

AMENDED AGENDA
REGULAR MEETING
CITY COUNCIL, CITY OF ASHEBORO
THURSDAY, JUNE 6, 2024, 7:00 PM

1. Call to Order
2. Silent Prayer and Pledge of Allegiance
3. Public Comment Period
4. Consent Agenda
 - (a) Acknowledgement of the receipt from the Asheboro ABC Board of its meeting minutes April 1, 2024.
 - (b) Acknowledgement of the receipt from the Asheboro ABC Board of the budget message and the board's proposed budget for fiscal year 2024-2025.
 - (c) Acknowledgement of the receipt of a report detailing major subdivisions administratively approved since May 9, 2024.
There have been none approved.
 - (d) Approval of the temporary closure of portions of North McCrary Street and Southway Road for the fireworks display on July 3, 2024.
 - (e) Approval of the community development division's request to schedule for July 13, 2023, and to advertise a legislative hearing on an application to rezone property located at 337 West Ward Street (Randolph County Parcel Identification Number 7751742316) from I2 to M zoning.
 - (f) Approval of an Ordinance to close Economic Development fund.
 - (g) Approval of an Ordinance to amend the General Fund.
 - (h) Approval of an Ordinance to amend the Water/Wastewater Fund.
5. PUBLIC HEARING: Mayor Smith will open a public hearing on the proposed 2024-2025 Annual Operating Budget.

6. Finance Director Deborah Reaves will request approval of a resolution to accept installment financing terms with Pinnacle Bank.
7. Recreation Services Director Jonathan Sermon will request guidance from the governing board on finalizing a McCrary Ballpark leasing agreement with ZooKeepers Baseball LLC., as well as associated updates to the Cultural and Recreational Services Policy Manual.
This item has been continued from May 9, 2024 meeting.
8. Community Development Director Trevor Nuttall will present for consideration a resolution concerning a potential interlocal agreement with Randolph County related to special intensity allocations within water-supply watersheds.
9. Community Development Director Trevor Nuttall will present for consideration the following activities necessary to proceed with the Community Development Block Grant (CDBG) award for the CASPN Homes Rehabilitation project (state grant number 22-C-4113)
 - (a) A resolution authorizing city official to take appropriate actions to satisfy the funding approval conditions.
 - (b) Authorization to enter into an agreement with Wainman Homes, Inc. for use of the awarded CDBG funds.
 - (c) Authorization to enter into an agreement with Piedmont Triad Regional Council for administrative services pertaining to the grant.
10. City Engineer Michael Leonard, PE will introduce a request from the Olde Towne Village Homeowners Association to approve a 25mph speed limit in the subdivision and install the appropriate street signage.
11. City Manager John Ogburn will report on the city's historic mill property at 159 North Street:
 - (a) *Notice of No Further Action* from the North Carolina Department of Environmental Quality resulting from the Limited Site Assessment performed on the property.

Amended Agenda

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June 6, 2024

(b) An appraisal report of the property from April 2024.

(c) Request consideration of a resolution authorizing the appropriate city officials to take the necessary steps to dispose of the property by private sale at a negotiated price.

12. Mayor Smith will announce there will be a special called meeting on Thursday, June 27, 2024, at 6:00 PM.

13. Mayor Smith will lead the discussion of upcoming events and items not on the agenda.

14. Adjournment.

Minutes of the meeting of the Asheboro Alcoholic Beverage Control Board held on April 1, 2024

The Asheboro ABC Board met on Monday, April 1, 2024, at 5:30 PM, in the Board office, 700 South Fayetteville Street, Asheboro, NC. Present at the meeting were Chairman Steve Knight, Board Member Bob Morrison, Board Member Curtis Shipley, and General Manager Rodney Johnson (GM). A quorum being present, the Chair called the meeting to order for the transaction of business and business transacted as follows:

The Chair inquired as to any known conflict of interest, appearance of a conflict of interest, or objections concerning agenda items before the Board; after Board member(s) voiced having no conflict, and there being no objection, the agenda was adopted.

Board Minutes from the March 4, 2024, meeting were reviewed and approved by the Board.

Steve Knight and the GM reviewed Board finances and reported all finances remain consistent (sales and expenses).

The Board will research ideas for rules concerning the ordering of products and discuss possible rules at the next Board meeting.

The Board heard reports from the General Manager concerning the following issues:

1. Asheboro ABC sales statistics comparing:
 - March 2024 sales with the previous month indicate:
 - An overall +4.9% change (all sales and tax collections)
 - March 2024 sales with sales from the same month last year indicate:
 - Retail Sales +0.7%
 - Mixed Beverage Sales: +3.3%
 - Sales Tax Collections: +0.7%
 - Overall Collections: +1.06%
 - March 2024 bottle sales with bottle sales from the same month last year indicate:
 - Retail Bottle Sales: -1.1%
 - Mixed Beverage Bottle Sales: +0.7%
 - Overall Bottle Sales: -1.0%

The next regular Asheboro ABC Board meeting will be held Monday, May 6, 2024, at 5:30 p.m.

There being no further business, the meeting was adjourned.

Prepared by Rodney Johnson, GM, and Approved by the Board

5-6-24


GM







Phone (336) 629-2530 • Fax (336) 629-2704
700 South Fayetteville Street, Asheboro, NC 27203

BUDGET MESSAGE FOR FISCAL YEAR 2024-2025

North Carolina General Statute § 18B-702 “Financial operations of local boards” requires the Asheboro ABC Board Finance Officer prepare for the Board’s consideration an annual budget applicable for fiscal years. Upon adoption, no monies may be expended except as provided by the budget or as authorized by specific statute.

Retail operation of the Board’s single store commenced with its first sale on November 18, 2008. During the first full fiscal year of sales (FY Ending June 30, 2010) the single store located at 700 South Fayetteville Street collected \$2,666,203.80 in sales and tax revenues. Last fiscal year, ending June 30, 2023, the store collected \$6,040,574.86. Revenues for fiscal year ending June 30, 2024, are expected to exceed \$6.1 million dollars. The Board currently employs five full-time and four part-time employees.

Finding and retaining qualified employees continues to be a challenge and based on revenue growth records for the past several months, sales growth is expected to increase by 3% in the coming fiscal year. This creates a unique situation where the availability of qualified employees continues to be limited while at the same time sales will increase. For FY 24-25, insurance and utility rates are expected to increase and the establishment of the Greensboro-Randolph Mega site will create a challenge for retaining employees at current salaries. To remain competitive in the current labor market, the budget includes a 5% maximum merit increase for employees, while continuing the \$20,000 monthly distribution to the City of Asheboro. This provides the Board with more financial flexibility to address employment challenges while addressing the uncertainty of sales growth. Additional distributions are expected and will continue as excess operating capital permits.

On-going goals include continuation of the Board’s mission of responsibly controlling the sale and distribution of alcoholic beverages, superior customer service, and operational efficiency designed to increase profit margins.

The Asheboro ABC Board Budget Ordinance for fiscal year July 1, 2024, through June 30, 2025, prepared in accordance with governing laws and the Board’s stated desire to continue a responsibly sound fiscal policy, is hereby presented to the Board for consideration.

Respectfully submitted this 9th day of May 2024.

