



June 24, 2014

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

Att: Mr. Pete Doorn  
DSCA Project Manager

Re: **Risk Management Plan**  
Former Klean Rite Cleaners - DSCA Site ID #85-0001  
318 North Main Street  
Walnut Cove, Stokes County, North Carolina

Dear Mr. Doorn:

URS Corporation – North Carolina (URS) is pleased to provide the attached Risk Management Plan (RMP) for the Former Klean Rite Cleaners facility (site) located at 318 North Main Street, Walnut Cove, North Carolina. A risk assessment conducted for the site indicates that contaminant concentrations at the site do not pose an unacceptable risk. The primary purpose of this RMP is to ensure that the assumptions made in the risk assessment remain valid in the future. Based on the documentation outlined in this report, URS recommends issuance of a No Further Action letter for the site.

If you have any questions or require additional information, please do not hesitate to contact either Rob MacWilliams or Chris Theesfeld at 704.522.0330.

Sincerely,

**URS CORPORATION-NORTH CAROLINA**

Chris Theesfeld  
Project Manager

Robert H. MacWilliams, PG  
Program Manager

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

**Risk Management Plan  
Former Klean Rite Cleaners - DSCA Site ID # 85-0001  
318 North Main Street  
Stokes County  
Walnut Cove, North Carolina**

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



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Chris Theesfeld  
Project Manager



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

**URS**

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

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## 1.0 INTRODUCTION

URS Corporation – North Carolina (URS) has prepared this Risk Management Plan (RMP) to address dry-cleaning solvent contamination associated with the Former Klean Rite Cleaners site (DSCA Site #85-0001) located at 318 North Main Street, Stokes County, Walnut Cove, North Carolina, on behalf of the North Carolina Department of Environment and Natural Resources (NCDENR) Dry-Cleaning Solvent Cleanup Act (DSCA) Program. A general location map for the Former Klean Rite Cleaners is included as **Figure 1**. The contiguous area of dry-cleaning solvent contamination associated with the Former Klean Rite Cleaners site will be referred to herein as the “site”, and includes the following eight properties:

- **Former Klean Rite Cleaners** (318 North Main Street PIN No. 6962-06-38-6672) on which the former Klean Rite Cleaners was formerly located and where two retail spaces are currently present;
- **Dunlap’s Hardware Store** (322 North Main Street PIN No. 6962-06-38-6678) on which a hardware store is currently located;
- **Dunlap’s Western Auto Shop** (322 North Main Street PIN No. 6962-06-38-6752) on which a tire repair store is currently located adjacent to Dunlap’s Hardware Store;
- **Stormie Speaks Insurance Office** (328 North Main Street PIN No. 6962-06-38-6777) on which an insurance office and dentist office is presently located;
- **Northington Property** (High Street PIN No. 6962-06-38-7753) which is currently a vacant lot,
- **Cove Haircutters** (316 North Main Street PIN No. 6962-06-38-6577) on which a barber shop is presently located;
- **Central Telephone** (323 North Main Street Parcel No. 6962-06-38-4705) on which an office and telephone switching station are currently located; and
- **Family Pharmacy** (317 North Main Street PIN No. 6962-06-38-4607) on which a pharmacy is currently located.

A map which identifies the above listed properties is included as **Figure 2**. As documented herein, site assessment activities have confirmed that contamination is present on the eight above listed properties. For clarification purposes in this document, the Former Klean Rite Cleaners property will be referred to as such, or as “the source property”, and the remaining properties will be referred to by their proper names or as “off-site properties”.

This RMP is intended to comply with the requirements of the DSCA (N.C.G.S. 143-215.104A et seqs) and promulgated rules, and follows the outline provided in the DSCA Program's Risk-Based Corrective Action (RBCA) guidance.

## 2.0 OBJECTIVES OF RISK MANAGEMENT PLAN

URS has completed assessment activities at the site which have identified the following:

- The presence of tetrachloroethene (PCE) in soil beneath the source property at concentrations above unrestricted land use standards.
- The presence of PCE, and methyl-tert-butyl-ether (MTBE) in groundwater beneath the source property and offsite properties at concentrations exceeding the Title 15A NCAC 2L .0202 Groundwater Standards (2L Standards).
- The presence of PCE and TCE in soil gas samples collected from the source property and **Dunlap's Hardware Store** at concentrations above the Division of Waste Management Residential Soil Gas Screening Levels.

URS completed a Risk Assessment at the site in accordance with the DSCA Program's risk assessment procedures in May 2013. The results of the Risk Assessment indicated that there are both onsite and offsite risks that exceed target levels. These risks will be managed by this RMP which will institute site-specific land-use conditions selected as part of the evaluation. Thus, the objective of this RMP is to ensure that those site-specific land-use conditions remain valid in the future.

## 3.0 SUMMARY OF RISK ASSESSMENT REPORT

As documented in the following reports (Ecological Risk Assessment, dated June 2013; Prioritization Assessment Report, dated April 2010; Groundwater Monitoring Report, dated May 2013; Vapor Intrusion-Related/Fugitive Emissions Sampling Results, dated April 2013, Updated Assessment Report, dated May 2013, and Soil Gas Quality Evaluation Results – Family Pharmacy Property, dated January 2014), investigation activities completed to date have indicated the presence of soil contaminants, groundwater contaminants, and/or soil gas contaminants at the site above unrestricted land-use standards.. As such, URS performed a risk assessment to address the applicable exposure pathways based on the identified impacts. The results of the risk assessment are documented in the Risk Assessment Report for Klean Rite Cleaners, dated January 2014.

The source property and the off-site properties are currently zoned as commercial property. To be protective of unknown property zoning in the future, the risk assessment was completed to assume that all these properties could be rezoned in the future as residential property. Subsequently, both residential and commercial scenarios were considered as part of the risk assessment.

The first step in the risk assessment process consisted of evaluating exposure pathways for five separate exposure units: the On-Site Exposure Unit Off-Site Exposure Unit #1-4. Exposure units are shown on **Figure 2**. As indicated on **Figure 2**, the On-Site Exposure Unit shares the same property boundaries as the **Former Klean Rite Cleaners** property. The Off-Site Exposure Unit #1 shares the same property boundaries as the **Dunlap's Hardware Store** property. The Off-Site Exposure Unit #2 shares the same property boundaries as the **Cove Haircutters** property. The Off-Site Exposure Unit #3 partially shares the same property boundaries as **Dunlap's Western Auto Store**, the **Northington Property** and **Stormie Speaks Insurance Office** properties. The Off-site Exposure Unit #4 partially shares the same property boundaries as **The Family Pharmacy** and **Central Telephone** properties.

The exposure model evaluation indicated the following complete exposure pathways for the separate exposure units:

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

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

current conditions (commercial property), future conditions (residential and commercial properties), and construction worker.

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

The most elevated soil, groundwater, soil gas and/or indoor air concentrations observed as part of the site assessment were used in the risk assessment for the On-Site Exposure Unit. Site-specific Domenico groundwater modeling results indicate exceedences of site-specific target levels (SSTLs) for both source soil and source groundwater with respect to the following points of exposure (POE):

- (1) the Stokes County Farm Bureau Inc., property (201 W Fourth St) located directly down gradient from the groundwater plume on which impacts *have not been* observed and is located 660 feet distance from the (soil/groundwater) source; and,
- (2) the Town Fork Creek (Class C water body) at which surface water impacts *have not been* observed and is located 1,330 feet distance from the (soil/groundwater) source.

Contrarily, our evaluation of site groundwater quality data indicates that plume has not migrated as far as the Domenico groundwater modeling projects. Some of the modeling inputs are conservative parameters, specifically the rate of infiltration which may not be representative of the current land cover (i.e. asphalt, concrete). Such land cover would reasonably minimize infiltration in the source area and likely affect the documented plume migration at the site. However, because rate of infiltration is a significant variable in the leaching of contamination from soil and subsequent migrating in groundwater, it is reasonable that plume expansion would occur as indicated by the model in the event that site conditions were altered such that infiltration rates increased in the area of source contamination. Therefore it is recommended that land use controls be utilized to maintain current infiltration conditions in the areas of impacted soils where contaminant concentrations exceed the SSTL as depicted in **Figure 3**.

The On-Site Exposure Unit passed the risk assessment for current complete exposure pathways; however, the evaluation failed for the indoor air exposure pathway for residential land use under future conditions. To address potential vapor intrusions for future residential property development, a land use restriction is recommended that specifies that no activity that cause or

create a vapor intrusion risk may occur on the property without prior written approval from DENR.

As groundwater contaminant concentrations above the NCDENR 2L Groundwater Standards are present within the on-site exposure unit, it is recommended that land use controls be implemented at the source property to prevent the installation of water supply wells within the area of the onsite exposure unit. In addition to the recommended land use controls, the Town of Walnut Cove already has an existing ordinance for installing a water supply wells that states: *“Pursuant to the Town of Walnut Cove (Town) Ordinance Relating to Water/Sewer/Garbage, Section 2 states that each owner of improved property located upon or within a distance of three-hundred (300) feet of any Town water line shall connect the plumbing system of their premises with the Town water system, provided that any such owner who already has in use a private well may, in lieu of connecting their premises with the Town water system, pay the minimum monthly charge established for water services and may continue the use of the of well for domestic household water use as long as the well remains suitable for such use or for a period of ten (10) years, whichever comes first. Should the well cease to be suitable, said owner will be required to connect to the Town water system and will not be allowed a replacement well.”*

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

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

Averaged groundwater (as sampled over last two years at monitoring well MW-2), and maximum indoor air contaminant concentrations (I.A. Hardware Store) were used as part of this evaluation in the risk assessment for the Off-Site Exposure Unit #1. Under the current conditions (commercial) the Off-site Exposure Unit #1 passed the risk evaluation for the completed exposure pathways. However, the evaluation of the indoor air exposure pathway for future re-development of the property failed for both residential and commercial exposure. To address potential vapor intrusion for future property development a land-use restriction is recommended

that specifies that no activities that cause or create a vapor intrusion risk may occur on the property without prior written approval from DENR.

As groundwater contaminant concentrations above the NCDENR 2L Groundwater Standards are present within Off-Site Exposure Unit #1, it is recommended that land use controls be implemented to prevent the installation of water supply wells within the area of Off-Site Exposure Unit #1. In addition to the recommended land use controls, the Town of Walnut Cove already has an existing ordinance for installing a water supply wells that states: *“Pursuant to the Town of Walnut Cove (Town) Ordinance Relating to Water/Sewer/Garbage, Section 2 states that each owner of improved property located upon or within a distance of three-hundred (300) feet of any Town water line shall connect the plumbing system of their premises with the Town water system, provided that any such owner who already has in use a private well may, in lieu of connecting their premises with the Town water system, pay the minimum monthly charge established for water services and may continue the use of the of well for domestic household water use as long as the well remains suitable for such use or for a period of ten (10) years, whichever comes first. Should the well cease to be suitable, said owner will be required to connect to the Town water system and will not be allowed a replacement well.”*

### **Off-Site Exposure Unit #2**

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

Representative groundwater concentrations (averaged from sampling events completed within the last two years at monitoring well MW-4) were used as part of this evaluation in the risk assessment for the Off-Site Exposure Unit #2. The Off-Site Exposure Unit #2 passed the risk evaluation for current and future complete exposure pathways (residential and commercial).

As groundwater contaminant concentrations above the NCDENR 2L Groundwater Standards are present within Off-Site Exposure Unit #2, it is recommended that land use controls be

implemented to prevent the installation of water supply wells within the area of Off-Site Exposure Unit #2. In addition to the recommended land use controls, the Town of Walnut Cove already has an existing ordinance for installing a water supply wells that states: *“Pursuant to the Town of Walnut Cove (Town) Ordinance Relating to Water/Sewer/Garbage, Section 2 states that each owner of improved property located upon or within a distance of three-hundred (300) feet of any Town water line shall connect the plumbing system of their premises with the Town water system, provided that any such owner who already has in use a private well may, in lieu of connecting their premises with the Town water system, pay the minimum monthly charge established for water services and may continue the use of the of well for domestic household water use as long as the well remains suitable for such use or for a period of ten (10) years, whichever comes first. Should the well cease to be suitable, said owner will be required to connect to the Town water system and will not be allowed a replacement well.”*

### **Off-Site Exposure Unit #3**

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

As no monitoring well is located in this exposure unit, the nearest upgradient well (MW- 2) was selected to represent groundwater quality in this evaluation in the risk assessment for the Off-Site Exposure Unit #3. Averaged groundwater quality of well MW-2 (as sampled over last two years), and maximum indoor air contaminant concentrations (I.A. Garage) were used as part of this evaluation. The Off-Site Exposure Unit #3 passed the risk evaluation for current and future complete exposure pathways (residential and commercial).

As groundwater contaminant concentrations above the NCDENR 2L Groundwater Standards are inferred to be present within Off-Site Exposure Unit #3 based on groundwater quality data in well MW-2, it is recommended that land use controls be implemented to prevent the installation of water supply wells within the area of Off-Site Exposure Unit #3. In addition to the recommended land use controls, the Town of Walnut Cove already has an existing ordinance for

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installing a water supply wells that states: *“Pursuant to the Town of Walnut Cove (Town) Ordinance Relating to Water/Sewer/Garbage, Section 2 states that each owner of improved property located upon or within a distance of three-hundred (300) feet of any Town water line shall connect the plumbing system of their premises with the Town water system, provided that any such owner who already has in use a private well may, in lieu of connecting their premises with the Town water system, pay the minimum monthly charge established for water services and may continue the use of the of well for domestic household water use as long as the well remains suitable for such use or for a period of ten (10) years, whichever comes first. Should the well cease to be suitable, said owner will be required to connect to the Town water system and will not be allowed a replacement well.”*

#### **Off-Site Exposure Unit #4**

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

As no monitoring well is located in this exposure unit, the nearest upgradient well (MW-2) was selected to represent groundwater quality in this evaluation in the risk assessment for the Off-Site Exposure Unit #4. Averaged groundwater quality of well MW-2 (as sampled over last two years), and soil gas contaminant concentrations (SG-2-PHARMACY) were used as part of this evaluation. The Off-Site Exposure Unit #4 passed the risk evaluation for current and future complete exposure pathways (residential and commercial).

As groundwater contaminant concentrations above the NCDENR 2L Groundwater Standards are inferred to be present within Off-Site Exposure Unit #4 based on groundwater quality data in well MW-2, it is recommended that land use controls be implemented to prevent the installation of water supply wells within the area of Off-Site Exposure Unit #4. In addition to the recommended land use controls, the Town of Walnut Cove already has an existing ordinance for installing a water supply wells that states: *“Pursuant to the Town of Walnut Cove (Town) Ordinance Relating to Water/Sewer/Garbage, Section 2 states that each owner of improved*

*property located upon or within a distance of three-hundred (300) feet of any Town water line shall connect the plumbing system of their premises with the Town water system, provided that any such owner who already has in use a private well may, in lieu of connecting their premises with the Town water system, pay the minimum monthly charge established for water services and may continue the use of the of well for domestic household water use as long as the well remains suitable for such use or for a period of ten (10) years, whichever comes first. Should the well cease to be suitable, said owner will be required to connect to the Town water system and will not be allowed a replacement well.”*

## **4.0 REMEDIAL ACTION PLAN**

### **4.1 Assessment Activities**

The source property consists of a one story building used for commercial operations that is located on a 0.229-acre parcel located at 318 N. Main Street in Walnut Cove, North Carolina. According to available records, the former Klean Rite facility operated at this location until approximately 1978. The date that operations began is currently unknown.

A Preliminary Site Assessment was performed by URS Corporation in March 2009 for the NCDENR DSCA Program at the site as part of an investigation into the presence of PCE in nearby water supply wells. The assessment discovered the presence of chlorinated solvents in soil, groundwater, and vapor samples collected at the site.

Upon confirmation of a release, the current property owner, William D. Dunlap, submitted a petition on July 8, 2009, to request admittance of the site into the DSCA Program. The site was certified into the program on July 13, 2009, and an Assessment and Remediation Agreement was executed.

Initial assessment activities executed by URS were conducted October 5-6, 2009, which included the advancement of soil borings using a hand auger to evaluate potential contaminant source areas. Soil borings were advanced within the facility building and outside the facility building. Soil samples were collected and then submitted for laboratory analysis of volatile organic compounds. In addition, URS observed the installation of four Type II monitoring wells (MW-2 through MW-5) by Geologic Exploration to evaluate groundwater quality beneath the site. After the monitoring wells were installed and properly developed, URS collected a groundwater sample from each well and submitted the samples for laboratory analysis of VOCs.

On April 30, 2010, URS submitted a Prioritization Assessment Report (PAR) to the DSCA Program, outlining the results of the aforementioned assessment activities and a receptor survey in accordance with the 2004 DSCA guidance. As documented in the PAR, assessment activities indicated that the extent of impacted soils and groundwater were not adequately delineated in respect to applicable screening levels and the primary constituent of concern at the site was identified to be PCE.

On March 22, 2010, URS advanced additional soil borings with a hand auger inside the former facility and one more boring on March 28, 2011 inside the former facility in order to delineate the soil impacts inside the building. The soil samples were analyzed for VOCs. Additionally, URS observed the installation of two Type II monitoring wells (MW-6 and MW-7) by Geologic Exploration to evaluate groundwater quality off-site. URS collected groundwater samples from these wells for laboratory analysis of VOCs.

Soil assessment data collected at the site indicated that likely origin of the subsurface drycleaning related impacts was located in the immediate vicinity of the back door of the former dry-cleaning facility. PID field screening results and laboratory analytical results of soil samples collected from borings installed inside the facility corroborate this location.

On May 13, 2013, URS submitted an Updated Assessment Report (UAR) to the DSCA Program, outlining the details of the aforementioned assessment activities. As documented in the UAR, assessment activities completed to date indicated that the extent of impacted soils and groundwater was adequately delineated in respect to applicable screening levels and the primary constituent of concern at the site was PCE.

A Groundwater Monitoring Report (GWMR) was submitted on May 13, 2013, which included data from groundwater monitoring events completed in September 2010, December 2010, March 2011, February 2011, June 2011, November 2011, and February 2012. Groundwater data for the seven (7) quarterly sampling events empirically demonstrates that the PCE plume is stable with only minor fluctuations in concentrations.

Based on review of the site groundwater quality, vapor intrusion assessment activities were warranted and completed at the site between March 2009 and February 2013. As documented in the *Subslab Vapor Sampling Results* letter report dated December 11, 2009 subslab vapor samples were collected from beneath the former Klean Rite Cleaners (318 North Main Street)

floor slab on March 4, 2009. Indoor air samples were not collected at that time because, even though active dry cleaning was not being conducted on the premises, the site operated as a drop-off/pick-up cleaners and stored dry cleaned clothes. Additional vapor intrusion assessment activities were documented in the *Vapor Intrusion-Related/Fugitive Emissions Sampling Results* letter report dated April 15, 2013 consisted of the following:

- Dunlap Hardware Store (322 North Main Street) - Groundwater quality data exhibited contaminant concentrations at monitoring well MW-2 above the Division of Waste Management non-residential groundwater screening level (GWSL). In order to assess the potential for groundwater impacts observed in monitoring well MW-2 to volatilize and potentially create a vapor intrusion pathway into the adjacent Dunlap's Hardware Store, URS collected one (1) soil gas sample (SG-1) on November 16, 2011 behind the hardware store. According to the DSCA Indoor Inhalation of Soil Gas Risk Calculator, the concentrations from SG-1 exhibited a cumulative Hazard Index above 1 further necessitating additional vapor intrusion sampling.
- Dunlap Hardware Store and Western Auto (322 North Main Street) – URS collected an indoor air sample from the Dunlap Hardware Store and Western Auto spaces on February 15, 2013. One ambient air sample was also collected at this time. As documented in the Vapor Intrusion-Related/Fugitive Emissions Sample Results Report on April 15, 2013 date, indoor air quality data for the Dunlap Hardware Store did not exceed a cumulative carcinogenic risk of 2.28E-08 or cumulative Hazard Index of 0.01. The indoor air quality data for the Western Auto did not exceed a cumulative carcinogenic risk of 2.83E-08 or cumulative Hazard Index of 0.01.
- Former Klean Rite Cleaners (318 North Main Street) – Since the operations of the drop-off/pick-up business had terminated, URS collected an indoor air sample from within the former dry cleaner space on February 15, 2013. One ambient air sample was also collected at this time. As documented in the Vapor Intrusion-Related/Fugitive Emissions Sample Results Report on April 15, 2013 date, indoor air quality data for the Former Klean Rite Cleaners did not exceed a cumulative carcinogenic risk of 4.22E-07 or cumulative Hazard Index of 0.12.

As documented in the *Soil Gas Quality Evaluation Results – Family Pharmacy Property*, dated January 2014, additional soil gas assessment data would be beneficial in selecting the appropriate land use restrictions (LURs) and/or land use controls (LUCs) for the Family Pharmacy property located immediately downgradient of the site. Specifically, even though groundwater impacts on the Family Pharmacy property had not been identified it was likely that groundwater impacts had

at least migrated across the upgradient Family Pharmacy property based on existing groundwater contaminant concentrations in monitoring well MW-2 and simple interpolation calculations between said monitoring well and monitoring wells located on the Family Pharmacy property. As such, it was decided that deep soil gas samples should be collected along the upgradient Family Pharmacy property boundary to identify the presence of contaminant vapors partitioning from potentially contaminated groundwater beneath the Family Pharmacy property and creating a potential vapor intrusion risk to the Family Pharmacy property.

On December 3, 2013, URS collected two soil gas samples at the Family Pharmacy property. One soil gas sample (SG-1 Pharmacy) was collected at a depth of ten feet below grade in the parking lot of the Family Pharmacy building near the northern property boundary and the second soil gas sample (SG-2 Pharmacy) was collected at a depth of ten feet below grade directly downgradient of the subject site in front of the Family Pharmacy building.

The soil gas samples (SG-1 Pharmacy and SG-2 Pharmacy) did not exceed Division of Waste Management commercial/industrial Soil Gas Screening Levels (SGSLs) for any individual compounds; however, as indicated on the DSCA Soil Gas Risk Calculator Worksheets, the overall soil gas results from the Family Pharmacy property indicate the following:

- Soil gas sample SG-1 Pharmacy
  - Cumulative commercial/industrial soil gas risk is between 1E-08 and 1E-09 (1.74E-09) and the hazard index is less than 1 (0.00)
  - Cumulative residential soil gas risk is between 1E-07 and 1E-08 (2.92E-08) and the hazard index is less than 1 (0.01)
  
- Soil gas sample SG-2 Pharmacy
  - Cumulative commercial/industrial soil gas risk is between 1E-07 and 1E-08 (2.33E-08) and the hazard index is less than 1 (0.01)
  - Cumulative residential soil gas risk is between 1E-06 and 1E-07 (3.92E-07) and the hazard index is less than 1 (0.09)

## **4.2 Remedial Action**

According to the DSCA Program's RBCA guidance, no remedial action is necessary if the following four site conditions are met:

- (i) the dissolved plume is stable or decreasing;

- (ii) the maximum concentration within the exposure domain for every complete exposure pathway of any Constituent of Concern (COC) is less than ten times the representative concentration of that COC;
- (iii) adequate assurance is provided that the land-use assumptions used in the DSCA Program's RBCA process are not violated for current or future conditions; and
- (iv) there are no ecological concerns at the site.

The subject site's compliance with the four above referenced conditions confirms that the contaminant concentrations are not likely to pose an unacceptable risk either at present or in the future and remedial action at the site is not required. Each of these conditions and their applicability to the subject site are summarized in the following sections.

#### *4.2.1 Condition 1 – The Dissolved Plume is Stable or Decreasing*

Groundwater sampling events were completed at the site in October 2009 and March 2010, as part of initial site assessment activities. Additional groundwater sampling events completed as part of quarterly groundwater monitoring were conducted eight times (September 2010, December 2010, March 2011, June 2011, November 2011 and February 2012) at monitoring wells MW-1, MW-2, MW-3, MW-4, MW-5 MW-6 and MW-7.

URS prepared a concentration versus distance graph for sampling events conducted at the site, which is included in **Appendix A**. As indicated on the graph, PCE concentrations in the groundwater samples collected from monitoring well MW-1, MW-2 and MW-4 appear to be generally stable over the sampling events completed at the site to date. No COC was detected above 2L Standards in groundwater samples collected from down gradient monitoring wells MW-5, MW-6 and MW-7 or up gradient monitoring well MW-3 during any of the groundwater sampling events. Based on this data, URS concludes that the size of the plume is stable and concentrations in the source area are likely to remain generally stable.

Documentation of the plume stability evaluation, including a figure showing monitoring well locations, a table showing historical groundwater analytical data, and a concentration versus distance graph is included in **Appendix A**.

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

Groundwater RCs (averaged from sampling events completed within the last two years) were used as part of this evaluation in the risk assessment for this site. None of groundwater concentrations detected at the site exceeded ten times the RCs of the COCs.

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

The risk assessment completed for the source property and the off-site properties was based on current land-use conditions being commercial. However, using the most conservative approach, future conditions at the site were considered to be residential. As discussed in Section 6.0, land-use controls will be implemented for the source property and Exposure Unit #1 to ensure the assumptions made in the risk assessment remain valid in the future.

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

URS completed a Level I Ecological Risk Assessment for the site in accordance with the DSCA Program’s RBCA guidance. The results of the evaluation were submitted to DSCA on June 21, 2013 and indicate that the release does not pose an unacceptable ecological risk. The completed Level I Ecological Risk Assessment Checklists A and B and associated attachments are included in **Appendix B**.

The site’s compliance with the four above referenced conditions confirms that the contaminant concentrations are not likely to pose an unacceptable risk either at present or in the future. The plume is expected to naturally attenuate over time and the appropriate remedial action is to implement appropriate LURs on the properties where soil and/or groundwater contamination is present.

