

900 N COLLEGE ST, CHARLOTTE, NC 28206

ACREAGE ±0.63 acres

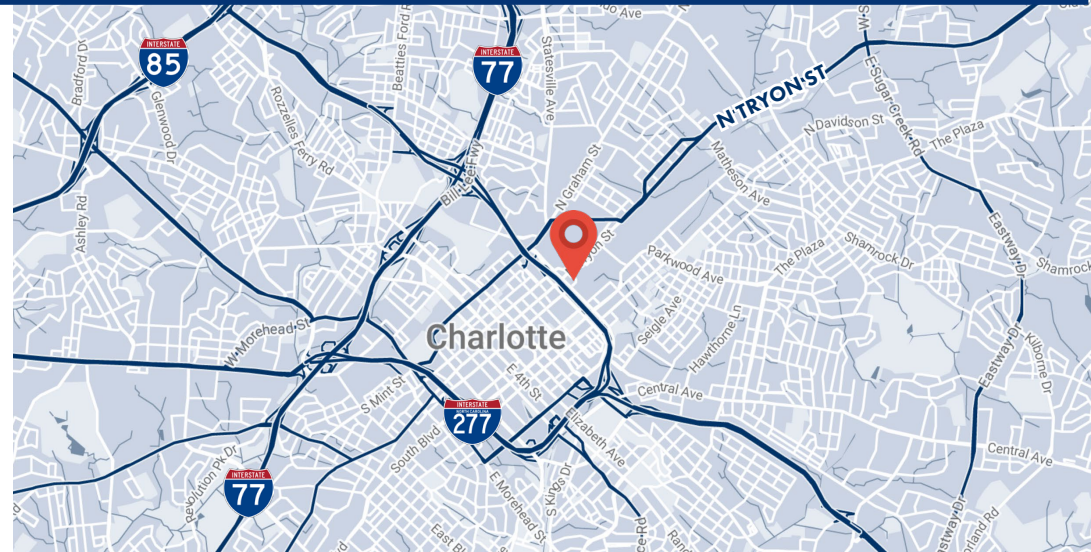
PARCEL ID Mecklenburg County #08101123

ZONING Zoned ML-2

FOR SALE: \$1,000,000

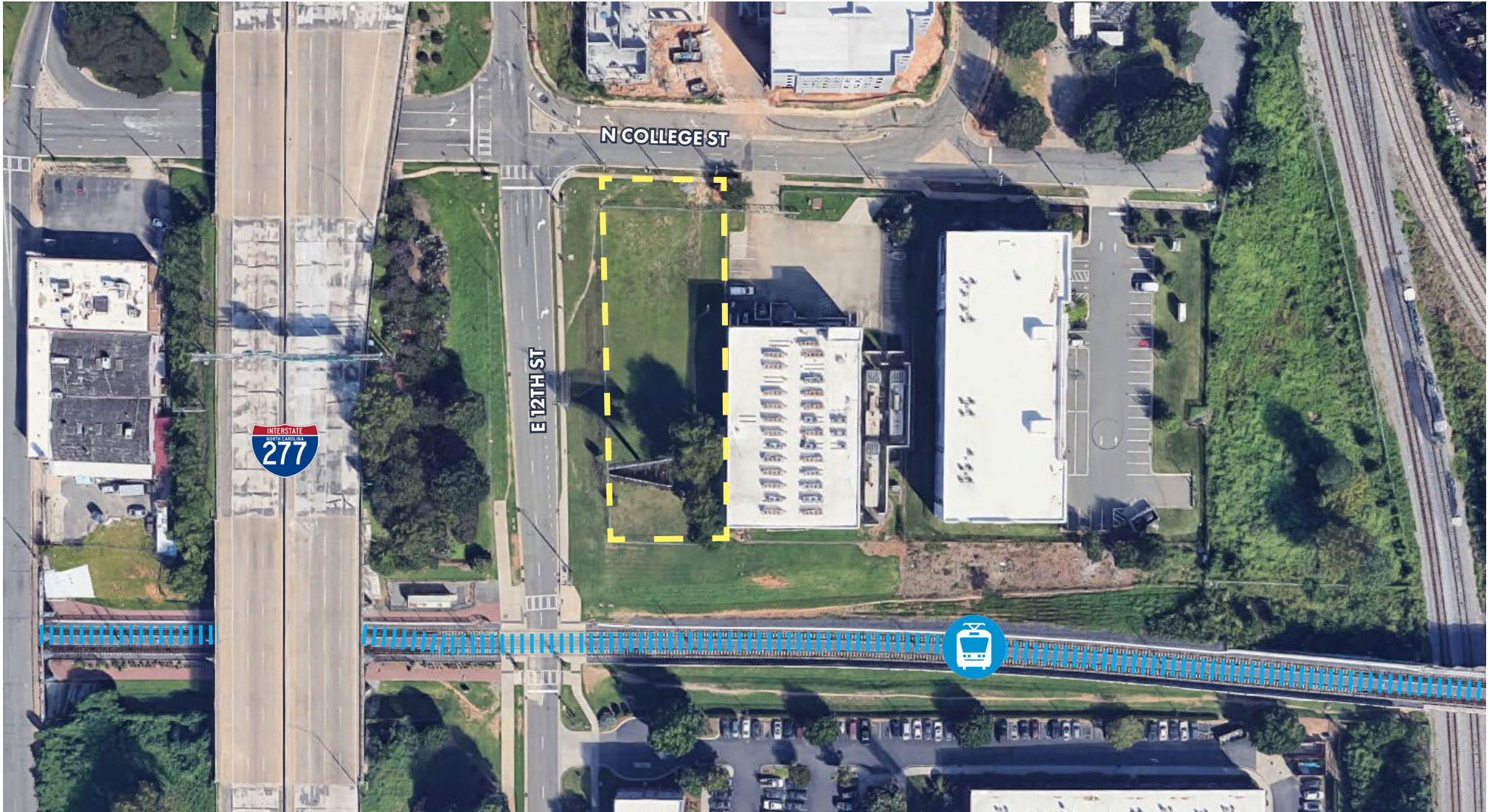
CONTACT JIM PLYLER

704.332.1193 | jplyler@piedmontproperties.com



AERIAL

900 N COLLEGE ST | CHARLOTTE, NC



PIEDMONT PROPERTIES
CORFAC INTERNATIONAL

CONTACT JIM PLYLER


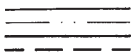


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SURVEY

900 N COLLEGE ST | CHARLOTTE, NC

LEGEND:

MEANT	SOIL SUBJECT TO BROWNFIELDS AGREEMENT LAND USE RESTRICTION NUMBER 11	
VT	PROPERTY LINE PROPERTY LINE (NOT SURVEYED) RIGHT-OF-WAY RIGHT-OF-WAY (NOT SURVEYED)	
ETIC SURVEY	EASEMENT SETBACK SAMPLING LOCATION	
MBER		

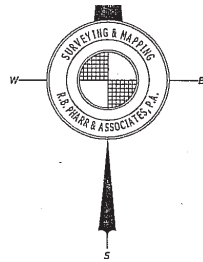
PROPERTY OTHER THAN FOR RETAIL, OFFICE AND OTHER PURPOSES. WITHIN THE MEANING OF THIS RESTRICTION, THE PRODUCTS OR MERCHANDISE DIRECTLY TO THE CONSUMER, CRAFTS, AND HEALTH CLUBS AND FITNESS CENTERS, SERVICES OR PROFESSIONAL SERVICES ARE PROVIDED. AD USE, AND TO SHOWROOMS (ROOMS WHERE MERCHANDISE SALES SPACES AND RESTAURANTS, TOWN HOME, APARTMENT, LOFT UNIT OR OTHER IN OCCUPANCY. PROPERTY MAY NOT BE USED FOR ANY PURPOSES IN THE BROWNFIELDS PROPERTY, INCLUDING, WITHOUT ANY OTHER MINERALS OR NON-MINERAL SUBSTANCES. BROWNFIELDS PROPERTY UNLESS THEY ARE, AS CONFORMANCE WITH APPLICABLE BUILDING CODES. PRESENT IN THE ENVIRONMENTAL MEDIA AT THE ESTD IN THE TABLES BELOW, MAY BE USED OR STORED AT WORK WRITER APPROVAL OF THESE, EXCEPT BY DE HOUSEKEEPING ACTIVITIES. AS A PARK OR FOR SPORTS OF ANY KIND, INCLUDING, BUT D