Rodney E. Johnson
General Manager
Budget Officer

Attachment: Proposed Budget Ordinance for Fiscal Year 2024-2025

cc: Jeff Sugg, City of Asheboro
NC ABC Commission

ASHEBORO ABC BOARD
PROPOSED Budget for Fiscal Year 2024-2025

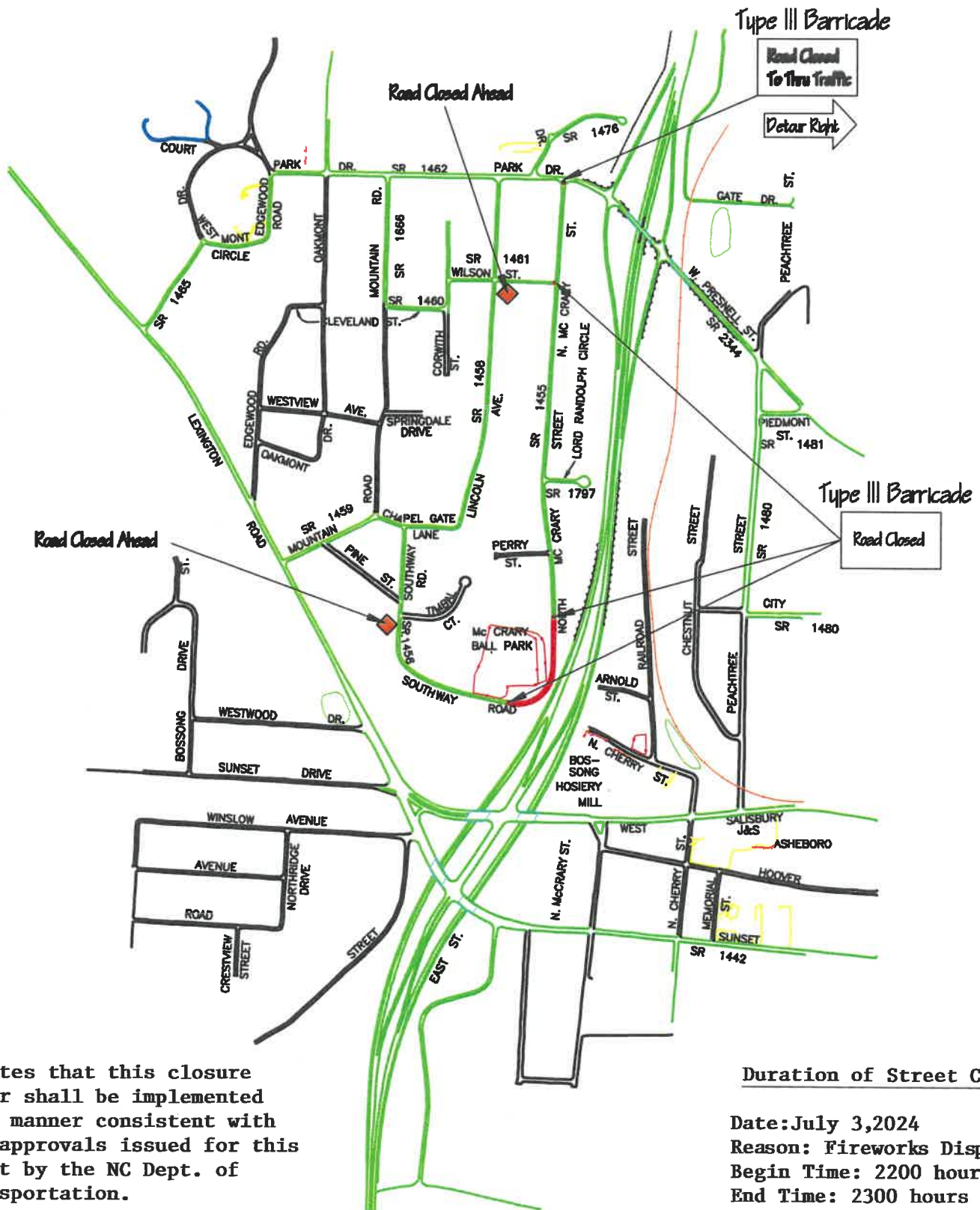
Sales		6,154,250.00
Other Income		-
	Gross Sales	<u>6,154,250.00</u>
Less Taxes		1,415,477.50
	Net Sales	<u>4,738,772.50</u>
Less Cost of Sales		3,222,365.30
	Gross Profit	<u>1,516,407.20</u>
Less		
Salaries, benefits and fees		476,700.00
Payroll taxes		38,136.00
Rent		64,800.00
Repairs and maintenance		10,500.00
Utilities		15,550.00
Insurance - general and bonds		19,000.00
Supplies and janitorial		26,000.00
Travel and training		2,600.00
Professional services		15,000.00
Dues and subscriptions		650.00
Bank fees and charges		73,700.00
Miscellaneous & Contingencies		2,500.00
	Total Operating Expenses	<u>745,136.00</u>
	Operating Income	<u>771,271.20</u>
Less:		
<u>Capital Expenditures</u>		
	Capital Improvements	<u>-</u>
		<u>-</u>
Net Income before Distributions		<u>771,271.20</u>
Less:		
<u>Distributions</u>		
Law Enforcement		38,563.56
Alcohol Education and Rehab		53,988.98
City of Asheboro General Fund		588,718.66
	Total Distributions	<u>681,271.20</u>
Net Income after Distributions		<u>90,000.00</u>
Less:		
Retained Working Capital (Future Facility Fund)		40,000.00
Retained for Capital Improvements		50,000.00
	Total Retained	<u>90,000.00</u>
Net Income		<u><u>-</u></u>

Submitted to the Asheboro ABC Board this 9th Day of May 2024.



Rodney E. Johnson, General Manager

TEMPORARY STREET CLOSURE ORDER



*Denotes that this closure order shall be implemented in a manner consistent with any approvals issued for this event by the NC Dept. of Transportation.

Duration of Street Closure

Date: July 3, 2024
Reason: Fireworks Display
Begin Time: 2200 hours
End Time: 2300 hours

**ORDINANCE TO AMEND THE GENERAL FUND
FY 2023-2024**

WHEREAS, the last ordinance to amend the Economic & Tourism Development Fund was approved June 28, 2022.

WHEREAS, the City of Asheboro no longer has a need for this Special Revenue Fund.

WHEREAS, the City Council of the City of Asheboro desires to amend the budget as required by law to receive unspent funds from the Economic & Tourism Development Fund to the General Operating Fund.

WHEREAS, the revenues and expenses in the General Fund operating budget need to be adjusted to account for spending needs since the budget was last amended.

WHEREAS, the City Council of the City of Asheboro wants to be in compliance with all generally accepted accounting principles.

THEREFORE, BE IT ORDAINED by the City Council of the City of Asheboro, North Carolina that the following budgetary changes be made.

That the following Revenue line items be increased / (decreased)

10-000-360.0010	Transfer from Economic & Tourism Dev Fund	336,820
10-000-399.0000	Fund Balance Allocation	<u>(336,820)</u>
		0

That the following Expense line items be increased / decreased

10-410-547.0000	Elections & Referendums	10,000
10-420-560.0000	Small Equipment	3,000
10-510-536.0000	Uniforms & Accessories	10,000
10-540-502.0000	Salaries	16,000
10-590-506.0000	Unallocated pay plan changes	<u>(39,000)</u>
		0

Adopted this the 6th day of June, 2024

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

ORDINANCE TO AMEND
THE WATER & SEWER FUND
FY 2023-2024

WHEREAS, in the 2023-2024 adopted budget, the cost for contracted services in the Wastewater Treatment Plant was less than anticipated and the cost of supplies and materials and contracted construction in the Water Maintenance Department was more than anticipated.

WHEREAS, the City of Asheboro would like to move excess budgeted allocation from the Wastewater Treatment Plant budget to the Water Maintenance budget.

WHEREAS, the City of Asheboro desires to amend the 2023-2024 budget as required by law to adjust for changes in revenues and expenditures.

