednesday, October 16, 2013 5:14 PM

**To:** Wilson, Fatimah

**Subject:** Project Description

Fatimah:

Good afternoon. Thank-you for taking some time to speak with me today. Per our conversation, I will outline in this email Meridian Senior Living's plan to purchase and re-develop, at its existing location, Lee's Living Center.

Meridian Senior Living ("MSL"), has expressed interest in purchasing the existing Lee's Living Center and re-developing the facility at its current location of 9108 Reames Road in Charlotte, NC. MSL expects to purchase Lee's Living Center and its associated assets by December 1, 2013. MSL seeks to enter into a re-development agreement with a local contractor. The existing residents of Lee's Living Center will be given the opportunity to relocate to a nearby assisted and memory care facility within approximately 6 miles of the existing Lee's Living Center. MSL expects to begin construction on the new facility mid-2014 with completion by January 2016. MSL feels that this is good opportunity to re-develop an underperforming facility and provide enhanced assisted and memory care to the residents of Mecklenburg County.

MSL feels that it is in substantial compliance with Section 131(e)-184 exempting this re-development project in Mecklenburg County, NC from NC CON review.

Thank-you for your continued help and guidance.

Regards,  
Hunter



Hunter Trefzger | Project Development and Acquisitions | O 828-261-7318 | F 828-348-5071 | HTrefzger@meridiansenior.com | PO Box 2568 Hickory NC 28603 | 1270 25<sup>th</sup> St Pl SE Hickory NC 28601 | MeridianSenior.com

10/17/2013

# Northlake Health Investors, LLC

Post Office Box 2568  
Hickory, North Carolina 28603-2568

*Jatank*

October 22, 2013

Mr. Craig Smith, Chief  
Certificate of Need Section  
Division of Health Service Regulation  
Department of Health and Human Services  
Dorothea Dix Hospital Campus  
809 Ruggles Drive  
Raleigh, NC 27603

Received by  
the CON Section  
OCT 24 2013

**Re: Exemption Notice for Lee's Living Center (Adult Care Home in Mecklenburg County)**  
**Facility ID: 920665**

Dear Mr. Smith:

Northlake Health Investors, LLC ("Northlake Health Investors") is planning to acquire an adult care home in Mecklenburg County, currently known as Lee's Living Center (hereafter "the Facility"). The Facility is located at 9108 Reames Road in Charlotte, North Carolina. The Facility is listed in the "Inventory of Adult Care Home Beds" in the 2013 State Medical Facilities Plan as having 48 adult care home beds.

Northlake Health Investors, is seeking to purchase the Facility through a purchase and sale agreement. The purpose of this letter is to provide prior notice of this acquisition, which is exempt from Certificate of Need ("CON") review, to the North Carolina Department of Health and Human Services, Division of Health Service Regulation, Certificate of Need Section (the "Agency"). Northlake Health Investors seeks confirmation that it is permitted to acquire the Facility as described herein without CON Review, thus acquiring the Facility's existing CON rights to own that existing health service facility (as defined in the CON statute) with 48 adult care beds.

## **I. THE PROPOSAL**

As of this date, Friendship Enterprises, LLC owns the property and building comprising the Facility, which is an existing "health service facility," as that term is defined in N.C. Gen. Stat. § 131E-176(9)(b), and Friendship Enterprises, LLC is the Licensee. Northlake Health Investors, LLC will purchase the Facility, and the Licensee will be Northlake AL Holdings, LLC. The Facility will be known as Northlake House.

## **II. EXEMPTION NOTICE**

Under North Carolina law, a Certificate of Need ("CON") is required only prior to offering or developing a "new institutional health service." "New institutional health service" includes a variety of services and activities, including a capital expenditure exceeding \$2 million. N.C. Gen. Stat. § 131E-176(16)(b).

The North Carolina General Assembly saw fit to exempt certain types of services or proposals from CON review, pursuant to N.C. Gen. Stat. § 131E-184. One such exempt service or proposal includes the capital expenditure of more than two million dollars as set forth by N.C. Gen. Stat. § 131E-176(16)b should specific criteria be met as outlined by N.C. Gen. Stat. § 131E-184(e).

This project involves the re-development of an existing adult care home, which falls within the purview of the statutory definition of "health service facility." After acquisition, the Licensee, Northlake AL Holdings, LLC, will seek to re-develop the facility as an adult care home.

Northlake Health Investors believes that this request meets the requirements set forth by N.C. Gen. Stat. § 131E-184(e) to include the following:

1. The proposed capital expenditure would be utilized for the replacement of an existing adult care home.
2. The re-development/replacement would not result in a change of adult care home bed capacity as defined by N.C. Gen. Stat. § 131E-176(5) nor would it result in the addition of a health service facility or any other new institutional health service other than that allowed in N.C. Gen. Stat. § 131E-176(16)b.
3. Northlake Health Investors expects to convert approximately fifty percent (50%) of the existing semi-private resident rooms to private.
4. Northlake Health Investors expects to create an innovative, homelike living and dining environment for the residents of Lee's Living Center. Additionally, this private home-inspired environment will be extended to visitors and staff.
5. Northlake Health Investors will also be expanding the existing facility common areas as to accommodate the aforementioned "homelike" living spaces.

### **III. CONCLUSION**

Based on the foregoing information, we hereby request the Agency's confirmation that the proposal described above is exempt from CON review, pursuant to N.C. Gen. Stat. § 131E-184(e), and thus Northlake Health Investors may re-develop the Facility with all its existing CON rights without subjection to CON review.

In addition, we respectfully request that this request be considered on an **expedited basis** because the parties wish to proceed with this transaction as soon as possible. If you require additional information to consider this request, please contact us at (240) 841-2916 as soon as possible. We thank you for your consideration of this request.

Sincerely,



Charles E. Trefzger, Jr.  
Manager

# *Northlake Health Investors, LLC*

*Post Office Box 2568  
Hickory, North Carolina 28603-2568*

---

April 8, 2014

Mrs. Fatimah Wilson  
Certificate of Need Section  
Division of Health Service Regulation  
Department of Health and Human Services  
Dorothea Dix Hospital Campus  
809 Ruggles Drive  
Raleigh, NC 27603



**Re: Exemption Notice for Lee's Living Center (Adult Care Home in Mecklenburg County)  
Facility ID: 920665**

Dear Mrs. Wilson:

In-follow-up to our conversation held on March 14<sup>th</sup> 2014, please find below answers to your questions originally requested November 5<sup>th</sup>, 2013.

1. Provide background information for the existing facility.
  - a. **Please reference the attached Property Condition Assessment for a detailed description of the Lee's Living Center Facility.**
2. Describe both the existing and proposed facility (i.e. square footage, layout and square footage of resident rooms, resident common areas) .
  - a. **Please reference the attached Property Condition Assessment for a detailed description and layout of the Lee's Living Center Facility.**
3. What is the existing and proposed number of private and semi-private rooms?
  - a. **Currently the Lee's Living Center Facility features 48 private rooms. The purpose for this unit mix is driven by the size of the resident rooms as they would be too small in which to safely and comfortably accommodate two residents. The new facility will feature up to a 50/50 private to semi-private unit mix.**
4. Describe the proposed neighborhood concept.
  - a. **Northlake Health Investors seek to provide the best living environment for its residents. Northlake Health Investors would seek to provide a layout that mimics that of a home type environment while incorporating common area space to enhance resident to resident interaction as well as positive resident to staff interaction.**



Mrs. Fatimah Wilson  
Certificate of Need Section  
April 8, 2014  
Page Two

5. Will the replacement facility be located on the same site?
  - a. **Yes, Northlake Health Investors will develop the replacement facility at the same location.**
6. Provide preliminary Schematic drawings of the proposed facility.
  - a. **Please see the attached representative floor and site plan.**

Please let me know what additional information I can provide for this request.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

Hunter B. Trefzger  
Authorized Representative

**Facility Information  
and Phase I  
Environmental  
Assessment**

# PHASE I ENVIRONMENTAL ASSESSMENT

ON

LEE'S ASSISTED LIVING PROPERTY AT 9108 REAMES ROAD, CHARLOTTE, MECKLENBURG COUNTY, NC,  
MECKLENBURG COUNTY PIN #0211304

Prepared for:

**NORTHLAKE HEALTH INVESTORS, LLC AND THEIR AUTHORIZED  
REPRESENTATIVES**

Prepared by:

Engineering and Environmental Services, PLLC - P-0137

Post Office Box 3009, Hickory, NC 28603


Phone(828)320-3762

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of 40CFR Part 312.

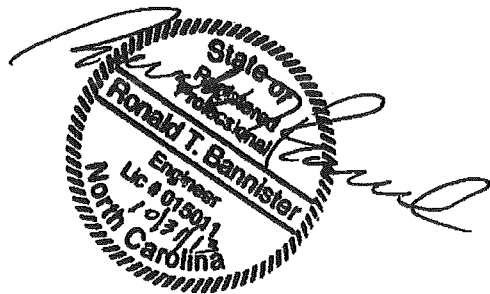
I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40CFR Part 312.

No substantial gaps in the use or history of the subject site were identified.

Neither the owner's representative nor the purchaser's (User's) representative possessed any specialized knowledge indicating the existence of conditions that could represent sources for environmental impacts or liabilities.



Ronald T. Bannister, P.E. - NC 15011



October 31, 2013

Reference: Job #13010

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## **EXECUTIVE SUMMARY**

A reasonable, diligent evaluation of the environmental status of the property defined in the body of this report has been conducted. The study included investigation into current and previous uses of the land; federal, state, county, and local records relating to known spills or contamination; interviews with the owners and occupants of the site; and a physical inspection of the entire property. The site consists of one tract of land located at 9108 Reames Road, Charlotte, NC and totaling approximately 6.94 acres. A one story brick, block, and frame building is present at the site. The building was built in approximately 1950 and is operated as an assisted living facility with a licensed capacity of forty-eight beds. Only twenty-three spaces are currently in use due to construction and maintenance deficiencies that are awaiting mitigation. Prior to its present use, the site was privately owned and was undeveloped, farmland, and residential.

**No significant Recognized Environmental Conditions that were judged to represent likely sources for impacts or remedial liability to the subject site were identified.**

**Analytical results from environmental soil sampling events related to the removal of a 1,000 gallon heating oil UST and performed by Law Engineering, Inc. in 1991 and Henry Nemargut Engineering Services in 2013 were evaluated as part of this scope of work. Both sampling events demonstrated no impacts from the UST operation. Engineering & Environmental Services, PLLC, based on these results, concludes that the UST operation and closure did not result in residual impacts to the site and that no further study is recommended for this site based on the former use and removal of the UST at this site.**

**A public supply water well was previously operated at the subject site. Numerous permit violations were recorded based on high levels of coliform and nitrates in the water provided to the assisted living facility from this well. The well was permanently closed per NCDENR standards in the late 1990s and the site is currently supplied with municipal water and sewer service.**

**While it is a possibility that contamination or conditions exist which this investigation has not identified, based on the parameters of this survey and current environmental regulations, it is reasonable to conclude that the subject property has suffered no significant adverse environmental impacts, and that it does not represent a significant future environmental liability. No further investigation of this site is recommended.**

## 1.00 INTRODUCTION

Engineering and Environmental Services, PLLC (EES), a North Carolina Professional Limited Liability Company, was retained by Northlake Health Investors, LLC to conduct a Phase I Environmental Assessment on the Lee Living Center assisted living facility property consisting of one tract totaling approximately 6.94 acres and located at 9108 Reames Road in Charlotte, Mecklenburg County, NC. The property, Mecklenburg County PIN 02511304, is developed with one one-story brick, block, and frame building. The property has been used as an assisted living facility since the building's construction in or around 1950, according to purchaser.

The purpose of the investigation was to identify Recognized Environmental Conditions and evaluate potential liabilities resulting from those conditions or the need for additional characterization of the identified conditions and related potential impacts. Site location and general topographical maps of the site are located in Appendix A. Site Photographs are located in Appendix B, related documentation and Environmental Data Resources, Inc. reports are located in Appendix C, and qualifications and an insurance certificate are located in Appendix D.

The methods, procedures, and format employed in the completion of this Phase I Environmental Assessment follow and comply with ASTM Standard E 1527-05, Standard Practice for Environmental Site Assessments. The assessment included reviews of historical documents, local, state, and federal environmental databases; a site inspection; interviews with facility employees and owners' representatives; and a reconnaissance of the area within recommended search distances for sites having significant Environmental Recognized Conditions that represented a potential for impacting the subject site.

The following activities were conducted during the completion of this Phase I Environmental Assessment:

- Review of federal, state, and local data, aerial photos, permits, and historical records.
- Review of present and past property usage and evaluation of current adjacent property usage.
- Review of the property and its use.
- Review of property utility availability

EES conducted the environmental data evaluation by obtaining and analyzing EDR Radius Map™ Report, EDR Historical USGS Maps Report, EDR Sanborn Map Report, EDR Business Directories Report, and the EDR Aerial Photograph Report from Environmental Data Resources, Inc. of Milford, CT on the subject site; confirming the property information; and reviewing Mecklenburg County property and GIS data. The EDR Reports give the results of their reviews of all data prescribed by ASTM guidance for Phase I Assessments on properties at the ASTM recommended distances with complete explanations. Environmental Data Resources, Inc. is recognized in the industry as one of the leading providers of environmental database review services.

This report summarizes the information found by Engineering and Environmental Services, PLLC during the completion of the assessment, identifies Recognized Environmental Conditions and makes recommendations on appropriate further characterization or abatement of the conditions as is deemed appropriate by the Engineer in Responsible Charge of the project.

This Phase I Environmental Site Assessment has been prepared for use by Northlake Health Investors, LLC and their designated legal representatives and may be relied upon only by those parties. No other parties may rely on the content of this report without written permission from an authorized representative of Engineering and Environmental Services, PLLC.

## **2.00 ENVIRONMENTAL AND HISTORICAL RECORDS REVIEW**

### **2.1 Historical Narrative**

The subject site, which consists of one tract totaling approximately 6.94 acres, is owned by Tuttle & Moore Properties, LLC and is operated as Lee's Living Center, an assisted living facility. The site is located at 9108 Reames Road in Charlotte, Mecklenburg County, NC and is developed with one one-story building that has been used since its estimated construction date in 1950 as an assisted living facility. The facility has a licensed capacity of 48 beds and operates its own kitchen and laundry. Based on the interview with the owner's representative, the property was owned by James Lee since at least 1961 and was purchased by Tuttle & Moore in 1991. It is estimated that the property was developed for the first time for its use as a care facility in 1950. Previous ownership was private and no evidence of commercial or industrial development prior to its current use was found. No Chain of Title was provided to EES, PLLC by the current owners or the purchaser.

Engineering and Environmental Services, PLLC personnel reviewed all databases listed below, with the noted results.

## **2.2 Environmental Databases**

**National Priority List(NPL)** - The NPL is the USEPA's list of uncontrolled or abandoned hazardous material sites which present a hazard level requiring remedial action under CERCLA(Superfund).

**Finding:** Based on the databases searched, the subject site is not a NPL site and no NPL sites are located within one mile of the subject site.

**Recommendations:** None.

**CERCLIS Sites** - Sites which are under consideration and or investigation for inclusion on the NPL based on known or suspected hazardous material activities at the site.

**Finding:** Based on the databases searched, the subject site is not a Cerclis site. No other CERCLIS sites were found to be located within ½ mile of the subject site.

**Recommendations:** None.

**NC Sites Priority List** - This list is the state counterpart to the federal NPL. This is a list of sites with known contamination or disposal of hazardous substances.

**Finding:** The subject site is not on this list. No other sites within a 1 mile radius of the subject site are on this list.

**Recommendations:** None.

**NC Sites with Evaluations Pending (CERCLIS Equivalent)** - The sites on this list are suspected of having contamination or disposal of hazardous materials and are being evaluated for inclusion on the NC Sites Priority List or the NC No Further Action Required List.

**Finding:** The subject site is not on this list. No sites within one mile of the subject site are on this list.

**Recommendations:** None



RCRA TSD Facilities List and RCRA Non-Permitted CORRACTS Sites -These are the lists of RCRA permitted Hazardous Waste Treatment, Storage, or Disposal Facilities and non RCRA permitted sites which are under Corrective action jurisdiction of RCRA.

Findings: The subject site is not on either of these lists. No other sites within one mile of the subject site are on these lists.

Recommendations: None.

NC Sites Requiring No Further Action - This is a list of sites that were on the NC Sites Priority List and have been evaluated and, as a result, have been removed from the Sites Priority List.

Finding: The subject site is not on this list. No other sites within one mile are on this list.

Recommendation: None.

RCRA Large Quantity Generators - Facilities that generate at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste.

Finding: The subject site is not on this list. No adjoining properties are on this list.

Recommendation: None.

RCRA Small Quantity Generator - Facilities that generate between 100 and 1000 kg/month of hazardous waste.

Finding: The subject site is not on this list. No adjoining properties are on this list.

Recommendations: None.

RCRA Limited Quantity Generator - Facilities that generate less than 100 kg/month of hazardous waste.

Finding: The subject site is not on this list. No other site on adjoining properties is on this list.

Recommendations: None.

UST Registrations - Facilities with registered UST.

**Finding:** The subject site is not on this list. The subject site operated a 1,000 gallon heating oil UST until 1991. The UST was removed at that time. Soil sampling analytical data from 1991 and confirmatory sampling analytical data from 2013 indicated no impacts on the site from the operation or closure of the UST. Copies of the reports are located in the appendices. No adjoining property is on this list.

**Recommendations:** None.

#### LUST - Leaking Underground Storage Tanks and Groundwater Incidents

**Finding:** The subject site is not on this list. No sites within ½ mile of the subject site is on this list.

**Recommendations:** None.

#### NC Solid Waste Facilities List

**Finding:** There are no listed solid waste landfills on the subject. There are no listed solid waste landfills on any sites within 1 mile of the subject site.

**Recommendations:** None.

#### ERNS - Emergency Response Notification System

**Finding:** The subject site is not on the ERNS list of sites having reported spills or releases.

**Recommendations:** None.

#### RADON

**Findings:** Information provided by the NC Division of Radiation Protection indicates that the average Radon level in Mecklenburg County Residences is estimated to be less than 4.0 picocuries(pCi/1) per liter of air. This is less than the EPA recommended action level for Radon of 4.0 pCi/1 of air. No confirming analyses were done on the subject site.

**Recommendations:** None.

## **2.3 Historical Records**

Sanborn Fire Insurance Maps - Sanborn fire insurance maps were often maintained prior to 1950 on municipal areas. These maps, when available, are useful in documenting past property uses.

Finding: No Sanborn Maps were available for the area of the subject site.

Other Historical Documents - Business directories, phone books, or other historical documents are often helpful in confirming past uses of property.

Business Directories reviews are included in the appendices.

## **2.4 Title Search**

No chain of title was provided to EES, PLLC. The current owner purchased the site in 1991 and, based on the interview with the owners' representative, James Lee owned the site between 1991 and at least 1961. The facility is believed to have been developed in 1950.

No evidence of any environmental liens was noted for the subject property during the title search.

## **2.5 Aerial Photographs**

Aerial Photographs were reviewed from Environmental Data Resources with the following results: Aerial photographs from

- 1938 Subject site, surrounding area was farmland, residential, or wooded
- 1951 Subject site is developed, surrounding area was farmland, residential, or wooded
- 1968 Subject site is developed, surrounding area is farmland, residential, or wooded
- 1971 Subject site is developed, surrounding area farmland, residential, wooded, being developed
- 1983 Subject site developed and expanded, surrounding area wooded, residential
- 1988 Subject site developed, surrounding area wooded, residential
- 1993 Subject site developed, surrounding area wooded, residential
- 1996 Subject site developed, surrounding area wooded, residential
- 1999 Subject site developed, surrounding area wooded, residential
- 2005 Subject site developed, surrounding area wooded, residential

- 2006 Subject site developed, surrounding area wooded, residential
- 2008 Subject site developed, surrounding area wooded, residential
- 2009 Subject site developed, surrounding area wooded, residential
- 2010 Subject site developed, surrounding area wooded, residential
- 2012 Subject site developed, surrounding area wooded, residential

EDR Aerial Photos are presented in the appendices.

### **3.00 PROPERTY INSPECTION**

#### **3.1 Property Description**

Engineering and Environment Services, PLLC representative, Ronald T. Bannister, P.E., visited the subject site for site inspections on October 3, 2013. The subject site is located at 9108 Reames Road, Charlotte, Mecklenburg County, NC. Interviews were conducted with the facility representatives Tisha Tuttle and Judy Whitley. The property was found to consist of one tract totaling approximately 6.94 acres with one one-story building which houses an assisted living facility for the elderly. The property was bounded to the east by an apartment complex and woods; to the north by apartments; to the west by Reames Road and apartments; and to the south, by apartments. None of the interviews revealed any significant REC's or occurrences at the site.

#### **3.2 Geologic Description**

The subject property is located in the Southern Piedmont physiographic region of North Carolina. The site was found to be generally flat area with gently rolling hills. The Site Location Map depicts the topography.