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

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

---

## 6.0 LAND-USE CONTROLS

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

- Activities that cause or create a vapor intrusion risk may not occur on the source property (**Former Klean Rite Cleaners**) or on the Exposure Unit #1 (**Dunlap's Hardware Store**) without prior approval of NCDENR,
- The source property (**Former Klean Rite Cleaners**) must utilize land use controls to maintain current infiltration conditions in the areas of impacted soils exceeding the SSTL, and
- Prevent future installation of water supply wells within the source property (**Former Klean Rite Cleaners**) and off-site properties (**Dunlap's Hardware Store, Cove Haircutters, Dunlap's Western Auto Store, Northington Property, Stormie Speaks Insurance Office, The Family Pharmacy** and **Central Telephone** properties) due to groundwater contaminant concentrations above the 2L Standards

The risk assessment conducted for the source property (**Former Klean Rite Cleaners**) was based on assumptions that usage of the property is currently commercial and future use could potentially be residential. The risk assessment conducted for Exposure Unit #1 (**Dunlap's Hardware Store**) was based on usage of the property as commercial for current and as commercial or residential for future conditions. Land-use controls will be implemented to ensure that land-use conditions are maintained and monitored until the land-use controls are no longer required for the site. A NDCSR was prepared for the source property and each of the downgradient properties to comply with the land use controls requirement. The NDCSR for each property is included in **Appendix C**. Refer to the NDCSR for the specific language to be incorporated to address each of the risk assessment assumptions. A plat showing the locations and types of dry-cleaning solvent impacts on the site and downgradient properties are included as exhibits to the NDCSRs. The locations of dry-cleaning solvent impacts are where contaminants have been detected above unrestricted use standards. As discussed in Section 4.1, PCE is the primary COC for the site.

## 7.0 LONG-TERM STEWARDSHIP PLAN

The NDCSR contains a clause which requires the owner of the site to submit a notarized "Annual DSCA Land Use Restrictions Certification" to NCDENR on an annual basis certifying

that the NDCSR remains recorded with the Register of Deeds and that land-use restrictions are being complied with. An example of such a certification is included in **Appendix D**.

## **8.0 RMP IMPLEMENTATION SCHEDULE**

Since the groundwater plume is stable and confined to the site and known downgradient properties and possible exposure to contamination is managed through the NDCSRs, no additional site remediation activities are required to implement the RMP. A 30-day public comment period will be held to allow the community an opportunity to comment on this proposed strategy. As such, upon completion of the public comment period and final approval of the RMP, the NDCSRs will be filed with the Stokes County Register of Deeds and will complete the RMP schedule. **Appendix E** includes example documents used to announce the public comment period in the local newspaper and to inform local officials, nearby property owners and interested parties.

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

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

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

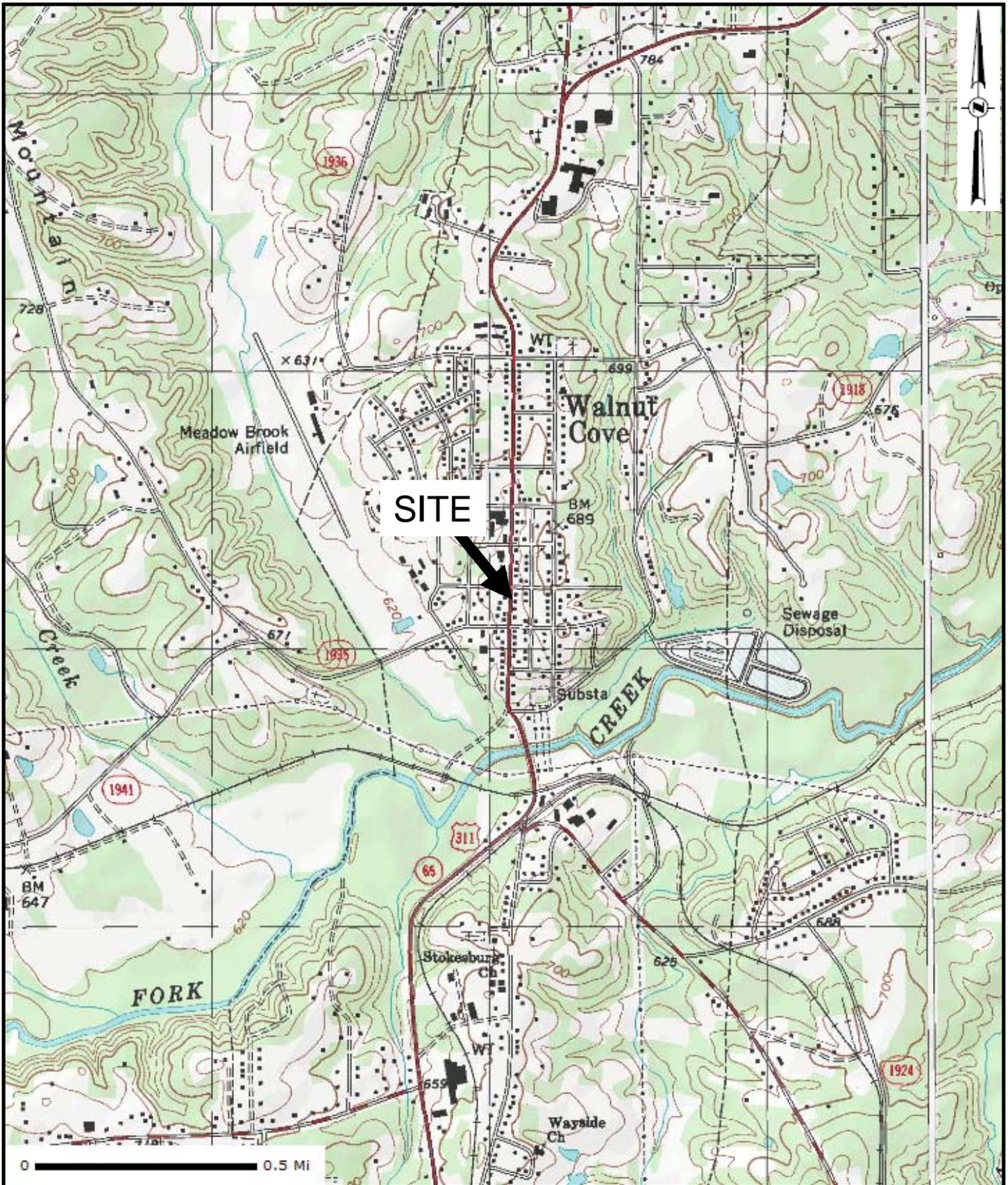
As discussed above, unless the DSCA Program is notified of a change in land-use conditions at the subject site or downgradient properties, per the notification requirements detailed in this plan, the RMP will remain in effect until the RMP has met its objectives and is considered a success. Pursuant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

and the owner's agents who direct or contract for alteration of the site in violation of the LURs, shall be held liable for the remediation of all contaminants to unrestricted use standards.

## **11.0 CONCLUSIONS AND RECOMMENDATIONS**

URS has prepared this RMP for the former Klean Rite Cleaners on behalf of the DSCA Program. The results of the risk assessment completed for the site indicate that contaminant concentrations do not pose an unacceptable risk. The contaminant plume associated with the site and downgradient properties appears generally stable to decreasing. This RMP specifies that the NDCSR requirements provide notification that land-use conditions observed during the risk assessment evaluation remain valid in the future. Based on the documentation contained in this report, URS recommends issuance of a "No Further Action" letter.

## FIGURES



Reference: 7.5 Minute USGS Topographic Map: Walnut Cove, NC (2001)



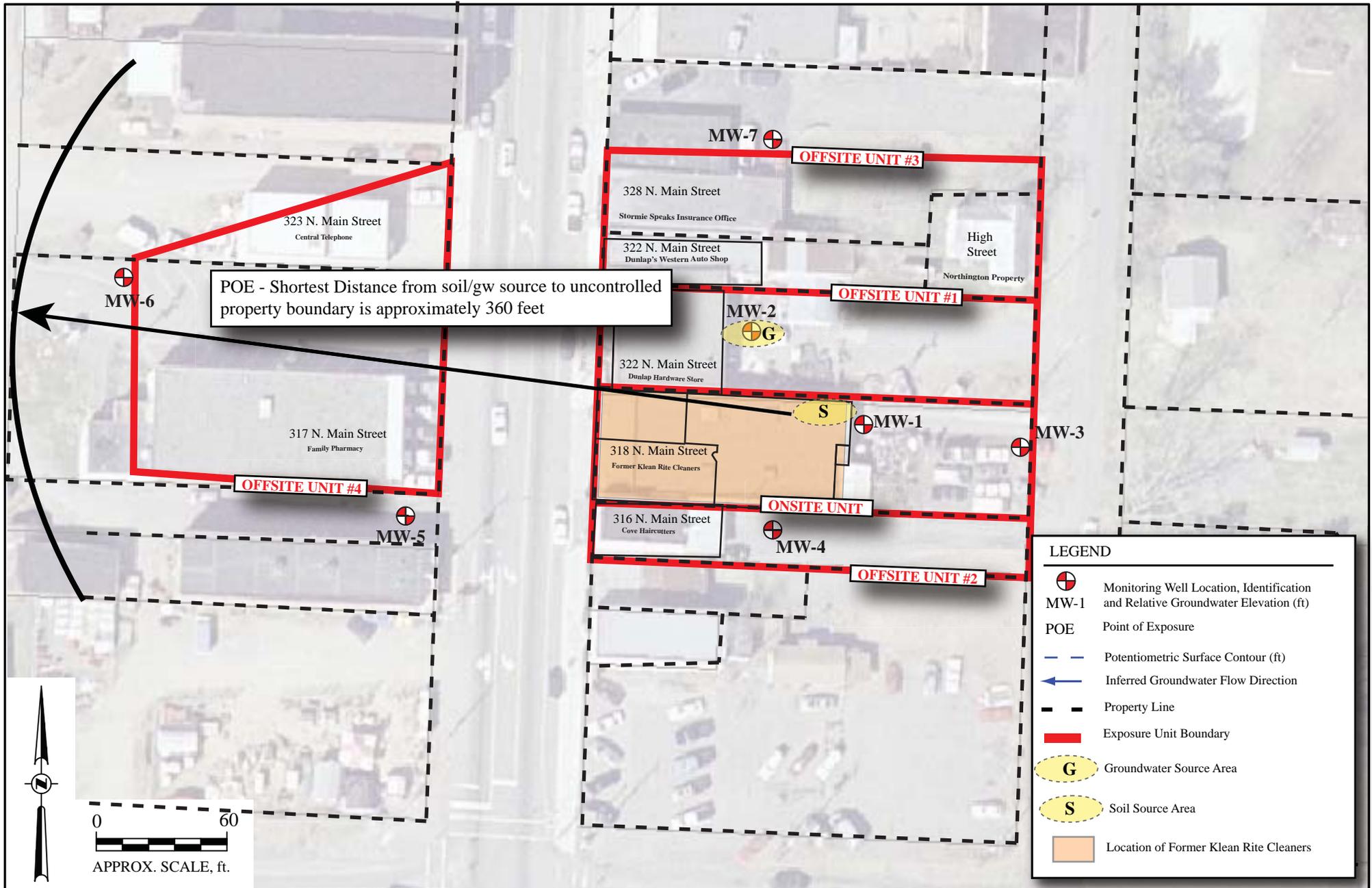
URS CORPORATION - NORTH CAROLINA  
 TWO SOUTH EXECUTIVE PARK  
 6135 PARK SOUTH DRIVE, SUITE 300  
 CHARLOTTE, NC 28210  
 TEL: (704) 522-0330  
 FAX: (704) 522-0663



Site Location Map  
 Former Klean Rite Cleaners  
 318 North Main Street  
 Walnut Cove, North Carolina  
 DSCA Site ID #85-0001

DRAWN BY: CLE - 12/10/08	CHECKED BY: RHM - 12/10/08	PROJECT NO:
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SHEET  
**Fig. 1**

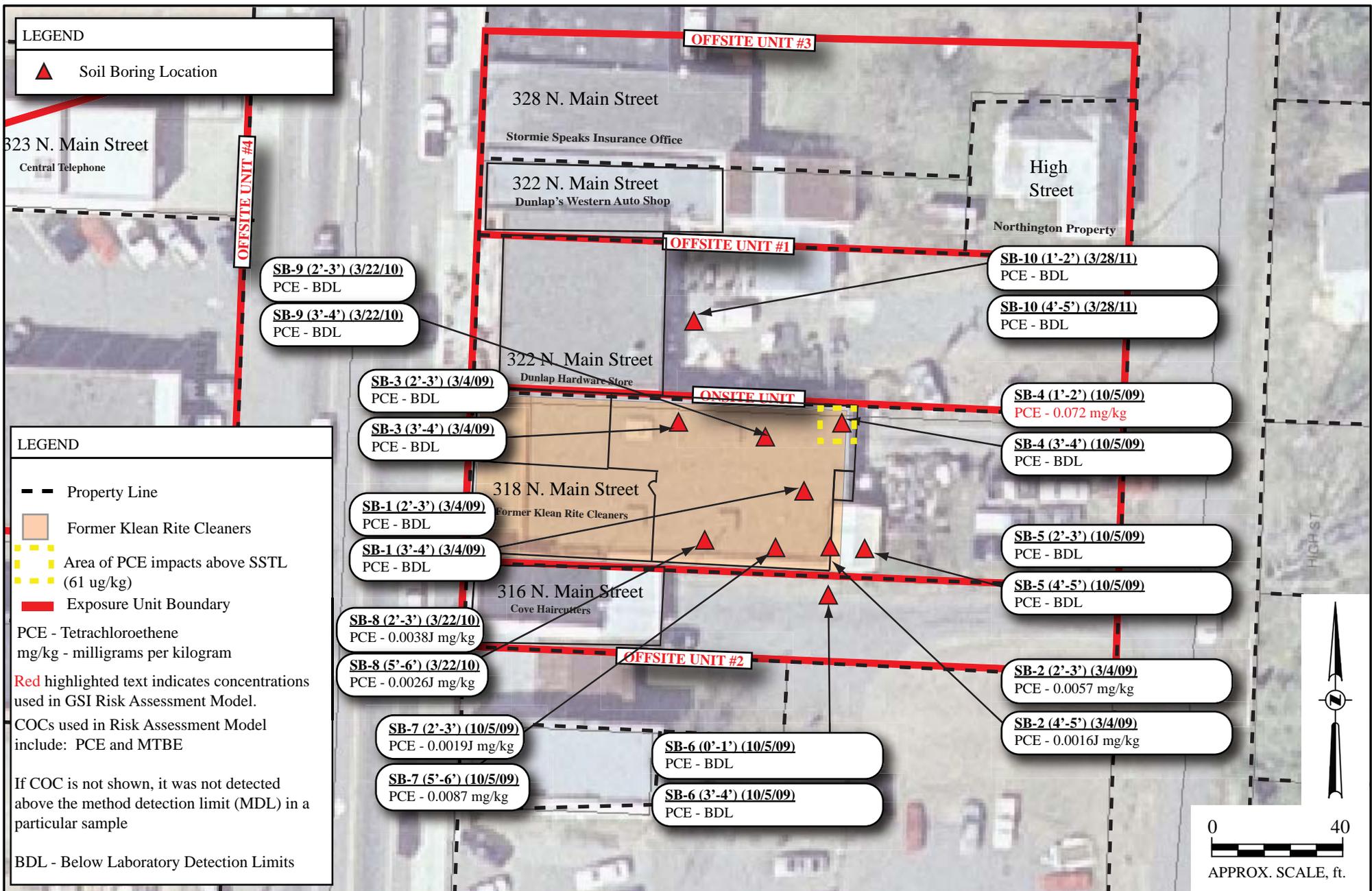


SHEET Figure 2	DRAWN BY: RB - 04/15/12
	CHECKED BY: DT - 04/15/12
	PROJECT NO.: 38941307



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

Exposure Unit Location Map  
 Klean Rite Cleaners  
 318 N. Main Street  
 Walnut Cove, NC  
 DSCA Site # 85-0001



SHEET: **Figure 3**

DRAWN BY: JLW-5/15/13

CHECKED BY: RHM - 5/15/13

PROJECT NO.: 38854464

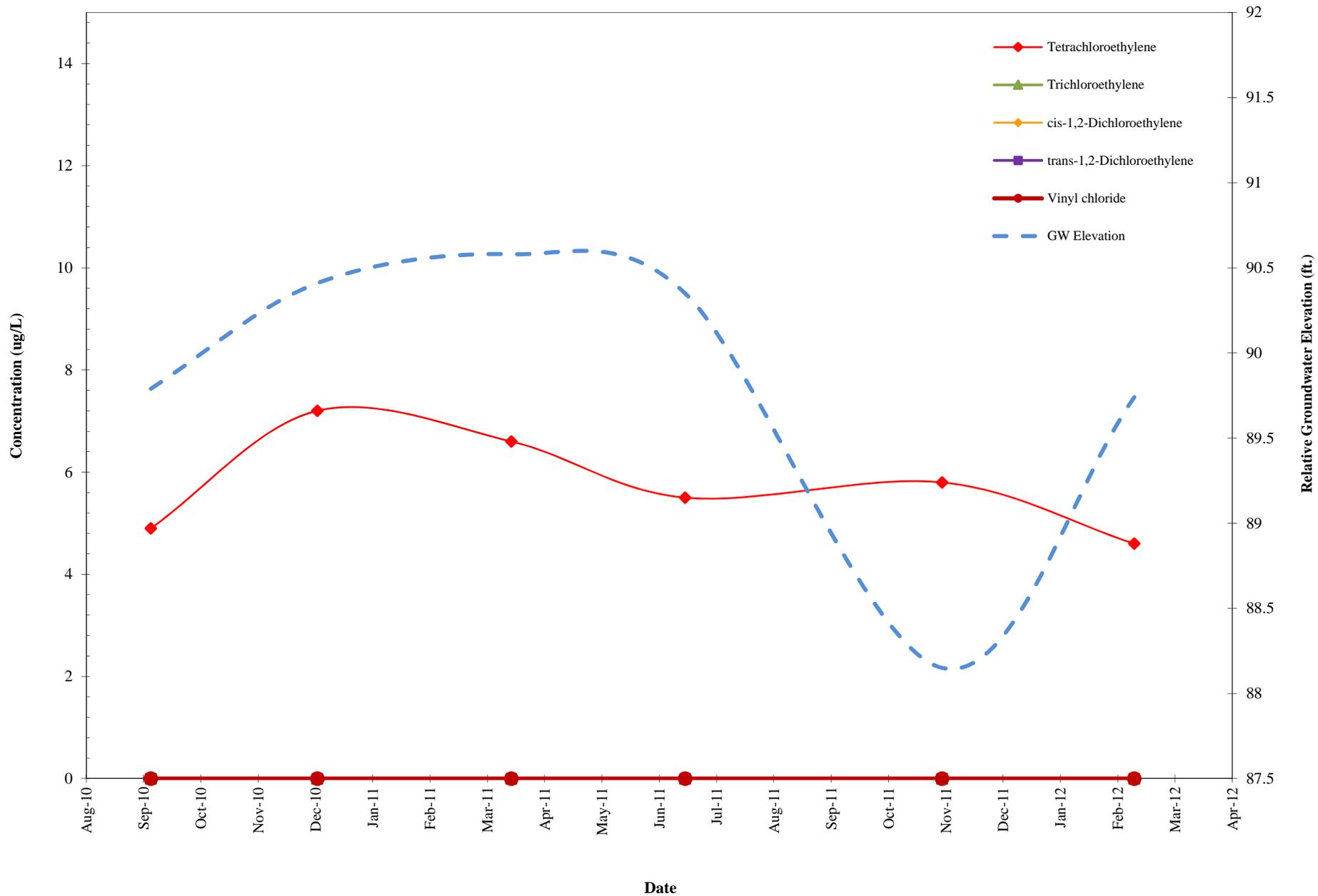


URS CORPORATION - NORTH CAROLINA  
SOUTHPARK TOWERS  
6000 FAIRVIEW ROAD SUITE 200  
CHARLOTTE, NC 28210  
TEL: (704) 522-0330  
FAX: (704) 522-0063

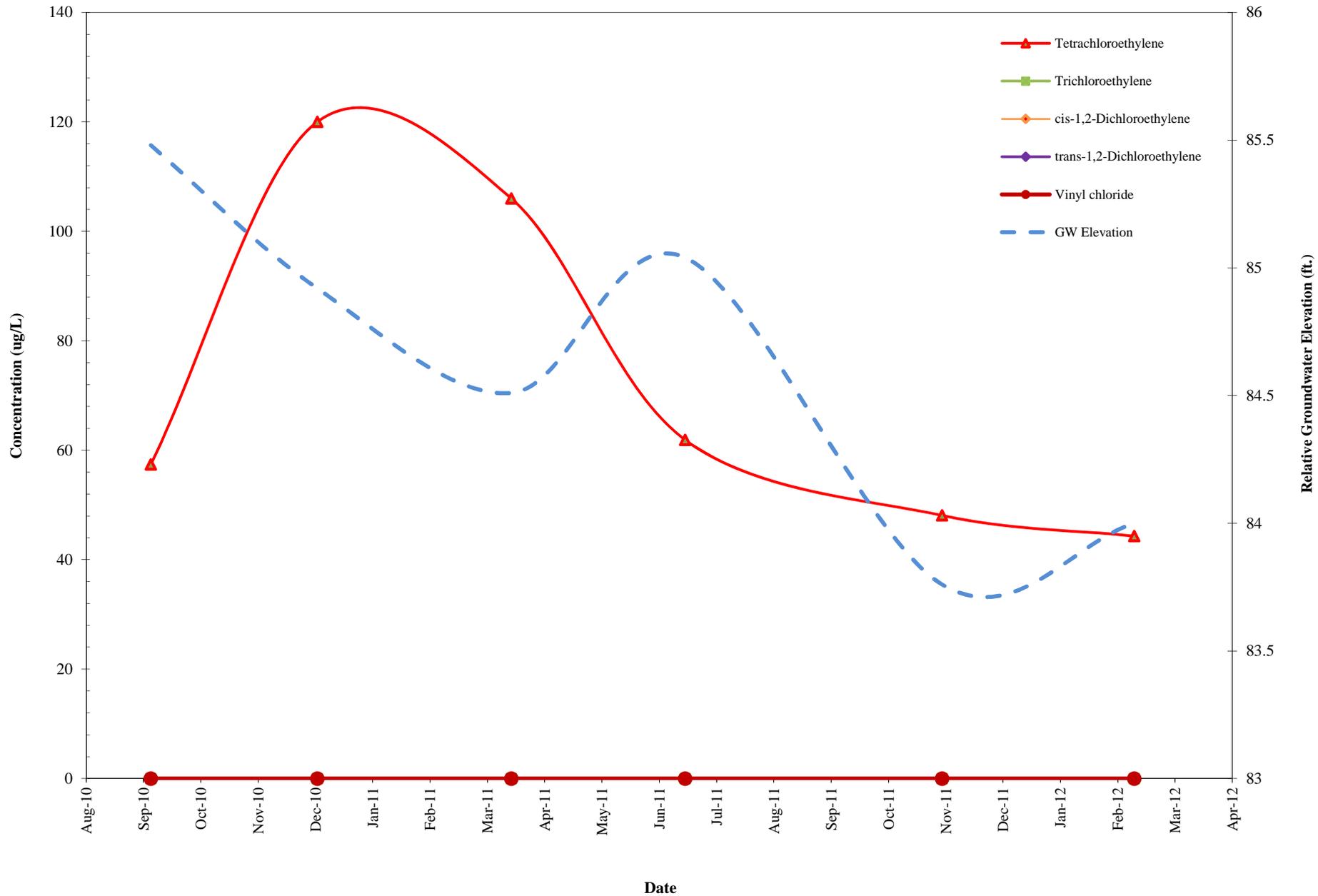
Soil Impacts Exceeding the SSTL  
Klean Rite Cleaners  
318 N. Main Street  
Walnut Cove, NC  
DSCA Site # 85-0001

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

# MW-1 Trend Plot



# MW-2 Trend Plot



**Table 8: Analytical Data for Groundwater**

**ADT 8**

**DSCA ID No.: 85-0001**

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	Benzene	cis-1,2-Dichloroethylene	Ethylbenzene	Methyl tert-butyl ether (MTBE)	Naphthalene	Tetrachloroethylene	Toluene	trans-1,2-Dichloroethylene	Trichloroethylene	Vinyl chloride	Xylenes (total)								
		[mg/L]																		
MW-1	3/4/2009	<0.001	<0.001	<0.001	0.0008 J	0.0015	0.0052	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-1	10/06/09	<0.001	<0.001	<0.001	0.0005 J	<0.001	0.0046	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-2	10/06/09	<0.001	<0.001	<0.001	0.0112	<0.001	0.0076	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-3	10/06/09	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-4	10/06/09	<0.001	<0.001	<0.001	0.0002 5 J	<0.001	0.006	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-5	10/06/09	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-1	3/22/10	<0.001	<0.001	<0.001	0.0005 6 J	0.0008 7 J	0.0077	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-2	3/22/10	<0.001	0.0001 9 J	<0.001	0.0086	<0.001	0.0254	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-3	3/22/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0007 4 J	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-4	3/22/10	<0.001	<0.001	<0.001	0.0003 6 J	<0.001	0.0156	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-5	3/22/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0006 5 J	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-1	9/14/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0049	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-2	9/14/10	<0.001	<0.001	<0.001	0.0005 1 J	<0.001	0.0574	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-3	9/14/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-4	9/14/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0012	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-5	9/14/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-1	12/13/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0072	0.0005 5 J	<0.001	<0.001	<0.001	<0.002								