WHEREAS, the City Council of the City of Asheboro wants to be in compliance with all generally accepted accounting principles.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA:

That the following expense line items be decreased / increased:

<u>Line Item</u>	<u>Description</u>	<u>Change</u>
30-830-545.0000	Contracted Services	(340,000)
30-840-534.0000	Supplies & Materials	280,000
30-840-534.0001	Supplies & Materials - Stone	40,000
30-840-546.0000	Contracted Construction	<u>20,000</u>
	Net change	0

Adopted this 6th day of June 2024,

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

ORDINANCE TO AMEND AND CLOSE
The ECONOMIC & TOURISM DEVELOPMENT FUND (#72)
FY 2023-2024

WHEREAS, the last ordinance to amend the Economic & Tourism Development Fund was approved June 28, 2022.

WHEREAS, the City of Asheboro no longer has a need for this Special Revenue Fund.

WHEREAS, the City Council of the City of Asheboro desires to amend the budget as required by law to remit unspent funds back to the General Operating Fund.

WHEREAS, the City Council of the City of Asheboro wants to be in compliance with all generally accepted accounting principles.

THEREFORE, BE IT ORDAINED by the City Council of the City of Asheboro, North Carolina that the Economic & Tourism Development Fund (fund #72) is hereby closed with the below adjustments.

That the following Expense line items be increased / (decreased)

72-000-800.9003	Downtown Redevelopment	(336,820)
72-000-930.XXXX	Contribution to General Fund	<u>336,820</u>
		0

Adopted this the 6th day of June, 2024

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**RESOLUTION CALLING FOR THE CITY OF ASHEBORO, NORTH
CAROLINA, TO ENTER INTO AN INTERLOCAL AGREEMENT
WITH RANDOLPH COUNTY, NORTH CAROLINA, REGARDING
THE ALLOCATION OF 10/70 OPTION WATERSHED
DEVELOPMENT ACREAGE**

WHEREAS, G.S. § 160D-926 and G.S. § 143-214.5 specifically authorize local governments to enact and enforce water supply watershed management regulations; and,

WHEREAS, the City of Asheboro and Randolph County have jurisdiction in the Back Creek Lake WS-II-BW and UT to Cedar Creek WS-II-BW public water supply watersheds designated by the North Carolina Environmental Management Commission; and

WHEREAS, the City of Asheboro has adopted a water supply watershed protection ordinance implementing the low density development option and 10/70 option for WS-II-BW public water supply watersheds within its jurisdiction; and,

WHEREAS, Randolph County has adopted a water supply watershed protection ordinance implementing the low density development option and 10/70 option for WS-II-BW public water supply watersheds within its jurisdiction; and,

WHEREAS, G.S. § 160A-461 authorizes one or more other units of local government in this State to enter into contracts or agreements with each other in order to execute any undertaking; and,

WHEREAS, a local government may by joint resolution submitted and approved by the North Carolina Environmental Management Commission enter into an interlocal agreement to allocate another local government within the same watershed a percentage of its share of 10/70 option acreage; and,

WHEREAS, the City of Asheboro desires to protect the public health by preventing further degradation of the public water supply watershed, while at the same time enhancing desirable economic development consistent with the comprehensive, strategic, and land development plans of the City of Asheboro and Randolph County; and,

WHEREAS, Randolph County has offered an interlocal agreement

establishing the procedures whereby Randolph County can allocate to the City of Asheboro 10/70 option acreage;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that an interlocal agreement between the City of Asheboro and Randolph County be entered into for the purpose of establishing the procedures whereby Randolph County can allocate to the City of Asheboro 10/70 option acreage; and that the Mayor be authorized to sign this agreement on behalf of the City Council.

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro that the Mayor on behalf of the City Council be authorized to make requests to Randolph County for 10/70 allocation.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting held ____ 2024.

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk

RESOLUTION NUMBER _____

CITY COUNCIL OF THE CITY OF ASHEBORO, NORTH CAROLINA

**A RESOLUTION AUTHORIZING CITY OFFICIALS TO SATISFY FUNDING APPROVAL
CONDITIONS FOR THE CASPN HOMES REHABILITATION PROJECT**

WHEREAS, the City of Asheboro (the “City”) has been awarded a Neighborhood Revitalization Community Development Block Grant (CDBG-NR) in the amount of \$950,000.00 to assist in the rehabilitation and preservation of CASPN Homes located at 945 S. Church Street; and

WHEREAS, Wainman Homes, Inc. is the owner of CASPN Homes and is proposing to renovate, with CDBG-NR assistance, this complex that provides 50 independent living units for families 55 years and older earning 60% or less of area median income; and

WHEREAS, the North Carolina Department of Commerce has notified the city that, pursuant to CDBG-NR regulations, no project activities can begin, and no funds may be obligated or expended until conditions on the Funding Approval are satisfied; and

WHEREAS, the city council wishes to proceed with this Neighborhood Revitalization project and has concluded that the funding approval conditions are acceptable.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro, North Carolina that any and all city officials required to take administrative actions to satisfy the conditions attached to the funding approval are hereby authorized to take all of the actions necessary to comply with the applicable CDBG-NR program rules for this project; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro, North Carolina that the city manager, in his capacity as the municipal corporation’s chief executive officer, and the finance director, in her capacity as the municipal corporation’s chief financial officer, are authorized signatories for signing requisitions for payment as well as any other required instrument(s) under the CDBG-NR program rules; and

BE IT FURTHER RESOLVED by the City Council of the City of Asheboro, North Carolina that the mayor, in his capacity as the chief elected official, is the certifying official for the purpose of implementing and executing the above-described Neighborhood Revitalization project.

This Resolution was adopted by the Asheboro City Council in open session during a regular meeting held on the 6th day of June, 2024.

David H. Smith, Mayor
City of Asheboro, North Carolina

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk
City of Asheboro, North Carolina



**NC DEPARTMENT
of COMMERCE**
RURAL ECONOMIC
DEVELOPMENT

Roy Cooper
GOVERNOR

Machelle Sanders
SECRETARY

Kenny Flowers
ASSISTANT SECRETARY

April 2, 2024

The Honorable David Smith, Mayor
City of Asheboro
Post Office Box 1106
Asheboro, North Carolina 27204

Dear Mayor Smith:

Subject: Grant Agreement and Funding Approval
CDBG No: **22-C-4113 NR**

Enclosed you will find the following materials for undertaking the Community Development Block Grant (CDBG) Neighborhood Revitalization grant recently awarded to City of Asheboro:

- (1) Two originals of the Grant Agreement.
These should be signed by you as the chief elected official. When you have executed copies of both documents, please return one copy to the Rural Economic Development Division. Please do not use electronic signatures.
- (2) Two originals of the Funding Approval.
These should also be signed by you as the Chief Elected Official. When you have executed copies of both documents, please return one copy to the Rural Economic Development Division (REDD). Please do not use electronic signatures.
- (3) Three Signatory Form and Certification cards.
Instructions are on the cards. Two copies of the cards must be completed and returned to us prior to any funds being drawn. The number that will be used to identify this grant is **22-C-4113**. Please use this number in all future correspondence including emails.

When the Grant Agreement, Funding Approval, and Signatory Form and Certification cards have been returned to us, funds for the administrative activity may be drawn. Funds for other activities may not be drawn until all the applicable conditions listed in item 4. of the Funding Approval have been removed in writing by REDD. Funds may not be obligated or expended for any activity, including administration, prior to executing the Grant Agreement without written agreement from REDD.

The Honorable David Smith, Mayor
April 2, 2024
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Among the first decisions you will need to make concerning this grant is selecting an administrator. If you plan to contract for administrative services, in addition to following state law and federal procurement regulations, it is very important that you select a firm that has staff available to carry out your grant in an efficient, timely manner. Competing firms should show their ability to devote adequate staff to your grant and should contractually commit sufficient staff to meet all grant deadlines.

