

900 N COLLEGE ST, CHARLOTTE, NC 28206

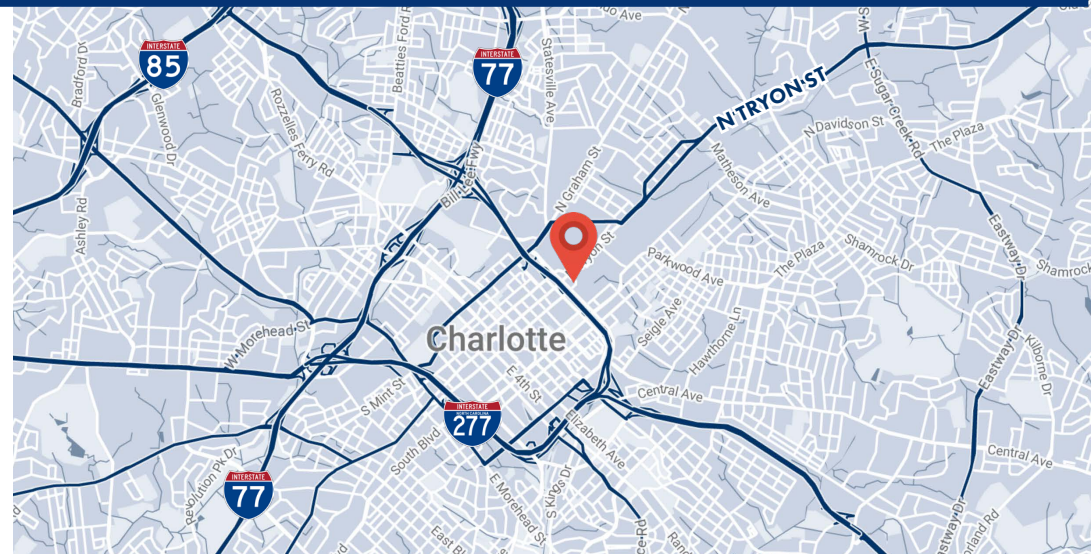
ACREAGE ±0.63 acres

PARCEL ID Mecklenburg County #08101123

ZONING Zoned ML-2

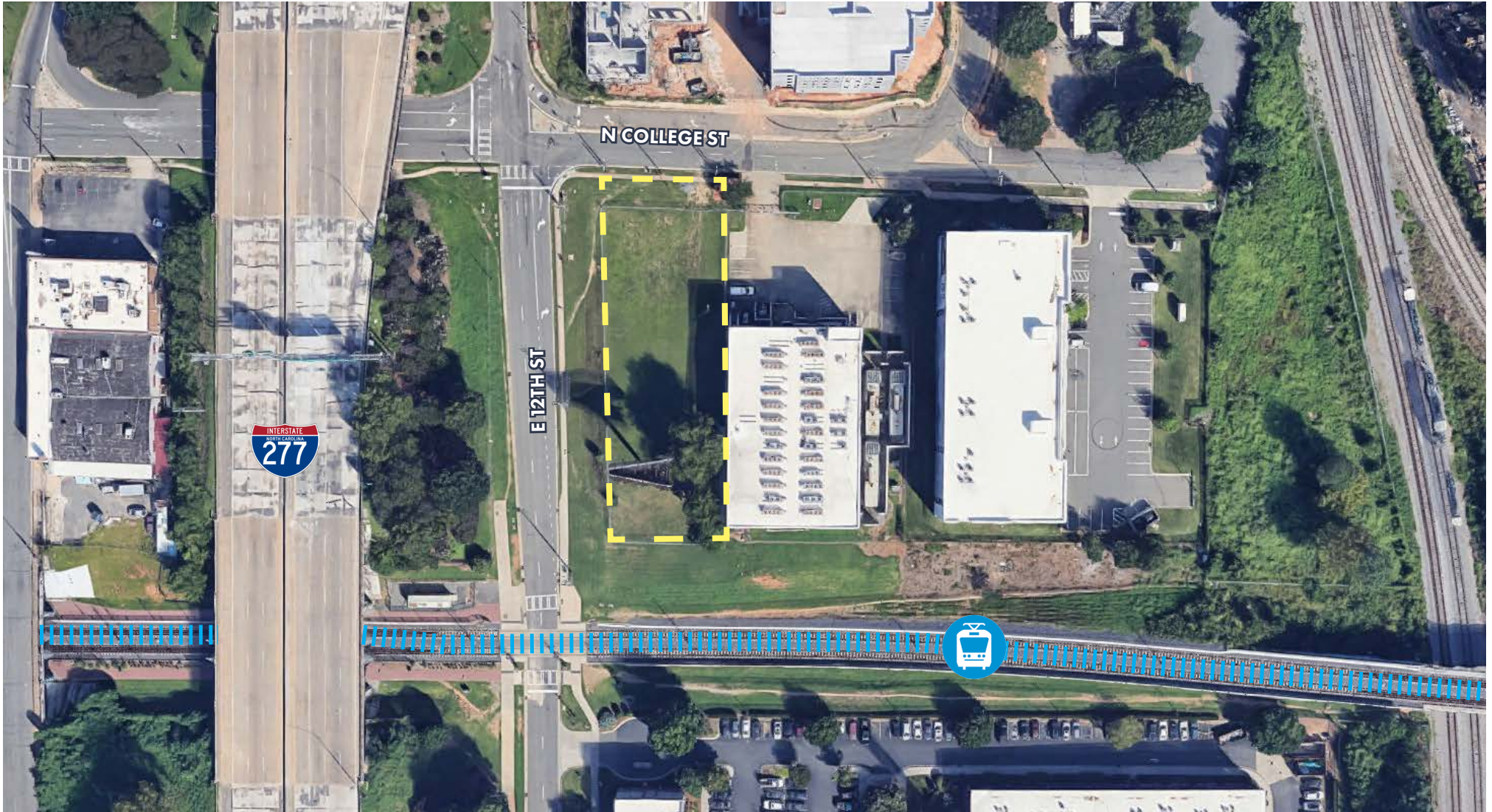
CONTACT BROKER FOR PRICING

JIM PLYLER | 704.332.1193 | jplyler@piedmontproperties.com



AERIAL

900 N COLLEGE ST | CHARLOTTE, NC



PIEDMONT PROPERTIES
CORFAC INTERNATIONAL

CONTACT JIM PLYLER

704.332.1193

jplyler@piedmontproperties.com

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	

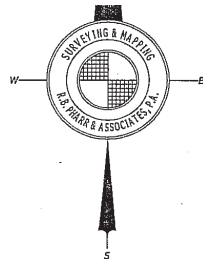
PROPERTY OTHER THAN FOR RETAIL, OFFICE AND OTHER PURPOSES. WITHIN THE MEANING OF THIS RESTRICTION, THE PRODUCTS OR MERCHANDISE DIRECTLY TO THE CONSUMER, CRAFTS, AND HEALTH CLUBS AND FITNESS CENTERS, SERVICES OR PROFESSIONAL SERVICES ARE PROVIDED. AD USE, AND TO SHOWROOMS (ROOMS WHERE MERCHANDISE SALES 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 DIENS; AND THE IMPLEMENTATION 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 DENKS ADVANCE TION OF AN ENGINEERED BARBER (E.G., A PARKING LOT) MUST ALSO APPROVE IN WRITING SAID INSTALLATION. THE 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 "LUMI" TO DIENS 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 CALENDAR 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 27.036' NC GRID SPC-83 GRID N: 543,535.80 GRID E: 1,450,667.23
GROUND S 68°40'42" W 2303.93' COMBINED GRID FACTOR 0.999842357 (FIELD MEASURED)

FILED FOR REGISTRATION
FEB 04 2008
9:45 AM
R.B. PHARR & ASSOCIATES, P.A.
MEASUREMENTS & SURVEYING, INC.
1000 W. COLLEGE ST. SUITE 200
CHARLOTTE, NC 28202



- 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 APPEAR 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 DATA.

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 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 CAL THIS PLAT WAS PREPARED IN ACCORDANCE WITH MY ORIGINAL SIGNATURE, LICENSE NO. 10000, 2007.

THIS PLAT CREATES A SUBDIVISION THAT HAS AN ORDINANCE THAT IS

David K...
PROFESSIONAL LAND SURVEYOR

TAX PARCEL 081-011-24
ALPHA HILL, L.L.C.
BLOCK 3, LOTS 1166-1517