#### **3.3 Utilities**

The subject site is currently connected to Municipal water and sewer. Power is provided by Duke Energy. The pole-mounted transformer on-site was in good condition with no apparent leakage or spills. Natural gas is provided to the property by Piedmont Natural Gas for use in the kitchen and for hot water.

#### **3.4 Subject Site Condition**

No evidence of dying, stressed, or stunted vegetation was noted on the subject property during the inspection.

### **3.5 Surrounding Vicinity**

It was noted that the surrounding vicinity consists of residential and undeveloped properties with commercial properties located within ½ mile.

### **3.6 Evaluation of Soil Sampling and Analytical Results**

Soil sampling and analyses evaluations were done in 1991 and 2013 to characterize impacts from a UST removal at the site in 1991. Both analyses indicated no impact to the site.

## **4.00 CONCLUSIONS AND RECOMMENDATIONS**

**No significant REC's that were judged to represent a likely source for impacts on or remedial liability to the subject site were identified. No further investigation or action is recommended.**

## APPENDIX A - FIGURES



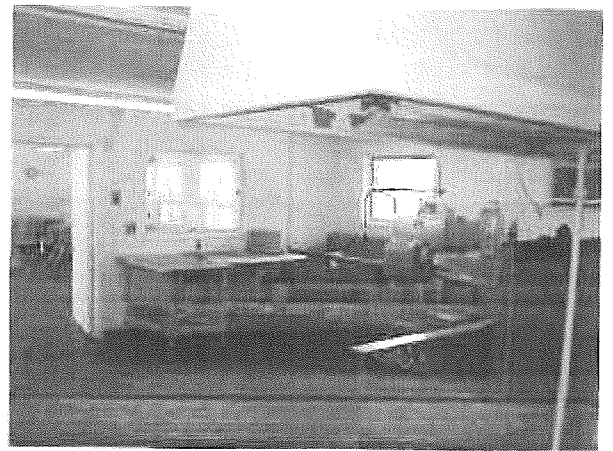
Figure 1 - USGS Location Map

**APPENDIX B - PHOTOGRAPHS (From 10/3/13 Site inspection)**





**SUBJECT SITE**



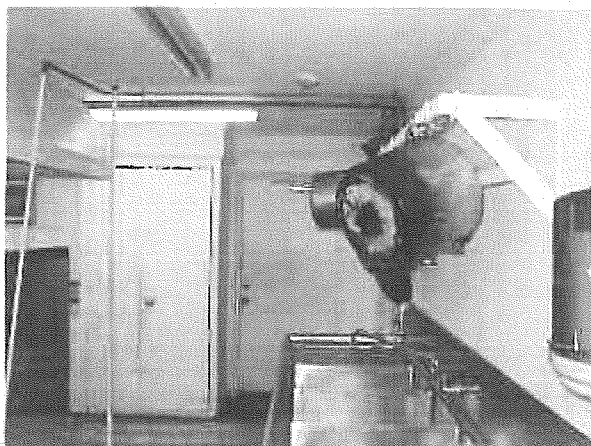
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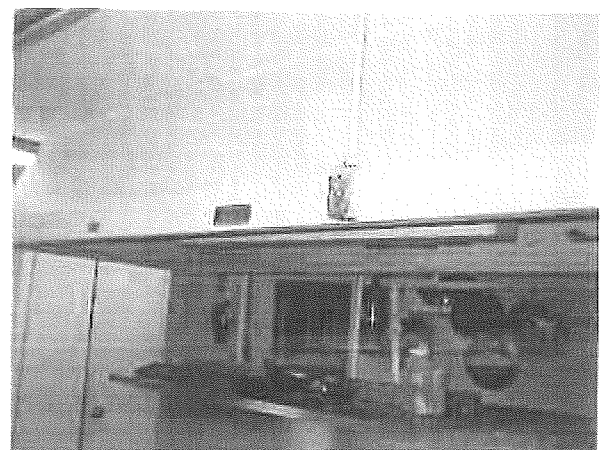
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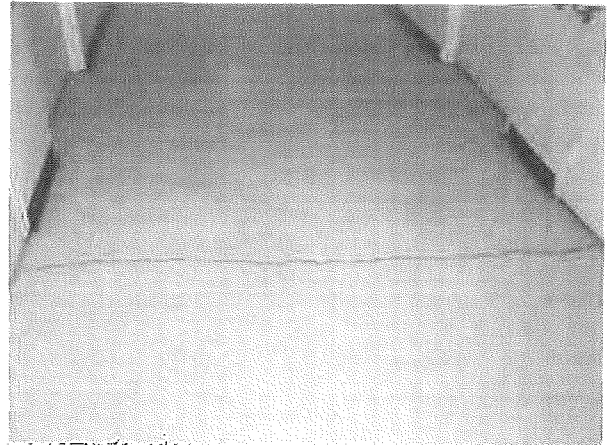
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**SUBJECT SITE**



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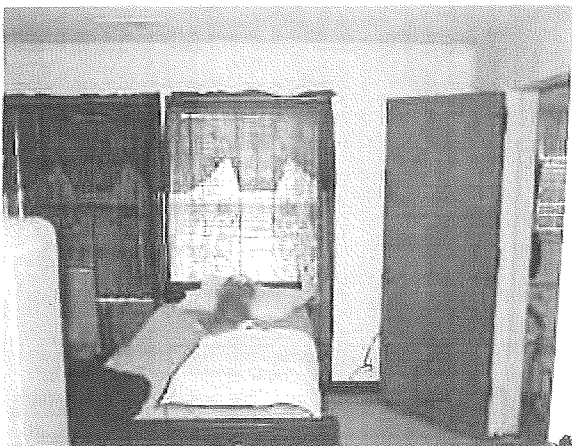
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**ADJOINING SITE**



**SUBJECT SITE**



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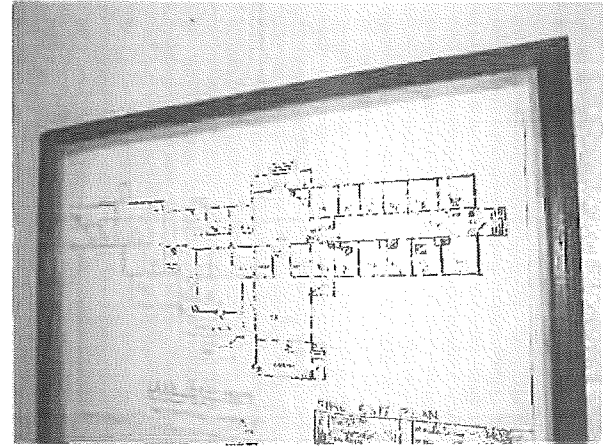
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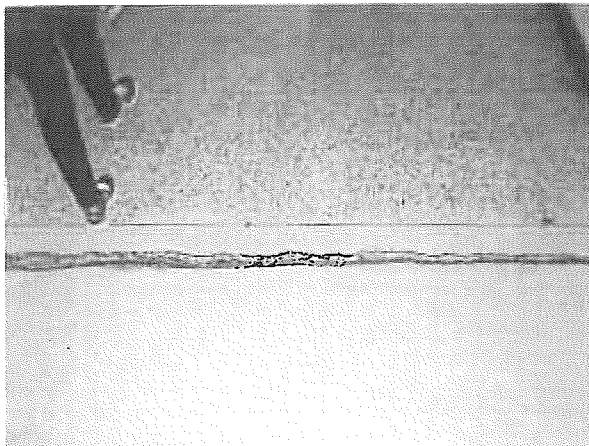
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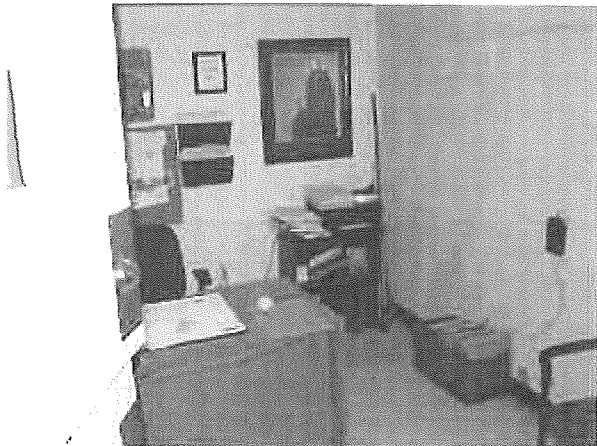
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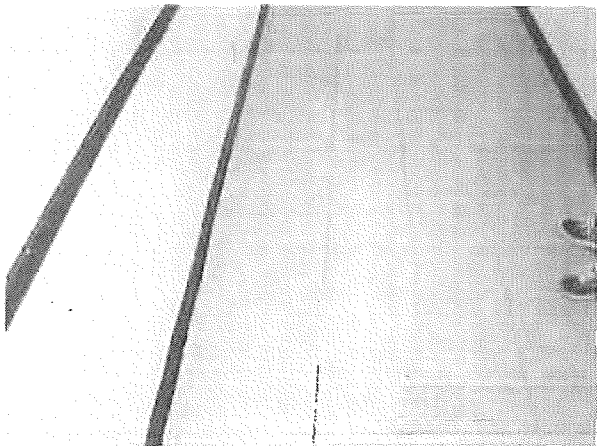
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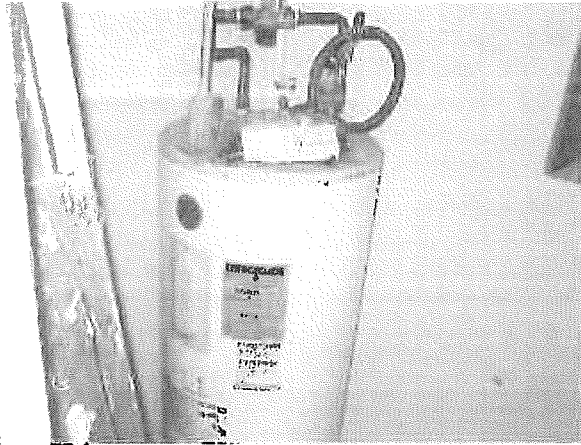
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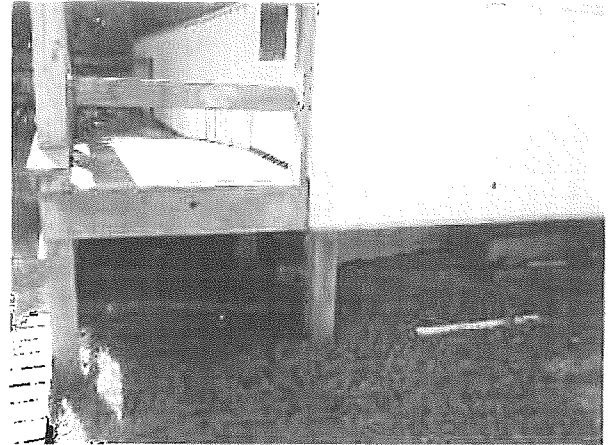
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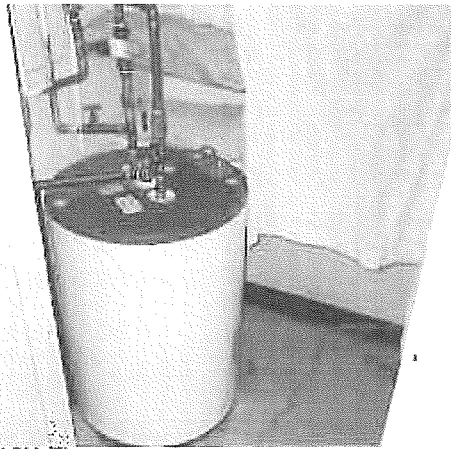
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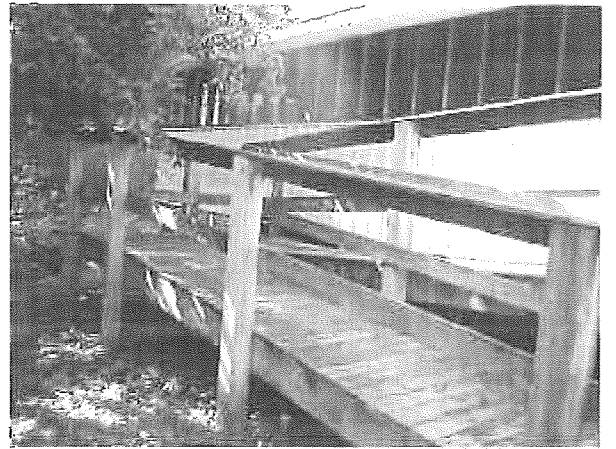
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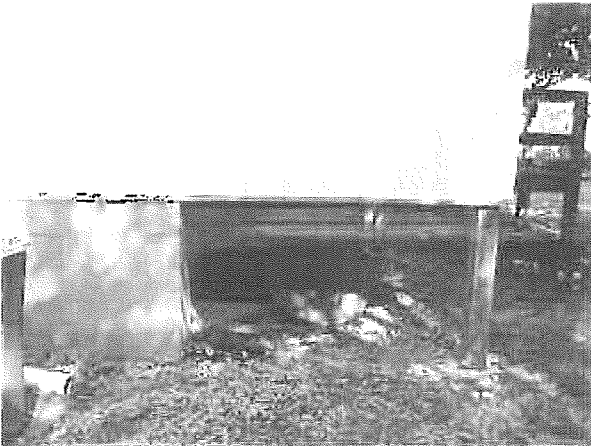
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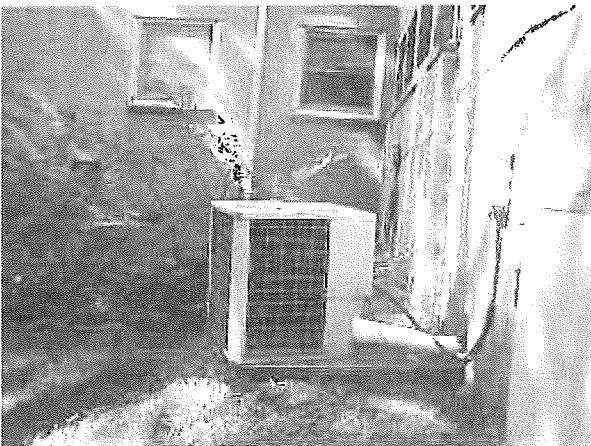
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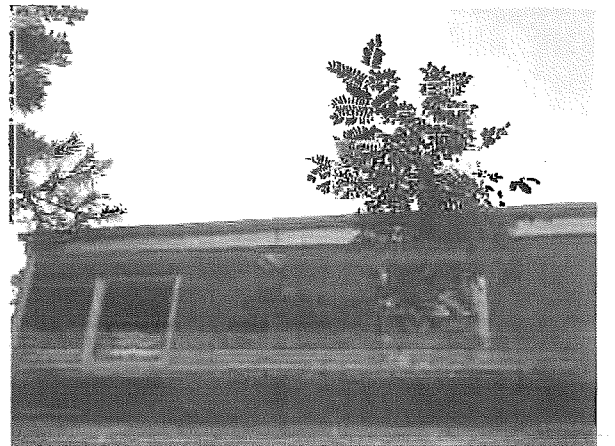
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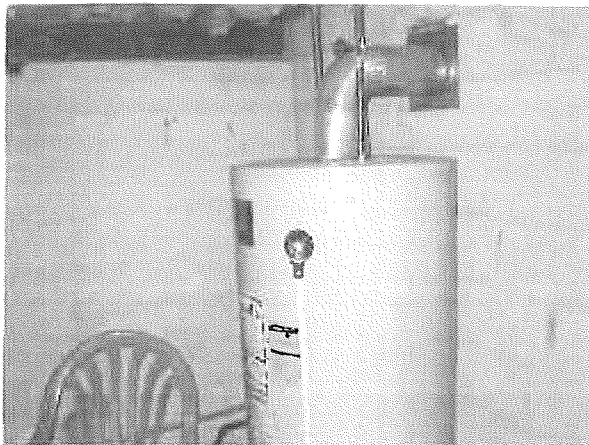
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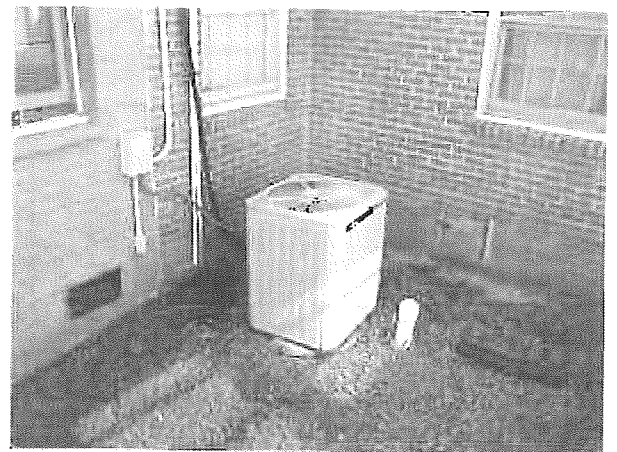
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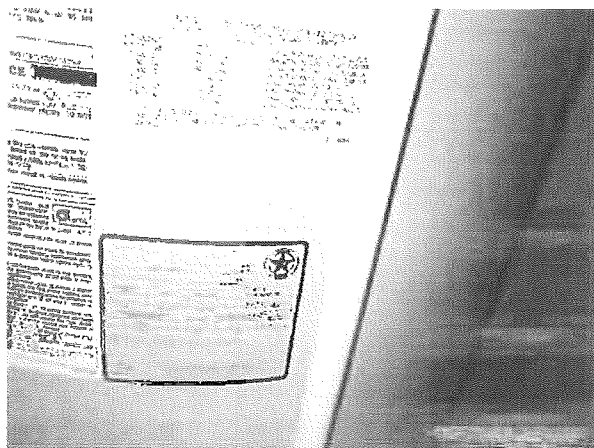
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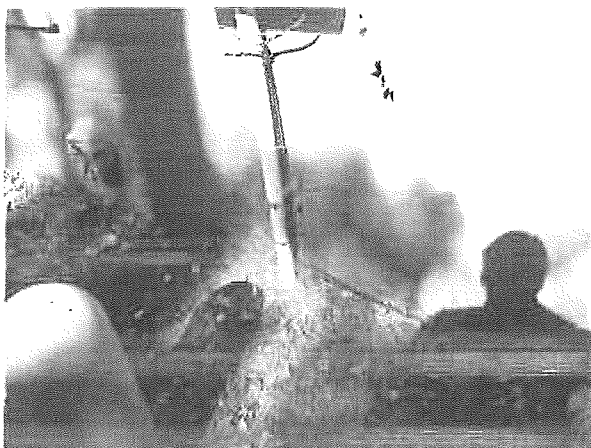
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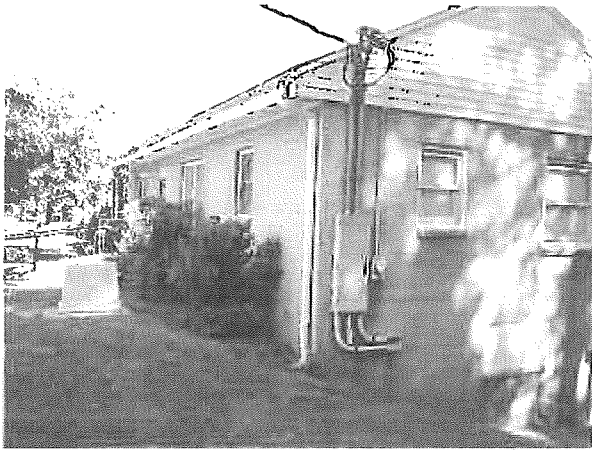


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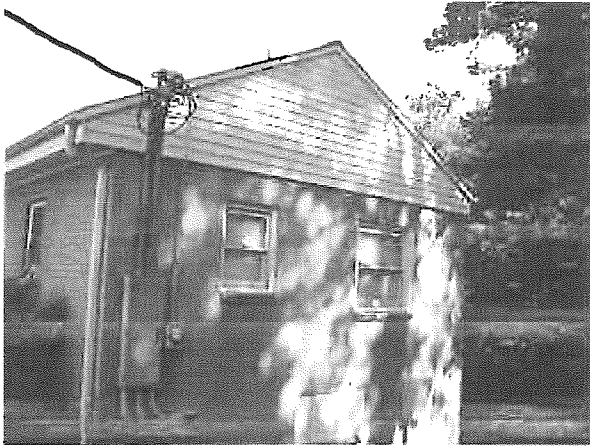




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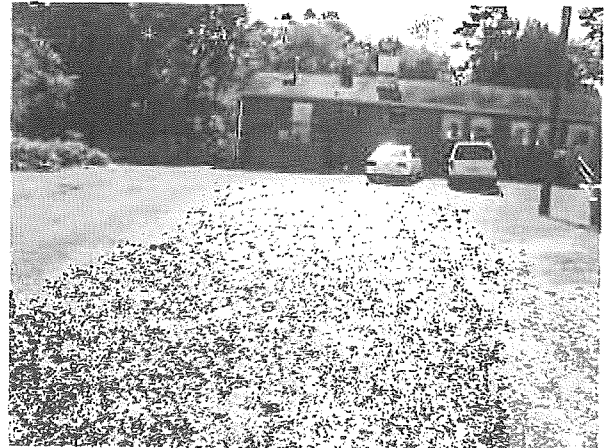
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## APPENDIX C - DOCUMENTS