**Table 8: Analytical Data for Groundwater**

**ADT 8**

**DSCA ID No.: 85-0001**

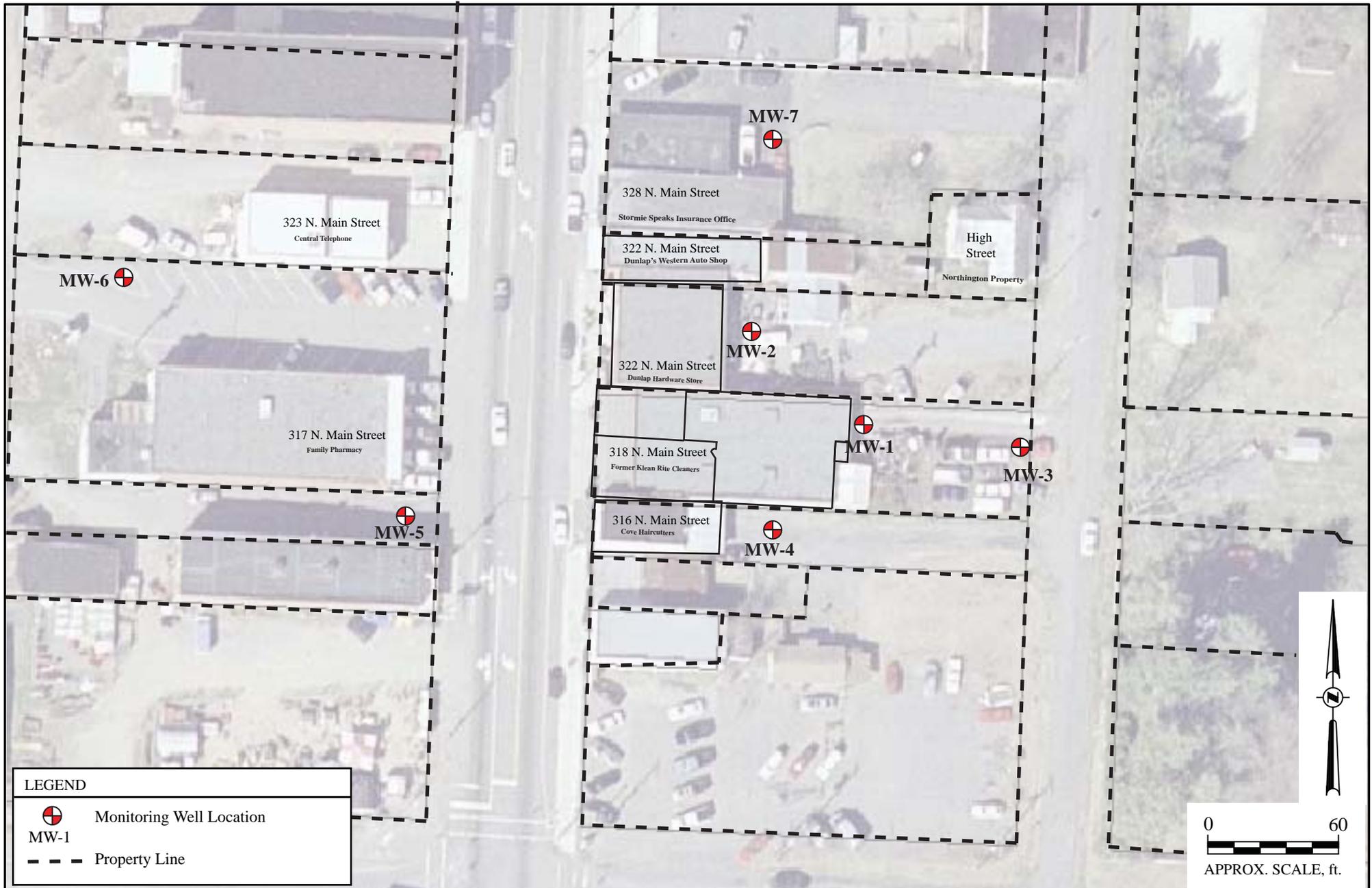
Groundwater Sampling Point	Sampling Date (mm/dd/yy)	Benzene	cis-1,2-Dichloroethylene	Ethylbenzene	Methyl tert-butyl ether (MTBE)	Naphthalene	Tetrachloroethylene	Toluene	trans-1,2-Dichloroethylene	Trichloroethylene	Vinyl chloride	Xylenes (total)								
		[mg/L]																		
MW-2	12/13/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.12	0.0002 9 J	<0.001	<0.001	<0.001	<0.002								
MW-3	12/13/10	<0.001	<0.001	<0.001	<0.001	<0.001	0.0006 5 J	0.0002 7 J	<0.001	<0.001	<0.001	<0.002								
MW-4	12/13/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	0.0002 6 J	<0.001	<0.001	<0.001	<0.002								
MW-5	12/13/10	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-1 (PDB)	3/28/11	<.001	<.001	<.001	0.0002 7	<.001	0.0066	<.001	<.001	<.001	<.001	<.002								
MW-1 (BAILER)	3/28/11	<.001	<.001	<.001	0.0002 6	<.001	0.0070	<.001	<.001	<.001	<.001	<.002								
MW-2 (PDB)	3/28/11	<.001	<.001	<.001	0.0015	<.001	0.106	<.001	<.001	<.001	<.001	<.002								
MW-2 (BAILER)	3/28/11	<.001	<.001	<.001	0.0044	<.001	0.0418	<.001	<.001	<.001	<.001	<.002								
MW-3	3/28/11	<.001	<.001	<.001	<.001	<.001	<.001	<.001	<.001	<.001	<.001	<.002								
MW-4 (PDB)	3/28/11	<.001	<.001	<.001	<.001	<.001	0.0128	<.001	<.001	<.001	<.001	<.002								
MW-5	3/28/11	<.001	<.001	<.001	<.001	<.001	<.001	<.001	<.001	<.001	<.001	<.002								
MW-6	3/28/11	0.0282	<.001	0.0052	0.0032	0.0014	<.001	0.0722	<.001	<.001	<.001	0.0264								
MW-7	3/28/11	0.0045	<.001	0.0017	0.0002 8	0.0006 1	<.001	0.0188	<.001	<.001	<.001	0.0084								
MW-1	6/30/11	<0.001	<0.001	<0.001	<0.001	<0.001	0.0055	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-2	6/30/11	<0.001	<0.001	<0.001	0.0015	<0.001	0.0619	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-3	6/30/11	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-4	6/30/11	<0.001	<0.001	<0.001	<0.001	<0.001	0.0151	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-5	6/30/11	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-6	6/30/11	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-7	6/30/11	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002								

**Table 8: Analytical Data for Groundwater**

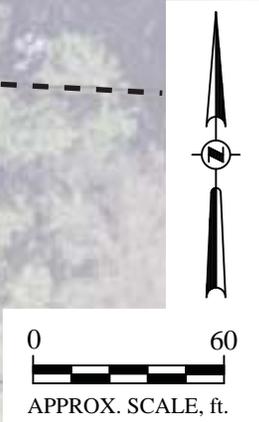
**ADT 8**

**DSCA ID No.: 85-0001**

Groundwater Sampling Point	Sampling Date (mm/dd/yy)	Benzene	cis-1,2-Dichloroethylene	Ethylbenzene	Methyl tert-butyl ether (MTBE)	Naphthalene	Tetrachloroethylene	Toluene	trans-1,2-Dichloroethylene	Trichloroethylene	Vinyl chloride	Xylenes (total)								
		[mg/L]																		
MW-1	11/16/11	<0.001	<0.001	<0.001	<0.001	<0.001	0.0058	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-2	11/16/11	<0.001	<0.001	<0.001	0.0013	<0.001	0.0481	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-3	11/16/11	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-4	11/16/11	<0.001	<0.001	<0.001	<0.001	<0.001	0.0102	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-5	11/16/11	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-6	11/16/11	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-7	11/16/11	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-1	2/28/12	<0.001	<0.001	<0.001	<0.001	<0.001	0.0046	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-2	2/28/12	<0.001	<0.001	<0.001	<0.001	<0.001	0.0443	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-3	2/28/12	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-4	2/28/12	<0.001	<0.001	<0.001	<0.001	<0.001	0.0067	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-5	2/28/12	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-6	2/28/12	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-7	2/28/12	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.002								
MW-2 Avg.					0.0013		0.0514													
MW-4 Avg.					<0.001		0.0106													



LEGEND	
	Monitoring Well Location
MW-1	
	Property Line



Appendix A SHEET	DRAWN BY: RB - 04/15/12
	CHECKED BY: DT - 04/15/12
	PROJECT NO.: 38941307



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

Monitoring Well Location Map  
 Klean Rite Cleaners  
 318 N. Main Street  
 Walnut Creek, NC  
 DSCA Site # 85-0001

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



June 21, 2013

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

Att: Mr. Pete Doorn  
DSCA Project Manager

Re: Level 1 Ecological Risk Assessment  
Former Klean Rite Cleaners DSCA Site ID #85-0001  
318 North Main Street  
Walnut Cove, Stokes County, North Carolina  
URS-NC Project Number 38941428

Dear Mr. Doorn:

URS Corporation – North Carolina (URS) is pleased to present the findings of the Level 1 Ecological Risk Assessment (Eco Risk Assessment) for the former Klean Rite Cleaners facility (site) located at 318 North Main Street, Walnut Cove, Stokes County, North Carolina to the North Carolina Department of Environment and Natural Resources (NCDENR). The Eco Risk Assessment was completed in accordance with the DSCA Program’s Risk Based Corrective Action (RBCA) guidance document to assess the potential for ecological receptors. If you have any questions or require additional information, please do not hesitate to contact us at 704-522-0330.

Sincerely,

**URS CORPORATION-NORTH CAROLINA**

Chris Theesfeld  
Project Manager

Robert H. MacWilliams, PG  
Program Manager

Attachment  
cc: Project File (hard copy)

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

**Level 1 Ecological Risk Assessment**  
**Checklist A for Potential Receptors and Habitat**  
**DSCA #85-0001**

- 1. Are there any navigable water bodies or tributaries to a navigable water body on or within the one-half mile of this site?** No. Based on review of the USGS topographic map, Walnut Cove, North Carolina dated 2001, Mills Creek is located approximately 1,700 feet west-southwest of the Site. Mills Creek flows into Fork Creek located approximately 1,950 feet south of the Site. However, these water bodies are not considered navigable. Mills Creek and Fork Creek are shown on the attached **Figure 1**.
- 2. Are there any water bodies anywhere on or within the one-half mile of the site?** Yes, the above referenced Mills Creek and Fork Creek are located west-southwest and south of the Site, respectively.
- 3. Are there any wetland areas such as marshes or swamps on or within one-half mile of the site?** Yes. According to the EDR NEPA Check report, the National Wetland Inventory (NWI) identified nine (9) wetland features within one-half mile of the Site. Off-site wetland features include:

  1. PSS1A - [P] Palustrine, [SS] Scrub-Shrub, [1] Broad-Leaved Deciduous, [A] Temporarily Flooded located approximately 1,155 feet south/southwest;
  2. PSS1A - [P] Palustrine, [SS] Scrub-Shrub, [1] Broad-Leaved Deciduous, [A] Temporarily Flooded located approximately 1,189 feet south/southwest;
  3. PUBHh - [P] Palustrine, [UB] Unconsolidated Bottom, [H] Permanently Flooded, [h] Diked/Impounded located approximately 1,265 feet West;
  4. PFO1A - [P] Palustrine, [FO] Forested, [1] Broad-Leaved Deciduous, [A] Temporarily Flooded located approximately 1,501 feet South/Southwest;
  5. PUBHh - [P] Palustrine, [UB] Unconsolidated Bottom, [H] Permanently Flooded, [h] Diked/Impounded located approximately 1,735 feet north-northwest;
  6. PFO1C - [P] Palustrine, [FO] Forested, [1] Broad-Leaved Deciduous, [C] Seasonally Flooded located approximately 2,181 feet Southwest;
  7. PFO1A - [P] Palustrine, [FO] Forested, [1] Broad-Leaved Deciduous, [A] Temporarily Flooded located approximately 2,460 feet east/southeast;
  8. PFO4A - [P] Palustrine, [FO] Forested, [4] Needle-Leaved Evergreen, [A] Temporarily Flooded located approximately 2,515 feet southwest; and
  9. PEM1A - [P] Palustrine, [EM] Emergent, [1] Persistent, [A] Temporarily Flooded located approximately 2,626 feet west/northwest.
- 4. Are there any sensitive environmental areas on or within one-half mile of the site?** Yes, two (2) water bodies and nine (9) wetland features referenced above were identified within one-half mile of the Site.
- 5. Are there any areas on or within one-half mile of the site owned or used by local tribes?** None were identified by the Indian Reservation Database.

6. **Are there any habitat, foraging area or refuge by rare, threatened, endangered, candidate and/or proposed species (plants or animals), or any otherwise protected species on or within one-half mile of the site?** Potentially. According to the EDR NEPA Check report, the Stokes County Endangered Species database identified two (2) endangered species within Stokes County: 1) the Small-Anthered Bittercress (plant); and 2) the Schweinitz's Sunflower (plant). However, none have specifically been identified within one-half mile of the Site. In addition, the US Federal Lands, NC Game Lands, NC Natural Heritage Sites, and NC Natural Areas databases did not identify any endangered and/or threatened species within 1 mile of the Site.

Eight (8) federal species of concern (FSCs) and one (1) more endangered species were also identified by the U.S. Fish and Wildlife Service (FWS) in Stokes County. However, none have specifically been identified within one-half mile of the Site.

(<http://www.fws.gov/raleigh/species/cntylist/stokes.html>).

7. **Are there any breeding, roosting or feeding areas by migratory bird species on or within one-half mile of the site?** According to the North Carolina Audubon Society website (<http://iba.audubon.org/iba/stateIndex.do?state=US-NC>), there are no documented important bird areas in Stokes County. In addition, no endangered and/or threatened bird species have been specifically identified within one-half mile of the Site.

8. **Are there any ecologically, recreationally or commercially important species on or within one-half mile of the site?** None have been identified.

9. **Are there any threatened and/or endangered species (plant or animal) on or within one-half mile of the site?** Potentially. According to the EDR NEPA Check report, the Stokes County Endangered Species database identified two (2) endangered species within Stokes County: 1) the Small-Anthered Bittercress (plant); and 2) the Schweinitz's Sunflower (plant). However, none have specifically been identified within one-half mile of the Site. In addition, the US Federal Lands, NC Game Lands, NC Natural Heritage Sites, and NC Natural Areas databases did not identify any endangered and/or threatened species within 1 mile of the Site.

Eight (8) federal species of concern (FSCs) and one (1) more endangered species were also identified by the U.S. Fish and Wildlife Service (FWS) in Stokes County. However, none have specifically been identified within one-half mile of the Site.

(<http://www.fws.gov/raleigh/species/cntylist/stokes.html>).

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

---

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

area if they serve as a food source for other species, but do not include domesticated animals or plants/animals whose existence is maintained by continuous human interventions.

March 2007

DSCA Program

**Level 1 Ecological Risk Assessment  
Checklist B for Potential Receptors and Habitat  
DSCA #85-0001**

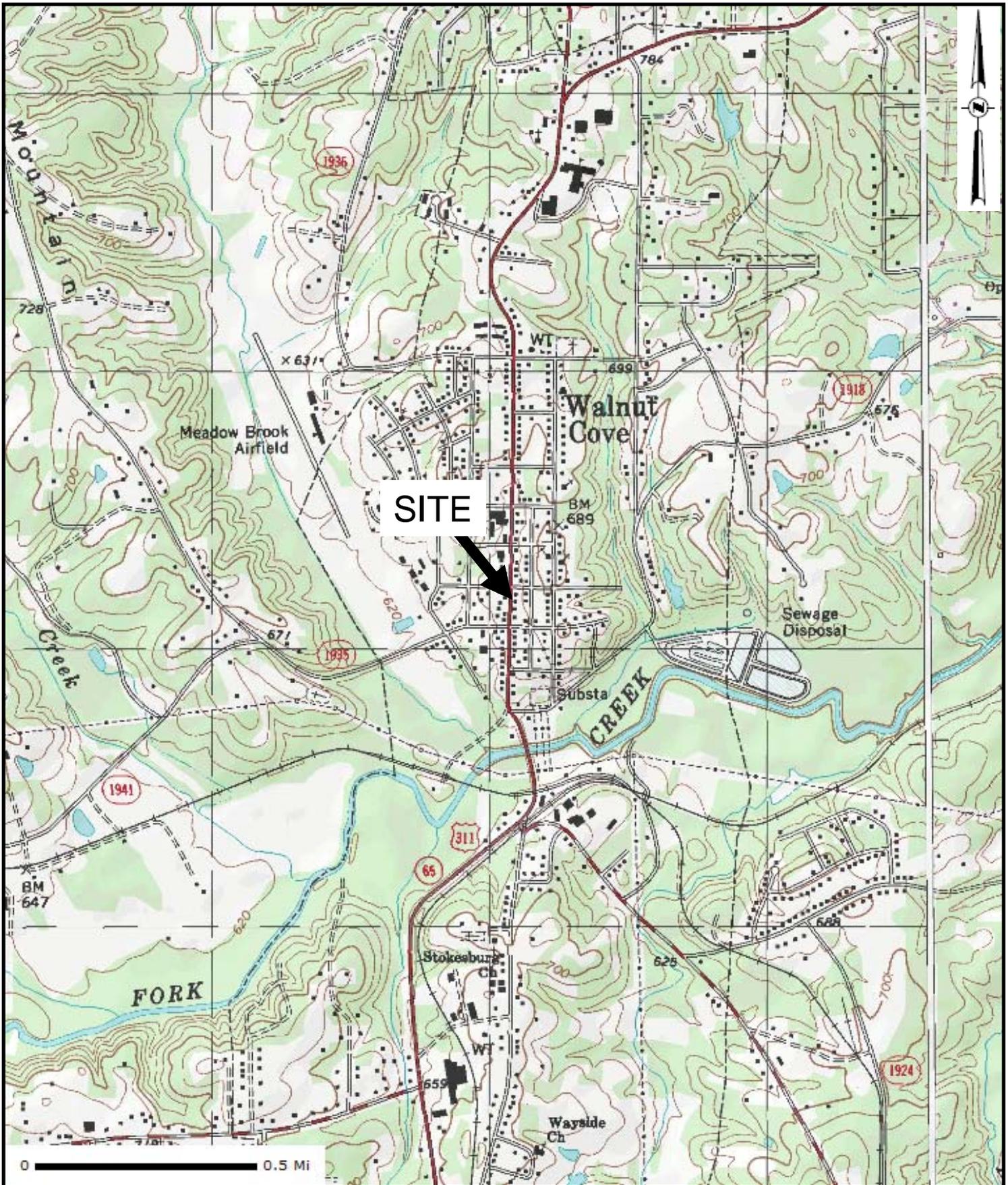
- 1A. Can chemicals associated with the site leach, dissolve, or otherwise migrate to groundwater?** Yes
- 1B. Are chemicals associated with the site mobile in groundwater?** Yes
- 1C. Does groundwater from the site discharge to ecological receptor habitat?** Yes, eventually, groundwater likely discharges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

- 6A. Are chemicals present in surface and shallow subsurface soils or on the surface of the ground?** Yes. Chemicals have been identified at 0 to 3 feet below ground surface (bgs) beneath impervious surfaces at the Site.
- 6B. Are chemicals found in soil on the site taken up by plants growing on the site?** No. Surface soil impacts were only identified under impervious surfaces at the Site.
- 6C. Do potential ecological receptors on or near the site feed on plants (e.g., grasses, shrubs, forbs, trees, etc.) found on the site?** Potentially; however, none have been specifically identified. Furthermore, soil impacts have not been identified in areas that support vegetative growth at the Site.
- 6D. Do chemicals found on the site bioaccumulate?** No.
- Question 6. Could chemicals associated with the site reach ecological receptors through direct ingestion of soil, plants animals or contaminants?** Not likely, as soil impacts have only been identified beneath impervious surfaces.

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

March 2007

DSCA Program



Reference: 7.5 Minute USGS Topographic Map: Walnut Cove, NC (2001)



URS CORPORATION – NORTH CAROLINA  
 TWO SOUTH EXECUTIVE PARK  
 6135 PARK SOUTH DRIVE, SUITE 300  
 CHARLOTTE, NC 28210  
 TEL: (704) 522-0330  
 FAX: (704) 522-0663



Site Location Map  
 Former Klean Rite Cleaners  
 318 North Main Street  
 Walnut Cove, North Carolina  
 DSCA Site ID #85-0001

DRAWN BY: CLE - 12/10/08	CHECKED BY: RHM - 12/10/08	PROJECT NO:
-----------------------------	-------------------------------	-------------

SHEET  
 Att. 1

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

**APPENDIX C-1**

**NDCSR FOR THE SOURCE PROPERTY**

**(William D. and Patti A. Dunlap-318 North Main Street)**

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

Property Owner: William D. and Patti A. Dunlap  
Recorded in Book \_\_\_\_\_, Page \_\_\_\_\_  
Associated plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_

**This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by William D. and Patti A. Dunlap (hereinafter "Property Owner"). The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 318 North Main Street, Walnut Cove, Stokes County, North Carolina, Parcel Identification Number (PIN) 696206386672.**

**The Property is contaminated with dry-cleaning solvent, as defined at North Carolina General Statutes (hereinafter "N.C.G.S."), Section (hereinafter "§") 143-215.104B(b)(9) and other contaminants, and is one of 7 parcels that make up the dry-cleaning solvent contamination site (hereinafter "Contamination Site"). This Notice has been approved by the North Carolina Department of Environment and Natural Resources, or its successor in function (hereinafter "DENR") under the authority of the Dry-Cleaning Solvent Cleanup Act of 1997, as amended, N.C.G.S. § 143-215.104A *et seq.* (hereinafter "DSCA"), and is required to be filed in the Register of Deeds' Office in the county or counties in which the land is located, pursuant to NCGS § 143-215.104M. A Notice will be recorded separately in each chain of title of the Contamination Site.**

Soil and groundwater at the Property are contaminated with dry-cleaning solvents associated with dry-cleaning operations at the Former Klean Rite Cleaners (DSCA Site #85-0001) located at 318 North Main Street, Walnut Cove. Dry-cleaning operations were conducted on the Property for an unknown period of time.

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

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

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

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

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

### **LAND-USE RESTRICTIONS**

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

- 1. Without prior written approval from DENR, the Property shall not be used for:**
  - a. child care centers or schools; or**
  - b. mining or extraction of coal, oil, gas or any mineral or non-mineral substances.**
- 2. No activities that encounter, expose, remove or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes or swimming pools that use groundwater, or construction or excavation activities that encounter or expose groundwater) may occur on the Property without prior approval of DENR.**
- 3. No activities that cause or create a vapor intrusion risk (for example, construction of sub-grade structures that encounter contaminated soil or construction that places building users in close proximity to contaminated groundwater) may occur on the Property without prior approval of DENR.**
- 4. No activities that cause or create an increase in infiltration (for example, removal or demolition of materials such as asphalt, concrete, buildings, or other structures that**

by their use and nature minimize infiltration of rain or water runoff into potentially contaminated soil) may occur in “Area A” of the Property, as shown on Exhibit A, without prior approval of DENR.

5. In January of each year, on or before January 31<sup>st</sup>, the owner of any portion of the Property shall submit a notarized Annual DSCA Land-Use Restrictions Certification to DENR certifying that this Notice remains recorded at the Register of Deeds’ office, and that the Land-Use Restrictions are being complied with.
6. No person conducting environmental assessment or remediation at the Property or involved in determining compliance with applicable land-use restrictions, at the direction of, or pursuant to a permit or order issued by DENR may be denied access to the Property for the purpose of conducting such activities.
7. The owner of any portion of the Property shall cause the instrument of any sale, lease, grant, or other transfer of any interest in the property to include a provision expressly requiring the lessee, grantee, or transferee to comply with this Notice. The failure to include such a provision shall not affect the validity or applicability of any land-use restriction in this Notice.

#### **EASEMENT (RIGHT OF ENTRY)**

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

#### **REPRESENTATIONS AND WARRANTIES**

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

- i) that the Property Owner is the sole owner of the Property; **or** that the Property Owner has provided to DENR the names of all other persons that own an interest in or hold an encumbrance on the Property and have notified such persons of the Property Owner’s intention to enter into this Notice;

- ii) that the Property Owner has the power and authority to enter into this Notice, to grant the rights and interests herein provided and to carry out all obligations hereunder; and
- iii) that this Notice will not materially violate or contravene or constitute a material default under any other agreement, document or instrument to which the Property Owner is a party or by which the Property Owner may be bound or affected.

### **ENFORCEMENT**

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

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

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

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

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

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

**PROPERTY OWNER SIGNATURE**

IN WITNESS WHEREOF, Property Owner has caused this instrument to be duly executed this \_\_\_ day of \_\_\_\_\_, 20\_\_.

William D. Dunlap & Patti A. Dunlap

By:

\_\_\_\_\_  
\_\_\_\_\_

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

I, \_\_\_\_\_, a Notary Public of the county and state aforesaid, certify that \_\_\_\_\_ personally came before me this day and signed this instrument.