In addition, the following three items are enclosed for your action:

(1) A CDBG Requisition Form

The Requisition Form should be used to draw all CDBG funds. Please review the instructions for preparing the requisition on the reverse side of the form. Additional copies of the form should be made as needed.

(2) Electronic Payment Form

The Electronic Payment Form, from the Office of State Controller (OSC), must be used to indicate which financial institution will handle the account for electronic transfer of CDBG funds. No requisitions can be processed before a copy is returned to OSC. Please send a copy to REDD as backup information.

(3) Two copies of the Performance Based Contract.

The grant is conditioned for the performance-based contract. These should be signed by an authorized official. Return one copy to REDD.

We look forward to working with you and other officials on this grant. Please feel free to contact Shycole Simpson-Carter, Special Programs Manager, at (919) 814-4678 or s.simpson-carter@commerce.nc.gov if you have any questions.

Sincerely,



Valerie Fegans
Director
Community Development Block Grant Program

Enclosures



Community Development Block Grant Neighborhood Revitalization Program

Funding Approval

1. Name and Address of Recipient

City of Asheboro
Post Office Box 1106
Asheboro, North Carolina 27204

2. Grant Number and Funding Approval Date

Grant Number: 22-C-4113
Date of Original Funding Approval: 3/28/2024
Date of Amended Funding Approval:

3. Approved Projects

Approved Amount

C1 CASPN Homes Rehabilitation

\$950,000.00

Total Grant Award

\$950,000.00

4. Funding Approval Conditions

The following conditions must be removed in writing by the Rural Economic Development Division in order for all funds to be released for the approved project(s) listed in item (3) above:

A. Administration Contracts/Inter-local agreements Condition:

No funds may be obligated or expended in any project activity except the administration activity until the recipient has submitted either a copy of the contract awarded for administration of this grant or a statement signed by the CEO stating that the contract will be administered internally.

B. Use of Experienced CDBG Administrator:

No funds may be obligated or expended for the administration activity until the recipient has submitted a statement signed by the CEO stating that they will be using an experienced CDBG administrator or local government staff. This person should be one who has administered more than one (1) CDBG project. Please note that if issues result from the CDBG administrator, the local government will be subject to 4 NCAC 19L.

C. Environmental Condition:

No funds may be obligated or expended in any project activity except for the administration activity in the C-1 project until the recipient has complied with the Environmental Review Procedures for the N.C. CDBG Program and the CDBG regulations contained in 4 NCAC 19L.1004.

D. Performance Based Contract Condition:

No funds may be obligated or expended in any project activity except for the administration activity until the recipient has returned to REDD one copy of the properly completed Performance Based Contract signed by the CEO.

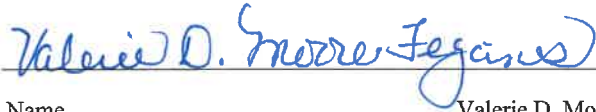
E. Citizen Participation and Compliance Condition:

No funds may be obligated or expended in any project activity except for the administration activity until REDD is provided with the following documentation of compliance with citizen participation requirements in the application process [4NCA 19L.1002(b)]: publisher's affidavit of notice for and minutes signed by the city clerk for the second required public hearings.

F. Work-Write-up Condition:

No funds may be obligated or expended in any project activity except for administration until REDD is provided a written acknowledgement signed by the CEO that the scope of work and work writeup for the 50-unit housing development to REDD prior to the rehabilitation of the units.

5. Signature of Authorized Official



Name

Valerie D. Moore Fegans

3/28/2024

Date

CDBG Director

Title

6. Signature of Authorized Local Official

Name

Date

Title



**NC DEPARTMENT
of COMMERCE**
RURAL ECONOMIC
DEVELOPMENT

Grant Agreement

Community Development Block Grant Neighborhood Revitalization (CDBG-NR) Program

This grant agreement for the Community Development Block Grant Neighborhood Revitalization (CDBG-NR) Program is entered into between the North Carolina Department of Commerce (DOC), Rural Economic Development Division and **City of Asheboro**, on this 28th day of March 2024.

Upon execution of this grant agreement, the North Carolina Department of Commerce (DOC) agrees to provide to the **City of Asheboro**, (the “Recipient” and collectively with DOC, the “Parties”), Community Development Block Grant (CDBG) assistance under Title I of the Housing and Community Development Act of 1974, (P.L. 93-383), as amended, authorized (and subject to Recipient’s compliance with) the DOC funding approval, the North Carolina Community Development Block Grant administrative rules, other applicable laws, rules, regulations, and all other requirements of DOC now or hereafter in effect.

The grant agreement is effective on the date the grant agreement and funding approval are signed by the Recipient. The grant agreement consists of the program guidelines and the approved application, including the certifications, maps, schedules and other submissions in the application, any subsequent amendments to this document or the approved application and funding approval and the following general terms and conditions:

1. Definitions. Except to the extent modified or supplemented by the agreement, any term defined in the North Carolina Community Development Block Grant Administrative Rules, 4 NCAC 19L, shall have the same meaning when used herein.
 - (a) Agreement means this grant agreement, as described above and any amendments or supplements thereto.
 - (b) Recipient means **City of Asheboro**, the entity designated as a recipient for grant assistance in the grant agreement and funding approval.
 - (c) Certifications mean the certifications submitted with the grant application pursuant to the requirements of Paragraph (e) of Rule .0407 of the North Carolina Community Development Block Grant Administrative Rules, 4 NCAC 19L.
 - (d) “Assistance” or “Grant” means the grant funds provided under this Agreement from funds allocated to the State of North Carolina from the Federal Treasury through the CDBG and supporting laws, rules, requirements, and regulations, in the amount of \$950,000 except as modified.

- (e) Program means the community development program, project, or other activities, including the administration thereof, for which assistance is being provided under this Agreement and which is described in the Recipient's approved application, as may be modified.
 - (f) The date for receiving the grant means the date of the REDD Director's signature on the Grant Agreement and Funding Approval.
2. Timely Execution. Due to the need to expedite the use and expenditure of CDBG funds, Recipient's failure to execute and return a copy of the Agreement within 60 days of the date of the Rural Economic Development Division (REDD) CDBG Director's signature on the Grant Agreement and Funding Approval may be deemed by DOC to determine the funds are available for reallocation to other subrecipients.
3. Obligations of the Recipient. The recipient shall perform the Program as specified in the application approved by DOC as may be amended with DOC approval. The Recipient hereby certifies that it will comply with all applicable federal and state laws, regulations, rules and Executive Orders, pursuant to Paragraph (e) of Rule .0407 of the North Carolina Community Development Block Grant Administrative Rules, 4 NCAC 19L. The Recipient shall also comply with all other lawful requirements of DOC, all applicable requirements of the General Statutes of the State of North Carolina specifically N. C. G. S. 87-1-87-15.9 and any other applicable laws, rules, regulations, requirements, and Executive Orders currently or hereafter in force. Recipient is prohibited from any fraud, waste, and abuse of CDBG funds by any person or entity. The rules contained in 4 N.C.A.C. 19L (as well as applicable federal rules and regulations) are part of the Agreement, except where specifically modified by applicable law, rule, regulation, DOC, the CDBG HUD Program Requirements and any subsequent amendments, regulations, or clarifications to any of the foregoing.