BASEBALL, WITHOUT THE PRIOR WRITTEN APPROVAL OF D FOR AGRICULTURE, GRAZING, TIMBERING OR TIMBER D AS A PLAYGROUND, OR FOR CHILD CARE CENTERS OR VAL OF DIENS. D FOR KENNELS, PRIVATE ANIMAL PENS OR HORSE-RIDING, EASMENT OR REMEDIATION AT THE BROWNFIELDS (TO A PERMIT OR ORDER ISSUED BY. DIENS MAY BE DENIED PURPOSES OF CONDUCTING SUCH ASSESSMENT OR ENR IMPOSSES. REDEVELOPMENT ACTIVITIES AT THE BROWNFIELDS APPROVES IN WRITING. A PLAN TO EXCAVATE AND DISPOSE DURING RAILROAD TRACKS EXTENDING APPROXIMATELY 90 IN DIENR, AND THE IMPLICATION OF THAT PLAN. THE MINATED "SOIL SUBJECT TO BROWNFIELDS AGREEMENT AREA ALONG THE ADJOINING RAILROAD TRACKS IS "OUT OF SOIL ASSESSMENT ACTIVITIES PREPARED BY ECS, LTD. FEENS, THAT PARTY MAY REQUEST DENR'S ADVANCE TION OF AN ENGINEERED BARBER (E.G., A PARKING LOT) MUST ALSO APPROVE IN WRITING SAID INSTALLATION. COMPONENT AND SHALL REQUIRE, AT A MINIMUM, TIC COMPOUNDS DURING EXCAVATION; ITTOM AND SIDE WALLS OF THE EXCAVATION AND ANALYSIS NIC COMPOUNDS BY U.S. ENVIRONMENTAL PROTECTION FROM THE BOTTOM OF THE EXCAVATION AND ANALYSIS OF COMPOUNDS BY U. S. ENVIRONMENTAL PROTECTION ILL OR IMPERVIOUS SURFACE AFTER THE SUBJECT SOIL IS EAR IN WHICH THE NOTICE OF BROWNFIELDS PROPERTY IS (PART OF THE BROWNFIELDS PROPERTY SHALL SUBMIT A "LUMRY" TO DENR CERTIFYING THAT THE NOTICE OF AND USE RESTRICTIONS REMAINS RECORDED AT THE OFFICE AND THAT THE LAND USE RESTRICTIONS ARE BEING ND FACSIMILE NUMBERS, AND CONTACT PERSON'S E-MAIL JIU IF SAID OWNER ACQUIRED ANY PART OF THE USE RESTRICTIONS YEAR, AND 3. TELEPHONE AND FACSIMILE NUMBERS, AND CONTACT TRANSFERRED ANY PART OF THE BROWNFIELDS PROPERTY