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

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

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

**APPROVAL AND CERTIFICATION**

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

North Carolina Department of Environment and Natural Resources

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

**LIMITED POWER OF ATTORNEY**

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

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

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

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

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

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

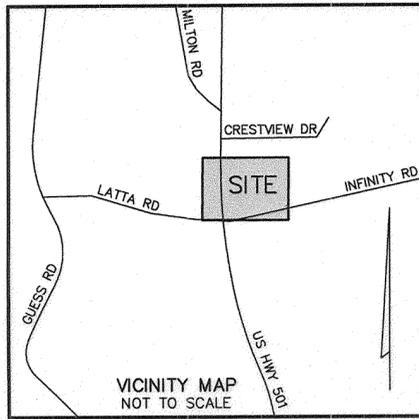
WITNESS my hand and official stamp or seal, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

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



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



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

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

I, \_\_\_\_\_, A NOTARY PUBLIC OF  
COUNTY AND STATE OF NORTH CAROLINA DO HEREBY CERTIFY THAT  
\_\_\_\_\_ DID PERSONALLY APPEAR &  
SIGN BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
NOTARY PUBLIC (SIGNATURE)  
MY COMMISSION EXPIRES \_\_\_\_\_

**FLOOD CERTIFICATION:**

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON A MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 371069-6200-J.

**VRS SURVEY TIE:**  
ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED (GROUND) NAD 83 (2007 ADJUSTMENT) HORIZONTAL INFORMATION (UNLESS NOTED OTHERWISE), BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, WITH NAVD88 ELEVATIONS. THE N.C. STATE PLANE COORDINATES FOR CONTROL POINTS #1057, AND #1058 SHOWN HEREON WERE ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS) IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEY'S VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). THE VRS SURVEY TIE WAS PERFORMED ON MAY 20, 2013. ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.

**SURVEY NOTES:**

- 1) THE SUBJECT PROPERTY FOR THIS SURVEY IS IDENTIFIED BY STOKES COUNTY PARCEL IDENTIFICATION NUMBER (PIN) #6962-06-38-6672. THE PURPOSE OF THIS PLAT IS TO DISPLAY THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO SURVEYED BENCHMARKS AND (2) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THIS NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM SITE.
- 2) THE AREAS AND TYPES OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING. THIS INFORMATION WAS SUPPLIED TO THE ISAACS GROUP BY URS CORPORATION-NORTH CAROLINA.
- 3) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (NSRS 2007), WITH NAVD88 (GEOID 12) ELEVATIONS, PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON MAY 20, 2013, THAT WAS RE-CHECKED ON AUGUST 8, 2013. THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINT #1057 AND #1058 WERE ESTABLISHED UTILIZING A TRIMBLE R8 GLOBAL POSITIONING SYSTEMS (GPS) UNIT IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEY'S VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET (UNLESS NOTED OTHERWISE).
- 4) THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE BOUNDARY LINES OF THE SUBJECT PROPERTY WERE PRODUCED FROM THE LEGAL DESCRIPTION FOUND WITHIN THE SUBJECT PROPERTY'S DEED. THE GEOMETRY OF THAT LEGAL DESCRIPTION HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON THE NORTHEASTERN CORNER OF DEED 538, PAGE 1878, (A FOUND 1.5" IRON) AND ROTATED TO A FOUND 1.5" IRON ON SOUTHEASTERN CORNER OF THE SUBJECT PROPERTY. NON-MONUMENTED SUBJECT PARCEL LINES ARE BASED ON THAT LEGAL DESCRIPTION.
- 5) SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, SOME PROPERTY LINES, AND CURB LINES/EDGE OF PAVEMENTS, HAVE BEEN TAKEN FROM STOKES COUNTY GIS DATABASE INFORMATION, AND THIS INFORMATION IS SHOWN FOR REFERENCE PURPOSES ONLY. NO ACCURACY OR POSITIONAL TOLERANCE IS GUARANTEED BY THIS SURVEY AS TO HOW THE SURVEYED FEATURES RELATE TO THE GIS INFORMATION SHOWN.
- 6) PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM STOKES COUNTY "GIS MAPPING" RECORDS.
- 7) PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
- 8) REFERENCE COORDINATE SYSTEM FOR VERTICAL DATUM: NAVD88.
- 9) NO BEARINGS RECORDED WITHIN DEED OF RECORD
- 10) THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
  - (1) CLASS "A" SURVEY;
  - (2) POSITIONAL ACCURACY IS 0.12 FT. WITHIN A 95 PERCENT CONFIDENCE LEVEL;
  - (3) REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
  - (4) SURVEY PERFORMED MAY 20, 2013 & CHECKED AUGUST 8, 2013;
  - (5) VERTICAL DATUM BASED ON NAVD88;
  - (6) TIED TO N.C. STATE PLANE COORDINATES AS SHOWN NAD 1983 (2007 HARN ADJUSTMENT);
  - (7) GEOID "12A"(CONUS) MODEL;
  - (8) COMBINED GRID FACTOR: 0.9999397771;
  - (9) UNITS ARE IN U.S. FEET.

**OWNERS CERTIFICATE:**

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

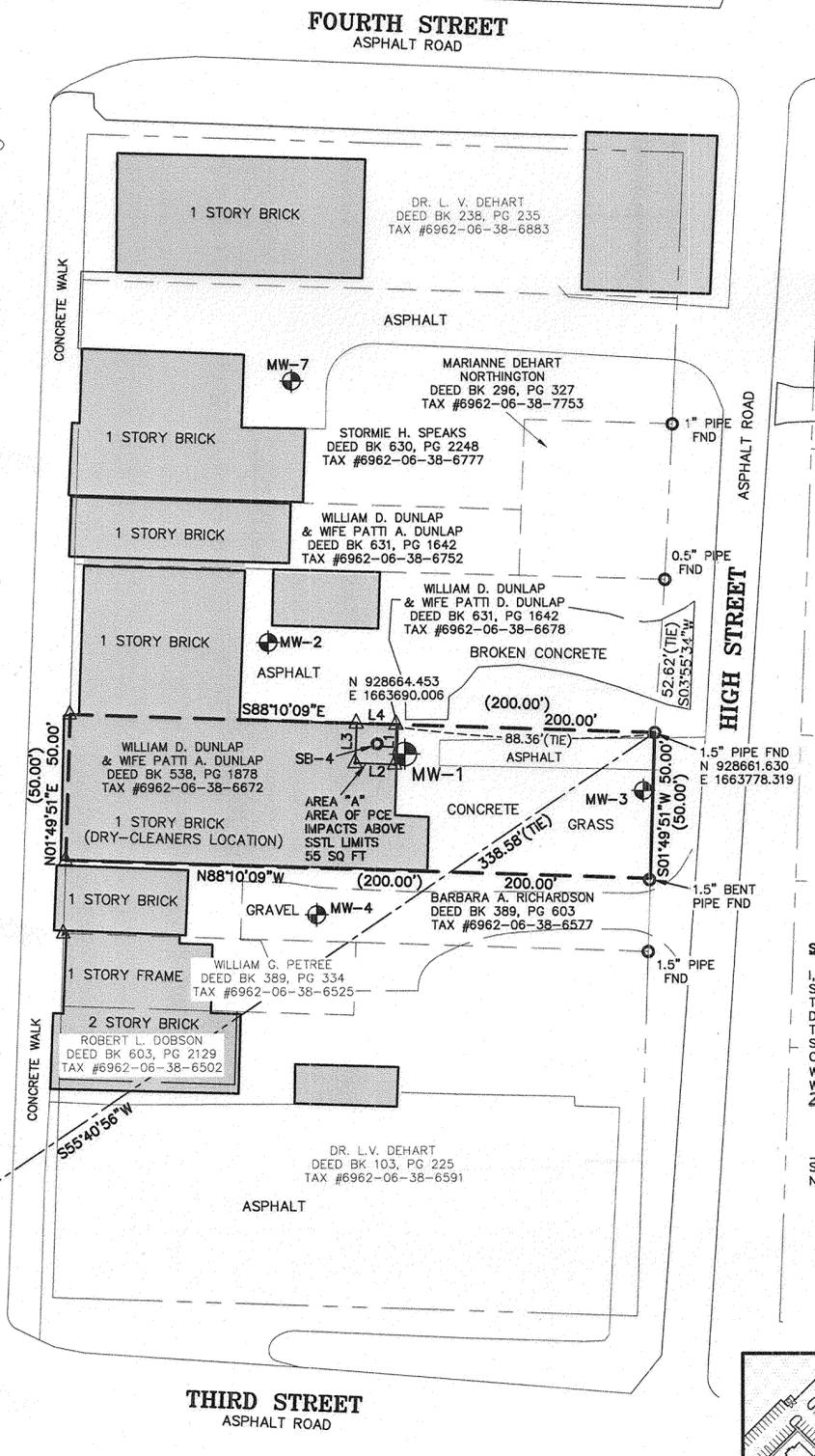
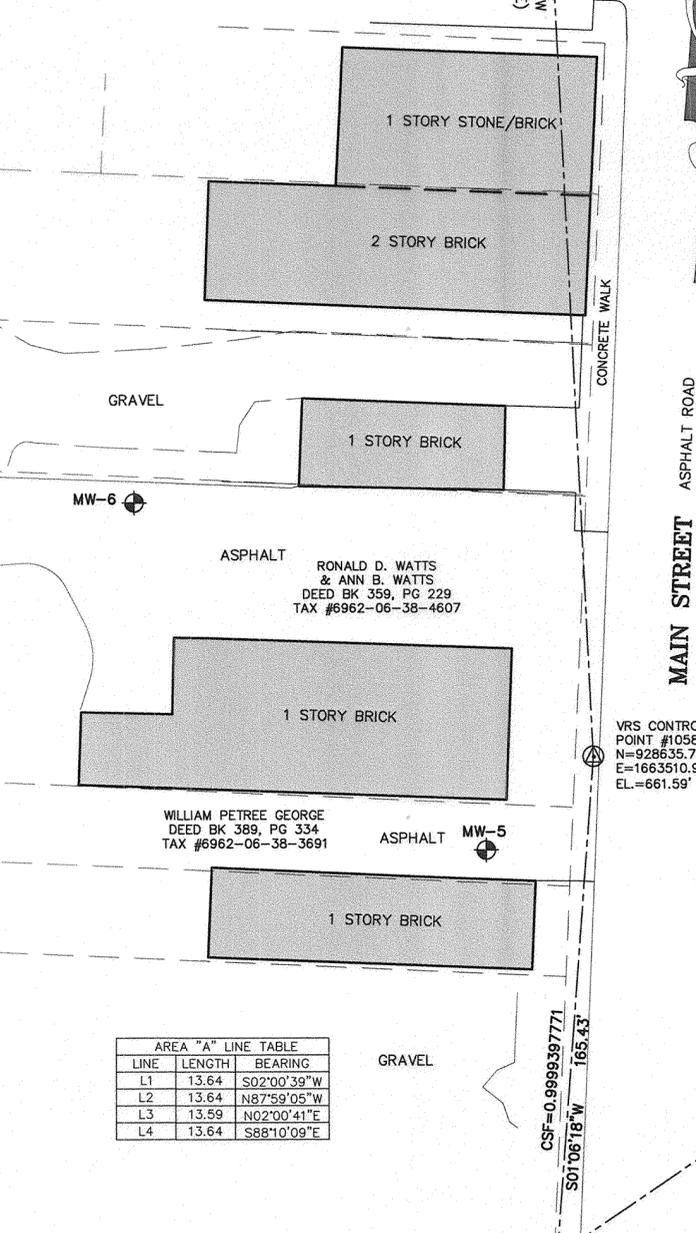
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF \_\_\_\_\_

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

NOTARY PUBLIC (SIGNATURE)

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



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

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

GROUNDWATER IN WELLS MW-1, MW-2 AND MW-4 EXCEED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L.020) FOR TETRACHLOROETHENE, SOIL BORING LOCATION SB-4 EXCEED THE RESIDENTIAL RISK BASED SCREENING LEVEL (15A NCAC 2S) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHENE.

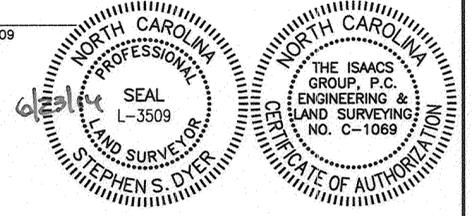
THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THIS PROPERTY IS RECORDED AT:

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

**SURVEYORS CERTIFICATE [G.S. 47-30]**

I, STEPHEN S. DYER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, DRAWN FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30(f)(11) AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22 DAY OF \_\_\_\_\_, 2014.

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



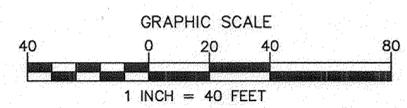
**AREA "A" LINE TABLE**

LINE	LENGTH	BEARING
L1	13.64	S02°00'39"W
L2	13.64	N87°59'05"W
L3	13.59	N02°00'41"E
L4	13.64	S88°10'09"E

DATE: 5-20-13	PROJECT NAME: Klean Rite Cleaners			
LOCATION: 318 N. Main Street Walnut Creek, NC				
MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION
MW-1	928654.309	1663692.838	664.20	T.O.W.
TC MW-1	928654.309	1663692.838	663.86	2" P.V.C.
MW-2	928692.67	1663648.21	663.79	T.O.W.
TC MW-2	928692.67	1663648.21	663.56	2" P.V.C.
MW-3	928641.75	1663774.41	674.89	T.O.W.
TC MW-3	928641.75	1663774.41	674.45	2" P.V.C.
MW-4	928599.39	1663662.62	663.43	T.O.W.
TC MW-4	928599.39	1663662.62	663.07	2" P.V.C.
MW-5	928604.91	1663475.62	660.47	T.O.W.
TC MW-5	928604.91	1663475.62	660.07	2" P.V.C.
MW-6	928719.69	1663359.86	657.63	T.O.W.
TC MW-6	928719.69	1663359.86	657.29	2" P.V.C.
MW-7	928782.09	1663654.40	665.19	T.O.W.
TC MW-7	928782.09	1663654.40	664.87	2" P.V.C.

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

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_



NO.	BY	DATE	REVISION

**SURVEY PLAT - EXHIBIT "A"**  
TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION  
**WILLIAM D. DUNLAP & WIFE PATTI D. DUNLAP**  
PIN #6962-06-38-6672  
FORMER KLEAN RITE CLEANERS-DSCA #85-0001  
#318 NORTH MAIN STREET, WALNUT COVE TOWNSHIP,  
STOKES COUNTY, NORTH CAROLINA

File #: 13135-DSCA Date: 06-23-2014 Project P.L.S.: SSD

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

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

Surveyed By: JH  
Drawn By: MWJ  
Scale: 1"=40'

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

**Exhibit “B” – Metes and Bounds Description**

**PIN #6962-06-38-6672 – William D. Dunlap & wife Patti D. Dunlap**

Beginning at a found 1.5” pipe on the right-of-way of the westerly margin of High Street (Public R/W), a point being N. 55-40-56 E. 338.58 feet from control Point #1057; Thence with the right-of-way of High Street S. 01-49-51 W. 50.00 feet to a found 1.5” bent pipe, a common corner with lands of Barbara A. Richardson (Deed Book 389, Page 603); Thence with the shared Richardson line N. 88-10-09 W. a total distance of 200.00 feet (passing a set #4 rebar at 5.35 feet) to a point on the right-of-way of the easterly margin of Main Street (Public R/W); Thence with right-of-way of Main Street N. 01-49-51 E. 50.00 feet to a point, a common corner with lands of William D. Dunlap & wife Patti D. Dunlap (Deed Book 631, Page 1642); Thence with the shared Dunlap line S. 88-10-09 E. a total distance of 200.00 feet (passing a set #4 rebar at 197.01 feet) to a found 1.5” pipe and returning to the POINT AND PLACE OF BEGINNING, containing 0.23 acres (10,000 sq ft), more or less.

**APPENDIX C-2**

**NDCSR FOR THE OFF-SITE PROPERTY**

**(William D. and Patti A. Dunlap-322 North Main Street)**

## NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: William D. and Patti A. Dunlap  
Recorded in Deed Book \_\_\_\_\_, Page \_\_\_\_\_  
Associated plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by William D. and Patti A. Dunlap (hereinafter "Property Owner"). The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 322 North Main Street, Walnut Cove, Stokes County, North Carolina, Parcel Identification Number (PIN) 696206386678.

The Property is contaminated with dry-cleaning solvent, as defined in North Carolina General Statutes (hereinafter "N.C.G.S."), Section (hereinafter "§") 143-215.104B(b)(9), and other contaminants and is one of 7 parcels that make up the dry-cleaning solvent contamination site (hereinafter "Contamination Site"). This Notice has been approved by the North Carolina Department of Environment and Natural Resources, or its successor in function (hereinafter "DENR") under the authority of the Dry-Cleaning Solvent Cleanup Act of 1997, as amended, N.C.G.S. § 143-215.104A *et seq.* (hereinafter "DSCA"), and is required to be filed in the Register of Deeds' Office in the county or counties in which the land is located, pursuant to NCGS § 143-215.104M. A Notice will be recorded separately in each chain of title of the Contamination Site.

Groundwater under the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the Former Klean Rite Cleaners (DSCA Site #85-0001) located at 318 North Main Street, Walnut Cove.

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

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

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

### **LAND-USE RESTRICTIONS**

N.C.G.S. § 143-215.104M requires that the Notice identify any restrictions on the current or future use of the Property that are necessary to assure adequate protection of public health and the environment. The restrictions shall continue in perpetuity and cannot be amended or canceled unless and until the County Register of Deeds receives and records the written concurrence of DENR. Those restrictions are hereby imposed on the Property, and are as follows:

1. The Property shall not be used for mining, extraction of coal, oil, gas or any other minerals or non-mineral substances.
2. No activities that encounter, expose, remove, or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes or swimming pools that use groundwater, or construction or excavation activities that encounter or expose groundwater) may occur on the Property without prior approval by DENR. No subsurface structures for access of personal use, such as basements, may be constructed on the Property without prior approval by DENR.
3. No activities that cause or create a vapor intrusion risk (for example, construction of sub-grade structures that encounter contaminated soil or construction that places building users in close proximity to contaminated groundwater) may occur on the Property without prior approval of DENR.
4. No person conducting environmental assessment or remediation at the Property, or involved in determining compliance with applicable land-use restrictions, at the direction of, or pursuant to a permit or order issued by DENR may be denied access to the Property for the purpose of conducting such activities.
5. The owner of the Property which is the subject of this Notice shall cause the instrument of any sale, lease, grant, or other transfer of any interest in the Property to include a provision expressly requiring the lessee, grantee, or transferee to comply with this Notice. The failure to include such provision shall not affect the validity or applicability of any land-use restriction identified in this Notice.

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

For purposes of the land-use restrictions set forth above, DENR's point of contact shall be:

North Carolina Division of Waste Management  
Dry-Cleaning Solvent Cleanup Act (DSCA) Program  
1646 Mail Service Center  
Raleigh, NC 27699-1646

### **EASEMENT (RIGHT OF ENTRY)**

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

### **REPRESENTATIONS AND WARRANTIES**

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

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

## **ENFORCEMENT**

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

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

## **FUTURE SALES, LEASES, CONVEYANCES, TRANSFERS AND PETITIONS OR FILINGS FOR REZONING**

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

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

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

**PROPERTY OWNER SIGNATURE**

IN WITNESS WHEREOF, Property Owner has caused this instrument to be duly executed this \_\_\_ day of \_\_\_\_\_, 20\_\_.

William D. Dunlap & Patti A. Dunlap

By:

\_\_\_\_\_  
\_\_\_\_\_

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

I, \_\_\_\_\_, a Notary Public of the county and state aforesaid, certify that \_\_\_\_\_ personally came before me this day and signed this instrument.

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

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

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

**APPROVAL AND CERTIFICATION**

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

North Carolina Department of Environment and Natural Resources

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

\_\_\_\_\_  
Date

**LIMITED POWER OF ATTORNEY**

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

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

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

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

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

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

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

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

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



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

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

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

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

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

**FLOOD CERTIFICATION:**

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS  
PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA  
AS SHOWN ON A MAP PREPARED BY THE FEDERAL  
EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE  
ADMINISTRATION, COMMUNITY NUMBER 371069-6200-J.

**VRS SURVEY TIE:**

ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED  
(GROUND) NAD 83 (2007 ADJUSTMENT) HORIZONTAL INFORMATION (UNLESS  
NOTED OTHERWISE), BASED UPON THE NORTH CAROLINA STATE PLANE  
COORDINATE SYSTEM, WITH NAVD88 ELEVATIONS. THE N.C. STATE PLANE  
COORDINATES FOR CONTROL POINTS #1057, AND #1058 SHOWN HEREON WERE  
ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS) IN CONJUNCTION  
WITH THE NORTH CAROLINA GEODETIC SURVEY'S VIRTUAL REFERENCE SYSTEM  
(VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE  
STATIONS (CORS). THE VRS SURVEY TIE WAS PERFORMED ON MAY 20, 2013.  
ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET  
UNLESS NOTED OTHERWISE.

**SURVEY NOTES:**

- 1) THE SUBJECT PROPERTY FOR THIS SURVEY IS IDENTIFIED BY STOKES COUNTY PARCEL IDENTIFICATION NUMBER (PIN) #6962-06-38-6678. THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO SURVEYED BENCHMARKS AND (2) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THIS NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM SITE.
- 2) THE AREAS AND TYPES OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING. THIS INFORMATION WAS SUPPLIED TO THE ISAACS GROUP BY URS CORPORATION-NORTH CAROLINA.
- 3) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (NSRS 2007), WITH NAVD88 (GEOID 12) ELEVATIONS, PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON MAY 20, 2013 (CHECKED ON AUGUST 8, 2013). THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINT #1057 AND #1058 WERE ESTABLISHED UTILIZING A TRIMBLE R8 GLOBAL POSITIONING SYSTEMS (GPS) UNIT IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEY'S VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET (UNLESS NOTED OTHERWISE).
- 4) THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE BOUNDARY LINES OF THE SUBJECT PROPERTY WERE PRODUCED FROM THE LEGAL DESCRIPTION FOUND WITHIN THE SUBJECT PROPERTY'S DEED. THE GEOMETRY OF THAT LEGAL DESCRIPTION HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON THE NORTHEASTERN CORNER OF DEED 538, PAGE 1878, (A FOUND 1.5" IRON), AND ROTATED TO A FOUND 1.5" IRON ON SOUTHEASTERN CORNER OF THE SUBJECT PROPERTY. NON-MONUMENTED SUBJECT PARCEL LINES ARE BASED ON THAT LEGAL DESCRIPTION.
- 5) SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, SOME PROPERTY LINES, AND CURB LINES/EDGE OF PAVEMENTS, HAVE BEEN TAKEN FROM STOKES COUNTY GIS DATABASE INFORMATION, AND THIS INFORMATION IS SHOWN FOR REFERENCE PURPOSES ONLY. NO ACCURACY OR POSITIONAL TOLERANCE IS GUARANTEED BY THIS SURVEY AS TO HOW THE SURVEYED FEATURES RELATE TO THE GIS INFORMATION SHOWN.
- 6) PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM STOKES COUNTY "GIS MAPPING" RECORDS.
- 7) PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
- 8) REFERENCE COORDINATE SYSTEM FOR VERTICAL DATUM: NAVD88.
- 9) NO BEARINGS RECORDED WITHIN DEED OF RECORD.
- 10) THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
  - (1) CLASS "A" SURVEY;
  - (2) POSITIONAL ACCURACY IS 0.12 FT, WITHIN A 95 PERCENT CONFIDENCE LEVEL;
  - (3) REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
  - (4) SURVEY PERFORMED MAY 20, 2013 & CHECKED AUGUST 8, 2013;
  - (5) VERTICAL DATUM BASED ON NAVD88;
  - (6) TIED TO N.C. STATE PLANE COORDINATES AS SHOWN NAD 1983 (2007 HARN ADJUSTMENT);
  - (7) GEOID "12A"(CONUS) MODEL;
  - (8) COMBINED GRID FACTOR: 0.9999397771;
  - (9) UNITS ARE IN U.S. FEET.

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

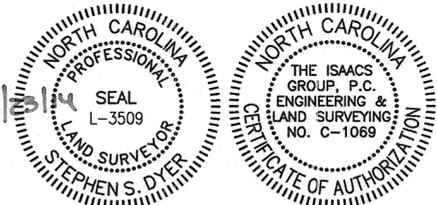
THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE STOKES COUNTY REGISTER OF DEEDS' OFFICE AT:  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT,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

GROUNDWATER IN WELLS MW-1, MW-2 AND MW-4 EXCEED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L.020) FOR TETRACHLOROETHENE. SOIL BORING LOCATION SB-4 EXCEED THE ASSOCIATED RESIDENTIAL RISK BASED SCREENING LEVEL (15A NCAC 2S) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHENE.

**SURVEYORS CERTIFICATE [G.S. 47-30]**

I, STEPHEN S. DYER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, DRAWN FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30(f)(11) AS AMENDED; WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 23 DAY OF June, 2014.