Additionally, Recipient agrees to ensure compliance with respect to the Program and the Grant (and any of its proceeds) with all applicable federal and state laws, rules, regulations and requirements, including but not limited to the following (as each may be modified or amended): (1) the CDBG HUD Program Requirements; (2) Title I of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5301 *et seq*), (3) existing CDBG laws, rules, regulations and requirements, as may be amended, including those set forth in 24 C.F.R., Part 570; (4) North Carolina laws, rules, regulations and requirements; (5) DOC guidance and requirements regarding CDBG now or hereafter in effect, including but not limited to: DOC's CDBG Guidelines and Application Instructions, and DOC bulletins or other guidance documents; and (6) Recipient's own approved CDBG application to DOC, as may be amended with DOC approval.

4. Obligations of Recipient with Respect to Certain Third-Party Relationships. Recipient is responsible to **DOC** for ensuring compliance with the provisions of this Agreement and all applicable laws, rules, regulations, and requirements, even when the recipient designates a third party or parties to undertake all or any part of the Program. The Recipient shall comply with all lawful requirements of DOC necessary to ensure that the program is carried out in accordance with the Recipient's certifications including but not limited to the certification of assumption of environmental responsibilities under Rule .1004 of the North Carolina Community Development Block Grant Administrative Rules, 4 NCAC 19L. If the Recipient contracts with or designates a third party to undertake all or part of the Program, the Recipient's contract with the third party must require the third party to comply with this

Agreement, all applicable laws, rules, regulations, and requirements, including but not limited to the procurement standards set forth in 4 N.C. Administrative Code 19L .0908 as may be applicable.

Recipient shall likewise ensure that all subrecipient contracts regarding Grant funds or relating to the Program include all required contractual elements in order to be in compliance with all Federal, State and local laws, including but not limited to the provisions contained in 24 C.F.R. § 570.503, 24 C.F.R. § 85.37, and other provisions described throughout this Agreement, where applicable. In any event, the Recipient is liable to DOC and HUD for any improper expenditures, damage, loss or harm resulting from the failure of any person or entity to comply with any applicable law, rule, regulation or requirement regarding the Grant funds and/or the Program, including but not limited to an act or omission by a subrecipient or other third party. The Recipient agrees to periodically and rigorously monitor and audit its subrecipients and other third parties to ensure compliance with all applicable requirements.

Any subcontracts or subrecipient agreements entered by the Recipient with Grant funds shall be subject to all terms and conditions of this Agreement. Payment of all subcontractors and subrecipients shall be the sole responsibility of the Recipient, and DOC shall not be obligated to pay for any work performed by any subcontractor or subrecipient. The Recipient shall be responsible for the performance of all subcontractors and subrecipients and shall not be relieved of any of the duties and responsibilities of this Agreement as a result of entering into subcontracts or subrecipient agreements.

5. Changes to Agreement. Recipient agrees that DOC may supplement or modify this Agreement as may be necessary to implement additional or modified Federal or State guidance regarding implementation of the CDBG program.
6. Conflict of Interest. Recipient agrees to comply with all applicable conflict-of-interest provisions, including but not limited to those found at 4 N.C.A.C. 19 L .0908 and .0914, N.C. Gen. Stat. § 14-234, 24 C.F.R. § 85.36, 24 C.F.R. § 570.489 (g) and (h), and 24 C.F.R. § 570.611, where applicable, copies of which may be obtained from DOC.

Except for eligible administrative or personnel costs, the general rule is that no persons described in the following sentence who exercise or have exercised any functions or responsibilities with respect to grant activities assisted under this Agreement or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a Grant-assisted activity, or have an interest or benefit from the activity, or have an interest in any contract, subcontract or agreement with respect thereto, or the proceeds there under, either for themselves or those with whom they have family or business ties, during their tenure or for one year thereafter.

The conflict-of-interest summary in the sentence above generally applies to any person who is an employee, agent, consultant, officer, or elected official or appointed official of the state, or of a unit of general local government, or of any designated public agencies, or Recipient or applicable third parties which are receiving CDBG grant funds.

Recipient agrees to include these same prohibitions in all such contracts or subcontracts with any subrecipients or other third parties relating to the Program.

In any event, the Assistance provided under this Agreement shall not be used in the payment of any bonus or commission for the purpose of obtaining DOC approval of the application for such assistance, or DOC approval of applications for additional assistance, or any other approval or concurrence of DOC required under this Agreement, or the North Carolina Community Development Block Grant Administrative Rules, with respect thereto; provided, however, that reasonable fees or bona fide technical, consultant, managerial or other such services, other than actual solicitation, are not prohibited if otherwise eligible as program costs and allowed by applicable law.

Additionally, certain limited exceptions to the conflict-of-interest rules listed in 24 C.F.R. § 570.489 may be granted in writing by HUD and/or DOC upon written request and the provision of information specified in 24 C.F.R. § 570.489(h)(ii)(4).

7. Reimbursement to DOC for Improper Expenditures. The Recipient will reimburse DOC for any amount of Grant assistance improperly expended, either deliberately or non-deliberately, by any person or entity. Additionally, a contract for administrative services shall include a clause holding the administrator organization responsible for reimbursement to the Recipient for any improperly expended grant funds that had to be returned to DOC.
8. Recordkeeping Requirements. Recipient will maintain any and all records and comply with all responsibilities as may be required under typical CDBG recordkeeping (for example, records and responsibilities set forth in 4 N.C.A.C. 19L.0911 (“Recordkeeping”), 24 C.F.R. 570.490 (“Recordkeeping Requirements”), 24 C.F.R. § 570.506 (“Records to be maintained”) and 24 C.F.R. § 85.42 (“Retention and Access Requirements for Records”) as each may be modified by HUD or DOC) as well as records and responsibilities related to CDBG or specifically to CDBG funds. Recipient agrees to comply with any additional record-keeping requirements now or hereinafter set forth by DOC, HUD or any other federal or state entity.
9. Access to Records. The Recipient shall provide any duly authorized representative of DOC, the State of North Carolina, the federal Department of Housing and Urban Development (HUD), and the Comptroller General, the Inspector General and other authorized parties at all reasonable times access to and the right to inspect, copy, monitor, and examine all of the books, papers, records, and other documents relating to the grant for a period of five years following the completion of all close-out procedures. All original files shall be maintained at the Local Government offices for access purposes.
10. Release of Personal, Financial and Identifying Information. To ensure and document compliance with CDBG income requirements as well as other matters, Recipient shall obtain and retain personal, income-related, financial, tax and/or related information from individuals and families that are benefitting from Grant or Program funds. Additionally, Recipient is obligated to provide access to any and all information relating to the Program to DOC, HUD or some other appropriate federal or state monitoring entity, upon DOC’s request. This

obligation includes, but is not limited to, the personal, financial, and identifying information of individuals assisted by the Program. As such, Recipient shall obtain any releases or waivers from all individuals or entities necessary to ensure that this information can be properly and legally provided to appropriate federal and state entities, including DOC and HUD, without issue or objection by the individual or entity.

