

New Hill Plaza LLC

REID: 0511396
PIN: 0629098497

Land Extension: 000
Land Value: \$2217600

Total Value Assessed: \$2217600
Deed Acres: 25.2

Planning Jurisdiction: WC
Township: Buckhorn

Owner: NEW HILL PLAZA LLC
Mailing Address 1: 1775 GRAHAM AVE STE
201

Mailing Address 2: HENDERSON NC
27536-2997

Deed Book: 019382

Deed Page: 02509
Deed Date: 7/13/2023

Land Class: Vacant
Map Name: 0629 01

Billing Class: Business
Property Description: NEW HILL PLAZA
BM2023 -02112

Address: 0 NEW HILL HOLLEMAN RD
Street Name: NEW HILL HOLLEMAN RD

Old Parcel Number: --
Total Structures: 1

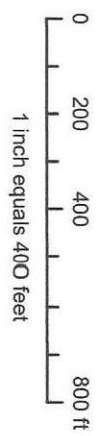
TOWNSHIP: 03
FIREDIST: 23

LAND_CODE: V
LAND_CLASS: VAC

OWNERSHIP: 1020
ACTIVITY: 9000

FUNCTION: 9900
STRUCTURE: 9000

SITE: 6200

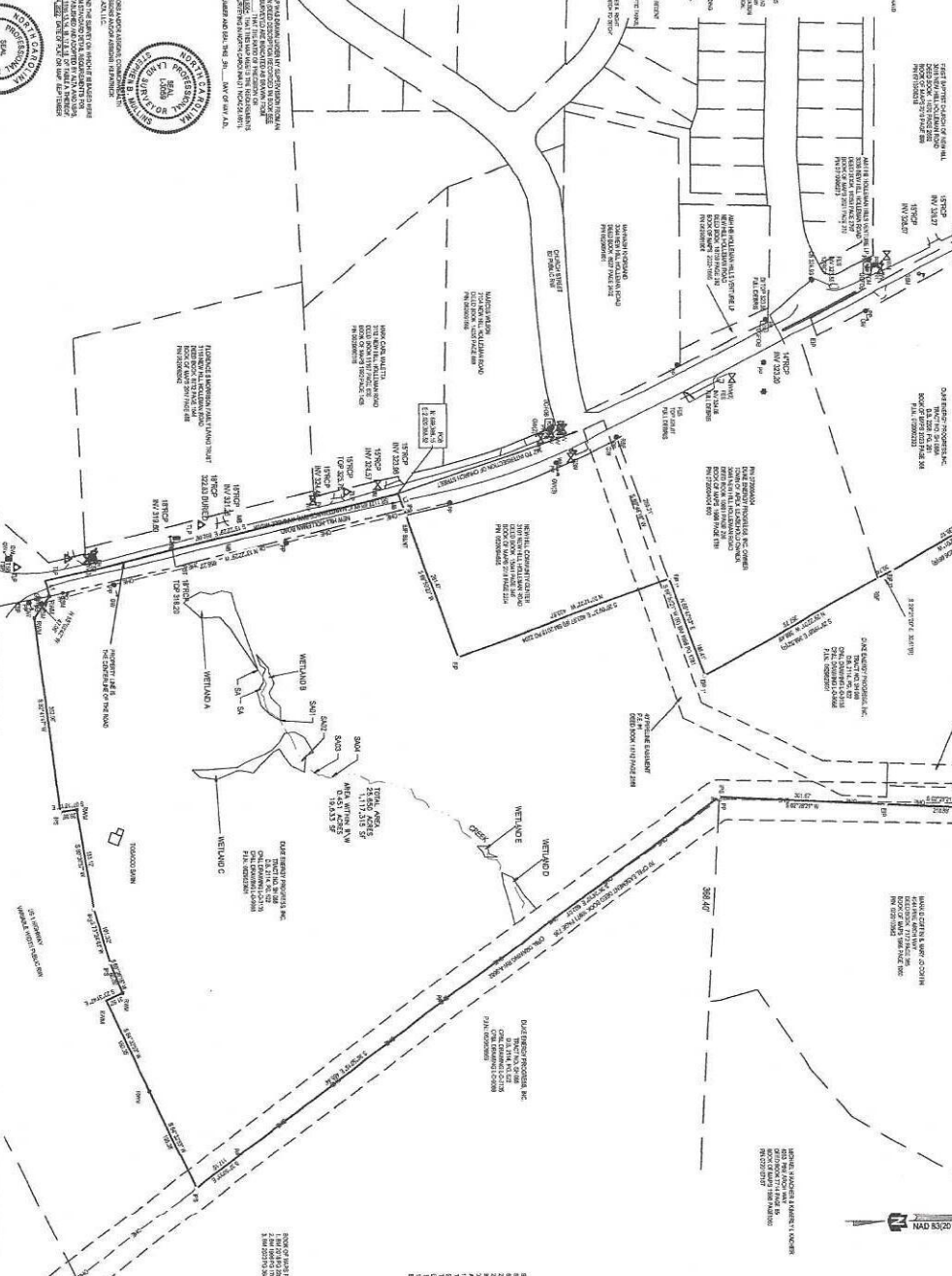


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SUPERVISOR'S CERTIFICATE
 I, JAMES W. BARNETT, ENGINEER, HAVE SUPERVISED THE PREPARATION OF THE PLANS AND SPECIFICATIONS FOR THE PROJECT DESCRIBED HEREIN. I AM A MEMBER OF THE NORTH CAROLINA SOCIETY OF PROFESSIONAL ENGINEERS AND AM LICENSED AS A PROFESSIONAL ENGINEER IN THE STATE OF NORTH CAROLINA. I AM NOT PROVIDING PROFESSIONAL ENGINEERING SERVICES TO ANY OTHER PARTY FOR THIS PROJECT.

Prepared by:
 JAMES W. BARNETT
 PROFESSIONAL ENGINEER
 STATE OF NORTH CAROLINA
 LICENSE NO. 10000

APPROVED FOR SUBMITTAL:
 CONTRACT NO. 2023-001
 PROJECT NO. 2023-001

CLIENT	COLLIER GROUP
DESIGNER	WITHERS RAVENEL
DATE	08/20/2023
PROJECT NO.	2023-001
TOWNSHIP	NEW HILL
COUNTY	WAKE
ZONE	R-10

JAMES W. BARNETT, ENGINEER
BARNETT-NEW HILL
 SHEET 01 OF 1
 COUNTY: WAKE
 TOWNSHIP: NEW HILL
 ZONE: R-10

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

NEW HILL SHOPPING CENTER NEW HILL, WAKE COUNTY, NORTH CAROLINA

EXECUTIVE SUMMARY

S&ME, Inc. (S&ME) has completed a Phase I Environmental Site Assessment (Phase I ESA) on the proposed New Hill Shopping Center site in New Hill, Wake County, North Carolina (the “subject property”).

The subject property is estimated to contain approximately 24.25 acres and is comprised of a portion of Wake County Tax PIN 0629617801.