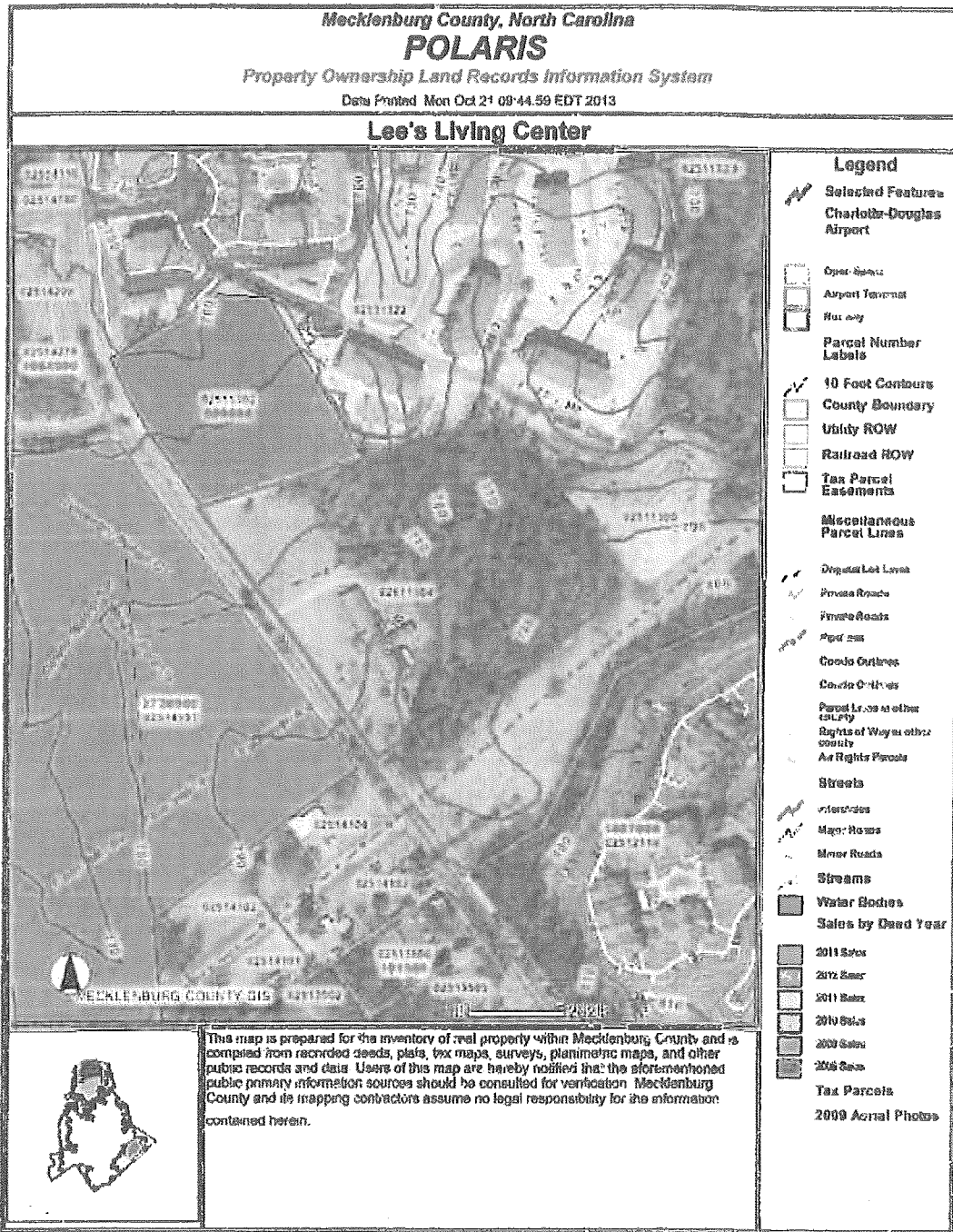
# Mecklenburg County GIS Data

<b>Mecklenburg County, North Carolina</b> <b>POLARIS</b> Parcel Ownership and GIS Summary Date and Time: 10/21/2013 9:51:43 AM		
<b>Parcel ID #: 02511304 GIS ID #: 02511304</b>		
<b>Owner Name</b> TUTTLE & MOORE PROPERTIES LLC	<b>FEMA Flood Information</b> FEMA Panel # 3710454800J FEMA Flood Zone OUT FEMA Panel Date 03/02/2009	
<b>Mailing Address</b> 1025 LAMB RD LEXINGTON, NC 27295-5229	<b>Community Flood Information</b> Community Flood Zone OUT	
<b>Property Characteristics</b>		
<b>Legal Desc</b> NA	<b>Regulated Watershed Information</b> Watershed Name LONG Watershed Class	
<b>Land Area</b> 6.94AC	<b>Building Photography</b> PHOTO #1 Location: 9108 REAMES RD	
<b>Fire District</b> 00-CITY OF CHARLOTTE		
<b>Special District</b> N/A		
<b>Account Type</b> NC CORP		
<b>Municipality</b> 1-CHARLOTTE		
<b>Property Use</b> OFFICE		
<b>Deed Reference(s) and Sales Price</b> 18054-19 (11/30/2004) \$0.00 06445-453 (1/31/1991) \$445,500.00		
<b>Situs Address(es) Tied to This Parcel</b> 9108 REAMES RD		
<b>Site Location Information</b>		
<b>Zoning Boundaries</b>		Contact Appropriate Planning Department or See Map
<b>ETJ Area</b> CHARLOTTE		
<b>Charlotte Historic Districts</b> NO		
<b>Within Charlotte 6/30/2011 Annexation Area</b> NO		
<b>Census Tract #</b> 6103		
<b>Parcel Falls Inside a Water Quality Buffer?</b> NO		
<b>Post Construction District</b>		
<b>Jurisdiction</b> Charlotte	Information contained within this photo may be used as a visual aid and to generally locate, identify, and inventory parcels in Mecklenburg County, North Carolina. There are inherent errors and limitations associated with this type of electronic medium. Mecklenburg County cannot warrant or guarantee the information contained herein including but not limited to its accuracy or completeness.	
<b>District</b> West Catawba		
Powered by 		
The information provided by this program is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. Users of this map data are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.		

<http://polaris.mecklenburgcountync.gov/website/redesign/ParcelDetailsPhotoReport.asp>

10/21/2013





<http://polaris.mecklenburgcountync.gov/servlet/com.esri.esrimap.Esrimap?ServiceName=...> 10/21/2013

**EXHIBIT "A"**

**BEGINNING** at a nail in the centerline of Reames Road, Corner to James Harold Lee's 32.2 acre tract described in deed recorded in Book 2724, Page 38, Mecklenburg County Registry, said beginning corner also being the southwest corner of that tract described in deed recorded in Book 2928, Page 535; thence from said beginning corner with the centerline of Reames Road North 32° 36' 48" West 654.95 feet to a nail in the centerline of said road, new corner to James H Lee (Deed Book 1681, Page 251); thence with a new line to James H Lee North 76° 44' 52" East 471.30 feet to a 40 inch poplar tree, common corner of Dolphus I Duckett, Jr. and James H Lee; thence with Duckett's line North 77° 19' 46" East 222.50 feet to an existing iron in Duckett's line, corner to James Harold Lee's 32.2 acre tract; thence with the following four lines to said 32.2 acre tract: South 07° 15' 21" East 148.15 feet to an iron, common corner of James H Lee's 3.73 acre tract described in deed recorded in Book 1681, Page 251 and Lee's Rest Home, Inc. tract described in deed recorded in Book 2928, Page 535; thence South 27° 37' 10" East crossing an iron at 92.97 feet, Lee's Rest Home, Inc. corner, and continuing an additional 117.76 feet for a total distance of 210.72 feet to an iron, new corner; thence South 31° 02' 54" West 178.56 feet to an iron, Lee's Rest Home, Inc. corner; thence South 57° 24' 55" West 411.99 feet to the point and place of beginning and containing 7.361 acres more or less and being the 4.070 acre tract described in deed of even date from Lee's Rest Home, Inc. and the 2.664 acre tract and 0.627 acre tract described in deed of even date from James H Lee, single, both deeds to Friendahip Enterprises, a North Carolina General partnership as surveyed by Carroll L. Rushing, RLS No. L-1513, dated January 9, 1991.

**LESS AND EXCEPT** all those tracts or parcels of land together with all easements and rights described therein heretofore conveyed to the City of Charlotte by deeds recorded in Book 17934, Page 903 and Book 26848, Page 98, Mecklenburg County Registry.

For further reference see Book 2928, Page 535; Book 1681, Page 251; and Book 2724, Page 38.

## 1528 Phase I Questionnaire

DESCRIPTION OF PROPERTY: Lee's Living Center  
 PROPERTY ADDRESS: 9108 Reames Road, Charlotte, NC, Owner's Representative - Judy Whitely, Tisha Tuttle

QUESTION	OWNER	OCCUPANT	OBSERVED
1a. IS PROPERTY USED FOR INDUSTRIAL USE?	NO	NA	NO
1b. IS ANY ADJOINING PROPERTY USED FOR INDUSTRIAL USE?	NO	NA	NO
2a. DID YOU OBSERVE EVIDENCE OR DO YOU HAVE PRIOR KNOWLEDGE THAT THE PROPERTY HAS BEEN USED FOR AN INDUSTRIAL USE IN THE PAST?	NO	NA	NO
2b. DID YOU OBSERVE EVIDENCE OR DO YOU HAVE ANY PRIOR KNOWLEDGE THAT ANY ADJOINING PROPERTY HAS BEEN USED FOR AN INDUSTRIAL USE IN THE PAST?	NO	NA	NO
3a. IS THE PROPERTY USED AS A GASOLINE STATION, MOTOR REPAIR FACILITY, COMMERCIAL PRINTING FACILITY, DRY CLEANERS, PHOTO DEVELOPING LAB, JUNKYARD OR LANDFILL, OR AS A WASTE TREATMENT, STORAGE, DISPOSAL, PROCESSING, OR RECYCLING FACILITY? (WHICH, IF APPLICABLE)	NO	NA	NO
3b. IS ANY ADJOINING PROPERTY USED AS A GASOLINE STATION, MOTOR REPAIR FACILITY, COMMERCIAL PRINTING FACILITY, DRY CLEANERS, PHOTO DEVELOPING LAB, JUNKYARD OR LANDFILL, OR AS A WASTE TREATMENT, STORAGE, DISPOSAL, PROCESSING, OR RECYCLING FACILITY? (WHICH, IF APPLICABLE)	NO	NA	NO

**DESCRIPTION OF PROPERTY:** Lee's Living Center  
**PROPERTY ADDRESS:** 9108 Reames Road, Charlotte, NC, Owner's Representative - Judy Whitley, Tisha Tuttle

QUESTION	OWNER	OCCUPANT	OBSERVED
4b. DID YOU OBSERVE OR DO YOU HAVE ANY PRIOR KNOWLEDGE THAT AN ADJACENT PROPERTY HAS BEEN USED AS A GASOLINE STATION, MOTOR REPAIR FACILITY, COMMERCIAL PRINTING FACILITY, DRY CLEANERS, PHOTO DEVELOPING LAB, JUNKYARD OR LANDFILL, OR AS A WASTE TREATMENT, STORAGE, DISPOSAL, PROCESSING, OR RECYCLING FACILITY? (WHICH, IF APPLICABLE)	NO	NA	NO
5a. ARE THERE CURRENTLY ANY DAMAGED OR DISCARDED AUTOMOTIVE OR INDUSTRIAL BATTERIES, PESTICIDES, PAINTS, OR OTHER CHEMICALS IN INDIVIDUAL CONTAINERS OF >5 GALLONS (19 L) IN VOLUME OR 50 GALLONS (190 L) IN AGGREGATE STORED ON OR USED AT THE PROPERTY OR AT THE FACILITY?	NO	NA	NO
5b. DID YOU OBSERVE EVIDENCE OR DO YOU HAVE ANY PRIOR KNOWLEDGE THAT THERE HAVE BEEN PREVIOUSLY ANY DAMAGED OR DISCARDED AUTOMOTIVE OR INDUSTRIAL BATTERIES, PESTICIDES, PAINTS, OR OTHER CHEMICALS IN INDIVIDUAL CONTAINERS OF >5 GALLONS (19 L) IN VOLUME OR 50 GALLONS (190 L) IN AGGREGATE STORED ON OR USED AT THE PROPERTY OR AT THE FACILITY?	NO	NA	NO

DESCRIPTION OF PROPERTY: Lee's Living Center  
 PROPERTY ADDRESS: 3103 Reames Road, Charlotte, NC, Owner's Representative - Judy Whitley, Tisha Tuttle

QUESTION	OWNER	OCCUPANT	OBSERVED
6b. DID YOU OBSERVE EVIDENCE OR DO YOU HAVE ANY PRIOR KNOWLEDGE THAT THERE HAVE BEEN PREVIOUSLY ANY INDUSTRIAL DRUMS (TYPICALLY 55 GALLONS OR 208 L) OR SACKS OF CHEMICALS LOCATED ON THE PROPERTY OR AT THE FACILITY?	NO	NA	NO
7a. DID YOU OBSERVE EVIDENCE OR DO YOU HAVE ANY PRIOR KNOWLEDGE THAT FILL DIRT HAS BEEN BROUGHT ON TO THE PROPERTY THAT ORIGINATED FROM A CONTAMINATED SITE?	NO	NA	NO
7b. DID YOU OBSERVE EVIDENCE OR DO YOU HAVE ANY PRIOR KNOWLEDGE THAT FILL DIRT HAS BEEN BROUGHT ON TO THE PROPERTY THAT IS OF AN UNKNOWN ORIGIN?	NO	NA	NO
8a. ARE THERE CURRENTLY ANY PITS, PONDS, OR LAGOONS LOCATED ON THE PROPERTY IN CONNECTION WITH WASTE TREATMENT OR WASTE DISPOSAL?	NO	NA	NO
8a. DID YOU OBSERVE EVIDENCE OR DO YOU HAVE ANY PRIOR KNOWLEDGE THAT THERE HAVE BEEN PREVIOUSLY ANY PITS, PONDS, OR LAGOONS LOCATED ON THE PROPERTY IN CONNECTION WITH WASTE TREATMENT OR WASTE DISPOSAL?	NO	NA	NO
9a. IS THERE CURRENTLY ANY STAINED SOIL ON THE PROPERTY?	NO	NA	NO

DESCRIPTION OF PROPERTY: Lee's Living Center PROPERTY ADDRESS: 9108 Reames Road, Charlotte, NC, Owner's Representative - Judy Whitley, Tisha Tuttle QUESTION	OWNER	OCCUPANT	OBSERVED
10a. ARE THERE CURRENTLY ANY REGISTERED OR UNREGISTERED STORAGE TANKS (ABOVE GROUND OR UNDERGROUND) LOCATED ON THE PROPERTY?	NO	NO	NO
10b. DID YOU OBSERVE EVIDENCE OR DO YOU HAVE ANY PRIOR KNOWLEDGE THAT THERE HAVE BEEN PREVIOUSLY ANY REGISTERED OR UNREGISTERED STORAGE TANKS (ABOVE GROUND OR UNDERGROUND) LOCATED ON THE PROPERTY?	YES	NA	YES
11a. ARE THERE CURRENTLY ANY VENT PIPES, FILL PIPES, OR ACCESS WAYS INDICATING A FILL PIPE PROTRUDING FROM THE GROUND ON THE PROPERTY OR ADJACENT TO ANY STRUCTURE LOCATED ON THE PROPERTY?	NO	NA	NO
11b. DID YOU OBSERVE EVIDENCE OR DO YOU HAVE ANY PRIOR KNOWLEDGE THAT THERE HAVE BEEN PREVIOUSLY ANY VENT PIPES, FILL PIPES, OR ACCESS WAYS INDICATING A FILL PIPE PROTRUDING FROM THE GROUND ON THE PROPERTY OR ADJACENT TO ANY STRUCTURE LOCATED ON THE PROPERTY?	NO	NO	NO
12a. IS THERE CURRENTLY EVIDENCE OF LEAKS, SPILLS, OR STAINING BY SUBSTANCES OTHER THAN WATER, OR FOUL ODORS ASSOCIATED WITH ANY FLOORING DRAINS, WALLS, CEILINGS, OR EXPOSED GROUNDS ON THE PROPERTY?	NO	NO	NO

DESCRIPTION OF PROPERTY: Lee's Living Center  
 PROPERTY ADDRESS: 9108 Reames Road, Charlotte, NC, Owner's Representative - Judy Whitley, Tisha Tuttle

QUESTION	OWNER	OCCUPANT	OBSERVED
13a. IF THE PROPERTY IS SERVED BY A PRIVATE WELL OR NON-PUBLIC WATER SYSTEM, IS THERE EVIDENCE OR DO YOU HAVE ANY PRIOR KNOWLEDGE THAT CONTAMINANTS HAVE BEEN IDENTIFIED IN THE WELL OR SYSTEM THAT EXCEED GUIDELINES APPLICABLE TO THE WATER SYSTEM?	NO	N/A	NO
13b. IF THE PROPERTY IS SERVED BY A PRIVATE WELL OR NON-PUBLIC WATER SYSTEM, IS THERE EVIDENCE OR DO YOU HAVE ANY PRIOR KNOWLEDGE THAT THE WELL HAS BEEN DESIGNATED AS CONTAMINATED BY ANY GOVERNMENT ENVIRONMENTAL/HEALTH AGENCY?	NO	N/A	NO
14. DOES THE OWNER OR OCCUPANT OF THE PROPERTY HAVE ANY KNOWLEDGE OF ENVIRONMENTAL LIENS OR GOVERNMENTAL NOTIFICATION RELATING TO PAST OR RECURRENT VIOLATIONS OF ENVIRONMENTAL LAWS WITH RESPECT TO THE PROPERTY OR ANY FACILITY LOCATED ON THE PROPERTY?	NO	N/A	NO
15a. HAS THE OWNER OR OCCUPANT OF THE PROPERTY BEEN INFORMED OF THE PAST EXISTENCE OF HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS WITH RESPECT TO THE PROPERTY OR ANY FACILITY LOCATED ON THE PROPERTY?	NO	N/A	N/A



DESCRIPTION OF PROPERTY: Lee's Living Center  
 PROPERTY ADDRESS: 9108 Reames Road, Charlotte, NC, Owner's Representative - Judy Whitley, Tisha Turile  
 QUESTION

	OWNER	OCCUPANT	OBSERVED
15c. HAS THE OWNER OR OCCUPANT OF THE PROPERTY BEEN INFORMED OF THE PAST EXISTENCE OF ENVIRONMENTAL VIOLATIONS WITH RESPECT TO THE PROPERTY OR ANY FACILITY LOCATED ON THE PROPERTY?	NO	NA	NO
15d. HAS THE OWNER OR OCCUPANT OF THE PROPERTY BEEN INFORMED OF THE CURRENT EXISTENCE OF ENVIRONMENTAL VIOLATIONS WITH RESPECT TO THE PROPERTY OR ANY FACILITY LOCATED ON THE PROPERTY?	NO	NA	NO
16. DOES THE OWNER OR OCCUPANT OF THE PROPERTY HAVE ANY KNOWLEDGE OF ANY ENVIRONMENTAL SITE ASSESSMENT OF THE PROPERTY OR FACILITY THAT INDICATED THE PRESENCE OF HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS ON THE PROPERTY OR CONTAMINATION OF THE PROPERTY OR RECOMMENDED FURTHER ASSESSMENT OF THE PROPERTY?	NO	NA	NO
17. DOES THE PROPERTY OWNER OR OCCUPANT KNOW OF ANY PAST, THREATENED, OR PENDING LAWSUITS OR ADMINISTRATIVE PROCEEDINGS CONCERNING A RELEASE OR THREATENED RELEASE OF ANY HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS INVOLVING THE PROPERTY BY ANY OWNER OR OCCUPANT OF THE PROPERTY?	NO	NO	NO

DESCRIPTION OF PROPERTY: Lee's Living Center

PROPERTY ADDRESS: 9108 Reames Road, Charlotte, NC, Owner's Representative - Judy Whitley, Tisha Tuttle

QUESTION	OWNER	OCCUPANT	OBSERVED
18b. DOES THE PROPERTY DISCHARGE WASTE WATER (NOT INCLUDING SANITARY WASTE OR STORM WATER) ONTO OR ADJACENT TO THE PROPERTY AND/OR INTO A SANITARY SEWER SYSTEM?	NO	NA	NO
19. DID YOU OBSERVE EVIDENCE OR DO YOU HAVE ANY PRIOR KNOWLEDGE THAT ANY HAZARDOUS SUBSTANCES OR PETROLEUM PRODUCTS, UNIDENTIFIED WASTE MATERIALS, TIRES, AUTOMOTIVE OR INDUSTRIAL BATTERIES, OR ANY OTHER WASTE MATERIALS HAVE BEEN DUMPED ABOVE GRADE, BURIED, AND/OR BURNED ON THE PROPERTY?	NO	NA	NO
20. IS THERE A TRANSFORMER, CAPACITOR, OR ANY HYDRAULIC EQUIPMENT FOR WHICH THERE ARE ANY RECORDS INDICATING THE PRESENCE OF PCB'S?	NO	NA	NO

**DESCRIPTION OF PROPERTY:** Lee's Living Center  
**PROPERTY ADDRESS:** 9108 Reames Road, Charlotte, NC, Owner's Representative - Judy Whitley, Tisha Tuttle  
**GOVERNMENT RECORDS/HISTORICAL SOURCES INQUIRY**

**21. DO ANY OF THE FOLLOWING FEDERAL GOVERNMENT RECORDS SYSTEMS LIST THE PROPERTY OR ANY PROPERTY WITHIN THE SEARCH DISTANCES NOTED BELOW? APPROXIMATE MINIMUM SEARCH DISTANCE**

**LISTS**

FEDERAL NPL SITE LIST	1 MILE	NO
FEDERAL CERCLIS SITE LIST	.5 MILE	NO
FEDERAL CERCLIS NFRAP SITE LIST	PROPERTY & ADJOINING	NO
FEDERAL RCRA CORRACTS FACILITIES LIST	1 MILE	NO
FEDERAL RCRA NON-CORRACTS TSD FACILITIES LIST	.5 MILE	NO
FEDERAL RCRA GENERATORS LIST	PROPERTY & ADJOINING	NO
FEDERAL ERNS LIST	PROPERTY ONLY	NO

**22. DO ANY OF THE FOLLOWING STATE RECORDS SYSTEMS LIST THE PROPERTY OR ANY PROPERTY WITHIN THE SEARCH DISTANCE NOTED BELOW?**

**STATE LISTS OF HAZARDOUS WASTE SITES IDENTIFIED FOR INVESTIGATION OR REMEDIATION:**

STATE EQUIVALENT NPL LIST	1 MILE	NO
STATE EQUIVALENT CERCLIS LIST	.5 MILE	NO
STATE LANDFILL AND/OR SOLID WASTE DISPOSAL SITE LISTS	.5 MILE	NO
STATE LEAKING UST LIST	.5 MILE	NO
STATE REGISTERED UST LIST	PROPERTY OR ADJOINING	NO

DESCRIPTION OF PROPERTY. Lee's Living Center  
PROPERTY ADDRESS 9108 Reames Road, Charlotte, NC, Owner's Representative - Judy Whitley, Tisha Tuttle

23. BASED ON A REVIEW OF FIRE INSURANCE MAPS OR CONSULTATION WITH THE LOCAL FIRE DEPARTMENT SERVING THE PROPERTY, ARE ANY BUILDINGS OR OTHER IMPROVEMENTS ON THE PROPERTY OR ON AN ADJOINING PROPERTY IDENTIFIED AS HAVING BEEN USED FOR AN INDUSTRIAL USE OR USES LIKELY TO LEAD TO CONTAMINATION OF THE PROPERTY?