11. Project Savings. The Recipient is obligated to contribute 100 percent of its pledged **cash** contribution to the CDBG project even if the project experiences a savings after authorized activities are completed. Any project savings accrue to the CDBG program. **Substitution of in-kind contributions for cash is not allowed.**
12. Expenditure of Non-CDBG Funds. The recipient must ensure that non-CDBG funds are expended along with CDBG funds, following the implementation schedule described in the approved application and modified by the Performance Contract (or otherwise with DOC approval), and shall report on non-CDBG expenditures with each Annual Performance Report, consistent with Section .1100 PERFORMANCE of the program regulations (4NCAC 19L) as well as any other applicable reporting requirements.
13. Method of Payment. The Department of Commerce uses the Office of State Controller (OSC) to make CDBG payments to units of local government.
14. Fair Housing. Recipients of CDBG funds are required to comply with fair housing and non-discrimination laws and regulations. Recipients should consult Section .1001 of the CDBG administrative rules for further information on equal opportunity requirements. Recipients are required to submit a fair housing plan for its jurisdiction. Recipients with 10,000 persons or more will be required to complete an Analysis to Impediments to Fair Housing Choice Study. For each grant year that a CDBG project is active, a Recipient must describe the actions it will take in the areas of enforcement, education and removal of barriers and impediments to affirmatively further fair housing. Guidance for developing a Fair Housing Plan can be found on the DOC website at www.commerce.nc.gov.
15. Equal Employment and Procurement Opportunity. A Recipient must describe the actions it will take annually while the grant is open in the areas of enforcement, education and removal of barriers and impediments that affirmatively further equal access in employment and procurement. This includes a description of steps to be taken in the areas of advertisement, compliance, and complaint tracking.
16. Local Economic Benefit (Section 3 Regulation). For each year that a CDBG is active, the Recipient must describe a strategy whereby opportunities in employment and procurement arising out of a CDBG assisted project are identified and made available to low-income residents within the CDBG assisted area to the greatest extent feasible. This strategy must include (1) identification of training and technical assistance resources to prepare low-income residents for employment and procurement opportunities, (2) attempts to reach the numerical targets for new hires set forth in the Section 3 regulation, which applies to Recipients receiving \$200,000 or more in non-administrative line items expended for construction contracts and (3) education of low-income residents within the CDBG assisted area about the components and opportunities of the program.

In addition, Recipients will be required to coordinate additional activities as it relates to Section 3 with the DOC CDBG Compliance Office.

17. Section 504 and ADA. Recipients must complete the Section 504 Survey and Transition Plan. This plan will not satisfy all the requirements of the Americans with Disabilities Act, but it will meet the minimum requirements for a CDBG-assisted project.
18. Environmental Review. Recipients of CDBG funds are required to complete the document entitled “Environmental Review Procedures for the CDBG Program.” Once the Environmental Review Record (ERR) is received, REDD will review for completeness. Recipients cannot conduct any program activities until REDD issues an environmental clearance.
19. Language Access Plan (LAP). Recipients of Federal financial assistance have an obligation to reduce language barriers that can preclude meaningful access by Limited English Proficient (LEP) persons to important government programs, services, and activities. Title VI of the Civil Rights Act of 1964, 42 U.S.C. 2000(d) and its implementing regulations require that Recipients take responsible steps to ensure meaningful access by LEP persons. Recipients will be required to submit a language access plan using the approved template from REDD. The plan will address the LAP policy, translation of required vital documents, and requirements for citizen participation.
20. Federal Funding Accountability and Transparency Act (FATA): The Recipient must also comply with provision of FATA, which includes requirements on executive compensation, and 2 C.F.R., Part 170 Reporting Subaward and Executive Compensation Information.
21. Procurement Standards. Where applicable, Recipient shall follow the procurement standards established in the “Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments” (24 C.F.R., Part 85) and HUD implementing regulations contained in 24 C.F.R. § 570.489(g), which explicitly prohibit cost plus a percentage of cost and percentage of construction cost methods of contracting. 4 N.C.A.C. 19L.0908.
 - a. Any Recipient or Subrecipient shall follow other applicable procurement standards set forth in 4 N.C.A.C. 19L.0908, and the relevant laws cited therein, including but not limited to, laws related to conflicts of interest (N.C.G.S. §14-234), public building contracts (N.C.G.S. § 148-128 to 135), and payment and performance bonds (N.C.G.S. § 44A-25 through 35); acquisition and relocation (4 N.C.A.C. 19L.1003); property management standards (4 N.C.A.C. 19L.0909); equal opportunity (4 N.C.A.C. 19L.1001); and labor standards (4 N.C.A.C. 19L.1006).
 - b. Recipient shall likewise follow all other applicable federal and state procurement rules, guidelines, and procedures, including those set forth in Office of Management and 2 C.F.R. Part 200 (“Cost Principles for State and Local Governments”).

In any event, per 24 C.F.R. 570.489(g), all purchase orders and contracts shall include any clauses required by Federal statutes, executive orders and implementing regulations.

Additionally, Recipient acknowledges and agrees that, in its conduct under this Agreement and in connection with any and all expenditures of Grant funds made by it, Recipient, its officers, agents and employees shall be and are subject to the provisions of the North Carolina General Statutes and the North Carolina Administrative Code relating to and governing procurement, public contracts, suspension and debarment. Recipient further acknowledges and agrees that,

in the event that it grants any of the Grant funds awarded hereunder to one or more subrecipients or other applicable entities, Recipient shall, by contract, ensure that the provisions of all applicable laws relating to, and governing procurement, public contracts, suspension and debarment are made applicable to and binding upon any and all subrecipients and/or other applicable entities.

22. Labor Standards. Recipient shall follow all applicable laws, rules and regulations concerning the payment of wages, contract work hours, safety, health standards, and equal opportunity for CDBG programs, including but not limited to the rules set forth in 4 N.C.A.C 19L.1006, 24 C.F.R. § 570.603 and the following (as may be applicable to CDBG-projects):
- a. Davis-Bacon Act (40 U.S.C.A. 276a). Among other provisions, this act requires that prevailing local wage levels be paid to laborers and mechanics employed on certain construction work assisted with CDBG funds.
 - b. Contract Work Hours and Safety Standards Act (40 U.S.C.A. 327 through 333). Under this act, among other provisions, laborers and mechanics employed by contractors and subcontractors on construction work assisted with CDBG funds must receive overtime compensation at a rate not less than one and one-half the basic rate of pay for all hours worked in excess of forty hours in any workweek. Violators shall be liable for the unpaid wages and in addition for liquidated damages computed in respect to each laborer or mechanic employed in violation of the act.
 - c. Fair Labor Standards Act (29 U.S.C. 201 et seq.), requiring among other things that covered employees be paid at least the minimum prescribed wage, and also that they be paid one and one-half times their basic wage rate for all hours worked in excess of the prescribed work-week.
 - d. Federal anti-kickback laws (18 U.S.C. 874 and 40 U.S.C. 276), which, among other things, outlaws and prescribes criminal penalties for "kickbacks" of wages in federally financed or assisted construction activities. Weekly statements of compliance and weekly payrolls must be provided by all contractors and subcontractors.

Recipient agrees to maintain records regarding compliance with the laws and regulations cited in 4 N.C.A.C. 19L.1006 (including the citations listed above) in accordance with 4 N.C.A.C. 19L.0911.

All contracts between Recipient and third parties shall contain labor standards provisions as required in 4 N.C.A.C. 19L.1006.

23. Architectural Barriers. Per 4 N.C.A.C.19L.1007, 24 C.F.R. §§ 570.487 and 570.614 and other applicable law, all applicable buildings or facilities designed, constructed, or altered with CDBG Grant funds shall be made accessible and useable to the physically handicapped as may be required by applicable laws, rules, regulations, or requirements. Additionally, Recipient must comply with the following (as may be applicable to CDBG projects):
- a. Architectural Barriers Act of 1968 (P.L. 90-480). This act requires Recipient to ensure that certain buildings constructed or altered with CDBG funds are readily accessible to the physically handicapped.
 - b. Minimum Guidelines and Requirements for Accessible Design 36 C.F.R. Part 1190. These regulations establish guidelines for implementing the federal acts described in 4 N.C.A.C.19L.1007(1)(a). The regulations provide technical standards which must be met by Recipient.
 - c. Americans with Disabilities Act ["ADA"] and the ADA Accessibility Guidelines for Buildings and Facilities or the Uniform Federal Accessibility Standards.