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



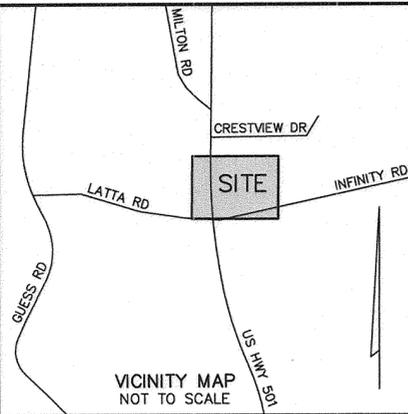
**SURVEY PLAT - EXHIBIT "A"**  
**TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION**  
**WILLIAM D. DUNLAP & PATTI A. DUNLAP**  
PIN #6962-06-38-6678  
**CONTAMINATION SOURCE: FORMER KLEAN RITE CLEANERS-DSCA #85-0001**  
#318 N. MAIN STREET, WALNUT COVE TOWNSHIP, STOKES COUNTY, NORTH CAROLINA

File #: 13135-DSCA-3A | Date: 06-23-2014 | Project P.L.S.: SSD

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

Surveyed By: JH  
Drawn By: MWJ  
Scale: 1"=40'

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



**OWNERS CERTIFICATE:**

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

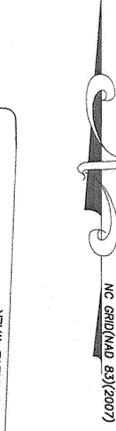
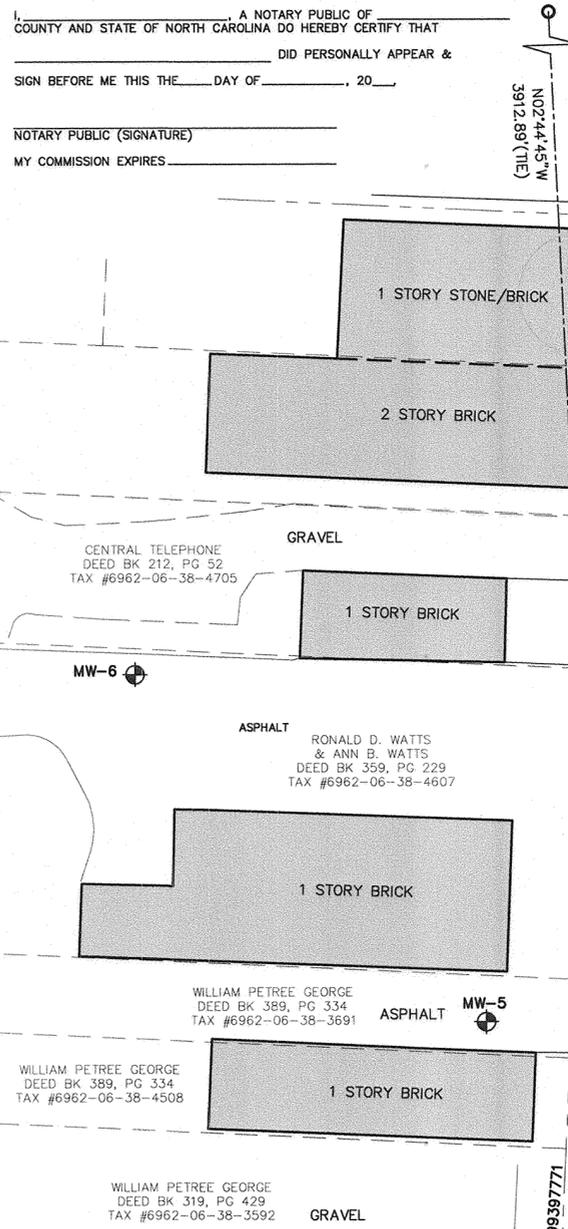
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF NORTH CAROLINA  
COUNTY OF \_\_\_\_\_

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

NOTARY PUBLIC (SIGNATURE)

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



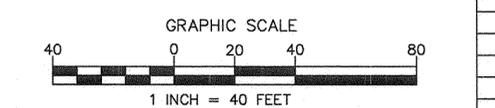
VRS CONTROL POINT #1058  
N=928470.745  
E=1663510.957  
EL.=661.59'

VRS CONTROL POINT #1057  
N=928470.745  
E=1663498.679  
EL.=658.55'

I, \_\_\_\_\_ REVIEW OFFICER OF STOKES COUNTY

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

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_



**LEGEND:**

- R/W RIGHT OF WAY
- PROPERTY CORNER MONUMENTATION
- CSF COMBINED SCALE FACTOR
- E/P EDGE OF PAVEMENT
- ⊕ MONITORING WELL(MW)
- N NORTHING
- E EASTING
- TC TOP OF CASING
- TOW TOP OF WELL MANHOLE
- △ CALCULATED PROPERTY CORNER
- ⊙ DATUM CONTROL POINT
- N/F NOW OR FORMERLY
- "MONUMENTED" SUBJECT PARCEL LINES (PLOTTED FROM DEED DESCRIPTION)
- - - "NON-MONUMENTED" SUBJECT PARCEL LINES (PLOTTED FROM DEED DESCRIPTION)
- - - ADJOINER PARCEL LINES
- RIGHT OF WAY LINE
- CONTROL TIE
- (T) TOTAL
- SB SOIL BORING
- RBR REBAR

THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION WHICH IDENTIFIES, CONTROLS OR LIMITATIONS ON THE USE OF THIS PROPERTY IS RECORDED AT:

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

MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION
MW-1	928654.309	1663692.838	664.20	T.O.W.
TC MW-1	928654.309	1663692.838	663.86	2" P.V.C.
MW-2	928692.67	1663646.21	663.79	T.O.W.
TC MW-2	928692.67	1663646.21	663.56	2" P.V.C.
MW-3	928641.75	1663774.41	674.89	T.O.W.
TC MW-3	928641.75	1663774.41	674.45	2" P.V.C.
MW-4	928599.39	1663662.62	663.43	T.O.W.
TC MW-4	928599.39	1663662.62	663.07	2" P.V.C.
MW-5	928604.91	1663475.62	660.47	T.O.W.
TC MW-5	928604.91	1663475.62	660.07	2" P.V.C.
MW-6	928719.89	1663359.86	657.63	T.O.W.
TC MW-6	928719.89	1663359.86	657.29	2" P.V.C.
MW-7	928782.09	1663654.40	665.19	T.O.W.
TC MW-7	928782.09	1663654.40	664.87	2" P.V.C.

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

**Exhibit "B" – Metes and Bounds Description**

**PIN #6962-06-38-6678 – William D. Dunlap & wife Patti D. Dunlap**

Beginning at a found 0.5" pipe on the right-of-way of the westerly margin of High Street (Public R/W); Thence with the right-of-way of High Street S. 01-49-51 W. 50.00 feet to a found 1.5" pipe, a common corner with lands of William & Patti Dunlap (Deed Book 538, Page 1878); Thence with the shared Dunlap line N. 88-10-09 W. a total distance of 200.00 feet (passing a set #4 rebar at 2.99 feet) to a point on the right-of-way of the easterly margin of Main Street (Public R/W); Thence with right-of-way of Main Street N. 01-49-51 E. 50.00 feet to a point, a common corner with lands of William D. Dunlap & wife Patti D. Dunlap (Deed Book 631, Page 1642); Thence with the shared Dunlap line S. 88-10-09 E. 200.00 feet to a point, (being S. 38-28-20 W. 3.22 feet from a found 0.5" pipe); and returning to the POINT AND PLACE OF BEGINNING, containing 0.23 acres (10,000 sq ft), more or less.

**APPENDIX C-3**

**NDCSR FOR THE OFF-SITE PROPERTY**

**(William D. and Patti A. Dunlap-322 North Main Street)**

## NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: William D. and Patti A. Dunlap  
Recorded in Book \_\_\_\_\_, Page \_\_\_\_\_  
Associated plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at **322 North Main Street, Walnut Cove, Stokes County, North Carolina, Parcel Identification Number (PIN) 696206386752.**

The Property is contaminated with dry-cleaning solvent, as defined at North Carolina General Statutes (hereinafter "N.C.G.S."), Section (hereinafter "§") 143-215.104B(b)(9), and other contaminants and is one of 7 parcels that make up the dry-cleaning solvent contamination site (hereinafter "Contamination Site"). This Notice has been approved by the North Carolina Department of Environment and Natural Resources, or its successor in function (hereinafter "DENR") under the authority of the Dry-Cleaning Solvent Cleanup Act of 1997, as amended, N.C.G.S. § 143-215.104A *et seq.* (hereinafter "DSCA"), and is required to be filed in the Register of Deeds' Office in the county or counties in which the land is located, pursuant to NCGS § 143-215.104I. A Notice will be recorded separately in each chain of title of the Contamination Site.

Groundwater under the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the Former Klean Rite Cleaners (DSCA Site #85-0001) located at 318 North Main Street, Walnut Cove. **A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.**

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

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

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

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

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

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

**In addition, to the Town of Walnut Cove (Town) Ordinance Relating to Water/Sewer/Garbage, Section 2 states that each owner of improved property located upon or within a distance of three-hundred (300) feet of any Town water line shall connect the plumbing system of their premises with the Town water system, provided that any such owner who already has in use a private well may, in lieu of connecting their premises with the Town water system, pay the minimum monthly charge established for water services and may continue the use of the of well for domestic household water use as long as the well remains suitable for such use or for a period of ten (10) years, whichever comes first. Should the well cease to be suitable, said owner will be required to connect to the Town water system and will not be allowed a replacement well. Therefore, because this property does not currently have its own supply well, and this property is located within 300 feet of the Town water line, the property is required to be connected to the Town water system.**

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

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

### **CANCELLATION OF THE NOTICE**

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

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

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

North Carolina Department of Environment and Natural Resources

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

STATE OF NORTH CAROLINA  
COUNTY OF \_\_\_\_\_

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

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

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

**CERTIFICATION OF REGISTER OF DEEDS**

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

Register of Deeds for Stokes County

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

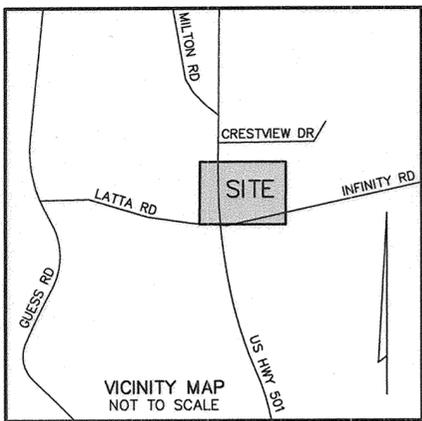
Name typed or printed: \_\_\_\_\_

Deputy/Assistant Register of Deeds

\_\_\_\_\_ Date

**EXHIBIT A**

**SURVEY PLAT REDUCTION**



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

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

NORTH CAROLINA  
WAKE COUNTY

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

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

**FLOOD CERTIFICATION:**

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON A MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 371069-6200-J.

**VRS SURVEY TIE:**  
ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED (GROUND) NAD 83 (2007 ADJUSTMENT) HORIZONTAL INFORMATION (UNLESS NOTED OTHERWISE), BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, WITH NAVD88 ELEVATIONS, THE N.C. STATE PLANE COORDINATES FOR CONTROL POINTS #1057, AND #1058 SHOWN WERE ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS) IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEY'S VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). THE VRS SURVEY TIE WAS PERFORMED ON MAY 20, 2013. ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.

**SURVEY NOTES:**

- 1) THE SUBJECT PROPERTY FOR THIS SURVEY IS IDENTIFIED BY STOKES COUNTY PARCEL IDENTIFICATION NUMBER (PIN) #6962-06-38-6752. THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO SURVEYED BENCHMARKS AND (2) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THIS NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM SITE.
- 2) THE AREAS AND TYPES OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING. THIS INFORMATION WAS SUPPLIED TO THE ISAACS GROUP BY URS CORPORATION-NORTH CAROLINA.
- 3) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (NSRS 2007), WITH NAVD88 (GEOID 12) ELEVATIONS, PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON MAY 20, 2013 (CHECKED ON AUGUST 8, 2013). THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINT #1057 AND #1058 WERE ESTABLISHED UTILIZING A TRIMBLE R8 GLOBAL POSITIONING SYSTEMS (GPS) UNIT IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEY'S VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET (UNLESS NOTED OTHERWISE).
- 4) THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE BOUNDARY LINES OF THE SUBJECT PROPERTY WERE PRODUCED FROM THE LEGAL DESCRIPTION FOUND WITHIN THE SUBJECT PROPERTY'S DEED. THE GEOMETRY OF THAT LEGAL DESCRIPTION HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON THE NORTHEASTERN CORNER OF DEED 538, PAGE 1878, (A FOUND 1.5" IRON), AND ROTATED TO A FOUND 1.5" IRON ON SOUTHEASTERN CORNER OF THE SUBJECT PROPERTY. NON-MONUMENTED SUBJECT PARCEL LINES ARE BASED ON THAT LEGAL DESCRIPTION.
- 5) SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, SOME PROPERTY LINES, AND CURB LINES/EDGE OF PAVEMENTS, HAVE BEEN TAKEN FROM STOKES COUNTY GIS DATABASE INFORMATION AND THIS INFORMATION IS SHOWN FOR REFERENCE PURPOSES ONLY. NO ACCURACY OR POSITIONAL TOLERANCE IS GUARANTEED BY THIS SURVEY AS TO HOW THE SURVEYED FEATURES RELATE TO THE GIS INFORMATION SHOWN.
- 6) PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM STOKES COUNTY "GIS MAPPING" RECORDS.
- 7) PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
- 8) REFERENCE COORDINATE SYSTEM FOR VERTICAL DATUM: NAVD88.
- 9) NO BEARINGS RECORDED WITHIN DEED OF RECORD.
- 10) THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
  - (1) CLASS "A" SURVEY;
  - (2) POSITIONAL ACCURACY IS 0.12 FT, WITHIN A 95 PERCENT CONFIDENCE LEVEL;
  - (3) REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
  - (4) SURVEY PERFORMED MAY 20, 2013 & CHECKED AUGUST 8, 2013;
  - (5) VERTICAL DATUM BASED ON NAVD88;
  - (6) TIED TO N.C. STATE PLANE COORDINATES AS SHOWN NAD 1983 (2007 HARN ADJUSTMENT);
  - (7) GEOID "12A"(CONUS) MODEL;
  - (8) COMBINED GRID FACTOR: 0.9999397771;
  - (9) UNITS ARE IN U.S. FEET.

**OWNERS CERTIFICATE:**

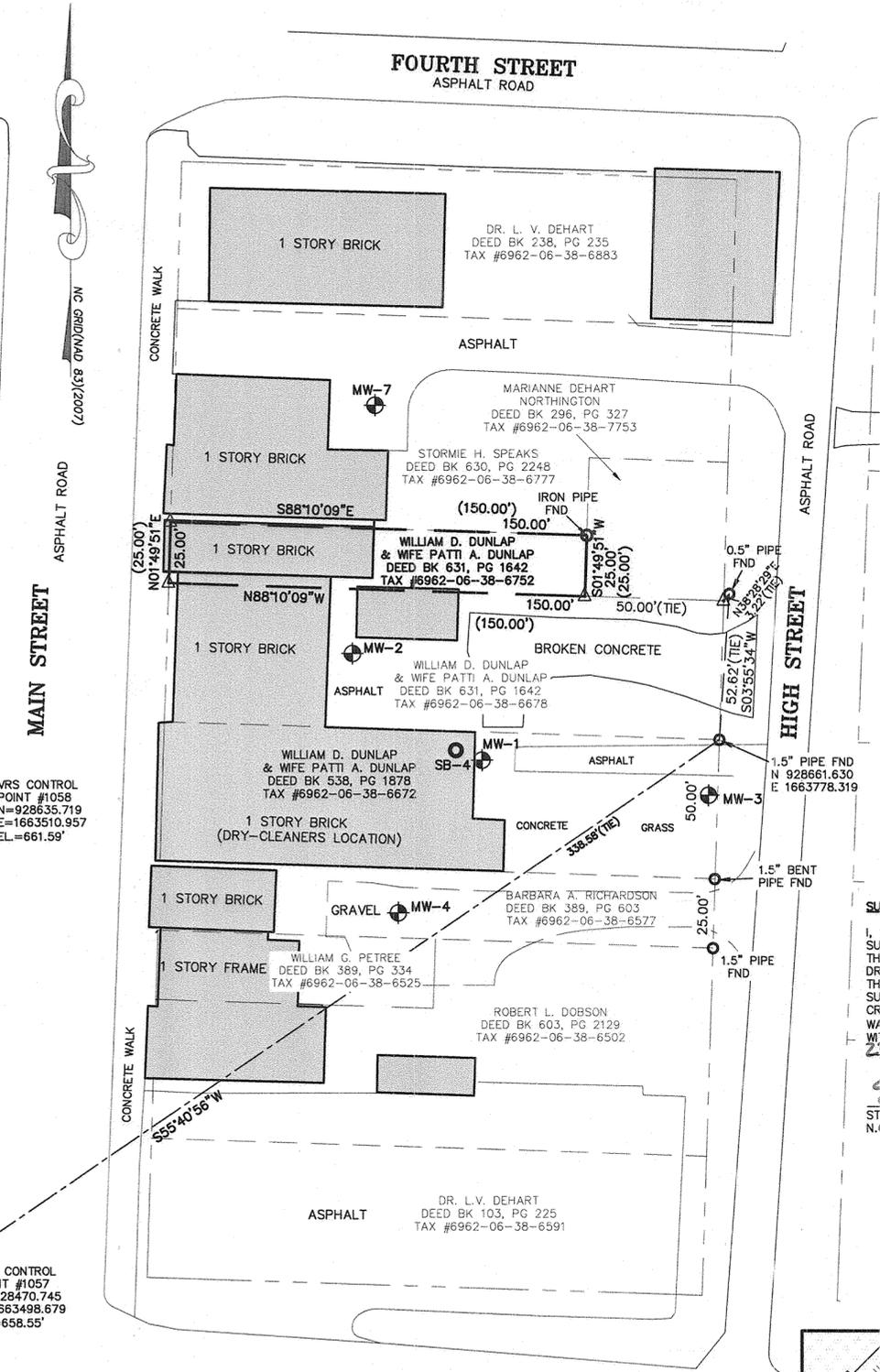
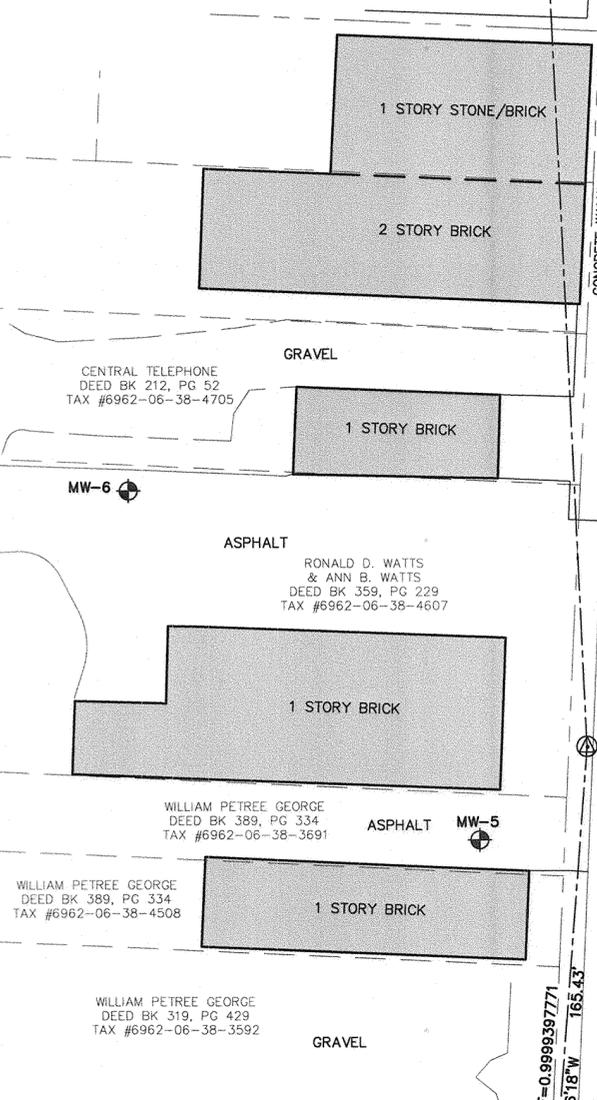
I ACKNOWLEDGE THAT I HAVE FULL AUTHORITY TO LEGALLY EXECUTE A DEED FOR THIS PROPERTY.

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

STATE OF NORTH CAROLINA  
COUNTY OF \_\_\_\_\_

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

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



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

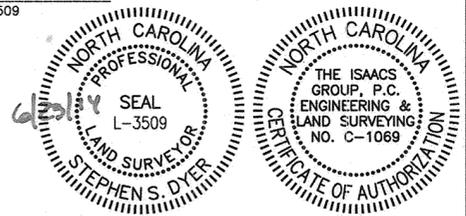
THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE STOKES COUNTY REGISTER OF DEED'S OFFICE AT:  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT,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

GROUNDWATER IN WELLS MW-1, MW-2 AND MW-4 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L.020) FOR TETRACHLOROETHENE. SOIL BORING LOCATION SB-4 EXCEEDS THE ASSOCIATED RESIDENTIAL RISK BASED SCREENING LEVEL (15A NCAC 2S) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHENE.

**SURVEYORS CERTIFICATE [G.S. 47-30]**

I, STEPHEN S. DYER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, DRAWN FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30(d)(1) AS AMENDED; WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 23 DAY OF June, 2014.

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



- LEGEND:**
- R/W RIGHT OF WAY
  - PROPERTY CORNER MONUMENTATION
  - ⊙ COMBINED SCALE FACTOR
  - E/P EDGE OF PAVEMENT
  - ⊕ MONITORING WELL (MW)
  - N NORTHING
  - E EASTING
  - TC TOP OF CASING
  - TOW TOP OF WELL MANHOLE
  - △ CALCULATED PROPERTY CORNER
  - ⊙ DATUM CONTROL POINT
  - N/F NOW OR FORMERLY
  - "MONUMENTED" SUBJECT PARCEL LINES (PLOTTED FROM DEED DESCRIPTION)
  - - - "NON-MONUMENTED" SUBJECT PARCEL LINES (PLOTTED FROM DEED DESCRIPTION)
  - - - ADJOINER PARCEL LINES
  - - - RIGHT OF WAY LINE
  - - - CONTROL TIE
  - (T) TOTAL
  - SB SOIL BORING
  - RBR REBAR

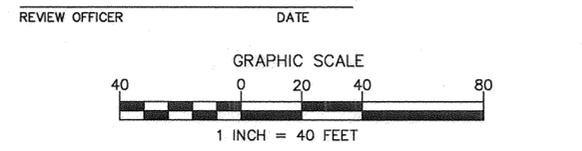
THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION WHICH IDENTIFIES, CONTROLS OR LIMITATIONS ON THE USE OF THIS PROPERTY IS RECORDED AT:  
DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
AND \_\_\_\_\_

MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION
MW-1	928654.309	1663692.838	664.20	T.O.W.
TC MW-1	928654.309	1663692.838	663.86	2" P.V.C.
MW-2	928692.67	1663646.21	663.79	T.O.W.
TC MW-2	928692.67	1663646.21	663.56	2" P.V.C.
MW-3	928641.75	1663774.41	674.89	T.O.W.
TC MW-3	928641.75	1663774.41	674.45	2" P.V.C.
MW-4	928599.39	1663662.62	663.43	T.O.W.
TC MW-4	928599.39	1663662.62	663.07	2" P.V.C.
MW-5	928604.91	1663475.62	660.47	T.O.W.
TC MW-5	928604.91	1663475.62	660.07	2" P.V.C.
MW-6	928719.89	1663359.86	657.83	T.O.W.
TC MW-6	928719.89	1663359.86	657.29	2" P.V.C.
MW-7	928782.09	1663654.40	665.19	T.O.W.
TC MW-7	928782.09	1663654.40	664.87	2" P.V.C.

DATE: 5-20-13 PROJECT NAME: Klean Rite Cleaners  
LOCATION: 318 N. Main Street Walnut Creek, NC

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

REVIEW OFFICER OF STOKES COUNTY



NO.	BY	DATE	REVISION

**SURVEY PLAT - EXHIBIT "A"**  
TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION  
WILLIAM D. DUNLAP & PATTI A. DUNLAP  
PIN #6962-06-38-6752  
CONTAMINATION SOURCE: FORMER KLEAN RITE CLEANERS-DSCA #85-0001  
#318 N. MAIN STREET, WALNUT COVE TOWNSHIP, STOKES COUNTY, NORTH CAROLINA

File #: 13135-DSCA-3B Date: 06-23-2014 Project P.L.S.: SSD

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

Surveyed By: JH  
Drawn By: MWJ  
Scale: 1"=40'

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

**EXHIBIT B**

**LEGAL DESCRIPTION FOR PROPERTY**

**Exhibit “B” – Metes and Bounds Description**

**PIN #6962-06-38-6752 – William D. Dunlap & wife Patti A. Dunlap**

Beginning at a found iron pipe, a common corner with lands of Stormie H. Speaks (Deed Book 630, Page 2248); Thence S. 01-49-51 W. 25.00 feet to a point, a common corner with lands of William & Patti Dunlap (Deed Book 631, Page 1642); Thence with the shared Dunlap line N. 88-10-09 W. 150.00 feet to a point on the right-of-way of the easterly margin of Main Street (Public R/W); Thence with right-of-way of Main Street N. 01-49-51 E. 25.00 feet to a point, a common corner with the aforementioned lands of Stormie Speaks; Thence with the shared Speaks line S. 88-10-09 E. 150.00 feet to a found iron pipe, and returning to the POINT AND PLACE OF BEGINNING, containing 0.086 acres (3,750 sq ft), more or less.

**APPENDIX C-4**

**NDCSR FOR THE OFF-SITE PROPERTY**

**(Barbara A. Richardson – 316 N. Main Street)**

## NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Barbara A. Richardson

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

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

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 316 North Main Street, Walnut Cove, Stokes County, North Carolina, Parcel Identification Number (PIN) 696206386577.

The Property is contaminated with dry-cleaning solvent, as defined at North Carolina General Statutes (hereinafter "N.C.G.S."), Section (hereinafter "§") 143-215.104B(b)(9), and other contaminants and is one of 7 parcels that make up the dry-cleaning solvent contamination site (hereinafter "Contamination Site"). This Notice has been approved by the North Carolina Department of Environment and Natural Resources, or its successor in function (hereinafter "DENR") under the authority of the Dry-Cleaning Solvent Cleanup Act of 1997, as amended, N.C.G.S. § 143-215.104A *et seq.* (hereinafter "DSCA"), and is required to be filed in the Register of Deeds' Office in the county or counties in which the land is located, pursuant to NCGS § 143-215.104I. A Notice will be recorded separately in each chain of title of the Contamination Site.