THE PREPARER OF THE QUESTIONNAIRE MUST COMPLETE AND SIGN THE FOLLOWING:

The owner questionnaire was completed by Ronald T. Bannister, P.E., based on interview with Judy Whitley, Tisha Tuttle  
Title: Consultant  
Firm: Engineering and Environmental Services, PLLC  
P.O. Box 3009, Hickory, NC 28603  
Phone: (828)320-3762  
Preparer's relationship to site: None  
Preparer's relationship to User: Consultant

The occupant questionnaire was completed by Ronald T. Bannister, P.E., based on interview with Judy Whitley, Tisha Tuttle  
Title: Consultant  
Firm: Engineering and Environmental Services, PLLC  
P.O. Box 3009, Hickory, NC 28603  
Phone: (828)320-3762  
Preparer's relationship to site: None  
Preparer's relationship to User: Consultant

**DESCRIPTION OF PROPERTY:** Lee's Living Center  
**PROPERTY ADDRESS:** 9108 Reames Road, Charlotte, NC, Owner's Representative - Judy Whitley, Tisha Tuttle  
The Government/Historical questionnaire was completed by Ronald T. Barnister, P.E.

**Title:** Consultant

**Firm:** Engineering and Environmental Services, PLLC

**P.O. Box** 3009, Hickory, NC 28603

**Phone:** (828)320-3762

**Preparer's relationship to site:** None

**Preparer's relationship to User:** Consultant

**Name of Users:** Agemark Acquisitions, LLC

**Address:**

**Phone #:**

Copies of the completed questionnaires have been e-mailed to the USER.

Preparer represents that to the best of his knowledge, the above statements and facts are true and correct and to the best of the preparer's actual knowledge, no material facts have been suppressed.

Date  
10/31/2013



*Ronald T. Barnister*  
Signature

## Soil Analysis Evaluation - 2013



## Henry Nemargut Engineering Services

2211 Chestnut St., Wilmington, NC 28405 Phone (910) 762-5475 FAX • (910) 762-3284

August 28, 2013

Trip Holmes  
152 Mine Lake Court, Suite 100  
Raleigh, NC 27615

Reference: Heating Oil UST Assessment  
Lee Rest Home, 9100 Reames Rd, Charlotte, NC

Dear Mr. Holmes:

Attached is a report summarizing environmental assessment activities for the above referenced property. The assessment was performed in the area of an underground heating oil storage tank (UST) which was formerly used for heating the Lee Rest Home facility.

On August 12, 2013, Paragon Environmental Consultants conducted an inspection of the site and identified the former location of the heating oil UST utilizing a map generated by Law Engineering and personnel from Lee Rest Home knowledgeable of the former locations of the furnace building and UST location. The map utilized in identifying the location of the UST is attached.

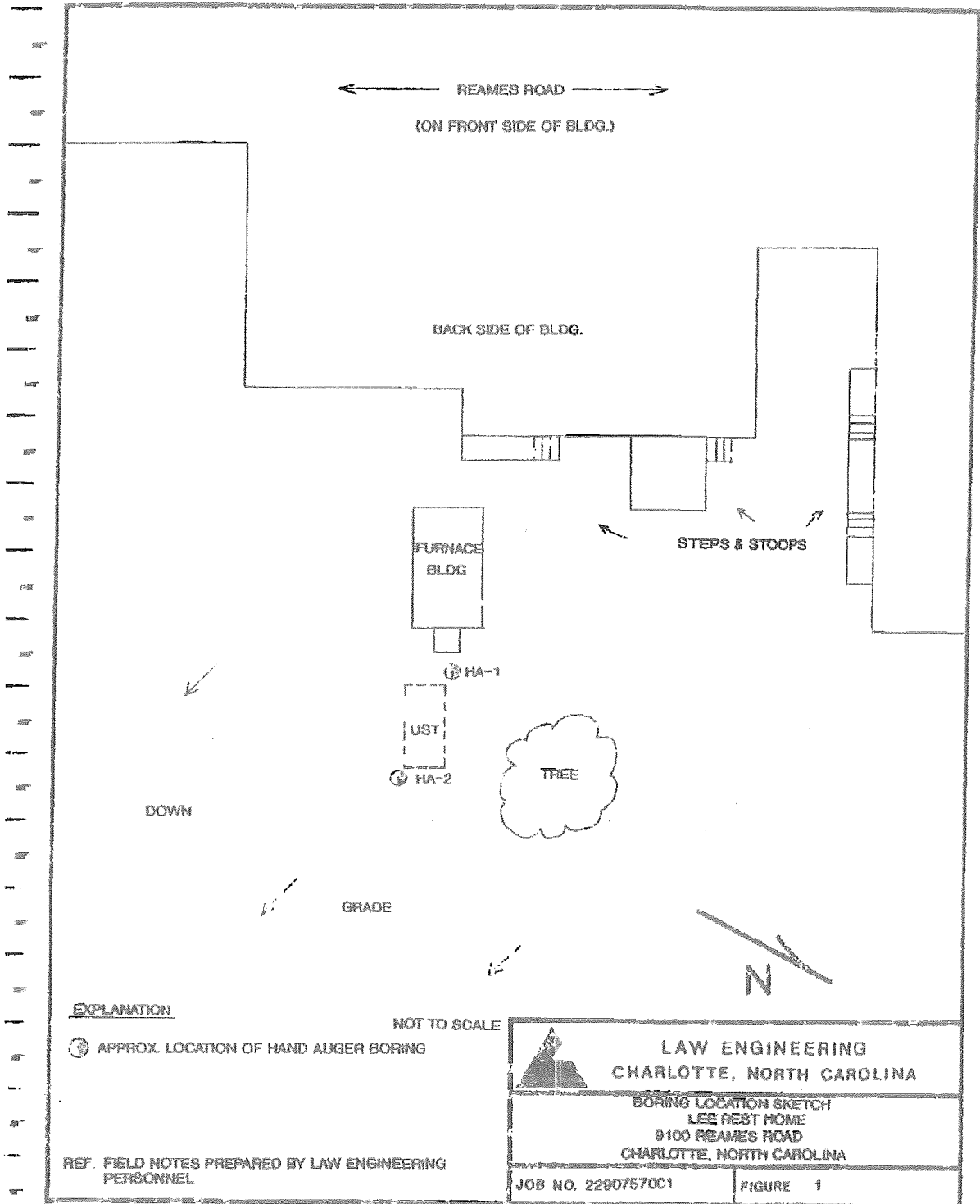
The activities conducted by Paragon and subcontractors leads to the following conclusions:

- The heating oil UST was previously removed from this site.
- Evaluation of the former UST pit indicated no evidence of environmental contamination, consistent with the findings from the 1991 Law Engineering report.

The environmental report generated by Paragon Environmental Consultants is attached. Please contact me at (910) 762-5475 if you have questions regarding this report.

Sincerely,

Henry Nemargut, P.E.  
Henry Nemargut Engineering Services







August 20, 2013

Henry Nemargut Engineering Services  
2211 Chestnut Street  
Wilmington, NC 28405

Reference: Soil Assessment of Former UST Area  
Lee Rest Home - 9100 Reames Road - Charlotte, NC

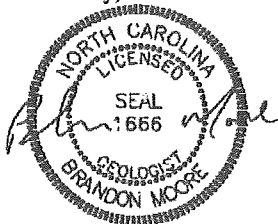
Dear Mr. Nemargut:

Please find enclosed a report summarizing the environmental assessment activities at the above referenced facility. The inspection was performed in the vicinity of one (1) 1,000 gallon heating oil underground storage tank (UST) which had been formerly removed from the subject property. Northstate Utility Locating, Inc. performed a subsurface survey of the rear of the building at the subject site and did not detect the presence of an underground tank. A copy of a letter from Northstate Utility detailing their inspection activities is contained as Attachment A. One soil sample was collected from beneath the apparent former UST excavation as determined by Northstate Utility using their locating equipment. The results of our findings are summarized herein.

On August 12, 2013 a soil sample was obtained by Paragon Environmental from underneath the former location of the 1,000 gallon tank at 9100 Reames Road. The soil sample from below the former UST was obtained at an approximate depth of seven feet below land surface. This soil sample, labeled as SS-7, was submitted to Meritech, Inc. for analyses by EPA Methods 5030 and 3550 which test for high boiling-point hydrocarbons such as diesel, kerosene, and heating oil. Soil sample SS-7 was below the laboratory's detection limits for Methods 5030 and 3550 which indicates that no heating oil contamination was present in the area sampled at this facility. A copy of the laboratory analytical report and the chain-of-custody record for the soil sample is contained as Attachment B.

Based on the soil sample results Paragon concludes that no petroleum contamination is present beneath the apparent former location of the 1,000 gallon UST at the Lee Rest Home in Charlotte, NC. Please contact our office at (336) 669-6037 if you have any questions regarding these activities.

Sincerely,



Brandon Moore, L.G.  
Paragon Environmental Consultants, Inc.

P.O. Box 157 • Thomasville, NC 27081 0157  
Business Ph: (336) 669-6037 • Fax: (336) 470-7103

**Attachment A**  
**UTILITY LOCATION COMPANY LETTER**

Northstate Utility Locating, Inc.  
PO Box 9  
Colfax, NC 27235  
336-399-1162  
[chris@nslocating.com](mailto:chris@nslocating.com)

Paragon Environmental Consultants  
PO Box 157  
Thomasville, NC 27361-0157

8/13/13

Brandon,

Northstate Utility Locating, Inc. scanned the area in the rear of the Lee Rest Home at 9100 Reames Rd. in Charlotte, NC for the presence of underground storage tanks. The scan was performed using a Mala Geoscience Ramac X3M ground penetrating radar unit with a 500 Mhz. antenna.

The scan did not detect the presence of underground storage tanks in the area specified.

Thank you,

*Christopher T. Hallyburton*

Chris Hallyburton  
President, Northstate Utility Locating, Inc.

**Attachment B**  
**SOIL ANALYTICAL RESULTS**



# Meritech Inc.

Environmental Laboratories  
Laboratory Certification #165

Client Name Paragon Environmental Consultants, Inc. Report Date 08/19/13  
 Project Name P-1354 A Sample Matrix Soil  
 Site Location Lee Rest Home Analyst CWL

## Total Petroleum Hydrocarbons


Meritech ID #	Client Sample	Analysis Performed	Date Sampled	Date Extracted	Dilution Factor	% Dry Solids	Surrogate Recovery	Results (mg/kg)	Date Analyzed
Trip Blank	TB	5030	08/12/13	08/16/13	N/A	N/A	97%	<10.0	08/16/13
081413102	SS-7	3550	08/12/13	08/16/13	N/A	82%	87%	<10.0	08/13/13
081413102	SS-7	5030	08/12/13	08/16/13	N/A	82%	107%	<10.0	08/16/13
Hydrocarbon Ranges		Units of Measure	Sample Weight: DRO=30.0g GRO=10.0g						
DRO - 3550/8015C		mg/kg							
GRO - 5030/8015C		mg/kg	TPH Surrogates/Spikes						
Reporting Limit for 3550 and 5030 = <10.0 mg/kg			DRO/3550 Chrysene/Diesel						
			GRO/5030 Bromochlorobenzene/Gasoline						
Was method blank below reporting limit? (YES) NO - Details Attached			5030 Lab Spike Recovery = 85%						
			5030 Lab Spike Duplicate Recovery = 86%						
Spike Recovery Acceptance Range/Conc.			5030 Matrix Spike Recovery = 85%						
Diesel 40 - 140% 300 ug/ml			5030 Matrix Spike Duplicate Recovery = N/A						
Gasoline 70 - 130% 40 ug/ml			3550 Lab Spike Recovery = 86%						
			3550 Lab Spike Duplicate Recovery = 84%						
Surrogate Recovery Acceptance Range/Conc.			3550 Matrix Spike Recovery = 90%						
Chrysene 40 - 140% 100 ug/ml			3550 Matrix Spike Duplicate Recovery = N/A						
Bromochlorobenzene 70 - 130% 100 ug/ml			5030 LCS/LCSD RPD = 1.17						
			5030 MS/MSD RPD = N/A						
			3550 LCS/LCSD RPD = 2.36						
			3550 MS/MSD RPD = N/A						
RPD Limit = 15			* Surrogate/Spike/RPD exceeds limits.						
			** Surrogate/Spike diluted out/matrix interference.						

TPH Report Revision 05/05/09

I hereby certify that I have reviewed and approve these data.

Reviewed By

**Chain of Custody Record (COC)**



**MERITECH, INC.**  
ENVIRONMENTAL LABORATORIES  
*A Division of Water Technology and Controls, Inc.*

642 Tamco Rd.  
Raleigh, NC 27320

Phone: 1-336-342-4749  
Fax: 1-336-342-1522  
Email: [smrtech@betisouth.net](mailto:smrtech@betisouth.net)  
Web Site: [www.meritech-labs.com](http://www.meritech-labs.com)

**Client:** **DCI PARAGON**  
Environmental Control Systems  
P.O. Box 107  
Lenoir, NC 27545

**Address:** \_\_\_\_\_

**Attention:** \_\_\_\_\_

**NPDES#** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Fax:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Project #** \_\_\_\_\_

**P.O.#** \_\_\_\_\_

**Turn Around Time\***  
\*RUSH work must have prior approval.  
Std (10 days) \_\_\_\_\_ 3-5 Day  24-48 Hr

**Required Method**  
200.8 / 200.7

**Lab Use Only**  
pH OK? \_\_\_\_\_  
C12 OK? \_\_\_\_\_

Sample Location/ID #	Sampling Dates & Times		Person Taking Sample (Signature)	# of Conds.	Compt? Grab? <input type="checkbox"/>	Tests Required
	START Date Time	END Date Time				

**Comments:** **\*\*\*Dechlorination (<0.5 ppm) of Ammonia, Cyanide, Phenol or TKN samples must be done in the field prior to preservation.\*\*\***

**Compositor #** \_\_\_\_\_

**Method of Shipment:**  
 UPS  
 Fed Ex  
 Hand Delivery  
 Other

**Are these results for regulatory purposes?**  
**YES**  **NO**

**Redquisitioned by** \_\_\_\_\_ **Date** \_\_\_\_\_ **Time** \_\_\_\_\_

**Redquisitioned by** \_\_\_\_\_ **Date** \_\_\_\_\_ **Time** \_\_\_\_\_

**Redquisitioned by** \_\_\_\_\_ **Date** \_\_\_\_\_ **Time** \_\_\_\_\_

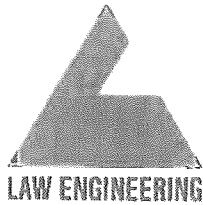
**Report results in** \_\_\_\_\_ **mg/L**  **ng/Kg**

**Received by** \_\_\_\_\_ **Date** \_\_\_\_\_ **Time** \_\_\_\_\_

**Received by** \_\_\_\_\_ **Date** \_\_\_\_\_ **Time** \_\_\_\_\_

**Received by** \_\_\_\_\_ **Date** \_\_\_\_\_ **Time** \_\_\_\_\_

## **Soil Analysis Evaluation - 1991**



LAW ENGINEERING

REPORT OF SOIL SAMPLING AND CHEMICAL ANALYSIS

---

Lee Rest Home  
9100 Reames Road  
Charlotte, North Carolina

Law Job No. 2290757001

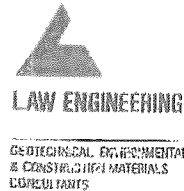
-Prepared For-

Friendship Enterprises

January 15, 1991



January 15, 1991



Friendship Enterprises  
Route 5, Box 796  
Lexington, North Carolina 27292

Attention: Mr. Daniel Tuttle

Subject: Report of Soil Sampling and Chemical Analysis  
Lee Rest Home  
9100 Reames Road  
Charlotte, North Carolina  
Law Job No. 2290757001

Gentlemen:

As authorized by your acceptance of our work authorization sheet dated January 4, 1991, Law Engineering has completed the sampling and laboratory analysis of soils obtained at the subject site. This report contains a description of the work performed and a presentation of the results obtained, along with our comments and recommendations.

#### PROJECT INFORMATION

Friendship Enterprises contracted with Law Engineering to perform soil sampling and chemical analysis to assess an underground heating fuel storage tank located at the Lee Rest Home in Charlotte, North Carolina. The tank is estimated to be approximately 1000 gallons in capacity and at least 40 years old.

The above project information is based on a telephone conversation between our Ms. Debra Muldoon and Mr. Jim Moore, the potential purchaser of the property, on January 4, 1991.

#### FIELD ACTIVITIES

In order to determine if the soils surrounding the underground storage tank (UST) have become impacted from its operation, Law Engineering performed a series of soil sampling and chemical analyses at the subject site as outlined in the following sections.

##### Hand Auger Borings

On January 4, 1991, two hand auger borings (HA-1 and HA-2) were made on the site at the approximate locations shown on the attached Boring Location Sketch (Figure 1). These borings were selected and located in the field by our Mr. Chris Nagy and were intended to characterize soil conditions in the immediate vicinity of the existing UST.

PO BOX 1197  
CHARLOTTE, NC 28201  
SUN MINE & LUMBER  
CHARLOTTE, NC 28207  
404-276-0072

The borings were advanced by manually twisting a sharpened stainless steel auger into the ground. To minimize the potential for cross-contamination to occur between hand auger borings, the auger equipment was properly decontaminated prior to drilling each boring.

#### Soil Sampling

An organic vapor analyzer (OVA) was used to screen soil cuttings at each two foot interval during the drilling process. An OVA determines the absence/presence of detectable vapors of petroleum constituents in the soil. No organic vapors were detected in the cuttings from the two soil borings screened.

One soil sample was obtained for laboratory analysis from each boring at a depth of 6 to 6.5 feet, below the estimated depth of the bottom of the tank. The samples were placed in appropriate containers, labeled, properly preserved and sent to Law Environmental National Laboratories in Kennesaw, Georgia for analysis by EPA Method 3550 for semi-volatile total petroleum hydrocarbons. Appropriate sampling and chain-of-custody procedures were followed.

#### LABORATORY ANALYSIS

Analytical results for the two soil samples are included in the Appendix. No total petroleum hydrocarbons were present above the practical quantitation limit of 10 parts per million in either of the soil samples tested.