The project site is predominantly wooded to the north and west, and open agricultural areas to the southeast. Drainage features, that cross portions of the property from east to west, discharge into Back Creek, which borders a portion of the western property boundary. Additional ephemeral drainage features were noted in the wooded areas in the central portion of the subject property. The subject property can be accessed from the west via gravel driveways along New Hill Holleman Road.

According to historical information reviewed by S&ME, the majority of the subject property was undeveloped from the late 1930's to the present. Small structures (likely residential and farm buildings) were observed in aerial photographs on the western portion of the subject property from the 1970's to the 1980's. The subject property is located on the northeast corner of New Hill Holleman Road and US Highway 1. Adjoining properties contain a mixture of business and undeveloped property. The Apex Fire Department Station 2 and The New Hill Community Center are located on the adjacent western properties.

S&ME contracted Environmental Data Resources, Inc. (EDR) to conduct an environmental database search of the subject property and the surrounding area. The subject property was not identified in the EDR report. The EDR report identified seven off-site listings of potential environmental concern within the applicable search radii of the subject property. Based on the nature of each listing, local topography, and/or the distance to the subject property, the off-site listings are not expected to affect the subject property.

Mr. Cody McMechen of S&ME conducted a site reconnaissance of the subject property on May 11, 2022. The site reconnaissance was performed by walking accessible areas of the subject property. No recognized environmental conditions were noted at the subject property during the site reconnaissance.

This assessment did not identify *recognized environmental conditions, controlled recognized environmental conditions or historical recognized environmental conditions* associated with the subject property.