Groundwater under the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the Former Klean Rite Cleaners (DSCA Site #85-0001) located at 318 North Main Street, Walnut Cove. **A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.**

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

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

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

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

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

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

**In addition, to the Town of Walnut Cove (Town) Ordinance Relating to Water/Sewer/Garbage, Section 2 states that each owner of improved property located upon or within a distance of three-hundred (300) feet of any Town water line shall connect the plumbing system of their premises with the Town water system, provided that any such owner who already has in use a private well may, in lieu of connecting their premises with the Town water system, pay the minimum monthly charge established for water services and may continue the use of the of well for domestic household water use as long as the well remains suitable for such use or for a period of ten (10) years, whichever comes first. Should the well cease to be suitable, said owner will be required to connect to the Town water system and will not be allowed a replacement well. Therefore, because this property does not currently have its own supply well, and this property is located within 300 feet of the Town water line, the property is required to be connected to the Town water system.**

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

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

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

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

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

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**In addition, to the Town of Walnut Cove (Town) Ordinance Relating to Water/Sewer/Garbage, Section 2 states that each owner of improved property located upon or within a distance of three-hundred (300) feet of any Town water line shall connect the plumbing system of their premises with the Town water system, provided that any such owner who already has in use a private well may, in lieu of connecting their premises with the Town water system, pay the minimum monthly charge established for water services and may continue the use of the of well for domestic household water use as long as the well remains suitable for such use or for a period of ten (10) years, whichever comes first. Should the well cease to be suitable, said owner will be required to connect to the Town water system and will not be allowed a replacement well. Therefore, because this property does not currently have its own supply well, and this property is located within 300 feet of the Town water line, the property is required to be connected to the Town water system.**

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### **CANCELLATION OF THE NOTICE**

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

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

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

North Carolina Department of Environment and Natural Resources

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

STATE OF NORTH CAROLINA  
COUNTY OF \_\_\_\_\_

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

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

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

**CERTIFICATION OF REGISTER OF DEEDS**

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

Register of Deeds for Stokes County

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

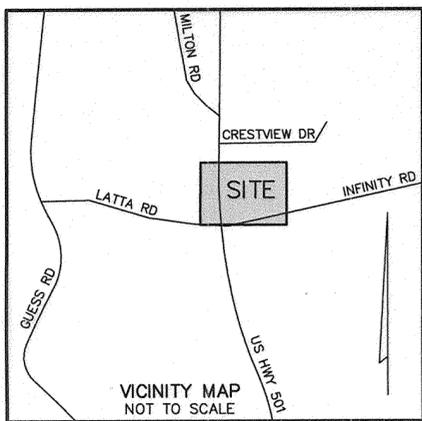
Name typed or printed: \_\_\_\_\_

Deputy/Assistant Register of Deeds

\_\_\_\_\_ Date

**EXHIBIT A**

**SURVEY PLAT REDUCTION**



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

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

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

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

**FLOOD CERTIFICATION:**

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS **NOT** LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON A MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 371069-6200-J.

**VRS SURVEY TIE:**  
ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED (GROUND) NAD 83 (2007 ADJUSTMENT) HORIZONTAL INFORMATION (UNLESS NOTED OTHERWISE), BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, WITH NAVD88 ELEVATIONS. THE N.C. STATE PLANE COORDINATES FOR CONTROL POINTS #1057, AND #1058 SHOWN HEREON WERE ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS) IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEY'S VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). THE VRS SURVEY TIE WAS PERFORMED ON MAY 20, 2013. ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.

**SURVEY NOTES:**  
1) THE SUBJECT PROPERTY FOR THIS SURVEY IS IDENTIFIED BY STOKES COUNTY PARCEL IDENTIFICATION NUMBER (PIN) #6962-06-38-6577. THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO SURVEYED BENCHMARKS AND (2) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THIS NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM SITE.  
2) THE AREAS AND TYPES OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING. THIS INFORMATION WAS SUPPLIED TO THE ISAACS GROUP BY URS CORPORATION-NORTH CAROLINA.  
3) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (NSRS 2007), WITH NAVD88 (GEOID 12) ELEVATIONS, PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP ON MAY 20, 2013 (CHECKED ON AUGUST 8, 2013). THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINT #1057 AND #1058 WERE ESTABLISHED UTILIZING A TRIMBLE R8 GLOBAL POSITIONING SYSTEMS (GPS) UNIT IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEY'S VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET (UNLESS NOTED OTHERWISE).  
4) THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE BOUNDARY LINES OF THE SUBJECT PROPERTY WERE PRODUCED FROM THE LEGAL DESCRIPTION FOUND WITHIN THE SUBJECT PROPERTY'S DEED. THE GEOMETRY OF THAT LEGAL DESCRIPTION HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON THE NORTHEASTERN CORNER OF DEED 538, PAGE 1878, (A FOUND 1.5" IRON), AND ROTATED TO A FOUND 1.5" IRON ON SOUTHEASTERN CORNER OF THE SUBJECT PROPERTY. NON-MONUMENTED SUBJECT PARCEL LINES ARE BASED ON THAT LEGAL DESCRIPTION.  
5) SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, SOME PROPERTY LINES, AND CURB LINES/EDGE OF PAVEMENTS, HAVE BEEN TAKEN FROM STOKES COUNTY GIS DATABASE INFORMATION, AND THIS INFORMATION IS SHOWN FOR REFERENCE PURPOSES ONLY. NO ACCURACY OR POSITIONAL TOLERANCE IS GUARANTEED BY THIS SURVEY AS TO HOW THE SURVEYED FEATURES RELATE TO THE INFORMATION SHOWN.  
6) PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM STOKES COUNTY "GIS MAPPING" RECORDS.  
7) PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.  
8) REFERENCE COORDINATE SYSTEM FOR VERTICAL DATUM: NAVD88.  
9) NO BEARINGS RECORDED WITHIN DEED OF RECORD  
10) THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:  
(1) CLASS "A" SURVEY  
(2) POSITIONAL ACCURACY IS 0.12 FT, WITHIN A 95 PERCENT CONFIDENCE LEVEL;  
(3) REAL-TIME KINEMATIC GPS FIELD PROCEDURE;  
(4) SURVEY PERFORMED MAY 20, 2013 & CHECKED AUGUST 8, 2013;  
(5) VERTICAL DATUM BASED ON NAVD88;  
(6) TIED TO N.C. STATE PLANE COORDINATES AS SHOWN NAD 1983 (2007 HARN ADJUSTMENT);  
(7) GEOID "12A"(CONUS) MODEL;  
(8) COMBINED GRID FACTOR: 0.999939771;  
(9) UNITS ARE IN U.S. FEET.

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

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

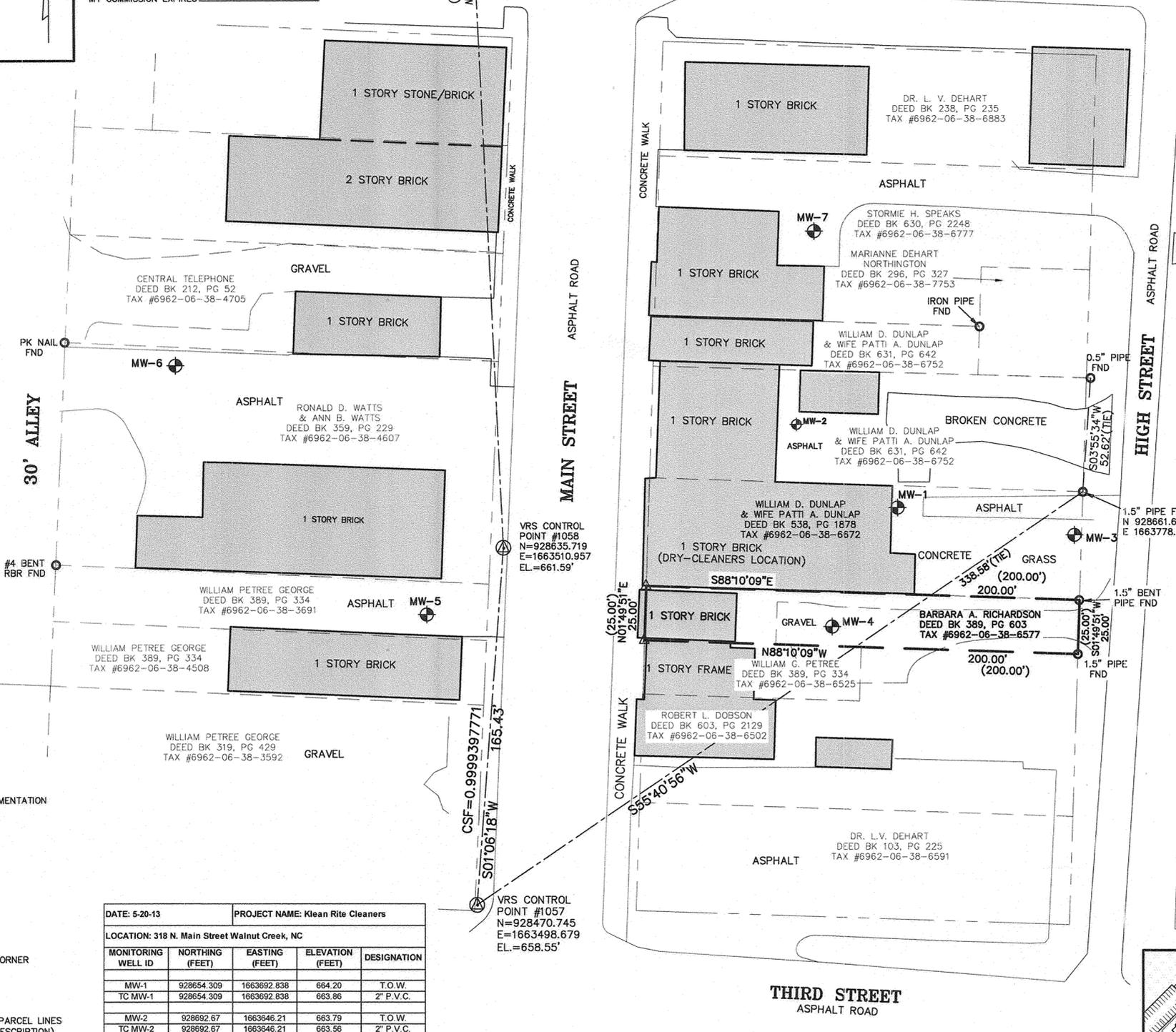
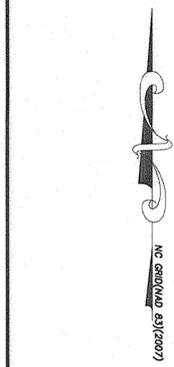
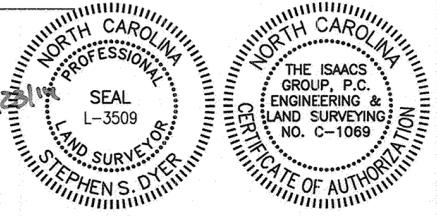
GROUNDWATER IN WELLS MW-1, MW-2 AND MW-4 EXCEEDED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L.020) FOR TETRACHLOROETHENE. SOIL BORING LOCATION SB-4 EXCEEDED THE ASSOCIATED RESIDENTIAL RISK BASED SCREENING LEVEL (15A NCAC 2S) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHENE.

THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION WHICH IDENTIFIES, CONTROLS OR LIMITATIONS ON THE USE OF THIS PROPERTY IS RECORDED AT:

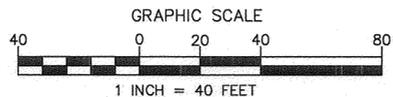
DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
AND \_\_\_\_\_

**SURVEYORS CERTIFICATE [G.S. 47-30]**  
I, STEPHEN S. DYER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, DRAWN FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30(f)(11) AS AMENDED; WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 28<sup>TH</sup> DAY OF JUNE 2014.

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



MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION
MW-1	928654.309	1663692.838	664.20	T.O.W.
TC MW-1	928654.309	1663692.838	663.86	2" P.V.C.
MW-2	928692.67	1663646.21	663.79	T.O.W.
TC MW-2	928692.67	1663646.21	663.56	2" P.V.C.
MW-3	928641.75	1663774.41	674.89	T.O.W.
TC MW-3	928641.75	1663774.41	674.45	2" P.V.C.
MW-4	928599.39	1663662.62	663.43	T.O.W.
TC MW-4	928599.39	1663662.62	663.07	2" P.V.C.
MW-5	928604.91	1663475.62	660.47	T.O.W.
TC MW-5	928604.91	1663475.62	660.07	2" P.V.C.
MW-6	928719.89	1663359.86	657.63	T.O.W.
TC MW-6	928719.89	1663359.86	657.29	2" P.V.C.
MW-7	928782.09	1663654.40	665.19	T.O.W.
TC MW-7	928782.09	1663654.40	664.87	2" P.V.C.



NO.	BY	DATE	REVISION

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

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEY PLAT - EXHIBIT "A"**  
**TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION**  
**BARBARA A. RICHARDSON**  
PIN #6962-06-38-6577  
CONTAMINATION SOURCE: FORMER KLEAN RITE CLEANERS-DSCA #85-0001  
#318 N. MAIN STREET, SAURATOWN TOWNSHIP, WALNUT CREEK, STOKES COUNTY, NC

File #: 13135-DSCA-2 Date: 06-23-2014 Project P.L.S.: SSD

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

Surveyed By: JH  
Drawn By: MWJ  
Scale: 1"=40'

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

- LEGEND:**
- R/W RIGHT OF WAY
  - PROPERTY CORNER MONUMENTATION
  - CSF COMBINED CORNER FACTOR
  - E/P EDGE OF PAVEMENT
  - ⊕ MONITORING WELL (MW)
  - N NORTHING
  - E EASTING
  - TC TOP OF CASING
  - TOW TOP OF WELL MANHOLE
  - △ CALCULATED PROPERTY CORNER
  - △ DATUM CONTROL POINT
  - N/F NOW OR FORMERLY
  - "MONUMENTED" SUBJECT PARCEL LINES (PLOTTED FROM DEED DESCRIPTION)
  - "NON-MONUMENTED" SUBJECT PARCEL LINES (PLOTTED FROM DEED DESCRIPTION)
  - ADJOINER PARCEL LINES
  - RIGHT OF WAY LINE
  - CONTROL TIE
  - (T) TOTAL
  - RBR REBAR

**EXHIBIT B**

**LEGAL DESCRIPTION FOR PROPERTY**

**Exhibit "B" – Metes and Bounds Description**  
**PIN #6962-06-38-6577 – Barbara A. Richardson**

Beginning at a found 1.5" bent pipe on the right-of-way of the westerly margin of High Street (Public R/W); Thence with the right-of-way of High Street S. 01-49-51 W. 25.00 feet to a found 1.5" pipe, a common corner with lands of William G. Petree (Deed Book 389, Page 334); Thence with the shared Petree line N. 88-10-09 W. a total distance of 200.00 feet (passing a set #4 rebar 5.35 feet) to a point on the right-of-way of the easterly margin of Main Street (Public R/W); Thence with right-of-way of Main Street N. 01-49-51 E. 25.00 feet to a point, a common corner with lands of William D. Dunlap & wife Patti D. Dunlap (Deed Book 538, Page 1878); Thence with the shared Dunlap line S. 88-10-09 E. a total distance of 200.00 feet (passing a set #4 rebar at 194.65 feet) to a found 1.5" pipe and returning to the POINT AND PLACE OF BEGINNING, containing 0.115 acres (5,000 sq ft), more or less.

**APPENDIX C-5**  
**NDCSR FOR THE OFF-SITE PROPERTY**  
**(Stormie H. Speaks – 328 North Main Street)**

## NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Stormie H. Speaks  
Recorded in Book \_\_\_\_\_, Page \_\_\_\_\_  
Associated plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 328 North Main Street, Walnut Cove, Stokes County, North Carolina, Parcel Identification Number (PIN) 696206386777.

The Property is contaminated with dry-cleaning solvent, as defined at North Carolina General Statutes (hereinafter "N.C.G.S."), Section (hereinafter "§") 143-215.104B(b)(9), and other contaminants and is one of 7 parcels that make up the dry-cleaning solvent contamination site (hereinafter "Contamination Site"). This Notice has been approved by the North Carolina Department of Environment and Natural Resources, or its successor in function (hereinafter "DENR") under the authority of the Dry-Cleaning Solvent Cleanup Act of 1997, as amended, N.C.G.S. § 143-215.104A *et seq.* (hereinafter "DSCA"), and is required to be filed in the Register of Deeds' Office in the county or counties in which the land is located, pursuant to NCGS § 143-215.104I. A Notice will be recorded separately in each chain of title of the Contamination Site.

Groundwater under the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the Former Klean Rite Cleaners (DSCA Site #85-0001) located at 318 North Main Street, Walnut Cove. **A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.**

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

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

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

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

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

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

**In addition, to the Town of Walnut Cove (Town) Ordinance Relating to Water/Sewer/Garbage, Section 2 states that each owner of improved property located upon or within a distance of three-hundred (300) feet of any Town water line shall connect the plumbing system of their premises with the Town water system, provided that any such owner who already has in use a private well may, in lieu of connecting their premises with the Town water system, pay the minimum monthly charge established for water services and may continue the use of the of well for domestic household water use as long as the well remains suitable for such use or for a period of ten (10) years, whichever comes first. Should the well cease to be suitable, said owner will be required to connect to the Town water system and will not be allowed a replacement well. Therefore, because this property does not currently have its own supply well, and this property is located within 300 feet of the Town water line, the property is required to be connected to the Town water system.**

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**In addition, to the Town of Walnut Cove (Town) Ordinance Relating to Water/Sewer/Garbage, Section 2 states that each owner of improved property located upon or within a distance of three-hundred (300) feet of any Town water line shall connect the plumbing system of their premises with the Town water system, provided that any such owner who already has in use a private well may, in lieu of connecting their premises with the Town water system, pay the minimum monthly charge established for water services and may continue the use of the of well for domestic household water use as long as the well remains suitable for such use or for a period of ten (10) years, whichever comes first. Should the well cease to be suitable, said owner will be required to connect to the Town water system and will not be allowed a replacement well. Therefore, because this property does not currently have its own supply well, and this property is located within 300 feet of the Town water line, the property is required to be connected to the Town water system.**

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### **CANCELLATION OF THE NOTICE**

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

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

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

North Carolina Department of Environment and Natural Resources

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

STATE OF NORTH CAROLINA  
COUNTY OF \_\_\_\_\_

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

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

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

**CERTIFICATION OF REGISTER OF DEEDS**

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

Register of Deeds for Stokes County

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

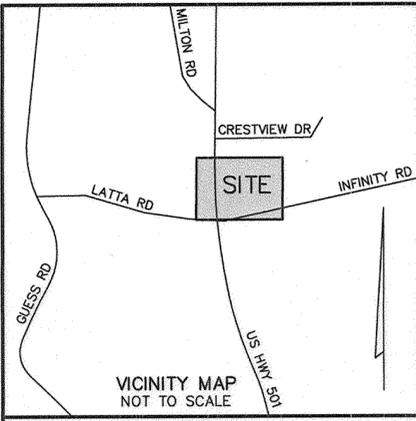
Name typed or printed: \_\_\_\_\_

Deputy/Assistant Register of Deeds

\_\_\_\_\_ Date

**EXHIBIT A**

**SURVEY PLAT REDUCTION**



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

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

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

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

**FLOOD CERTIFICATION:**

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS **NOT** LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON A MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 371069-6200-J.

NCGS "EASTER"  
N 932544.114  
E 1863323.517  
ELEV=731.69'

**VRS SURVEY TIE:**

ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED (GROUND) NAD 83 (2007 ADJUSTMENT) HORIZONTAL INFORMATION (UNLESS NOTED OTHERWISE), BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, WITH NAVD88 ELEVATIONS. THE N.C. STATE PLANE COORDINATES FOR CONTROL POINTS #1057, AND #1058 SHOWN HEREON WERE ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS) IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEY'S VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). THE VRS SURVEY TIE WAS PERFORMED ON MAY 20, 2013. ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.

**SURVEY NOTES:**

- 1) THE SUBJECT PROPERTY FOR THIS SURVEY IS IDENTIFIED BY STOKES COUNTY PARCEL IDENTIFICATION NUMBER (PIN) #6962-06-38-6777. THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO SURVEYED BENCHMARKS AND (2) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THIS NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM SITE.
- 2) THE AREAS AND TYPES OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING. THIS INFORMATION WAS SUPPLIED TO THE ISAACS GROUP BY URS CORPORATION-NORTH CAROLINA.
- 3) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (NSRS 2007), WITH NAVD88 (GEOID 12) ELEVATIONS, PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON MAY 20, 2013 (CHECKED ON AUGUST 8, 2013). THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINT #1057 AND #1058 WERE ESTABLISHED UTILIZING A TRIMBLE R8 GLOBAL POSITIONING SYSTEMS (GPS) UNIT IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEYS VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET (UNLESS NOTED OTHERWISE).
- 4) THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE BOUNDARY LINES OF THE SUBJECT PROPERTY WERE PRODUCED FROM THE LEGAL DESCRIPTION FOUND WITHIN THE SUBJECT PROPERTY'S DEED. THE GEOMETRY OF THAT LEGAL DESCRIPTION HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON THE NORTHEASTERN CORNER OF DEED 538, PAGE 1878, (A FOUND 1.5" IRON), AND ROTATED TO A FOUND 1.5" IRON ON SOUTHEASTERN CORNER OF THE SUBJECT PROPERTY, NON-MONUMENTED SUBJECT PARCEL LINES ARE BASED ON THAT LEGAL DESCRIPTION.
- 5) SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, SOME PROPERTY LINES, AND CURB LINES/EDGE OF PAVEMENTS, HAVE BEEN TAKEN FROM STOKES COUNTY GIS DATABASE INFORMATION, AND THIS INFORMATION IS SHOWN FOR REFERENCE PURPOSES ONLY. NO ACCURACY OR POSITIONAL TOLERANCE IS GUARANTEED BY THIS SURVEY AS TO HOW THE SURVEYED FEATURES RELATE TO THE GIS INFORMATION SHOWN.
- 6) PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM STOKES COUNTY "GIS MAPPING" RECORDS.
- 7) PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
- 8) REFERENCE COORDINATE SYSTEM FOR VERTICAL DATUM: NAVD88.
- 9) NO BEARINGS RECORDED WITHIN DEED OF RECORD.
- 10) THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
  - (1) CLASS "A" SURVEY;
  - (2) POSITIONAL ACCURACY IS 0.12 FT, WITHIN A 95 PERCENT CONFIDENCE LEVEL;
  - (3) REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
  - (4) SURVEY PERFORMED MAY 20, 2013 & CHECKED AUGUST 8, 2013;
  - (5) VERTICAL DATUM BASED ON NAVD88;
  - (6) TIED TO N.C. STATE PLANE COORDINATES AS SHOWN NAD 1983 (2007 HARN ADJUSTMENT);
  - (7) GEOID "12A"(CONUS) MODEL;
  - (8) COMBINED GRID FACTOR: 0.9999397771;
  - (9) UNITS ARE IN U.S. FEET.