#### COMMENTS AND RECOMMENDATIONS

Based on the results of the chemical analysis of the soil samples, it appears that the soils surrounding the UST have not become contaminated as a result of tank usage. We understand that plans in the near future call for the removal and/or replacement of this tank. Law recommends additional soil sampling and chemical analysis at the base of the tank excavation upon removal to confirm the absence of soil contamination in the vicinity of the UST.

The activities and evaluative approaches used in this assessment are consistent with those normally employed in assessments and waste management projects of this type. Our evaluation of site conditions has been based on our understanding of the site and project information, and the data obtained during the soil sampling for chemical analysis.

Friendship Enterprises

LAW Job No. 2290757001

January 15, 1991


We appreciate the opportunity to provide our environmental-related services on this project. Please contact us if any questions arise concerning this report or when we may be of further service.

Sincerely,

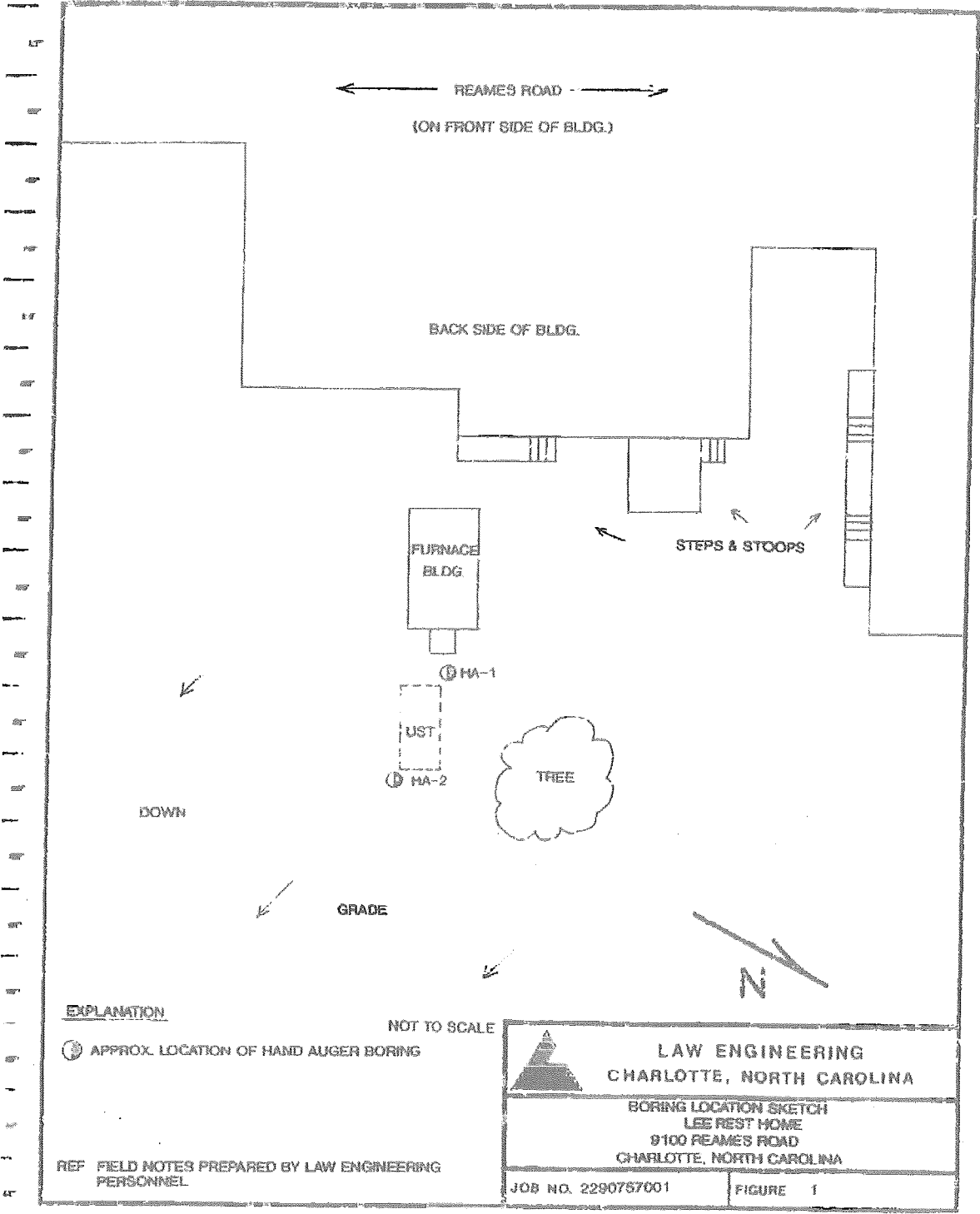
LAW ENGINEERING



Debra L. Muldoon  
Project Manager

  
Robert E. Smith, Jr., P.E.  
Chief Engineer

DLM/RES:dIm  
Attachments





LAW ENVIRONMENTAL, INC.

NATIONAL LABORATORIES DIVISION  
309 CHASTAIN CENTER BLDG. SUITE 315  
KENNESAW, GEORGIA 30144  
404 426-4209 FAX 426-0245

January 9, 1991

Law Engineering, Inc.  
501 Minuet Lane  
Charlotte, NC 28217

Attention: Debbie Muldoon

LE Job Number: 2290757001

Subject: Chemical Analysis of Samples Received on 01/05/91.

Dear Ms. Muldoon:

Law Environmental National Laboratories has completed its analysis of your samples and reports the results on the following pages. These results relate only to the contents of the samples as submitted. This report shall not be reproduced except in full without the approval of Law Environmental National Laboratories.

If there are any questions, please do not hesitate to contact us.

Sincerely,

LAW ENVIRONMENTAL NATL LABS

Linda Harris  
Hydrocarbon Laboratory Supervisor

Attachment: Data Report  
Invoice

LAW ENVIRONMENTAL NATIONAL LABORATORIES  
TEST DATA REPORT

Date 01/09/91

Page 1

--- Project Information ---

Lab Number : 61-1743-01  
Project No. : 2290757001  
Project Name : LEE REST HOME

Cust. No. :

Manager: DEB MULDOON

--- Sample Information ---

Station ID : HAL @ 6.5'  
Matrix : SO  
Type : GRAN  
Collector : CNN

Sampled Date/Time : 01/04/91 13:25  
Received Date/Time : 01/08/91 12:30  
Received From/By : CNN/ST  
Chain of Custody : 1964  
Number of Containers : 1

Remarks :

--- Test Data ---

Parameter.....	Method....	Units	PQL.....	Results...	Test Date	Analy
-- SAMPLE PREPARATION RESULTS --						
Ext/TPH Semi-Volatile/SO/Son	SF 3550			NA	01/08/91	RO
Moisture (Oven Dried @ 105 C)	EPA 160.3M (T %	1		70	01/09/91	RO
--- SERIES 15000						
TPH, Semi-Volatile	SF Bay	mg/kg	10	ND	01/08/91	PDG

Signed

*Jenda Hawkins*

LAW ENVIRONMENTAL NATIONAL LABORATORIES  
WEST DATA REPORT

Date 01/08/91  
Page 1

--- Project Information ---

Lab Number : 61-1741-07  
Project No. : 2290757001  
Project Name : LEE REST HOME  
Cust. No. :  
Manager: DEB HULDOON

--- Sample Information ---

Station ID : HAZ 6.5'  
Matrix : SO  
Type : GRAB  
Collector : CKW  
Sampled Date/Time : 01/04/91 14:00  
Received Date/Time : 01/05/91 12:30  
Received From/By : CNN/ST  
Chain of Custody : 1964  
Number of Containers : 1

Remarks :

--- Test Data ---

Parameter..... Method.... Units PQL..... Results.. Test Date Analy

--- SAMPLE PREPARATION RESULTS ---

Ext/TPH Semi-Volatile/SO/Son SF 3550 NA 01/08/91 RO  
Moisture (Oven Dried @ 105 C) EPA 160.3M wt % 1 24 01/09/91 RO

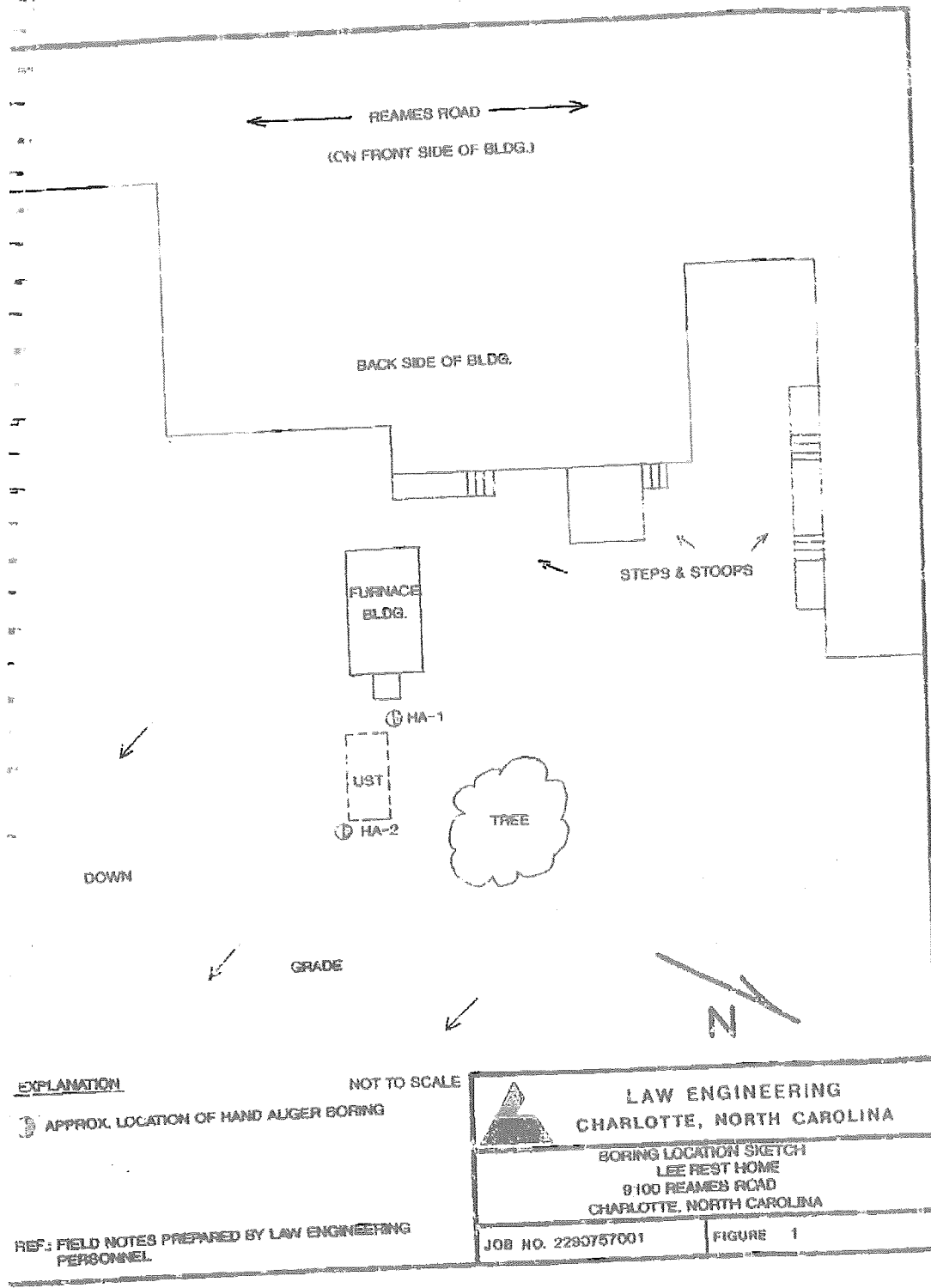
--- SERIES 15000

TPH, Semi-Volatile SF Bay mg/kg 10 ND 01/08/91 PDC

Signed 







## **EDR Summary Radius Map Report**

**Lees Living Center**  
9108 Reames Road  
Charlotte, NC 28216

Inquiry Number: 3747058.5s  
October 03, 2013

## EDR Summary Radius Map Report



Environmental Data Resources Inc  
10000 Reames Road  
Charlotte, NC 28216  
www.edr.com

FORM-NUL-PLC

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*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

9108 REAMES ROAD  
CHARLOTTE, NC 28216

#### COORDINATES

Latitude (North): 35.3393000 - 35° 20' 21.48"  
Longitude (West): 80.8569000 - 80° 51' 24.84"  
Universal Transverse Mercator: Zone 17  
UTM X (Meters): 513004.3  
UTM Y (Meters): 3910482.0  
Elevation: 789 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP  
Source: USGS 7.5 min quad index

### AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: 2012  
Source: USDA

TC3747058.5a EXECUTIVE SUMMARY 1

**MAPPED SITES SUMMARY**

Target Property Address:  
9108 REAMES ROAD  
CHARLOTTE, NC 28216

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
1	LEES LIVING CENTER	9108 REAMES RD	FINDS		TP
2	PARKER NALL WELL	8702-B STATESVILLE R	SHWS, IMD	Lower	+392, East

## EXECUTIVE SUMMARY

### TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 7 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
LEES LIVING CENTER 9108 REAMES RD CHARLOTTE, NC	FINDS	N/A

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in *bold italics* are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

SHWS: A review of the SHWS list, as provided by EDR, and dated 05/24/2013 has revealed that there is 1 SHWS site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>PARKER NALL WELL</i>	<i>8702-B STATESVILLE R</i>	<i>E 1/2 - 1 (0.832 ml)</i>	<i>2</i>	<i>7</i>

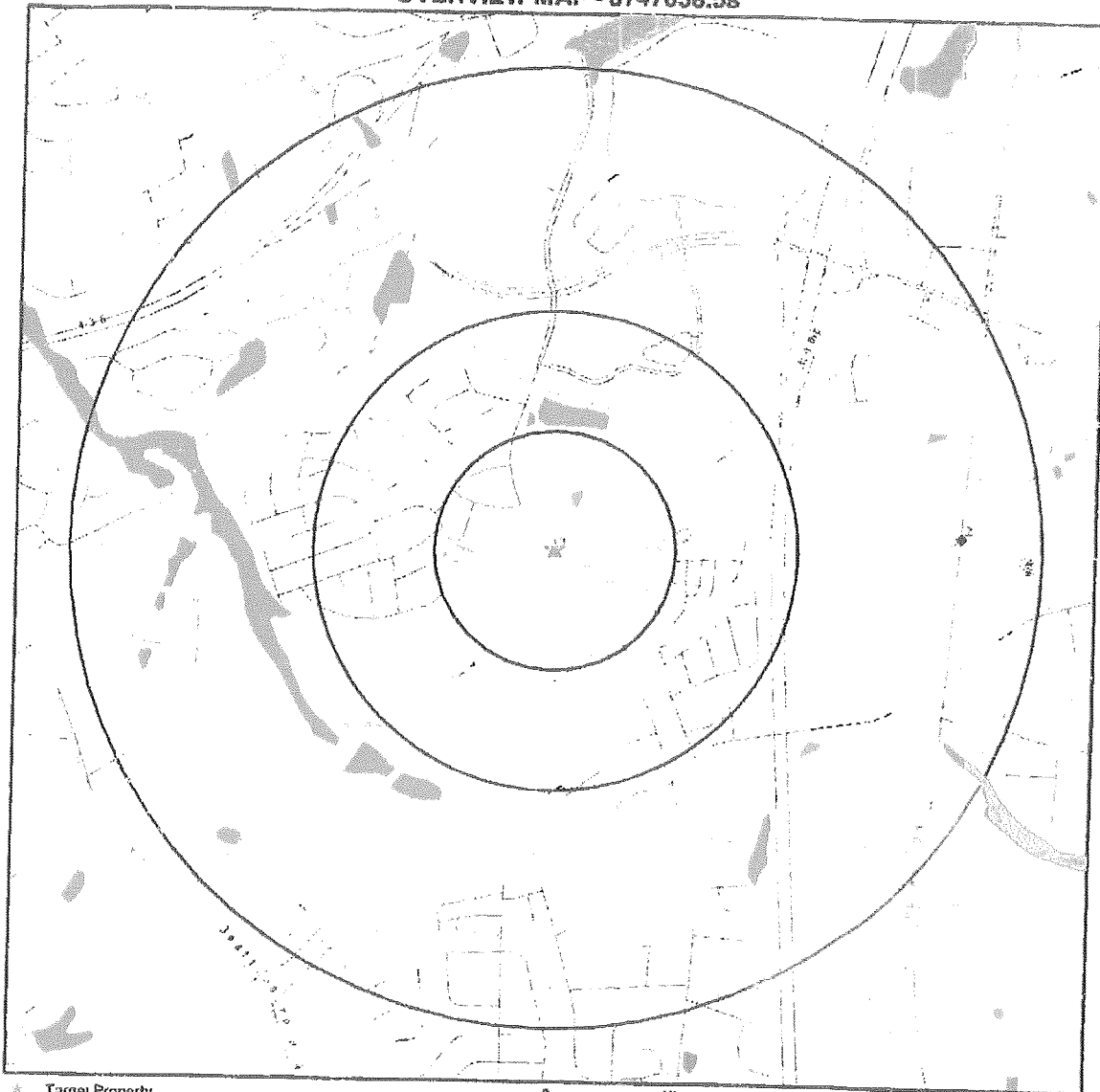
Count: 20 records

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Category(s)
CHARLOTTE	1000106575	DOW CHEMICAL CORP ALLIED CHEMICAL	2 WOODLAWN GREEN RD		HWS
CHARLOTTE	1000707747	QUEENS PROPERTY	RESEARCH DRIVE		HWS
CHARLOTTE	1006788480	STEELE CREEK SHOPPING CENTER	HIGHWAY 99 AND JOHN PRICE ROAD		FINDS
CHARLOTTE	1007710927	PROFESSIONAL ARTIST CENTER	400 BLOCK OF N TRYON ROAD		FINDS
CHARLOTTE	1007718535	HOWELL'S CHILD CARE CENTER INCORPO	4898 ALPHEMARLE ROAD		FINDS
CHARLOTTE	1007721755	WILSON ROAD TRAVEL CENTER	RT 5, BOX 928-X		FINDS
CHARLOTTE	1007725115	APPLUCANCE CENTER	ELLIOTT STREET		FINDS
CHARLOTTE	1007725766	AIRPORT OFFICE CENTER	4101 SENTRY POST RD, AV. BLVD.		FINDS
CHARLOTTE	1008023955	HOWELL'S CHILD CARE CENTER	3738 HOWELL DAY CARE RD		FINDS
CHARLOTTE	1012105497	REA CONSTRUCTION CO	1-85, HIGHWAY 28		FINDS
CHARLOTTE	1014236844	WESTOVER SHOPPING CENTER	WEST BULLEVARC AND REMOUNT ROA		MINES, FINDS
CHARLOTTE	1014784395	DOVE ENVIRONMENTAL DRUM SITE	THE MINI STORAGE CENTER	28289	BROWNFIELD, FINDS
CHARLOTTE	1014948354	CAROLINAS MEDICAL CENTER	UNKNOWN		CERCLIS
CHARLOTTE	S103220259	QUICK STOP			FINDS
CHARLOTTE	S105040811	HWY 48 BATTERY DUMP	739 US HIGHWAY 25 N	30442	BROWNFIELD
CHARLOTTE	S109015505	HENSONS, INC. MULCH & MORE	NC HIGHWAY 49		HWS, IMD
CHARLOTTE	S109164088	NCRDT ASPHALT SITE #2 (CROWDER CON	OLD LANDCASTER HWY		LF, HIST LF
CHARLOTTE	S114241073	C D SPANGLER CONSTRUCTION CO	CROWDER CONST, HWY 16, 6439 BR		HWS
CHARLOTTE	S113813407	MECKLENBURG COUNTY LANDFILL	U.S. HIGHWAY 28		LF
CHARLOTTE		WACCAMAW HWY 16 EAST	17131 HIGHWAY 521	26216	LF
CHARLOTTE			HWY 16 EASTBOUND LANE		LAST



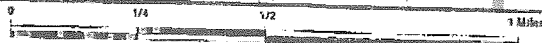
OVERVIEW MAP - 3747058.5s



- \* Target Property
- ▲ Sites at elevations higher than or equal to the target property
- \* Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands

Hazardous Substance Disposal Sites



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p>SITE NAME: Lees Living Center                  ADDRESS: 9108 Reames Road                  Charlotte NC 28216                  LAT.LONG: 35.3393 / 80.8569</p>	<p>CLIENT: Engineering &amp; Env. Services                  CONTACT: Ron Bannister                  INQUIRY #: 3747058.5s                  DATE: October 03, 2013 8:49 am</p>
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Report #: 20130301; Pa. 00110 tak (14.1) 07/2013



## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Ddlisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL</i>								
NC HSDS	1.000		0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS	1.000		0	0	0	1	NR	1
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
OLI	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	0	0	NR	NR	0

## MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
LUST TRUST	0.500		0	0	0	NR	NR	0
LAST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
INST CONTROL	0.500		0	0	0	NR	NR	0
<i>State and tribal voluntary cleanup sites</i>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>State and tribal Brownfields sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>ADDITIONAL ENVIRONMENTAL RECORDS</b>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
HIST LF	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	TP		NR	NR	NR	NR	NR	0
IMD	0.500		0	0	0	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
SPILLS 80	TP		NR	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP	1	NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	1
RMP	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
<b>EDR HIGH RISK HISTORICAL RECORDS</b>								
<i>EDR Exclusive Records</i>								
EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		0	0	NR	NR	NR	0
EDR US Hist Cleaners	0.250		0	0	NR	NR	NR	0

**NOTES:**

- TP = Target Property
- NR = Not Requested at this Search Distance
- Sites may be listed in more than one database

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
1 Target Property	LEES LIVING CENTER 9108 REAMES RD CHARLOTTE, NC	FINDS	1008021448 N/A
Actual: 789 ft.	<a href="#">Click here for full text details</a>		
2 East 1/2-1 0.832 ml. 4392 ft.	PARKER MALL WELL 3702-B STATESVILLE RD CHARLOTTE, NC	SHWS IMD	S103131489 N/A
Relative: Lower	<a href="#">Click here for full text details</a>		
	SHWS Facility Id: NONCD0002270		
	IMD Facility Id: 14530		

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SL	Acronym	Full Name	Government Agency	Exp. Date	Act. Date	Active Date
NC	AST	AST Database	Department of Environment and Natural Resources	03/25/2013	03/25/2013	04/02/2013
NC	BROWNFIELD	Brownfields Projects Inventory	Department of Environment and Natural Resources	05/07/2013	07/10/2013	08/02/2013
NC	COAL ASH	Coal Ash Disposal Sites	Department of Environment and Natural Resources	12/31/2007	06/04/2009	08/17/2008
NC	DRYCLEANERS	Drycleaning Sites	Department of Environment & Natural Resources	05/13/2013	06/25/2013	08/07/2013
NC	Financial Assurance 1	Financial Assurance Information Listing	Department of Environment & Natural Resources	08/09/2013	08/15/2013	09/16/2013
NC	Financial Assurance 2	Financial Assurance Information Listing	Department of Environment & Natural Resources	10/02/2012	10/03/2012	10/28/2012
NC	Financial Assurance 3	Financial Assurance Information	Department of Environment & Natural Resources	09/30/2012	10/18/2012	11/29/2012
NC	HIST LF	Solid Waste Facility Listing	Department of Environment & Natural Resources	11/06/2006	02/3/2007	03/02/2007
NC	HSDS	Hazardous Substance Disposal Site	North Carolina Center for Geographic Information	08/09/2011	11/08/2011	12/05/2011
NC	IMD	Incident Management Database	Department of Environment and Natural Resources	07/21/2006	08/01/2006	08/23/2006
NC	INST CONTROL	No Further Action Sites With Land Use Restrictions Monitorin	Department of Environment, Health and Natural Resources	05/24/2013	06/20/2013	07/05/2013
NC	LAST	Leaking Aboveground Storage Tanks	Department of Environment & Natural Resources	08/05/2013	08/15/2013	09/06/2013
NC	LUST	Regional UST Database	Department of Environment and Natural Resources	08/09/2013	08/15/2013	09/06/2013
NC	LUST TRUST	State Trust Fund Database	Department of Environment and Natural Resources	07/12/2013	07/17/2013	08/05/2013
NC	NPDES	NPDES Facility Location Listing	Department of Environment & Natural Resources	05/01/2013	06/05/2013	07/05/2013
NC	OLI	Old Landfill Inventory	Department of Environment & Natural Resources	04/05/2013	04/18/2013	05/09/2013
NC	SHWS	Inactive Hazardous Sites Inventory	Department of Environment, Health and Natural Resources	05/24/2013	06/20/2013	07/05/2013
NC	SPILLS 80	SPILLS80 data from FirstSearch	FirstSearch	06/14/2001	01/03/2013	03/05/2013
NC	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	09/27/2012	01/03/2013	03/06/2013
NC	SWFALF	List of Solid Waste Facilities	Department of Environment and Natural Resources	07/01/2013	07/03/2013	08/05/2013
NC	SWRCY	Recycling Center Listing	Department of Environment & Natural Resources	08/06/2012	08/08/2012	09/13/2012
NC	UST	Underground Injector Wells Listing	Department of Environment & Natural Resources	08/13/2013	08/13/2013	09/16/2013
NC	UST	Petroleum Underground Storage Tank Database	Department of Environment and Natural Resources	08/13/2013	08/13/2013	09/16/2013
NC	UST	Responsible Party Voluntary Action Sites	Department of Environment and Natural Resources	08/05/2013	08/15/2013	09/09/2013
US	2020 COR ACTION	2020 Corrective Action Program List	Department of Environment and Natural Resources	05/24/2013	06/20/2013	07/05/2013
US	BR5	Biennial Reporting System	Environmental Protection Agency	11/11/2011	05/18/2012	05/25/2012
US	BR5	Comprehensive Environmental Response, Compensation, and Liba	EPANATIS	12/31/2011	02/28/2013	04/19/2013
US	CERCLIS	CERCLIS No Further Remedial Action Planner	EPA	04/28/2013	05/29/2013	08/09/2013
US	CERCLIS-NFRAP	Coal Combustion Residues Surface Impoundments List	Department of Energy	04/26/2013	05/29/2013	08/09/2013
US	COAL ASH COE	Coal Combustion Residues Surface Impoundments List	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	08/17/2010	01/03/2011	03/21/2011
US	CONSENT	Corrective Action Report	Environmental Protection Agency	12/31/2011	01/15/2013	03/13/2013
US	CORRACTS	Torres Martinez Reservation (Illegal Dump) Site Locations	EPA	07/11/2013	08/08/2013	09/13/2013
US	DEBRIS REGION 8	National Priority List Databases	EPA, Region 9	04/26/2013	05/09/2013	07/10/2013
US	DELISTED NPL	Department of Defense Sites	EPA	12/31/2005	11/10/2006	01/11/2007
US	DOD	Incident and Accident Data	Department of Transportation, Office of Pipell	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	EDR Proprietary Manufactured Gas Plants	EDR, Inc.	08/07/2012	08/07/2012	09/18/2012
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.	08/07/2012	08/07/2012	09/18/2012
US	EDR US Hist Auto Stati	EDR Exclusive Historic Gas Stations	Environmental Protection Agency	08/13/2013	08/13/2013	09/13/2013
US	EDR US Hist Auto Stati	EDR Proprietary Historic Gas Stations	National Response Center, United States Coast	12/31/2012	01/17/2013	02/15/2013
US	EDR US Hist Cleaners	EDR Exclusive Historic Gas Stations - Cole	Environmental Protection Agency	07/31/2012	10/09/2012	12/20/2012
US	EDR US Hist Cleaners	EDR Exclusive Historic Dry Cleaners	U.S. Geological Survey	12/31/2005	02/06/2006	04/11/2007
US	EDR US Hist Cleaners	EDR Proprietary Historic Dry Cleaners - Cole	FEMA	01/01/2010	02/16/2010	04/11/2010
US	EPA WATCH LIST	EPA WATCH LIST	EPA	03/08/2013	03/21/2013	07/10/2013
US	ERNS	Emergency Response Notification System	Environmental Protection Agency	06/30/2013	08/13/2013	09/13/2013
US	FEDERAL FACILITY	Federal Facility Site Information Listing	National Response Center, United States Coast	12/31/2012	01/17/2013	02/15/2013
US	FEDLAND	Federal and Indian Lands	Environmental Protection Agency	07/31/2012	10/09/2012	12/20/2012
US	FEMA UET	Underground Storage Tank Listing	U.S. Geological Survey	12/31/2005	02/06/2006	04/11/2007
US	FINDS	Facility Index System/Facility Registry System	FEMA	01/01/2010	02/16/2010	04/11/2010
US	FINDS	Facility Index System/Facility Registry System	EPA	03/08/2013	03/21/2013	07/10/2013

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SL	Acronym	Full Name	Government Agency	Gov. Date	Accl. Date	Active Date
US	FTTS	FIFRA TSCA Tracking System - FIFRA (Federal: Insecticide, Fu	EPA/Office of Prevention, Pesticides and Tox	04/09/2009	04/7/2009	05/11/2009
US	FTTS INSP	FIFRA/TSCA Tracking System - FIFRA (Federal: Insecticide, FJ	EPA	04/09/2009	04/7/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	12/31/2011	02/26/2013	03/13/2013
US	HIST FTTS	FIFRA/TSCA Tracking System: Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System: Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System:	U.S. Department of Transportation	03/01/2006	01/03/2013	02/27/2013
US	ICIS	Integrated Compliance Information System:	Environmental Protection Agency	07/20/2011	11/10/2011	01/10/2012
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	09/28/2012	11/01/2012	04/12/2013
US	INDIAN LUST R1C	Leaking Underground Storage Tanks on Indian Land	EPA Region 1C	02/05/2013	02/06/2013	04/12/2013
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	02/06/2013	02/08/2013	04/12/2013
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	09/12/2011	09/13/2011	11/11/2011
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	12/31/2012	02/28/2013	04/12/2013
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	08/27/2012	08/28/2012	10/16/2012
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	EPA Region 9	03/01/2013	03/01/2013	04/12/2013
US	INDIAN ODJ	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2005	12/08/2006	01/11/2007
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	09/28/2012	11/07/2012	04/12/2013
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA, Region 10	02/05/2013	02/08/2013	04/12/2013
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	02/06/2013	02/08/2013	04/12/2013
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	09/02/2012	09/03/2012	11/05/2012
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	05/10/2011	05/11/2011	06/14/2011
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	12/31/2012	02/28/2013	04/12/2013
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	08/27/2012	08/28/2012	10/16/2012
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	02/21/2013	02/28/2013	04/12/2013
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	09/28/2012	10/02/2012	10/16/2012
US	INDIAN VCP R7	Voluntary Cleanup Priority Listing	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	01/29/2013	02/14/2013	02/27/2013
US	LEAD SMELTER 2	Lead Smelter Sites	Environmental Protection Agency	04/05/2011	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/08/2013	04/25/2013	05/10/2013
US	LUCIS	Land Use Control Information System	American Journal of Public Health	12/09/2005	12/11/2006	01/11/2007
US	MLTS	Material Licensing Tracking System	Environmental Protection Agency	03/20/2008	03/20/2008	05/19/2008
US	NPL	National Priority List	Department of the Navy	03/14/2013	03/20/2013	07/10/2013
US	NPL LIENS	National Priority List	Nuclear Regulatory Commission	10/15/1991	02/02/1994	03/30/1994
US	ODI	Federal Superfund Liens	EPA	06/30/1985	08/09/2004	09/17/2004
US	PADS	Open Dump Inventory	EPA	11/01/2012	01/16/2013	05/10/2013
US	PCB TRANSFORMER	PCB Activity Database System	Environmental Protection Agency	02/01/2011	10/19/2011	01/10/2012
US	PRP	Potentially Responsible Parties	EPA	04/15/2013	07/03/2013	09/13/2013
US	Proposed NPL	Proposed National Priority List Sites	EPA	04/26/2013	05/09/2013	07/10/2013
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/07/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	04/09/2013	04/11/2013	05/10/2013
US	RCRA NonGen / NLR	RCRA - Non Generators	Environmental Protection Agency	07/11/2013	08/08/2013	09/13/2013
US	RCRA-UESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	07/11/2013	08/08/2013	09/13/2013
US	RCRA-LOG	RCRA - Large Quantity Generators	Environmental Protection Agency	07/11/2013	08/08/2013	09/13/2013
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	07/11/2013	08/08/2013	09/13/2013
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	07/11/2013	08/08/2013	09/13/2013
US	RMP	Risk Management Plans	Environmental Protection Agency	07/11/2013	08/08/2013	09/13/2013
US	RCC	Records Of Decisic:	Environmental Protection Agency	05/08/2012	05/25/2012	07/10/2012
US	RCC	Records Of Decisic:	EPA	12/18/2012	03/13/2013	04/12/2013



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SL	Acronym	Full Name	Government Agency	Gov. Date	Acvt. Date	Active Date
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Leaking Section 7 Tracking Systems	Environmental Protection Agency	03/07/2011	03/09/2011	05/02/2011
US	SSTS	Toxic Chemical Release Inventory System	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Substances Control Act	EPA	12/31/2011	07/31/2013	08/13/2013
US	TSCA	Uranium Mill Tailings Sites	EPA	12/31/2006	09/29/2010	12/02/2010
US	UMTRA	Aeromethic Information Retrieval System Facility Subsystem	Department of Energy	09/14/2010	10/07/2011	03/01/2012
US	US AIRS (AFS)	Air Facility System Data	EPA	01/23/2013	01/30/2013	05/10/2013
US	US AIRS MINOR	A Listing of Brownfields Sites	EPA	01/23/2013	01/30/2013	05/10/2013
US	US BROWNFIELDS	Clandestine Drug Labs	Environmental Protection Agency	06/24/2013	06/26/2013	08/09/2013
US	US CDL	Engineering Controls Sites List	Drug Enforcement Administration	03/04/2013	03/12/2013	05/10/2013
US	US ENG CONTROLS	Financial Assurance Information	Environmental Protection Agency	03/14/2013	03/28/2013	05/10/2013
US	US FIN ASSUR	National Clandestine Laboratory Register	Environmental Protection Agency	03/04/2013	03/15/2013	05/10/2013
US	US HIST CDL	Sites with Institutional Controls	Drug Enforcement Administration	09/01/2007	11/18/2008	03/30/2009
US	US INST CONTROL	Mines Master Index File	Environmental Protection Agency	03/14/2013	03/29/2013	05/10/2013
US	US MINES	Hazardous Waste Manifest Data	Department of Labor, Mine Safety and Health A	02/05/2013	04/18/2013	05/10/2013
CT	CT MANIFEST	Manifest Information	Department of Energy & Environmental Protection	05/20/2013	05/21/2013	06/27/2013
NJ	NJ MANIFEST	Facility and Manifest Data	Department of Environmental Protection	12/31/2011	07/19/2012	08/29/2012
NY	NY MANIFEST	Manifest Information	Department of Environmental Conservation	08/01/2013	08/07/2013	09/10/2013
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2012	07/24/2013	08/19/2013
RI	RI MANIFEST	Manifest Information	Department of Environmental Management	12/31/2012	06/21/2013	08/05/2013
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2012	08/08/2013	09/27/2013
US	Oil/Gas Pipelines	GeoData Digital Line Graphs from 1:100,000-Scale Maps	USGS			
US	Electric Power Lines	Electric Power Transmission Line Data	Restag Strategies Corp.			
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
NC	Daycare Centers	Sensitive Receptor: Child Care Facility List	Department of Health & Human Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
NC	State Wetlands	Wetlands Inventory	Department of Environment & Natural Resources			
US	USGS 7.5' Topographic Map	Scanned Digital USGS 7.5' Topographic Map (DRG)	USGS			

**GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING**

SI Acronym Full Name Government Agency Gov. Date Acvt. Date Active Date

STREET AND ADDRESS INFORMATION

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## GEOCHECK<sup>®</sup>- PHYSICAL SETTING SOURCE ADDENDUM

### TARGET PROPERTY ADDRESS

LEES LIVING CENTER  
9108 REAMES ROAD  
CHARLOTTE, NC 28216

### TARGET PROPERTY COORDINATES

Latitude (North):	35.3393 - 35° 20' 21.48"
Longitude (West):	80.8569 - 80° 51' 24.84"
Universal Transverse Mercator:	Zone 17
UTM X (Meters):	513004.3
UTM Y (Meters):	3910482.0
Elevation:	789 ft. above sea level

### USGS TOPOGRAPHIC MAP

Target Property Map:	35080-C7 DERITA, NC
Most Recent Revision:	1996

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

## GEOCHECK<sup>SM</sup> - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

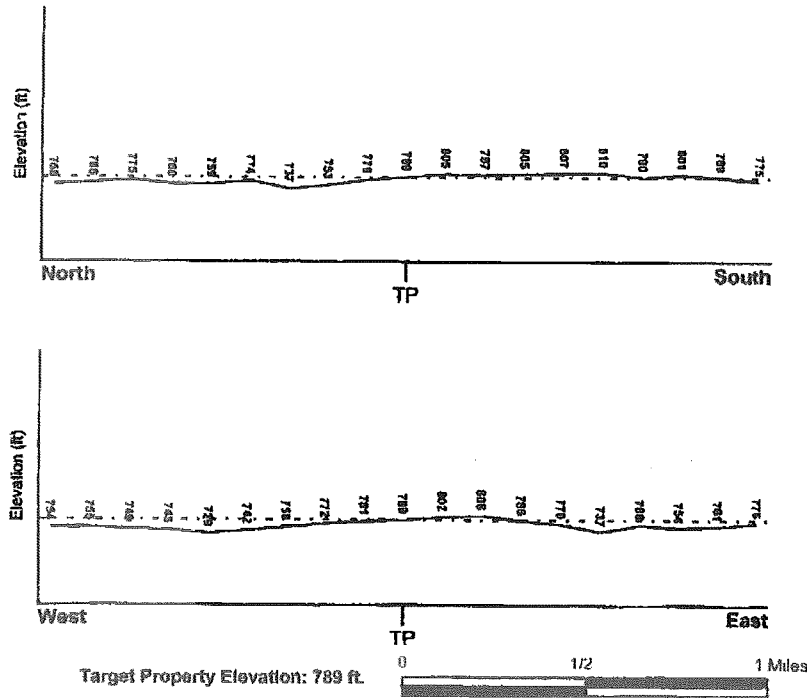
### TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

### TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NNW

### SURROUNDING TOPOGRAPHY, ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

#### FEMA FLOOD ZONE

<u>Target Property County</u> MECKLENBURG, NC	<u>FEMA Flood Electronic Data</u> YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	37119C - FEMA DFIRM Flood data
Additional Panels in search area:	Not Reported

#### NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u> DERITA	<u>NWI Electronic Data Coverage</u> YES - refer to the Overview Map and Detail Map
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### HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

#### AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
2	1/2 - 1 Mile East	SW & SE
3	1/2 - 1 Mile SE	N to NE

For additional site information, refer to Physical Setting Source Map Findings.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

### GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

#### ROCK STRATIGRAPHIC UNIT

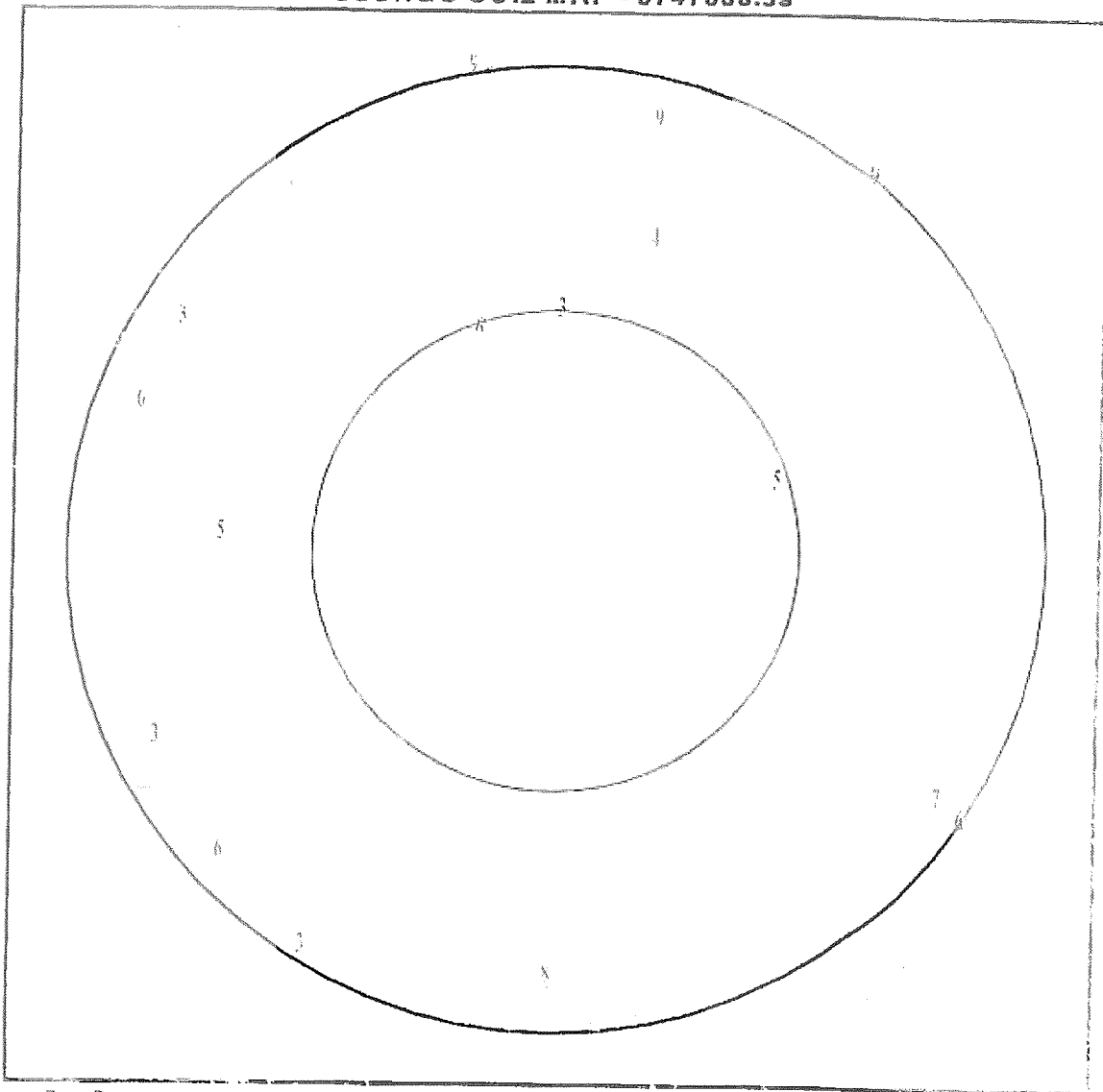
Era:	Paleozoic
System:	Ordovician
Series:	Lower Paleozoic granitic rocks
Code:	Pzg1 (decoded above as Era, System & Series)