- d. North Carolina Building Code. These provisions describe minimum standards Recipient must meet in constructing or altering building and facilities, to make them accessible to and useable by the physically handicapped.
24. Change of Use of Real Property. Recipient agrees not to change the use or planned use of any property acquired with CDBG funds from that for which the acquisition or improvement was made, in accordance with this Agreement and applicable law, rule, regulation or requirement, unless (i) the DOC grants explicit written approval and (ii) the requirements of 24 C.F.R. § 570.489(j), 24 C.F.R. § 570.505 and other applicable requirements are followed, as modified (or as may be modified) by HUD or DOC.
25. Obligation of Recipient with Regard to Vacant Units. The recipient shall ensure that all vacant units being rehabilitated will be occupied by a low or moderate income person by the time close-out occurs.
26. Utility Assessments or Fees: Assessments or fees to recover the CDBG funded portion of a utility project may be charged to properties not owned and occupied by low- and moderate-income persons. Such assessments are program income and, as such, must be used for eligible CDBG activities that meet a CDBG national objective.
27. False or Misleading Information. Recipient is advised that providing false, fictitious, or misleading information with respect to CDBG funds may result in criminal, civil, or administrative prosecution under 18 U.S.C. § 1001, 18 U.S.C. § 1343, 31 U.S.C. § 3729, 31 U.S.C. § 3801, or another applicable statute. Recipient shall promptly refer to DOC and HUD's Office of the Inspector General any credible evidence that a principal, employee, agent, contractor, sub-grantee, subcontractor, or other person has submitted a false claim under the False Claims Act or has committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct involving CDBG funds.
28. Disputes with DOC. If Recipient has any disagreement or dispute with any action or inaction by DOC, Recipient shall inform DOC by letter addressed to Valerie Fegans, CDBG Director, Department of Commerce – Rural Economic Development Division, 4346 Mail Service Center, Raleigh, NC 27699-4346. The Rural Economic Development Division ["REDD"] will endeavor to respond in writing to said letter within 30 days from receipt. Recipient shall not be entitled to a hearing under Chapter 150B for matters described in N.C. Gen. Stat. § 150B(c)(8), added by N.C. Senate Bill 960, including matters related to "contracts, disputes, protests, and/or claims arising out of or relating to the implementation of the [CDBG]." This includes actions arising out of or related to this Agreement or the Program.
29. Disputes or Complaints by Subrecipients or Other Entities. Recipient is responsible for developing, implementing, and utilizing its own dispute resolution procedures with respect to disputes and/or complaints between and among Recipient, a Subrecipient, a contractor and/or any other person or entity (other than DOC). This includes (but is not limited to) procedures relating to procurement disputes or protests discussed in 24 C.F.R. 85.36. In the event of a dispute between and among Recipient, any Subrecipient, contractor and/or any other persons or entities (not including DOC), Recipient shall make every effort to resolve the dispute pursuant to its own dispute resolution procedures and shall issue a final decision on the matter as soon as is reasonably practicable. Recipient's dispute resolution procedure shall provide that, in the event that any party to such a dispute or complaint is dissatisfied with the final decision or other resolution provided by Recipient, the dissatisfied party shall appeal to the

North Carolina Superior Court in an appropriate County for a trial de novo, to the extent that jurisdiction is proper pursuant to N.C. Gen. Stat. § 7A-240 and other applicable law.

30. Schedules

- (a) Schedule for Release of Conditions and Completion Activities. **The Recipient must satisfy all Funding Approval Conditions to release CDBG funds within 3 months (6/28/2024) from the date the Grant Agreement and Funding Approval were signed by the REDD Director.** The recipient must draw down all CDBG funds, expend all local non-CDBG funds and complete all project activities in conformance with the activities' implementation schedule in the application as modified by the Performance Based Contract.
- (b) **The Recipient must obligate all funds within 27 months (9/28/2026) from the date the Grant Agreement and Funding Approval are signed by REDD Director.**
- (c) **All funds are to be expended within 30 months (12/28/2026) from the date the Grant Agreement and Funding Approval are signed by REDD Director. Any remaining funds will be de-obligated.**
- (d) **All closeout documents must be returned to REDD by (3/28/2027).**
- (e) Schedule for Submission of Compliance Documents. The Recipient must submit the following compliance documents within the specified number of months from the date the Grant Agreement and the Funding Approval were signed by the REDD Director:
 - **Environmental – 4 months (7/28/2024)**
 - **Equal Employment and Procurement Plan – 4 months (7/28/2024)**
 - **Fair Housing Plan – 4 months (7/28/2024)**
 - **Section 3 Plan – 4 months (7/28/2024)**
 - **Section 504 Plan – 4 months (7/28/2024)**
 - **Language Access Plan – 4 months (7/28/2024)**
 - **Analysis of Impediments- 4 months (7/28/2024)**
 - **Request for Release of Funds – 5 months (8/28/2024)**
- (f) Timely Drawdown of Funds. Recipient is expected make timely drawdowns so that funds are expended in a timely manner.

31. Performance Measures

The CPD Performance Measurement System is HUD's response to the standards set by the Government Performance and Results Act (GPRA) of 1993. This act holds all Federal agencies accountable for establishing goals and objectives and measuring achievements.

- (a) The recipient must ensure that all activities in the funded project(s) meet the appropriate objectives, outcomes, and indicators established by HUD and selected by DOC. CDBG funds cannot be used to pay for any activity that does not meet the above requirement.
- (b) The recipient must also assist DOC, when requested, in collecting indicators and any other data necessary to fulfill the requirements of the CPD Performance Measures System, which includes data for the Integrated Disbursement and Information System (IDIS).

Upon execution of this agreement by DOC and the Recipient, the Recipient hereby accepts the assistance on the terms of this grant agreement effective on the date indicated below, and further certifies that the official signing this document has been duly authorized by the recipient's governing body to execute this Grant Agreement.

Secretary of the Department of Commerce

Date: 3/28/2024

☒ By: Valerie Fegans
Valerie Fegans
CDBG Director
Rural Economic Development Division

Date: _____

Name of Recipient

☒ By: _____
Signature of Authorized Official

(Title)

Performance Based Contract

Performance Based Contract:

Name of Grantee:

Grant Number:

First Quarter begins on the date of CDBG Director's signature on the Grant Agreement and Funding Approval.
List goals to be accomplished each Calendar Quarter.

Date Calendar Quarter Begins: Above each quarter, reflect the Calendar Quarter and Year in which that quarter represents. For example; Jan-Mar 2012, Apr-Jun	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	5th Quarter	6th Quarter	7th Quarter	8th Quarter	9th Quarter	10th Quarter	11th Quarter	12th Quarter
	% Process Completed Description											
1. Administrative Activities Grant Agreement and Funding Approval												
b. Environmental Condition												
c. Citizen Participation Condition												
d. Flood Plain Compliance Condition												
e. Other Conditions 1.												
2.												
Administration												

Performance Based Contract:

Name of Grantee:

Grant Number:

First Quarter begins on the date of CDBG Director's signature on the Grant Agreement and Funding Approval.

List goals to be accomplished each CalendarQuarter. Activities should correspond to those on the Budget and Benefit: Low and Moderate Income forms in the application approved for funding.

Date Calendar Quarter Begins: Above each quarter, reflect the Calendar Quarter and Year in which that quarter represents. For example; Jan-Mar 2012, Apr-Jun												
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	5th Quarter	6th Quarter	7th Quarter	8th Quarter	9th Quarter	10th Quarter	11th Quarter	12th Quarter
2. Housing Activities	% Units											
a. Acquisition												
b. Disposition												
c. Clearance Relocation)												
d. Relocation												
e. Rehabilitation of Privately Owned Dwellings (Includes any on-site Installations: e.g., septic tanks, wells)												
f. Reconstruction												
g. Clearance (For Reconstruction and Relocation)												
h. Units Constructed												
i. Units Occupied												

Performance Based Contract:

Name of Grantee:

Grant Number:

First Quarter begins on the date of CDBG Director's signature on the Grant Agreement and Funding Approval.