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

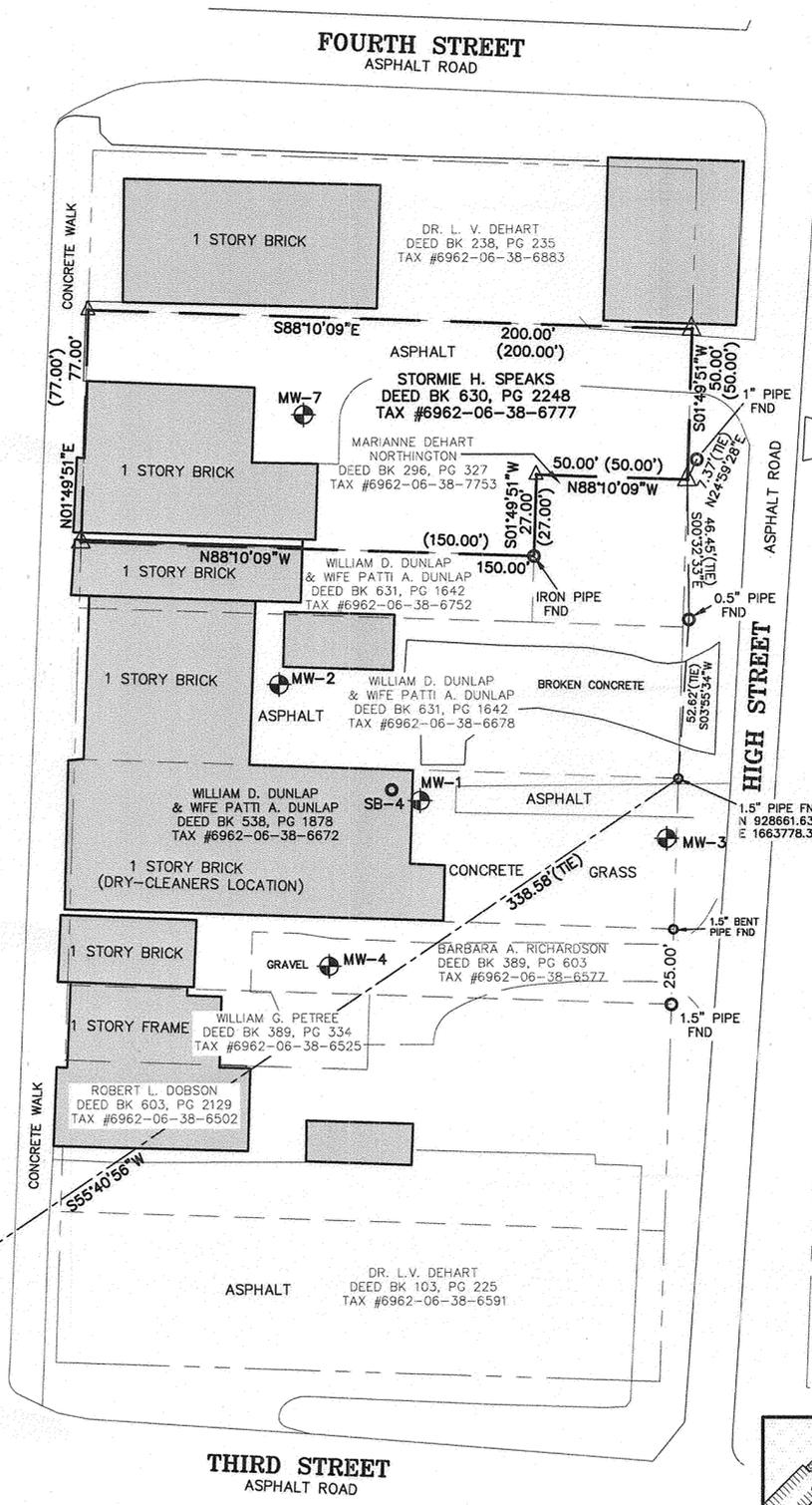
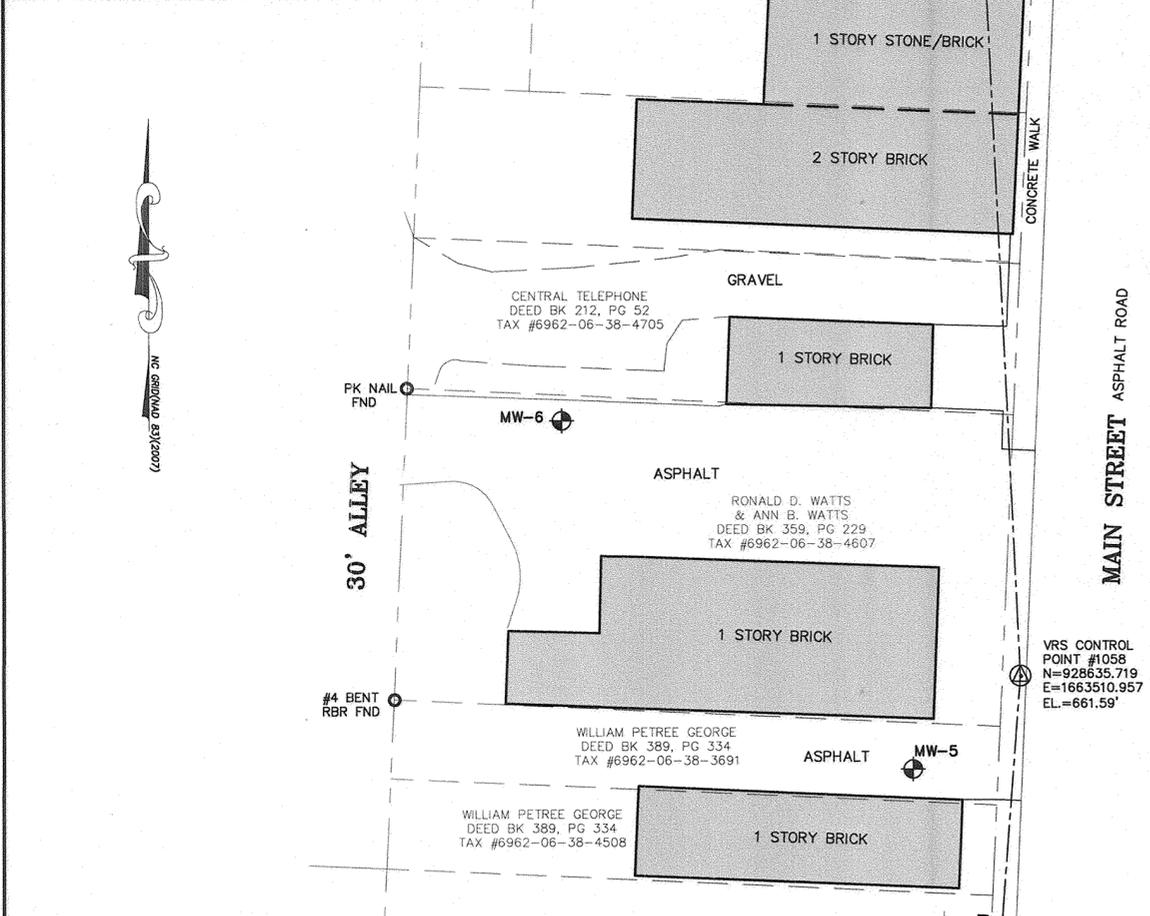
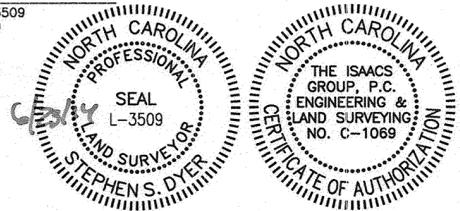
THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE STOKES COUNTY REGISTER OF DEEDS' OFFICE AT: BOOK \_\_\_\_\_ PAGE \_\_\_\_\_. QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT,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

GROUNDWATER IN WELLS MW-1, MW-2 AND MW-4 EXCEED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L-020) FOR TETRACHLOROETHENE. SOIL BORING LOCATION SB-4 EXCEED THE ASSOCIATED RESIDENTIAL RISK BASED SCREENING LEVEL (15A NCAC 2S) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHENE.

**SURVEYORS CERTIFICATE [G.S. 47-30]**

I, STEPHEN S. DYER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, DRAWN FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30(f)(11) AS AMENDED; WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 23<sup>RD</sup> DAY OF June, 2014.

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



**LEGEND:**

- R/W RIGHT OF WAY
- PROPERTY CORNER MONUMENTATION
- CSF COMBINED SCALE FACTOR
- E/P EDGE OF PAVEMENT
- ⊕ MONITORING WELL (MW)
- N NORTHING
- E EASTING
- TC TOP OF CASING
- TOW TOP OF WELL MANHOLE
- △ CALCULATED PROPERTY CORNER
- ⊙ DATUM CONTROL POINT
- N/F NOW OR FORMERLY
- "MONUMENTED" SUBJECT PARCEL LINES (PLOTTED FROM DEED DESCRIPTION)
- "NON-MONUMENTED" SUBJECT PARCEL LINES (PLOTTED FROM DEED DESCRIPTION)
- ADJOINER PARCEL LINES
- RIGHT OF WAY LINE
- CONTROL TIE
- (T) TOTAL
- SB SOIL BORING
- RBR REBAR

THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THIS PROPERTY IS RECORDED AT:

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

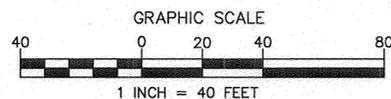
DATE: 5-20-13		PROJECT NAME: Klean Rite Cleaners			
LOCATION: 318 N. Main Street Walnut Creek, NC					
MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION	
MW-1	928654.309	1663692.838	664.20	T.O.W.	
TC MW-1	928654.309	1663692.838	663.86	2" P.V.C.	
MW-2	928692.67	1663646.21	663.79	T.O.W.	
TC MW-2	928692.67	1663646.21	663.56	2" P.V.C.	
MW-3	928841.75	1663774.41	674.89	T.O.W.	
TC MW-3	928841.75	1663774.41	674.45	2" P.V.C.	
MW-4	928599.39	1663662.82	663.43	T.O.W.	
TC MW-4	928599.39	1663662.82	663.07	2" P.V.C.	
MW-5	928604.91	1663475.62	660.47	T.O.W.	
TC MW-5	928604.91	1663475.62	660.07	2" P.V.C.	
MW-6	928719.89	1663359.86	657.63	T.O.W.	
TC MW-6	928719.89	1663359.86	657.29	2" P.V.C.	
MW-7	928782.09	1663654.40	665.19	T.O.W.	
TC MW-7	928782.09	1663654.40	664.87	2" P.V.C.	

VRS CONTROL POINT #1058  
N=928635.719  
E=1663510.957  
EL.=661.59'

REVIEW OFFICER OF STOKES COUNTY

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

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_



NO. BY DATE REVISION

**SURVEY PLAT - EXHIBIT "A"**

TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION  
STORMIE H. SPEAKS  
PIN #6962-06-38-6777  
CONTAMINATION SOURCE: FORMER KLEAN RITE CLEANERS-DSCA #85-0001  
#318 N. MAIN STREET, WALNUT COVE TOWNSHIP, STOKES COUNTY, NORTH CAROLINA

File #:	13135-DSCA-6	Date:	06-23-2014	Project P.L.S.:	SSD
Surveyed By:	JH	Drawn By:	MWJ	Scale:	1"=40'

7820 RED OAK BLVD. SUITE 420  
CHARLOTTE, N.C. 28217  
PHONE (704) 527-3440 FAX (704) 527-8335

**EXHIBIT B**

**LEGAL DESCRIPTION FOR PROPERTY**

**Exhibit "B" – Metes and Bounds Description**  
**PIN #6962-06-38-6777 – Stormie H. Speaks**

Beginning at a found iron pipe, a common corner with lands of William D. Dunlap & wife Patti A. Dunlap (Deed Book 631, Page 1642); Thence N. 88-10-09 W. 150.00 feet to a point on the right-of-way of the easterly margin of Main Street (Public R/W); Thence with the right-of-way of Main Street N. 01-49-51 E. a total distance of 77.00 feet (passing a set mark in the concrete at 38.71 feet) to a point, a common corner with lands of Dr. L.V. Dehart (Deed Book 238, Page 235); Thence with the share Dehart line S. 88-10-09 E. 200.00 feet to a point on the westerly margin of High Street (Public R/W); Thence with the right-of-way of High Street S. 01-49-51 W. 50.00 feet to a point (being S. 24-59-28 W. 7.37 feet from a found 1" pipe); Thence N. 88-10-09 W. 50.00 feet to a point; Thence S. 01-49-51 W. 27.00 feet to a found iron pipe and returning to the POINT AND PLACE OF BEGINNING, containing 0.32 acres (14,050 sq ft), more or less.

**APPENDIX C-6**  
**NDCSR FOR THE OFF-SITE PROPERTY**  
**(Marianne DeHart Northington – High Street)**

## NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Marianne DeHart Northington  
Recorded in Book \_\_\_\_\_, Page \_\_\_\_\_  
Associated plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at High Street, Walnut Cove, Stokes County, North Carolina, Parcel Identification Number (PIN) 696206387753.

The Property is contaminated with dry-cleaning solvent, as defined at North Carolina General Statutes (hereinafter "N.C.G.S."), Section (hereinafter "§") 143-215.104B(b)(9), and other contaminants and is one of 7 parcels that make up the dry-cleaning solvent contamination site (hereinafter "Contamination Site"). This Notice has been approved by the North Carolina Department of Environment and Natural Resources, or its successor in function (hereinafter "DENR") under the authority of the Dry-Cleaning Solvent Cleanup Act of 1997, as amended, N.C.G.S. § 143-215.104A *et seq.* (hereinafter "DSCA"), and is required to be filed in the Register of Deeds' Office in the county or counties in which the land is located, pursuant to NCGS § 143-215.104I. A Notice will be recorded separately in each chain of title of the Contamination Site.

Groundwater under the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the Former Klean Rite Cleaners (DSCA Site #85-0001) located at 318 North Main Street, Walnut Cove. **A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.**

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

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

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

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

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

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

**In addition, to the Town of Walnut Cove (Town) Ordinance Relating to Water/Sewer/Garbage, Section 2 states that each owner of improved property located upon or within a distance of three-hundred (300) feet of any Town water line shall connect the plumbing system of their premises with the Town water system, provided that any such owner who already has in use a private well may, in lieu of connecting their premises with the Town water system, pay the minimum monthly charge established for water services and may continue the use of the of well for domestic household water use as long as the well remains suitable for such use or for a period of ten (10) years, whichever comes first. Should the well cease to be suitable, said owner will be required to connect to the Town water system and will not be allowed a replacement well. Therefore, because this property does not currently have its own supply well, and this property is located within 300 feet of the Town water line, the property is required to be connected to the Town water system.**

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

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

### **CANCELLATION OF THE NOTICE**

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

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

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

North Carolina Department of Environment and Natural Resources

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

STATE OF NORTH CAROLINA  
COUNTY OF \_\_\_\_\_

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

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

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

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

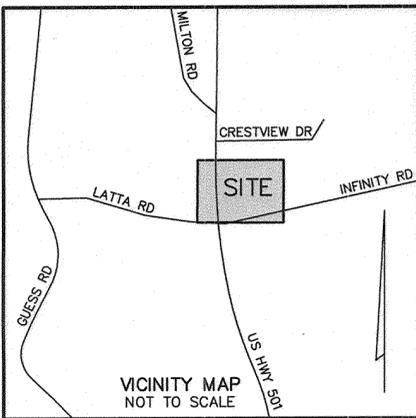
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APPROVED FOR THE PURPOSES OF N.C.G.S. 143-215.104M

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NORTH CAROLINA  
WAKE COUNTY

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

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

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AS SHOWN ON A MAP PREPARED BY THE FEDERAL  
EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE  
ADMINISTRATION, COMMUNITY NUMBER 371069-6200-J.

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ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET  
UNLESS NOTED OTHERWISE.

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  - (8) COMBINED GRID FACTOR: 0.9999397771;
  - (9) UNITS ARE IN U.S. FEET.

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

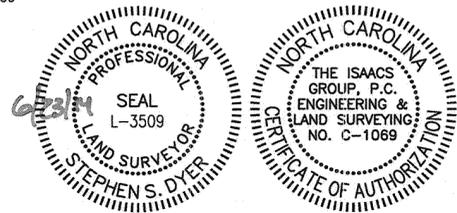
THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE STOKES COUNTY REGISTER OF DEED'S OFFICE AT:  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT,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

GROUNDWATER IN WELLS MW-1, MW-2 AND MW-4 EXCEED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L.020) FOR TETRACHLOROETHENE. SOIL BORING LOCATION SB-4 EXCEED THE ASSOCIATED RESIDENTIAL RISK BASED SCREENING LEVEL (15A NCAC 2S) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHENE.

**SURVEYORS CERTIFICATE [G.S. 47-30]**

I, STEPHEN S. DYER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, DRAWN FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30(1)(1) AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 23<sup>RD</sup> DAY OF JUNE, 2014.

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



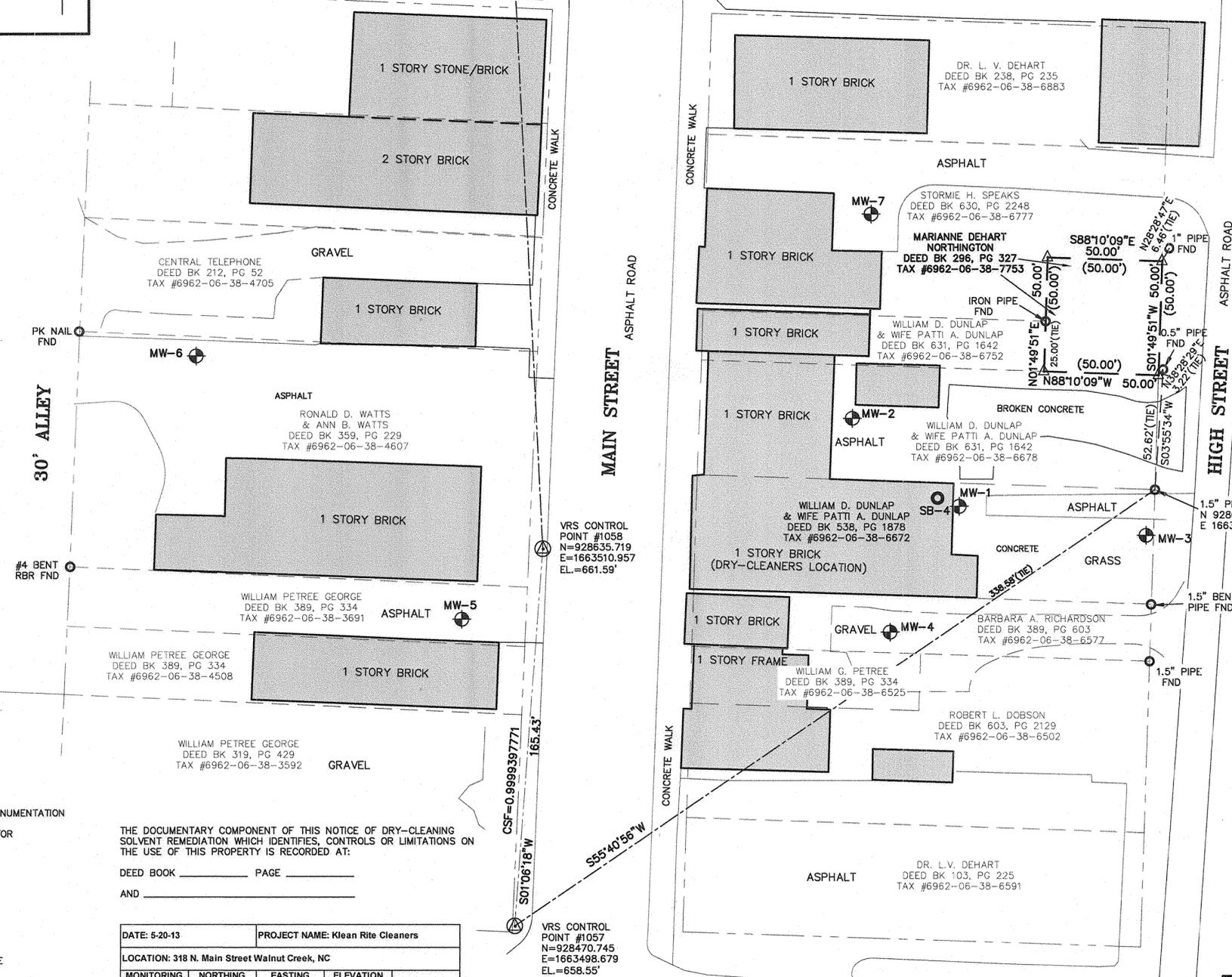
30' ALLEY

MAIN STREET

FOURTH STREET  
ASPHALT ROAD

HIGH STREET

THIRD STREET  
ASPHALT ROAD



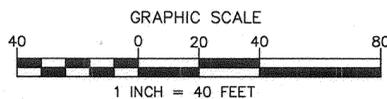
THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION WHICH IDENTIFIES CONTROLS OR LIMITATIONS ON THE USE OF THIS PROPERTY IS RECORDED AT:  
DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
AND \_\_\_\_\_

MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION
MW-1	928654.309	1663692.838	664.20	T.O.W.
TC MW-1	928654.309	1663692.838	663.86	2" P.V.C.
MW-2	928692.67	1663646.21	663.79	T.O.W.
TC MW-2	928692.67	1663646.21	663.56	2" P.V.C.
MW-3	928641.75	1663774.41	674.89	T.O.W.
TC MW-3	928641.75	1663774.41	674.45	2" P.V.C.
MW-4	928599.39	1663662.62	663.43	T.O.W.
TC MW-4	928599.39	1663662.62	663.07	2" P.V.C.
MW-5	928604.91	1663475.62	660.47	T.O.W.
TC MW-5	928604.91	1663475.62	660.07	2" P.V.C.
MW-6	928719.89	1663359.86	657.63	T.O.W.
TC MW-6	928719.89	1663359.86	657.28	2" P.V.C.
MW-7	928782.09	1663654.40	665.19	T.O.W.
TC MW-7	928782.09	1663654.40	664.87	2" P.V.C.

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

REVIEW OFFICER \_\_\_\_\_

DATE \_\_\_\_\_



NO.	BY	DATE	REVISION

**SURVEY PLAT - EXHIBIT "A"**  
**TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION**  
**MARIANNE DEHART NORTHINGTON**  
PIN #6962-06-38-7753  
**CONTAMINATION SOURCE: FORMER KLEAN RITE CLEANERS-DSCA #85-0001**  
#318 N. MAIN STREET, WALNUT COVE TOWNSHIP,  
STOKES COUNTY, NORTH CAROLINA

File #: 13135-DSCA-8 Date: 06-23-2014 Project P.L.S.: SSD

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

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

Surveyed By: JH  
Drawn By: MWJ  
Scale: 1"=40'

**LEGEND:**

- R/W RIGHT OF WAY
- PROPERTY CORNER MONUMENTATION
- CSF COMBINED SCALE FACTOR
- E/P EDGE OF PAVEMENT
- ⊕ MONITORING WELL (MW)
- N NORTHING
- E EASTING
- TC TOP OF CASING
- TOW TOP OF WELL MANHOLE
- △ CALCULATED PROPERTY CORNER
- ⊙ DATUM CONTROL POINT
- N/F NOW OR FORMERLY
- "MONUMENTED" SUBJECT PARCEL LINES (PLOTTED FROM DEED DESCRIPTION)
- - - "NON-MONUMENTED" SUBJECT PARCEL LINES (PLOTTED FROM DEED DESCRIPTION)
- ADJOINER PARCEL LINES
- RIGHT OF WAY LINE
- CONTROL TIE
- (T) TOTAL
- SB SOIL BORING
- RBR REBAR

**EXHIBIT B**

**LEGAL DESCRIPTION FOR PROPERTY**

**Exhibit "B" – Metes and Bounds Description**  
**PIN #6962-06-38-7753 – Marianne Dehart Northington**

Beginning a point on the westerly margin of High Street (Public R/W) being S. 38-28-29 W. 3.22 feet from a found 0.5" pipe a common corner with lands of William D. Dunlap & wife Patti A. Dunlap (Deed Book 631, Page 1642); Thence with the shared Dunlap line N. 88-10-09 W. 50.00 feet to a point; Thence with the shared Dunlap line N. 01-49-51 E. 25.00 feet to a found iron pipe, a common corner with lands of Stormie H. Speaks (Deed Book 630, Page 2248); Thence with the shared Speaks line the following two (2) courses and distances:

- 1) N. 01-49-51 E. 25.00 feet to a point;
- 2) S. 88-10-09 E. 50.00 feet to a point, being a tie of S. 28-28-47 W. 6.46 feet from a found 1" pipe, along the edge of High Street;

Thence with the margin of High Street S. 01-49-51 W. 50.00 feet to a point and returning to the POINT AND PLACE OF BEGINNING, containing 0.057 acres (2,500 sq ft), more or less.

**APPENDIX C-7**

**NDCSR FOR THE OFF-SITE PROPERTY**

**(Ronald D. and Ann B. Watts – 317 North Main Street)**

## NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Ronald D. and Ann B. Watts

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

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

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 317 North Main Street, Walnut Cove, Stokes County, North Carolina, Parcel Identification Number (PIN) 696206384607.

The Property is contaminated with dry-cleaning solvent, as defined at North Carolina General Statutes (hereinafter "N.C.G.S."), Section (hereinafter "§") 143-215.104B(b)(9), and other contaminants and is one of 7 parcels that make up the dry-cleaning solvent contamination site (hereinafter "Contamination Site"). This Notice has been approved by the North Carolina Department of Environment and Natural Resources, or its successor in function (hereinafter "DENR") under the authority of the Dry-Cleaning Solvent Cleanup Act of 1997, as amended, N.C.G.S. § 143-215.104A *et seq.* (hereinafter "DSCA"), and is required to be filed in the Register of Deeds' Office in the county or counties in which the land is located, pursuant to NCGS § 143-215.104I. A Notice will be recorded separately in each chain of title of the Contamination Site.

Groundwater under the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the Former Klean Rite Cleaners (DSCA Site #85-0001) located at 318 North Main Street, Walnut Cove. **A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.**

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

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

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

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

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

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

**In addition, to the Town of Walnut Cove (Town) Ordinance Relating to Water/Sewer/Garbage, Section 2 states that each owner of improved property located upon or within a distance of three-hundred (300) feet of any Town water line shall connect the plumbing system of their premises with the Town water system, provided that any such owner who already has in use a private well may, in lieu of connecting their premises with the Town water system, pay the minimum monthly charge established for water services and may continue the use of the of well for domestic household water use as long as the well remains suitable for such use or for a period of ten (10) years, whichever comes first. Should the well cease to be suitable, said owner will be required to connect to the Town water system and will not be allowed a replacement well. Therefore, because this property does not currently have its own supply well, and this property is located within 300 feet of the Town water line, the property is required to be connected to the Town water system.**

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

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

**CANCELLATION OF THE NOTICE**

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

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

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

North Carolina Department of Environment and Natural Resources

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

STATE OF NORTH CAROLINA  
COUNTY OF \_\_\_\_\_

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

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

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

**CERTIFICATION OF REGISTER OF DEEDS**

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

Register of Deeds for Stokes County

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

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

Deputy/Assistant Register of Deeds

\_\_\_\_\_ Date

**EXHIBIT A**

**SURVEY PLAT REDUCTION**



**EXHIBIT B**

**LEGAL DESCRIPTION FOR PROPERTY**

**Exhibit "B" – Metes and Bounds Description**

**PIN #6962-06-38-4607 – Ronald D. Watts & Ann B. Watts**

Beginning at a found bent #4 rebar on the easterly margin of a 30' Alley, a common corner of lands of George William Petree (Deed Book 389, Page 334); Thence with the 30' Alley N. 02-34-23 E. 102.98 feet to a found PK Nail, a common corner with lands of Central Telephone (Deed Book 212, Page 52); Thence with the shared Central Telephone line S. 87-25-37 E. a total distance of 200.00 feet (passing a set #4 rebar at 54.48 feet) to a point on westerly margin of Main Street (Public R/W); Thence with the right-of-way of Main Street S. 02-34-24 W. 103.00 feet to a point, a common corner with lands of George William Petree (Deed Book 389, Page 334) and (a tie S. 75-42-34 E. 2.15 feet from a set nail in concrete); Thence with the shared Petree line N. 87-25-36 W. 200.00 feet to a found bent #4 rebar, and returning to the POINT AND PLACE OF BEGINNING, containing 0.47 acres (20,600 sq ft), more or less.