#### GEOLOGIC AGE IDENTIFICATION

Category: Plutonic and Intrusive Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Baikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 3747058.5s



Target Property  
 SSURGO Soil  
 Water



SITE NAME: Lees Living Center ADDRESS: 9108 Reames Road Charlotte NC 28216 LAT/LONG: 35.3393 / 80.8568	CLIENT: Engineering & Env. Services CONTACT: Ron Bannister INQUIRY #: 3747058.5s DATE: October 03, 2013 8:50 am
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Co. 198 2013 8:50 am 3747058.5s Post 08/20/03

## GEOCHECK<sup>®</sup> - PHYSICAL SETTING SOURCE SUMMARY

### DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Cactl

Soil Surface Texture: sandy clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	5 inches	48 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	48 inches	61 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5



## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: Vance

Soil Surface Texture: loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	50 inches	59 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 5.5 Min: 4.5
2	38 inches	50 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 5.5 Min: 4.5
3	0 inches	9 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 5.5 Min: 4.5
4	9 inches	38 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 5.5 Min: 4.5

## GEOCHECK<sup>®</sup> - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 3

Soil Component Name: Eron

Soil Surface Texture: loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	33 inches	72 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 7.8 Min: 5.1
2	0 inches	7 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 7.8 Min: 5.1
3	7 inches	9 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 7.8 Min: 5.1
4	9 inches	33 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 7.8 Min: 5.1

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## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 4

Soil Component Name: Wilkes

Soil Surface Texture: loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
2	7 inches	14 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
3	14 inches	44 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:
4	44 inches	48 inches	bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: Min:	Max: Min:

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## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 5

Soil Component Name: Cecil

Soil Surface Texture: sandy clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	5 inches	48 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	48 inches	61 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 6

Soil Component Name: Enon

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Water Table Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 1.4	Max: 7.8 Min: 6.1
2	7 inches	9 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 1.4	Max: 7.8 Min: 6.1
3	9 inches	33 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 1.4	Max: 7.8 Min: 6.1
4	33 inches	72 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 1.4	Max: 7.8 Min: 6.1

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 7

Soil Component Name: Pacolet

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
2	7 inches	29 inches	clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
3	29 inches	38 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5
4	38 inches	59 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 6 Min: 4.5

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## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 8

Soil Component Name: Helena

Soil Surface Texture: sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Waterable Min: > 61 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity (micro m/sec)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand, COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	14 inches	16 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand, COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	16 inches	35 inches	sandy clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand, COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 5.5 Min: 4.5
4	35 inches	59 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand, COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 5.5 Min: 4.5

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 9

Soil Component Name: Monacan

Soil Surface Texture: loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 38 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 7.3 Min: 5.1
2	14 inches	25 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 7.3 Min: 5.1
3	64 inches	79 inches	stratified sand to clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 7.3 Min: 5.1
4	25 inches	64 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 7.3 Min: 5.1

TC3747058.5s Page A-14



## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

### WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

### FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
4	USGS40000886459	1/2 - 1 Mile SW

### FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

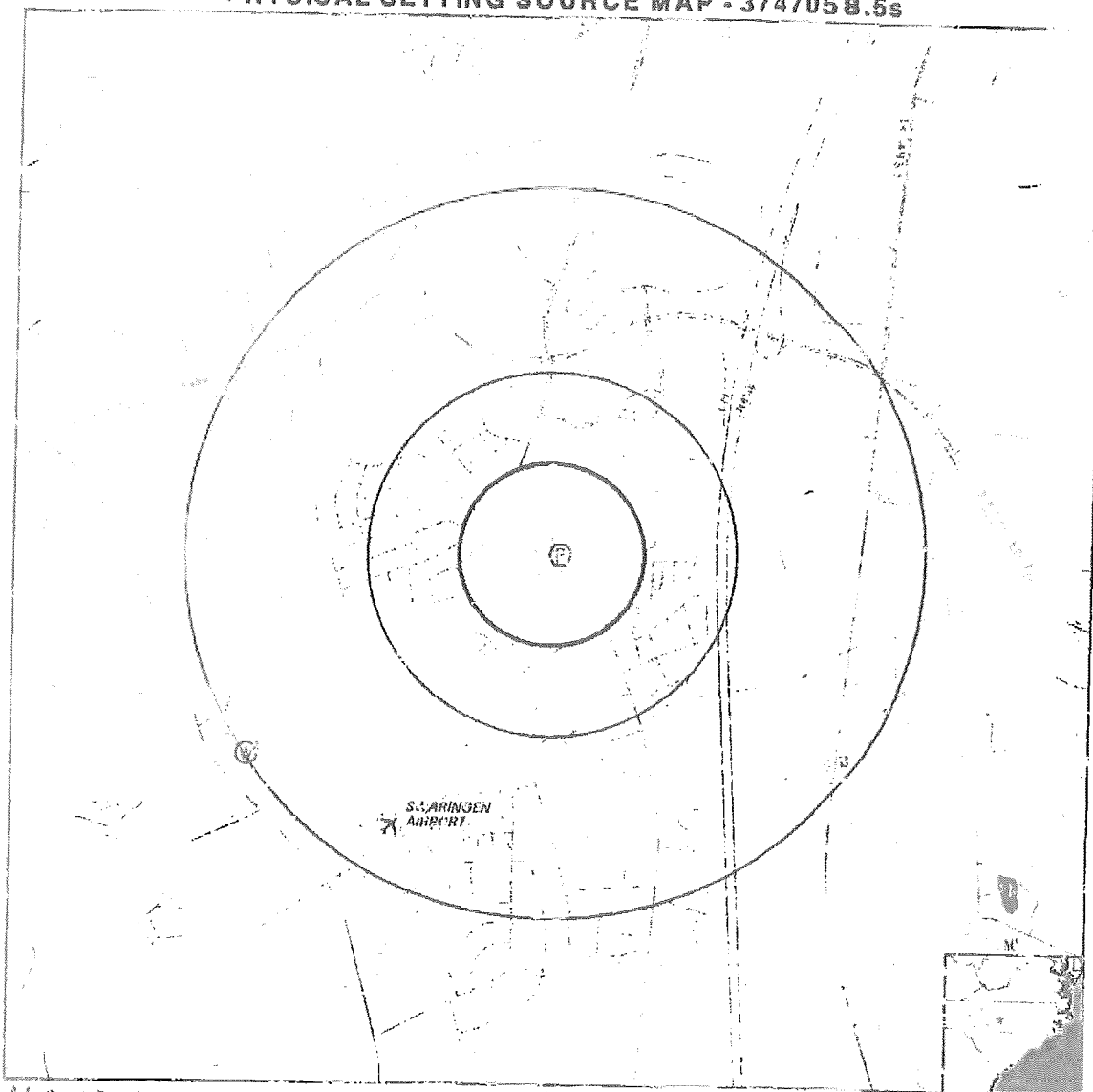
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	NC0180221	0 - 1/8 Mile East

Note: PWS System location is not always the same as well location.

### STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 3747058.5s



- County Boundary
- Major Roads
- Contour Lines
- Airports
- ⊙ Earthquake epicenter, Richter 5 or greater
- ⊕ Water Well
- ⊕ Public Water Supply Wells
- \* Cluster of Multiple Icons
- Groundwater Flow Direction
- ⊕ Indeterminate Groundwater Flow at Location
- ⊕ Groundwater Flow Varies at Location
- Wildlife Areas
- Natural Areas
- Rare & Endangered Species

<p><b>SITE NAME:</b> Lees Living Center  <b>ADDRESS:</b> 9108 Rearms Road          Charlotte NC 28216  <b>LAT/LONG:</b> 35.3393 / 80.8589</p>	<p><b>CLIENT:</b> Engineering &amp; Env. Services  <b>CONTACT:</b> Ron Bannister  <b>INQUIRY #:</b> 3747058.5s  <b>DATE:</b> October 03, 2013 8:56 am</p>
---	---

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## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID	Direction	Distance	Elevation	Database	EDR ID Number
1	East	0 - 1/8 Mile	Higher	FRDS PWS	NC0160221
		<a href="#">Click here for full text details</a>			
2	East	1/2 - 1 Mile	Higher	AQUIFLOW	38793
		<a href="#">Click here for full text details</a>			
3	SE	1/2 - 1 Mile	Higher	AQUIFLOW	40878
		<a href="#">Click here for full text details</a>			
4	SW	1/2 - 1 Mile	Higher	FED USGS	USGS40000886459
		<a href="#">Click here for full text details</a>			

Page: 1

**GEOCHECK<sup>®</sup> - PHYSICAL SETTING SOURCE MAP FINDINGS  
RADON**

**AREA RADON INFORMATION**

Federal EPA Radon Zone for MECKLENBURG County: 3

Note: Zone 1 indoor average level > 4 pCi/L.  
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.  
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 28216

Number of sites tested: 1

<u>Area</u>	<u>Average Activity</u>	<u>% &lt;4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% &gt;20 pCi/L</u>
Living Area - 1st Floor	0.500 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

## PHYSICAL SETTING SOURCE RECORDS SEARCHED

### TOPOGRAPHIC INFORMATION

#### USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

#### Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

### HYDROLOGIC INFORMATION

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

#### State Wetlands Data: Wetlands Inventory

Source: Department of Environment & Natural Resources

Telephone: 919-733-2090

### HYDROGEOLOGIC INFORMATION

#### AQUIFLOW<sup>R</sup> information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the data of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

### GEOLOGIC INFORMATION

#### Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

#### STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

#### SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

## PHYSICAL SETTING SOURCE RECORDS SEARCHED

### LOCAL / REGIONAL WATER AGENCY RECORDS

#### FEDERAL WATER WELLS

##### PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

##### PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

##### USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

#### STATE RECORDS

##### North Carolina Public Water Supply Wells

Source: Department of Environmental Health

Telephone: 919-715-3243

### OTHER STATE DATABASE INFORMATION

##### NC Natural Areas: Significant Natural Heritage Areas

Source: Center for Geographic Information and Analysis

Telephone: 919-733-2090

A polygon coverage identifying sites (terrestrial or aquatic) that have particular biodiversity significance.

A site's significance may be due to the presence of rare species, rare or high quality natural communities, or other important ecological features.

##### NC Game Lands: Wildlife Resources Commission Game Lands

Source: Center for Geographic Information and Analysis

Telephone: 919-733-2090

All publicly owned game lands managed by the North Carolina Wildlife Resources Commission and as listed in Hunting and Fishing Maps.

##### NC Natural Heritage Sites: Natural Heritage Element Occurrence Sites

Source: Center for Geographic Information and Analysis

Telephone: 919-733-2090

A point coverage identifying locations of rare and endangered species, occurrences of exemplary or unique natural ecosystems (terrestrial or aquatic), and special animal habitats (e.g., colonial waterbird nesting sites).

#### RADON

##### State Database: NC Radon

Source: Department of Environment & Natural Resources

Telephone: 919-733-4984

Radon Statistical and Non Statistical Data

##### Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

## PHYSICAL SETTING SOURCE RECORDS SEARCHED

### EPA Radon Zones

Source: EPA

Telephone: 703-358-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

### OTHER

Airport Landing Facilities: Private and public use landing facilities  
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater  
Source: Department of Commerce, National Oceanic and Atmospheric Administration

### STREET AND ADDRESS INFORMATION

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## **EDR Aerial Photo Decade Package Report**



**Lees Living Center**  
9108 Reames Road  
Charlotte, NC 28216

Inquiry Number: 3747058.8  
October 03, 2013

## The EDR Aerial Photo Decade Package



440 Wheelers Farm Road  
Milford, CT 06461  
800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

## EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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**Date EDR Searched Historical Sources:**  
Aerial Photography October 03, 2013

**Target Property:**  
9108 Reunes Road  
Charlotte, NC 28216

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1938	Aerial Photograph. Scale: 1"=500'	Panel #: 35080-C7, Derita, NC; Flight Date: January 01, 1938	EDR
1951	Aerial Photograph. Scale: 1"=500'	Panel #: 35080-C7, Derita, NC; Flight Date: January 01, 1951	EDR
1968	Aerial Photograph. Scale: 1"=500'	Panel #: 35080-C7, Derita, NC; Flight Date: February 25, 1968	EDR
1973	Aerial Photograph. Scale: 1"=1000'	Panel #: 35080-C7, Derita, NC; Flight Date: November 30, 1973	EDR
1983	Aerial Photograph. Scale: 1"=500'	Panel #: 35080-C7, Derita, NC; Flight Date: March 03, 1983	EDR
1988	Aerial Photograph. Scale: 1"=1000'	Panel #: 35080-C7, Derita, NC; Flight Date: October 12, 1988	EDR
1993	Aerial Photograph. Scale: 1"=500'	Panel #: 35080-C7, Derita, NC; DOQQ - acquisition dates: January 28, 1993	EDR
1996	Aerial Photograph. Scale: 1"=750'	Panel #: 35080-C7, Derita, NC; Flight Date: April 25, 1996	EDR
1999	Aerial Photograph. Scale: 1"=750'	Panel #: 35080-C7, Derita, NC; Flight Date: March 11, 1999	EDR
2005	Aerial Photograph. Scale: 1"=500'	Panel #: 35080-C7, Derita, NC; Flight Year: 2005	EDR
2006	Aerial Photograph. Scale: 1"=500'	Panel #: 35080-C7, Derita, NC; Flight Year: 2006	EDR
2008	Aerial Photograph. Scale: 1"=500'	Panel #: 35080-C7, Derita, NC; Flight Year: 2008	EDR
2009	Aerial Photograph. Scale: 1"=500'	Panel #: 35080-C7, Derita, NC; Flight Year: 2009	EDR
2010	Aerial Photograph. Scale: 1"=500'	Panel #: 35080-C7, Derita, NC; Flight Year: 2010	EDR
2012	Aerial Photograph. Scale: 1"=500'	Panel #: 35080-C7, Derita, NC; Flight Year: 2012	EDR

3747058.8



INQUIRY #: 3747058.8

YEAR: 1938

| = 500'











INQUIRY #: 3747058.8

YEAR: 1983

| = 500'













INQUIRY #: 3747058.8

YEAR: 1999

—|— = 750'









INQUIRY #: 3747058.B

YEAR: 2008

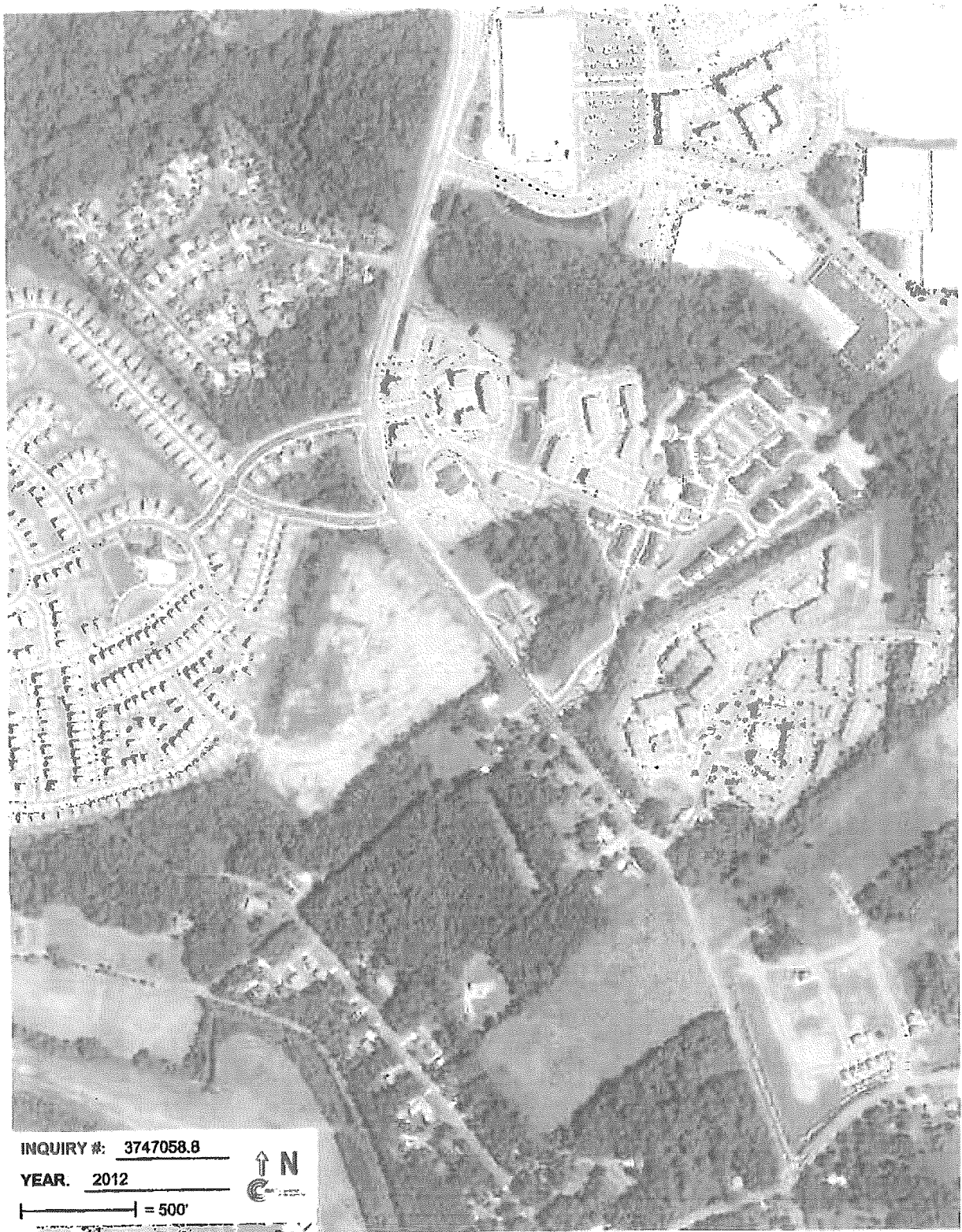
= 500'











INQUIRY #: 3747058.8

YEAR. 2012

 = 500'



**EDR –City Directory Abstract**

**Lees Living Center**  
9108 Reames Road  
Charlotte, NC 28216

Inquiry Number: 3747058.9  
October 04, 2013

## The EDR-City Directory Abstract



Environmental Data Resources Inc

140 Wheelers Home Road  
Milford, CT 06461  
603 352 0051  
[www.edrnet.com](http://www.edrnet.com)

## TABLE OF CONTENTS

### SECTION

Executive Summary  
Findings  
City Directory Images

*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1921 through 2013. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2013	Cole Information Services	X	-	X	-
2008	Cole Information Services	X	-	X	-
2005	Hill-Donnelly Information Services	X	X	X	-
1999	City Publishing Company Inc.	X	X	X	-
1994	R. L. Polk & Co.	-	-	-	-
1991	R. L. Polk & Co.	-	-	-	-
1989	R. L. Polk & Co.	-	-	-	-
1984	R. L. Polk Co.	-	-	-	-
1979	Hill's City Directory	-	-	-	-
1975	Hills City Directory	-	-	-	-
1974	Hill's City Directory	-	-	-	-
1969	Hill's City Directory	-	-	-	-
1964	Hills City Directory	-	-	-	-
1959	Hill's City Directory	-	-	-	-
1953	Hills City Directory	-	-	-	-
1949	Hill's City Directory	-	-	-	-
1944	Hills City Directory	-	-	-	-
1937	Hill's City Directory	-	-	-	-
1931	Piedmont Directory Company	-	-	-	-
1925	Commercial Service Co.	-	-	-	-
1921	Commercial Service Co.	-	-	-	-

## FINDINGS

### TARGET PROPERTY INFORMATION

#### ADDRESS

9108 Reames Road  
Charlotte, NC 28216

#### FINDINGS DETAIL

Target Property research detail.

#### REAMES RD

##### 9108 REAMES RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2013	LEES LIVING CENTER	Cole Information Services
2008	LEES LIVING CENTER	Cole Information Services
	MARINER HEALTH CARE INC	Cole Information Services
2005	LEES LIVING CENTER	Hill-Donnelly Information Services
	Lees Living Ctr	Hill-Donnelly Information Services
1999	Christy Albert R	City Publishing Company Inc.
	Lee James H	City Publishing Company Inc.
	Lees Living Center	City Publishing Company Inc.