DATE OF MAX. CONCENTRATION SAMPLING	MAXIMUM CONCENTRATION ABOVE STD. (µg/L)	GROUNDWATER STANDARD (µg/L)
05/16/06	3,880	2,000
05/16/06	525	50

CITY OF CHARLOTTE MONUMENT 27,035
 NC GRID SPC-83
 GRID N: 543,535.80
 GRID E: 1,450,667.23
 GROUND S 68°40'42" W 2303.93'
 GRID 2303.6'
 COMBINED GRID FACTOR 0.999842357
 (FIELD MEASURED)

FILED FOR REGISTRATION
 FEB 04 2008
 9:45 AM
 R.B. PHARR & ASSOCIATES, P.A.
 MEASUREMENTS



- NOTES:**
1. ALL CORNERS MONUMENTED AS SHOWN.
 2. THIS SURVEY WAS PERFORMED WITH REPORT R.B. PHARR & ASSOCIATES, P.A. RECORD WHICH MAY OR MAY NOT BE HEREON.
 3. BROKEN LINES INDICATE PROPERTY.
 4. NORTH COLLEGE STREET IS SHOWN MECKLENBURG-UNION METROPOLITAN PLAN OF 2004 AND MAY BE SUBJECT TO CENTERLINE.
 5. THE OFF-SITE RIGHT-OF-WAY SHOWN ONLY; THE UNDERSIGNED CERTIFIES IT DOES NOT CERTIFY TO THE RIGHT OF WAY.
 6. PHYSICAL IMPROVEMENTS MAY EXIST HEREON.
 7. THE PURPOSE OF THIS PLAT IS TO SHOW.
 8. THE AREAS AND TYPES OF CONTAMINATION APPROXIMATIONS DERIVED FROM THE FILING.

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDED IN BOOK 49 PAGE 757 DATE: February 4, 2008 JUDITH A GIBSON, REGISTER OF DEEDS BY *Judith A. Gibson* DEPUTY

SURVEYOR'S CERTIFICATE
 STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG
 I, THE UNDERSIGNED SURVEYOR SUPERVISION FROM AN ACTUAL, 20742-940; THAT THE BOUNDARY DRAWN FROM INFORMATION AS THIS PLAT WAS PREPARED IN ACCORDANCE WITH MY ORIGINAL SIGNATURE, LICENSE NO. 1166-517.

THIS PLAT CREATES A SUBDIVISION THAT HAS AN ORDINANCE THAT IS

Judith A. Gibson
 PROFESSIONAL LAND SURVEYOR

TAX PARCEL 081-011-24
 CITY OF CHARLOTTE
 PART OF LOT 10
 PLAT 22-890 10
 DBF 911-217

TAX PARCEL 081-011-24
 ALPHA HILL, L.L.C.
 BLOCK 3, LOTS 1166-517