**APPENDIX C-8**  
**NDCSR FOR THE OFF-SITE PROPERTY**  
**(Central Telephone – 323 North Main Street)**

## NOTICE OF DRY-CLEANING SOLVENT REMEDIATION

Property Owner: Central Telephone  
Recorded in Book \_\_\_\_\_, Page \_\_\_\_\_  
Associated plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_

This documentary component of a Notice of Dry-Cleaning Solvent Remediation (hereinafter "Notice") is hereby recorded on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The survey plat component of the Notice is being recorded concurrently with this documentary component. The real property (hereinafter "Property") which is the subject of this Notice is located at 323 North Main Street, Walnut Cove, Stokes County, North Carolina, Parcel Identification Number (PIN) 696206384705.

The Property is contaminated with dry-cleaning solvent, as defined at North Carolina General Statutes (hereinafter "N.C.G.S."), Section (hereinafter "§") 143-215.104B(b)(9), and other contaminants and is one of 7 parcels that make up the dry-cleaning solvent contamination site (hereinafter "Contamination Site"). This Notice has been approved by the North Carolina Department of Environment and Natural Resources, or its successor in function (hereinafter "DENR") under the authority of the Dry-Cleaning Solvent Cleanup Act of 1997, as amended, N.C.G.S. § 143-215.104A *et seq.* (hereinafter "DSCA"), and is required to be filed in the Register of Deeds' Office in the county or counties in which the land is located, pursuant to NCGS § 143-215.104I. A Notice will be recorded separately in each chain of title of the Contamination Site.

Groundwater under the Property is contaminated with dry-cleaning solvents associated with dry-cleaning operations at the Former Klean Rite Cleaners (DSCA Site #85-0001) located at 318 North Main Street, Walnut Cove. **A risk assessment of the contaminated property concluded that the contamination poses no unacceptable risk as long as groundwater on the property is not used as a source of water for any water supply wells.**

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

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

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

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

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

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

**In addition, to the Town of Walnut Cove (Town) Ordinance Relating to Water/Sewer/Garbage, Section 2 states that each owner of improved property located upon or within a distance of three-hundred (300) feet of any Town water line shall connect the plumbing system of their premises with the Town water system, provided that any such owner who already has in use a private well may, in lieu of connecting their premises with the Town water system, pay the minimum monthly charge established for water services and may continue the use of the of well for domestic household water use as long as the well remains suitable for such use or for a period of ten (10) years, whichever comes first. Should the well cease to be suitable, said owner will be required to connect to the Town water system and will not be allowed a replacement well. Therefore, because this property does not currently have its own supply well, and this property is located within 300 feet of the Town water line, the property is required to be connected to the Town water system.**

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

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

**CANCELLATION OF THE NOTICE**

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

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

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

North Carolina Department of Environment and Natural Resources

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

STATE OF NORTH CAROLINA  
COUNTY OF \_\_\_\_\_

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

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

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

**CERTIFICATION OF REGISTER OF DEEDS**

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

Register of Deeds for Stokes County

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

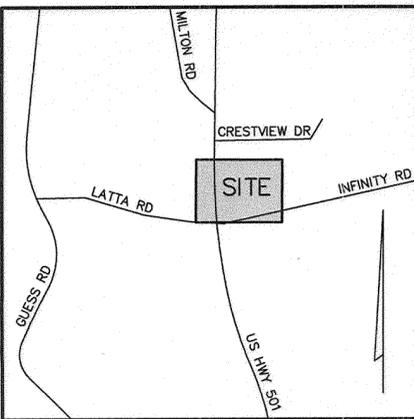
Name typed or printed: \_\_\_\_\_

Deputy/Assistant Register of Deeds

\_\_\_\_\_ Date

**EXHIBIT A**

**SURVEY PLAT REDUCTION**



VICINITY MAP  
NOT TO SCALE

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

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

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

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

NCGS "EASTER"  
N 932544.114  
E 1663323.517  
ELEV=731.69'

**FLOOD CERTIFICATION:**

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS **NOT** LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON A MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 371069-6200-J.

**VRS SURVEY TIE:**

ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED (GROUND) NAD 83 (2007 ADJUSTMENT) HORIZONTAL INFORMATION (UNLESS NOTED OTHERWISE), BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, WITH NAVD88 ELEVATIONS. THE N.C. STATE PLANE COORDINATES FOR CONTROL POINTS #1057, AND #1058 SHOWN HEREON WERE ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS) IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEYS VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). THE VRS SURVEY TIE WAS PERFORMED ON MAY 20, 2013. ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.

**SURVEY NOTES:**

- 1) THE SUBJECT PROPERTY FOR THIS SURVEY IS IDENTIFIED BY STOKES COUNTY PARCEL IDENTIFICATION NUMBER (PIN) #6962-06-38-4705. THE PURPOSE OF THIS PLAT IS TO DISPLAY (1) THE LOCATIONS OF MONITORING WELLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO SURVEYED BENCHMARKS AND (2) THE TYPE, LOCATION AND QUANTITY OF REGULATED SUBSTANCES AND CONTAMINANTS KNOWN TO EXIST ON THIS NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (NCDENR) DRY-CLEANING SOLVENT CLEANUP ACT (DSCA) PROGRAM SITE.
- 2) THE AREAS AND TYPES OF CONTAMINATION DEPICTED UPON THE MAP ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING. THIS INFORMATION WAS SUPPLIED TO THE ISAACS GROUP BY URS CORPORATION-NORTH CAROLINA.
- 3) ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (NSRS 2007), WITH NAVD88 (GEOID 12) ELEVATIONS, PER A GPS SURVEY PERFORMED BY THE ISAACS GROUP, ON MAY 20, 2013 (CHECKED ON AUGUST 8, 2013). THE N.C. STATE PLANE COORDINATES SHOWN FOR CONTROL POINT #1057 AND #1058 WERE ESTABLISHED UTILIZING A TRIMBLE R8 GLOBAL POSITIONING SYSTEMS (GPS) UNIT IN CONJUNCTION WITH THE NORTH CAROLINA GEODETIC SURVEYS VIRTUAL REFERENCE SYSTEM (VRS), WHICH IS BASED UPON THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS). ALL MEASUREMENTS SHOWN HEREON ARE REPORTED IN U.S. SURVEY FEET (UNLESS NOTED OTHERWISE).
- 4) THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE BOUNDARY LINES OF THE SUBJECT PROPERTY WERE PRODUCED FROM THE LEGAL DESCRIPTION FOUND WITHIN THE SOURCE PROPERTY'S DEED. THE GEOMETRY OF THE LEGAL DESCRIPTION HAS NOT BEEN ALTERED IN ANY WAY, BUT HAS BEEN HELD ON THE NORTHEASTERN CORNER OF DEED 538, PAGE 1878, (A FOUND 1.5" IRON), AND ROTATED TO A FOUND 1.5" IRON ON SOUTHEASTERN CORNER OF THE SOURCE PROPERTY. NON-MONUMENTED PARCEL LINES ARE BASED ON THAT LEGAL DESCRIPTION. THE DEED OF RECORD CONTAINED NO DEFINED BEARINGS.
- 5) SOME INFORMATION SUCH AS BUILDING FOOTPRINTS, SOME PROPERTY LINES, AND CURB LINES/EDGE OF PAVEMENTS, HAVE BEEN TAKEN FROM STOKES COUNTY GIS DATABASE INFORMATION, AND THIS INFORMATION IS SHOWN FOR REFERENCE PURPOSES ONLY. NO ACCURACY OR POSITIONAL TOLERANCE IS GUARANTEED BY THIS SURVEY AS TO HOW THE SURVEYED FEATURES RELATE TO THE GIS INFORMATION SHOWN.
- 6) PROPERTY OWNER INFORMATION WAS OBTAINED ONLINE FROM STOKES COUNTY "GIS MAPPING" RECORDS.
- 7) PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
- 8) REFERENCE COORDINATE SYSTEM FOR VERTICAL DATUM: NAVD88.
- 9) THE FOLLOWING WAS USED TO PERFORM THE GPS SURVEY INFORMATION SHOWN:
  - (1) CLASS "A" SURVEY;
  - (2) POSITIONAL ACCURACY IS 0.12 FT, WITHIN A 95 PERCENT CONFIDENCE LEVEL;
  - (3) REAL-TIME KINEMATIC GPS FIELD PROCEDURE;
  - (4) SURVEY PERFORMED MAY 20, 2013 & CHECKED AUGUST 8, 2013;
  - (5) VERTICAL DATUM BASED ON NAVD88;
  - (6) TIED TO N.C. STATE PLANE COORDINATES AS SHOWN NAD 1983 (2007 HARN ADJUSTMENT);
  - (7) GEOID "12A"(CONUS) MODEL;
  - (8) COMBINED GRID FACTOR: 0.9999397771;
  - (9) UNITS ARE IN U.S. FEET.

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

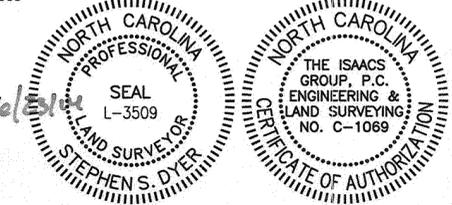
THIS PROPERTY HAS BEEN CONTAMINATED WITH DRY-CLEANING SOLVENT. A NOTICE OF DRY-CLEANING SOLVENT REMEDIATION IS RECORDED IN THE STOKES COUNTY REGISTER OF DEED'S OFFICE AT: BOOK \_\_\_\_\_ PAGE \_\_\_\_\_. QUESTIONS CONCERNING THIS MATTER MAY BE DIRECTED TO THE NORTH CAROLINA DIVISION OF WASTE MANAGEMENT,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

GROUNDWATER IN WELLS MW-1, MW-2 AND MW-4 EXCEED THE APPLICABLE 2L WATER QUALITY STANDARDS (15A NCAC 2L020) FOR TETRACHLOROETHENE. SOIL BORING LOCATION SB-4 EXCEED THE ASSOCIATED RESIDENTIAL RISK BASED SCREENING LEVEL (15A NCAC 25) FOR ONE OR MORE OF THE FOLLOWING CONTAMINANTS: TETRACHLOROETHENE.

**SURVEYORS CERTIFICATE [G.S. 47-30]**

I, STEPHEN S. DYER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, DRAWN FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30(11) AS AMENDED; WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 23 DAY OF SEPTEMBER 2014.

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



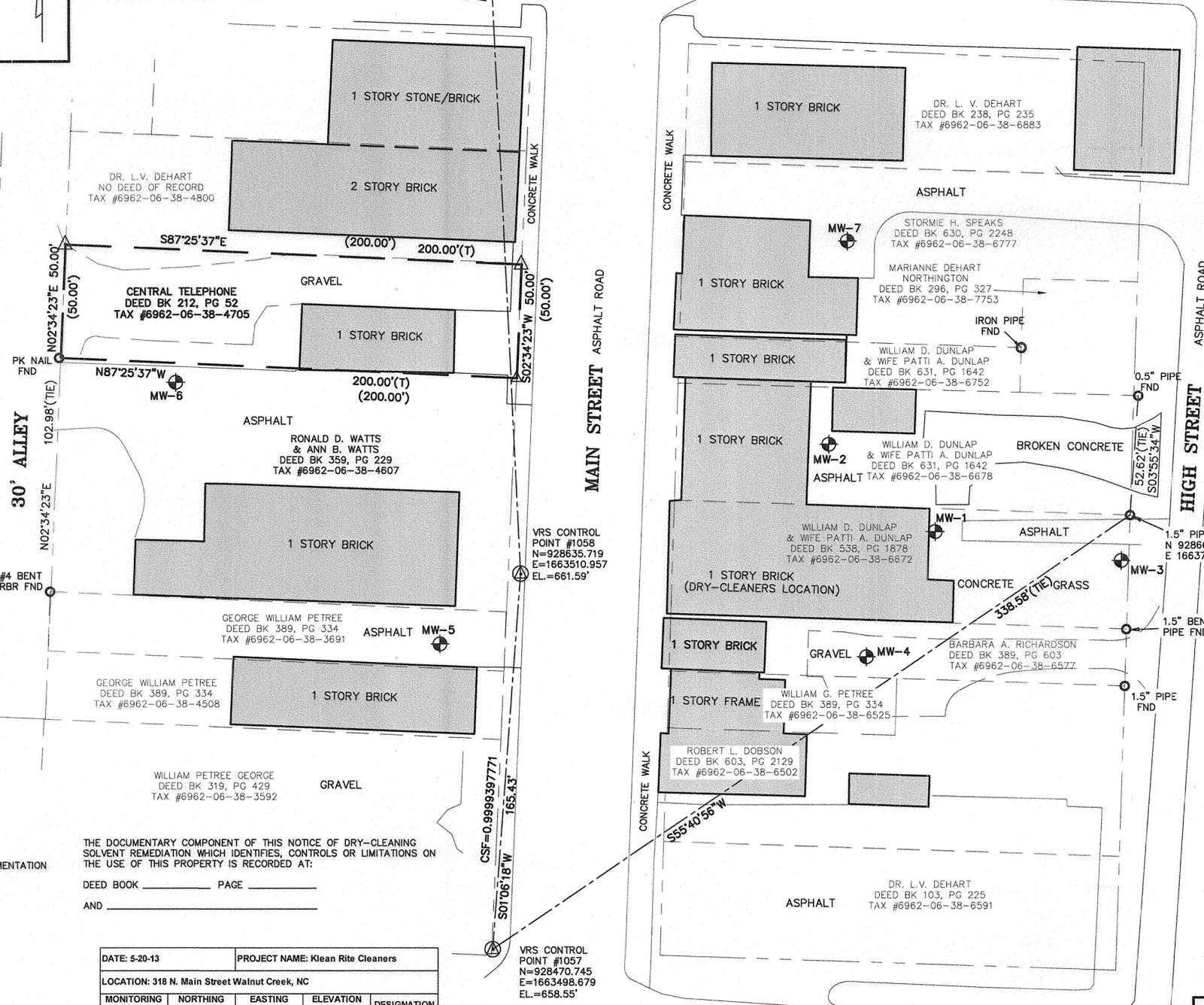
**SURVEY PLAT - EXHIBIT "A"**  
**TO THE NOTICE OF DRY-CLEANING SOLVENT REMEDIATION**  
CENTRAL TELEPHONE COMPANY  
PIN #6962-06-38-4705  
CONTAMINATION SOURCE: FORMER KLEAN RITE CLEANERS-DSCA #85-0001  
#318 N. MAIN STREET, WALNUT COVE TOWNSHIP, STOKES COUNTY, NORTH CAROLINA

File #: 13135-DSCA-7 Date: 06-23-2014 Project P.L.S.: SSD

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

Surveyed By: JH  
Drawn By: MWJ  
Scale: 1"=40'

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



**LEGEND:**

- R/W RIGHT OF WAY
- PROPERTY CORNER MONUMENTATION
- CSF COMBINED SCALE FACTOR
- E/P EDGE OF PAVEMENT
- ⊕ MONITORING WELL(MW)
- N NORTHING
- E EASTING
- TC TOP OF CASING
- TOW TOP OF WELL MANHOLE
- △ CALCULATED PROPERTY CORNER
- ⊙ DATUM CONTROL POINT
- N/F NOW OR FORMERLY
- "MONUMENTED" SUBJECT PARCEL LINES (PLOTTED FROM DEED DESCRIPTION)
- - - "NON-MONUMENTED" SUBJECT PARCEL LINES (PLOTTED FROM DEED DESCRIPTION)
- - - ADJOINER PARCEL LINES
- RIGHT OF WAY LINE
- - - CONTROL TIE
- (T) TOTAL
- RBR IRON REBAR

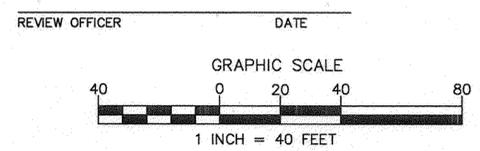
THE DOCUMENTARY COMPONENT OF THIS NOTICE OF DRY-CLEANING SOLVENT REMEDIATION WHICH IDENTIFIES, CONTROLS OR LIMITATIONS ON THE USE OF THIS PROPERTY IS RECORDED AT:

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

MONITORING WELL ID	NORTHING (FEET)	EASTING (FEET)	ELEVATION (FEET)	DESIGNATION
MW-1	928654.309	1663692.838	664.20	T.O.W.
TC MW-1	928654.309	1663692.838	663.86	2" P.V.C.
MW-2	928692.67	1663646.21	663.79	T.O.W.
TC MW-2	928692.67	1663646.21	663.56	2" P.V.C.
MW-3	928641.75	1663774.41	674.89	T.O.W.
TC MW-3	928641.75	1663774.41	674.45	2" P.V.C.
MW-4	928599.39	1663662.62	663.43	T.O.W.
TC MW-4	928599.39	1663662.62	663.07	2" P.V.C.
MW-5	928604.91	1663475.62	660.47	T.O.W.
TC MW-5	928604.91	1663475.62	660.07	2" P.V.C.
MW-6	928719.89	1663359.86	657.83	T.O.W.
TC MW-6	928719.89	1663359.86	657.29	2" P.V.C.
MW-7	928782.09	1663654.40	665.19	T.O.W.
TC MW-7	928782.09	1663654.40	664.87	2" P.V.C.

VRS CONTROL POINT #1057  
N=928470.745  
E=1663498.679  
EL.=658.55'

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



NO.	BY	DATE	REVISION

**EXHIBIT B**

**LEGAL DESCRIPTION FOR PROPERTY**

**Exhibit "B" – Metes and Bounds Description**  
**PIN #6962-06-38-4705 – Central Telephone Company**

Beginning at a found PK nail on the easterly margin of a 30' Alley, a common corner of lands of Ronald D. Watts & Ann B. Watts (Deed Book 359, Page 229); Thence with the 30' Alley N. 02-34-23 E. 50.00 feet to a point, a common corner with lands of Dr. L.V. Dehart (No Deed of Record); Thence with the shared Dehart line S. 87-25-37 E. a total distance of 200.00 feet (passing a set nail in concrete at 197.81 feet) to a point on westerly margin of Main Street (Public R/W); Thence with the right-of-way of Main Street S. 02-34-23 W. 50.00 feet to a point, a common corner with the aforementioned Watts property; Thence with the shared Watts line N. 87-25-37 W. a total distance of 200.00 feet (passing a set #4 rebar at 145.52 feet) to a found PK nail, and returning to the POINT AND PLACE OF BEGINNING, containing 0.23 acres (10,000 sq ft), more or less.

**APPENDIX D**

**ANNUAL DSCA LAND USE RESTRICTIONS CERTIFICATION**

**Annual Certification of Land-Use Restrictions**

**Site Name:** Former Klean Rite Cleaners  
**Site Address:** 318 North Main Street, Walnut Cove, Stokes County  
**DSCA ID No:** 85-0001

**ANNUAL CERTIFICIATION of LAND-USE RESTRICTIONS**

Pursuant to Condition \_\_ in the Notice of Dry-Cleaning Solvent Remediation (Notice) signed by William D. Dunlap and Patti A. Dunlap and recorded in Deed Book \_\_\_\_, Page \_\_\_\_ on \_\_\_\_\_ at the \_\_\_\_\_ County Register of Deeds Office, William D. Dunlap and Patti A. Dunlap hereby certifies, as an owner of at least part of the property that is the subject of the Notice, that the Notice remains recorded at the \_\_\_\_\_ County Register of Deeds office and the land-use restrictions therein are being complied with.

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

William D. Dunlap & Patti D. Dunlap  
By: \_\_\_\_\_  
Name typed or printed:  
By: \_\_\_\_\_  
Name typed or printed:

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

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

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

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

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

**APPENDIX E**  
**EXAMPLE DOCUMENTS ANNOUNCING PUBLIC COMMENT PERIOD**



North Carolina Department of Environment and Natural Resources

Pat McCrory  
Governor

John E. Skvarla, III  
Secretary

<Date>

Scott Lenhart, MHA, Stokes County Health Director  
1009 Main Street  
PO Box 187  
Danbury, NC 27016

Subj: Remediation of Dry-Cleaning Solvent Contamination  
DSCA Site # 85-0001  
Former Klean Rite Cleaners, 318 North Main Street, Walnut Cove

Dear Mr. Lenhart:

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

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

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

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

Remediation of Dry-Cleaning Solvent Contamination  
DSCA Site # 85-0001  
Former Klean Rite Cleaners, 318 North Main Street, Walnut Cove  
Page 2

<date>

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

If you have any questions, please feel free to contact me at (919)707-8369

Sincerely,

Pete Doorn, DSCA Program  
Special Remediation Branch, Superfund Section  
Peter.Doorn@ncdenr.gov

Attachments: Risk Management Plan

Cc: DSCA Site # 85-0001 File

**Public Notice**

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

Klean Rite Cleaners  
DSCA Site # 85-0001

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

Klean Rite Cleaners formerly conducted dry-cleaning operations at 318 North Main Street, in Walnut Cove, North Carolina. The property is currently occupied by the Computer Medic and (Pet Grooming). Dry-cleaning solvent contamination has been identified at the following parcel(s):

318 North Main Street, in Walnut Cove; Parcel No. 696206386672  
322 North Main Street, in Walnut Cove; Parcel No. 696206386678  
322 North Main Street, in Walnut Cove; Parcel No. 696206386752  
328 North Main Street, in Walnut Cove; Parcel No. 696206386777  
316 North Main Street, in Walnut Cove; Parcel No. 696206386577  
317 North Main Street, in Walnut Cove; Parcel No. 696206384607  
323 North Main Street, in Walnut Cove; Parcel No. 696206384705  
High Street, in Walnut Cove; Parcel No. 696206387753

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

The elements of the complete NOI are included in the Risk Management Plan (RMP) which is available online at [www.ncdsca.org](http://www.ncdsca.org), under DSCA Public Notices and Announcements.

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

Comments must be in writing and submitted to DENR no later than [REDACTED], 20[REDACTED]. Written requests for a public meeting may be submitted to DENR no later than [REDACTED], 20[REDACTED]. Requests for additional information should be directed to Pete Doorn at (919)707-8369. All comments and requests should be sent to:

Pete Doorn, DSCA Program  
Division of Waste Management, NC DENR  
1646 Mail Service Center  
Raleigh, North Carolina 27699-1646



North Carolina Department of Environment and Natural Resources

Pat McCrory  
Governor

John E. Skvarla, III  
Secretary

<Date>

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

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

Dear <property owner>:

The Dry-Cleaning Solvent Clean-up Act (DSCA) Program has completed an assessment of the dry-cleaning solvent contamination associated with the Former Klean Rite Cleaners at 318 North Main Street in Walnut Cove. The property is currently occupied by Computer Medic and Pet Grooming. A remedial strategy to address the site contamination has been prepared. You are receiving this letter in accordance with the DSCA Program's statutes, which provide the community an opportunity to review and comment on the proposed strategy. Attached is a **Summary of the Notice of Intent to Remediate a Dry-Cleaning Solvent Facility or Abandoned Site** which provides a brief description of the proposed remedy, a web link with more details, and the dates and procedures for commenting on the proposed remedy. We ask that you review these documents. If you do not have access to the internet, we ask that you contact us to request a hard copy.

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

If you would like to see an example of this notice, please access the website during the public comment period, [www.ncdsca.org](http://www.ncdsca.org), under "DSCA Public Notices and Announcements", open the Risk Management Plan for the Former Klean Rite site, and see Attachment **C**. If the proposed remedy is approved, you will be sent a letter describing your rights to appeal the decision to file such a notice in the chain of title, and providing you the option of filing the notice yourself.

Dry-Cleaning Solvent Contamination  
318 North Main Street, Walnut Cove, NC  
DSCA Site # 85-0001  
Page 2

<date>

If you have questions, please contact me at (919) 707-8369, or Delonda Alexander at (919) 707-8365.

Sincerely,

Pete Doorn, DSCA Program  
Special Remediation Branch, Superfund Section  
Peter.doorn@ncdenr.gov

Attachments: Summary of the NOI

Cc: DSCA Site # 85-0001 File



North Carolina Department of Environment and Natural Resources

Pat McCrory  
Governor

John E. Skvarla, III  
Secretary

<Date>

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

Subj: Dry-Cleaning Solvent Contamination at 318 North Main Street  
Walnut Cove, NC

Dear <property owner>:

You are receiving this letter because your property at <adjacent property address> is adjacent to an area contaminated with dry-cleaning solvents. The Dry-Cleaning Solvent Clean-up Act (DSCA) Program has completed an assessment of the dry-cleaning solvent contamination associated with the Former Klean Rite Cleaners at 318 North Main Street in Walnut Cove. A remedial strategy to address the site contamination has been prepared, and in accordance with our program's statutes, the community has an opportunity to review and comment on the proposed strategy.

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

If you have questions, please contact me at (919) 707-8369 or Delonda Alexander at (919) 707-8365.

Sincerely,

Pete Doorn, DSCA Program  
Special Remediation Branch, Superfund Section  
Peter.Doorn@ncdenr.gov

Attachments: Summary of the NOI

Cc: DSCA Site # 85-0001 File