## FINDINGS

### ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

#### PROSPERITY CHURCH RD

##### 5511 PROSPERITY CHURCH RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	Na CL	Hill-Donnelly Information Services
1999	Burnadette Moreland	City Publishing Company Inc.

#### REAMES RD

##### 9009 REAMES RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	h Ashford Craig C	Hill-Donnelly Information Services
1999	Ashford Craig C	City Publishing Company Inc.

##### 9019 REAMES RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	Ashford T Earl AV	Hill-Donnelly Information Services
1999	Ashford T Earl	City Publishing Company Inc.

##### 9138 REAMES RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	No Current Listing	Hill-Donnelly Information Services

##### 9218 REAMES RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	h Shumate Delta	Hill-Donnelly Information Services

##### 9222 REAMES RD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2005	No Current Listing	Hill-Donnelly Information Services
1999	Duckett D I	City Publishing Company Inc.
	Duckett D I	City Publishing Company Inc.
	Duckett D I	City Publishing Company Inc.



## FINDINGS

### TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

#### Address Researched

9108 Reames Road

#### Address Not Identified in Research Source

1994, 1991, 1989, 1984, 1979, 1975, 1974, 1969, 1964, 1959, 1953, 1949, 1944, 1937, 1931, 1925, 1921

### ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

#### Address Researched

5511 PROSPERITY CHURCH  
RD

9009 REAMES RD

9019 REAMES RD

9138 REAMES RD

9218 REAMES RD

9222 REAMES RD

#### Address Not Identified in Research Source

2013, 2008, 1994, 1991, 1989, 1984, 1979, 1975, 1974, 1969, 1964, 1959, 1953, 1949, 1944, 1937, 1931, 1925, 1921

2013, 2008, 1994, 1991, 1989, 1984, 1979, 1975, 1974, 1969, 1964, 1959, 1953, 1949, 1944, 1937, 1931, 1925, 1921

2013, 2008, 1994, 1991, 1989, 1984, 1979, 1975, 1974, 1969, 1964, 1959, 1953, 1949, 1944, 1937, 1931, 1925, 1921

2013, 2008, 1999, 1994, 1991, 1989, 1984, 1979, 1975, 1974, 1969, 1964, 1959, 1953, 1949, 1944, 1937, 1931, 1925, 1921

2013, 2008, 1999, 1994, 1991, 1989, 1984, 1979, 1975, 1974, 1969, 1964, 1959, 1953, 1949, 1944, 1937, 1931, 1925, 1921

2013, 2008, 1994, 1991, 1989, 1984, 1979, 1975, 1974, 1969, 1964, 1959, 1953, 1949, 1944, 1937, 1931, 1925, 1921

## **Certified Sanborn® Map Report**

**Lees Living Center**  
9108 Reames Road  
Charlotte, NC 28216

Inquiry Number: 3747058.6  
October 03, 2013

## Certified Sanborn® Map Report



440 Wheelers Farms Road  
Milford, CT 06461  
800 352 0050  
www.edrnet.com

## Certified Sanborn® Map Report

10/03/13

**Site Name:**  
Lees Living Center  
9108 Reames Road  
Charlotte, NC 28216

**Client Name:**  
Engineering & Env. Services  
P.O. Box 3009  
Hickory, NC 28603

**EDR Inquiry #** 3747058.6

**Contact:** Ron Bannister



The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Engineering & Env. Services were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn) and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

### Certified Sanborn Results

**Site Name:** Lees Living Center  
**Address:** 9108 Reames Road  
**City, State, Zip:** Charlotte, NC 28216  
**Cross Street:**  
**P.O. #** Ron Bannister  
**Project:** Lees Living Center  
**Certification #** 174D-4017-AC92



Sanborn® Library search results  
Certification # 174D-4017-AC92

### UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

The Sanborn Library LLC Since 1866™

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## **EDR Historical Topographic Map Report**

**Lees Living Center**  
9108 Reames Road  
Charlotte, NC 28216

Inquiry Number: 3747058.7  
October 03, 2013

## EDR Historical Topographic Map Report



440 Wheelers Farms Road  
Milford, CT 06461  
800.352.0050  
www.edrnet.com

## EDR Historical Topographic Map Report

Environmental Data Resources, Inc.'s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

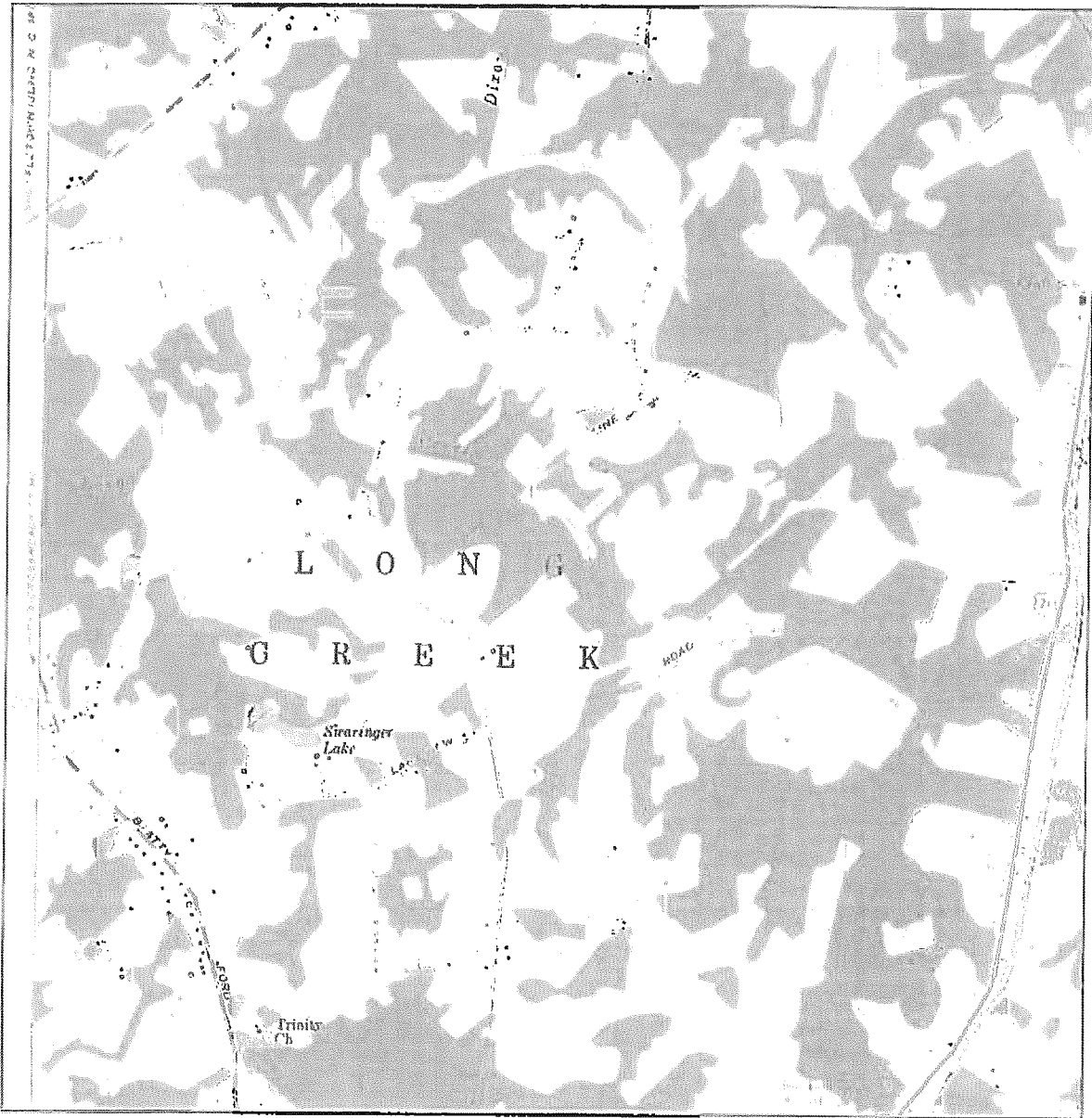
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### Historical Topographic Map



N ↑	TARGET QUAD	SITE NAME: Lees Living Center	CLIENT: Engineering & Env. Services
	NAME: DERITA	ADDRESS: 9108 Reames Road	CONTACT: Ron Bannister
	MAP YEAR: 1948	Charlotte, NC 28216	INQUIRY#: 3747058.7
	SERIES: 7.5	LAT/LONG: 35.3393 / -80.8569	RESEARCH DATE: 10/03/2013
	SCALE: 1:24000		

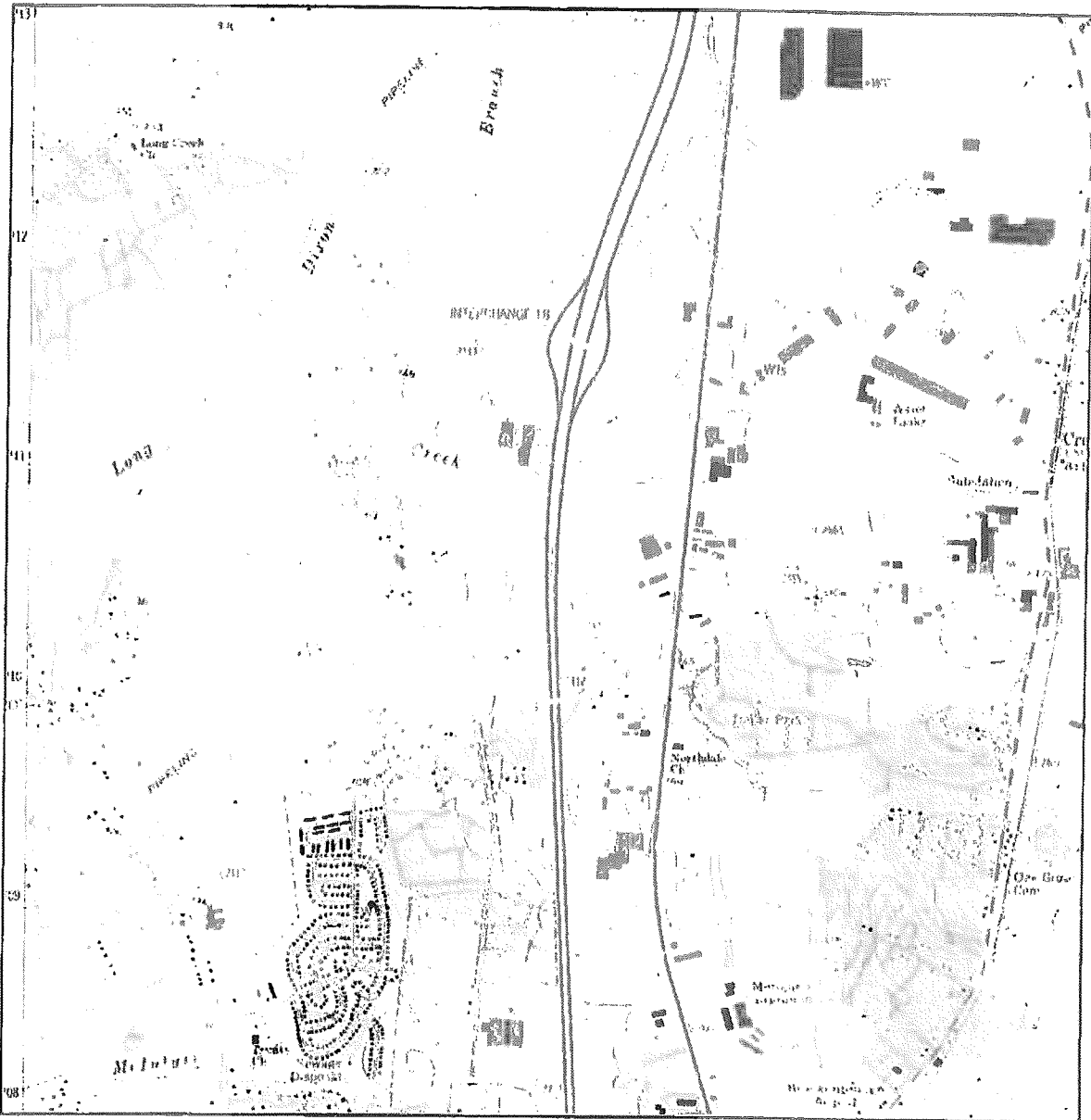



### Historical Topographic Map



N ↑	TARGET QUAD	SITE NAME: Lees Living Center	CLIENT: Engineering & Env. Services
	NAME: DERITA	ADDRESS: 9108 Reames Road	CONTACT: Ron Bannister
	MAP-YEAR: 1872	Charlotte, NC 28216	INQUIRY#: 3747058.7
	SERIES: 7.5	LAT/LONG: 35.3393 / -80.8589	RESEARCH DATE: 10/03/2013
	SCALE: 1:24000		

### Historical Topographic Map



	TARGET QUAD	SITE NAME:	Leas Living Center	CLIENT:	Engineering & Env. Services
	NAME: DERITA	ADDRESS:	9108 Reames Road	CONTACT:	Ron Bannister
	MAP YEAR: 1993		Charlotte, NC 28216	INQUIRY#:	3747058.7
	SERIES: 7.5	LAT/LONG:	35.3393 / -80.85e9	RESEARCH DATE:	10/03/2013
	SCALE: 1:24000				

## APPENDIX D - QUALIFICATIONS AND INSURANCE

**ENGINEERING AND ENVIRONMENTAL SERVICES, PLLC  
POST OFFICE BOX 3009, HICKORY, NC 28603 (828)320-3762**

## **STATEMENT OF QUALIFICATIONS**

Engineering and Environmental Services, PLLC (EES, PLLC) is a North Carolina Professional Limited Liability Company that specializes in mechanical and process design and environmental assessment, design, implementation, and regulatory and technical compliance. EES, PLLC has successfully serviced the technical needs of its clients since 1988. EES, PLLC provides engineering services including Phase I Assessments, Phase II Assessments, Environmental Remediation, Treatment Systems, Air Permits, Wastewater Permits, Air Systems Design, Hydronic System Designs, Hydraulic Systems Designs, Tank Farm Storage and Transfer Designs, and Incinerator System Design.

Ronald T. Bannister, P.E. is the Manager and Owner of EES, PLLC. He received a Bachelors of Science degree in Mechanical Engineering from Clemson University in 1973. His background includes eleven years of consulting with a broad range of industries in process design and construction, two years as Manager of Engineering at a \$40 Million per year chemical company, and twenty-seven years of consulting in the environmental field. Specific experience includes design and implementation of groundwater assessment and remediation plans for petroleum, solvent, and metals contaminated properties; soil assessment and remediation plans for Underground Storage Tank (UST) sites, specifically Limited and Comprehensive Site Assessments and Corrective Action Plans for UST sites; and Phase I and Phase II assessments involving soil and groundwater testing, evaluation, and remediation. Mr. Bannister has prepared numerous Air Permit applications, including Title V Permit applications with screen and refined modeling requirements, numerous mechanical systems designs for the chemical and waste management industries: hydraulic systems designs: air systems designs, and thermodynamic system designs. EES, PLLC has managed and/or performed over eleven hundred Environmental Assessments of residential, commercial, healthcare, and industrial properties. This work includes, over fifteen years, previous Environmental Assessments for South Trust Bank, Colonial Bank, CCB, NationsBank, Branch Banking & Trust, Southern National Bank, Bank of Granite, Peoples Bank, Centura Bank, Wachovia Bank, and First Union National Bank. EES, PLLC has removed more than 170 UST's and has performed additional assessment and remedial work on many of those projects.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
5-16-2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Terry Horn & Associates LLC P. O. Box 2315 Peachtree City Ga 30269 Ph: 770-487-0213	CONTACT NAME:	
	PHONE (A/C, Ext, Fax):	FAX (A/C, Ext):
	INSURER(S) AFFORDING COVERAGE	NAIC#
INSURED Engineering & Environmental Services LLC P. O. Box 3009 Hickory NC 28601	INSURER A:	Rockhill Insurance Co.
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES      CERTIFICATE NUMBER:      REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INS LTR	TYPE OF INSURANCE	ADDRESS (Insured)	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractors Pollution Liability GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY, <input type="checkbox"/> PROJ, <input type="checkbox"/> LOG		ENVP003155-00	5-14-2013	5-14-2014	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per Occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		ENVP003155-00	5-14-2013	5-14-2014	COVERED SINGLE LIMIT (Each Occurrence) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per occurrence) \$ PROPERTY DAMAGE (Per occurrence) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTIONS <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE					EACH OCCURRENCE \$ AGGREGATE \$ DED \$ RETENTIONS \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER MEMBER EXCLUDED? (Mandatory in NH) If yes, describe: Y/N DESCRIPTION OF OPERATIONS: M/A					INC STAT - TOWNSHIP \$ EL EACH ACCIDENT \$ EL DISEASE - CA EMPLOYEE \$ EL DISEASE - POLICY LIMIT \$
A	<b>Professional Liability</b> Claims-made RetroDate 5-14-2013		ENVP003155-00	5-14-2013	5-14-2014	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
 Certificate Holder & Owner "As required by Written Contract" included as Additional Insured (with Ongoing and Completed Operations) Blanket Waiver of Subrogation, Primary Non Contributory wording.

<b>CERTIFICATE HOLDER</b>  Ron Bannister	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  Terry R. Horn

ACORD 25 (2010/05)

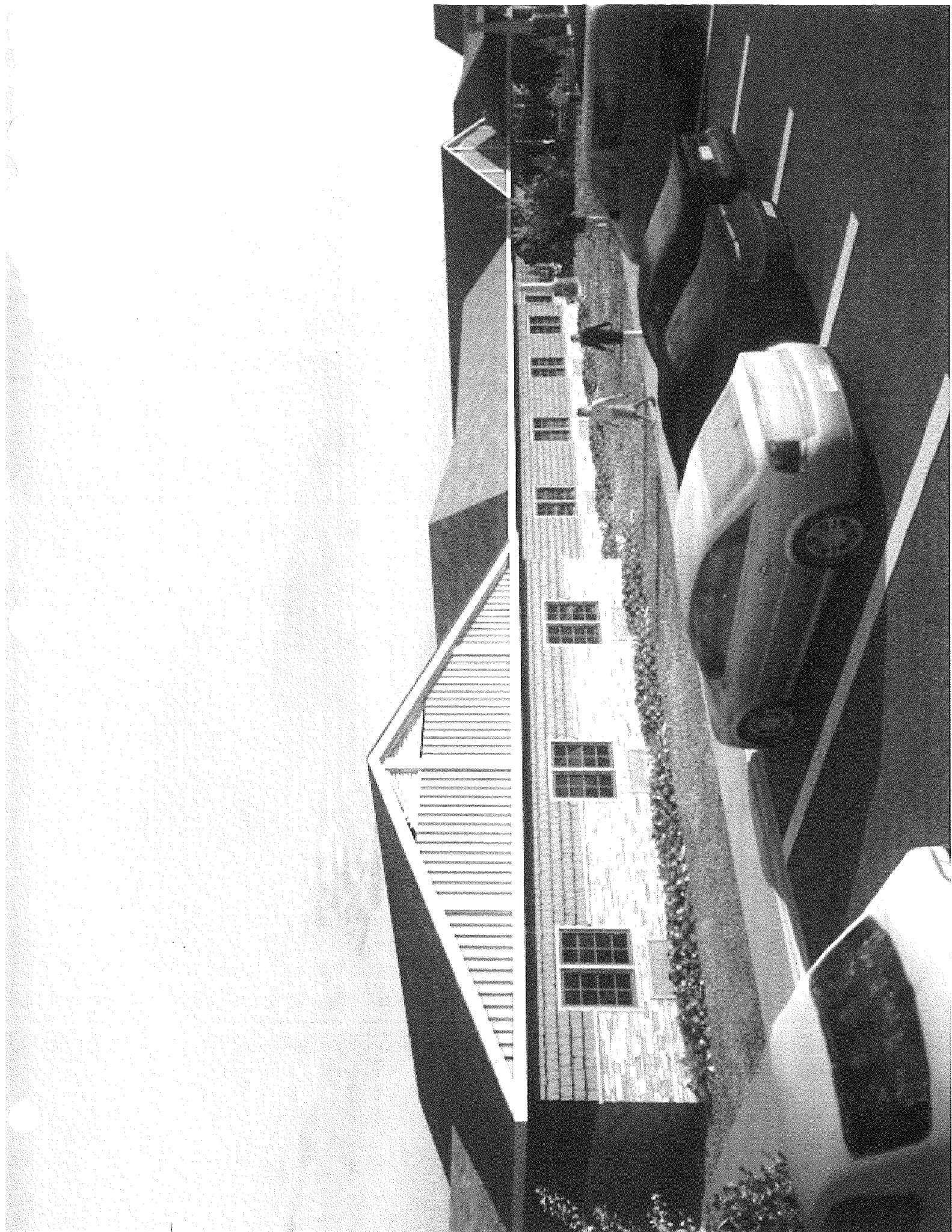
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**Representative Facility  
Drawings and  
Renderings**











# Existing Property Survey