List goals to be accomplished each Calendar Quarter. Activities should correspond to those on the Budget and Benefit. Low and Moderate Income forms in the application approved for funding.

Date Calendar Quarter Begins: Above each quarter, reflect the Calendar Quarter and Year in which that quarter represents. For example: Jan-Mar 2012, Apr-Jun	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	5th Quarter	6th Quarter	7th Quarter	8th Quarter	9th Quarter	10th Quarter	11th Quarter	12th Quarter
% Process Completed Description												
3. Water Improvements Engineering Bidding Process Contract Awarding Construction/Installation Work Completed												
4. Sewer Improvements Engineering Bidding Process Contract Awarding Work Consturction Work Completed												
5. Street Improvements Engineering Bidding Process Contract Awarding Construction/Installation Work Completed												
6. Drainage Improvements Engineering Bidding Process Contract Awarding Construction/Installation Work Completed												
6A. Other Activities Work Completed Removal of Architectural Barriers Project Closeout												

Performance Based Contract:

Name of Grantee:

Grant Number:

Date Calendar Quarter Begins: Above each quarter, reflect the Calendar Quarter and Year in Which that quarter represents. For example; Jan-Mar 2012, Apr-Jun	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	5th Quarter	6th Quarter	7th Quarter	8th Quarter	9th Quarter	10th Quarter	11th Quarter	12th Quarter
	% Process Completed Description											
6B. Other Activities Work Completed Playground Facilities Public Services CDC												
6C. Other Activities Work Completed MicroEnterprise Program Job Training Program Neighborhood Clean up (public services)												
6D. Other Activities Work Completed												
6E. Other Activities Work Completed												
6F. Other Activities Work Completed												

Performance Based Contract:

Name of Grantee:

Grant Number:

8. Signature of Authorized Local Official

Name

Signature

Title

Date

9. Signature of Authorized REDD Official

Name Valerie Fegans

CDBG Director, Rural Economic Development Division
Title

Date

May 21, 2024

Mr. John Ogburn

City Manager – City of Asheboro

146 North Church Street

Asheboro, NC 27203

Dear John,

On behalf of the 54 homes at Olde Towne Village, located off Old Lexington Road in Asheboro, I would like to request that two speed limit signs be placed in our village. We would like the speed limit in our village to be set at 25 MPH.

The last home in our village was completed in July 2023. Our 54-home village is now complete. Our streets have been turned over to the city for maintenance.

At the present time we do not have any speed limit signs in our village. For the safety of the many walkers in our village, we would like to set a speed limit and have that limit posted.

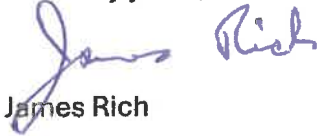
We would like the two speed limit signs posted in the following locations:

- 1). On the right side of Olde Towne Parkway, between the village entry sign and the first home on the right, 1138 Olde Towne Parkway.
- 2). On the right side of Olde Towne Parkway as one exits our village, between the traffic circle and the sidewalk to our gazebo.

This will allow the speed limit to be set for cars both going and coming to our village. Olde Towne Parkway is a 'straight away' that allows safe speeds to be exceeded. All other roads in our village have significant curves or end in cul-de-sacs that does not allow the buildup of excessive speeds.

Thank you for considering this request. Please do not hesitate to contact me with any questions or clarification.

Sincerely yours,



James Rich

1371 Middleton Circle, Asheboro, NC 27205

336-625-2993, jrichjr@triad.rr.com

President

Olde Towne Village

Home owners Association

ROY COOPER

Governor

ELIZABETH S. BISER

Secretary

MICHAEL SCOTT

Director



NORTH CAROLINA
Environmental Quality

May 21, 2024

City of Asheboro
Jimmy Cagle
146 N. Church Street
Asheboro, NC 27302

Re: Notice of No Further Action
15A NCAC 2L .0407(e)
Risk-based Assessment and Corrective
Action for Petroleum Underground
Storage Tanks

Historic Mill Property
159 North Street
Asheboro, Randolph County
Incident Number: 49492
Risk Classification: Low
Ranking: L0R

Dear Mr. Cagle:

The Limited Site Assessment Report received by the UST Section, Division of Waste Management, Winston-Salem Regional Office on May 21, 2024, has been reviewed. The review indicates that soil contamination does not exceed the residential maximum soil contaminant concentrations (MSCCs), established in Title 15A NCAC 2L .0411 and that groundwater contamination does not exceed the groundwater quality standards established in Title 15A NCAC 2L .0202.

The UST Section determines that no further action is warranted for this incident. All required actions have been completed.

This determination shall apply unless the UST Section later finds that the discharge or release poses an unacceptable risk or a potentially unacceptable risk to human health or the environment. Pursuant to Title 15A NCAC 2L .0407(a) you have a continuing obligation to notify the Department of any changes that might affect the risk or land use classifications that have been assigned.

This No Further Action determination applies only to the subject incident; for any other incidents at the subject site, the responsible party must continue to address contamination as required.

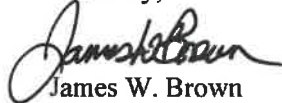


North Carolina Department of Environmental Quality | Division of Waste Management
Winston-Salem Regional Office | 450 West Hanes Mill Road | Suite 300 | Winston-Salem,
NC 27105 | (336) 776-9800

May 21, 2024

If you have any questions regarding the actions that were taken or the rules mentioned in this letter, please contact **Karen J. Hall** at the address or telephone number listed below.

Sincerely,

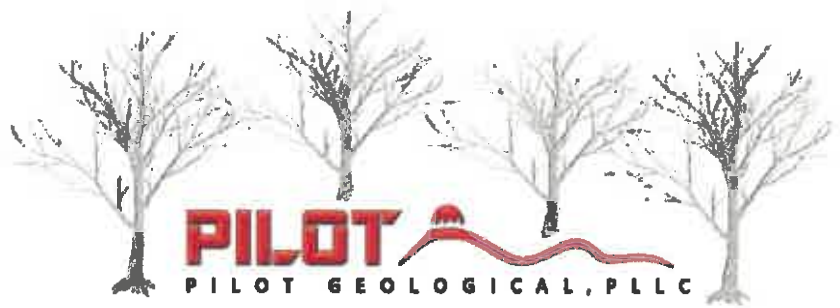


James W. Brown
Regional Supervisor
Winston-Salem Regional Office
UST Section, Division of Waste Management, NCDEQ

cc: Randolph County Health Department
Jason Ricks, P.G., Pilot Environmental



North Carolina Department of Environmental Quality | Division of Waste Management
Winston-Salem Regional Office | 450 West Hanes Mill Road | Suite 300 | Winston-Salem,
NC 27105 | (336) 776-9800



LIMITED SITE ASSESSMENT

**HISTORIC MILL PROPERTY
159 NORTH STREET
ASHEBORO, NORTH CAROLINA**

**PREPARED FOR:
MR. TREVOR NUTTALL
CITY OF ASHEBORO
PO BOX 1106
ASHEBORO, NORTH CAROLINA 27204**

**PREPARED BY:
PILOT GEOLOGICAL, PLLC
PO BOX 128
KERNERSVILLE, NORTH CAROLINA 27285**

**MAY 20, 2024
PILOT PROJECT G-10666.1**



May 20, 2024

Mr. Trevor Nuttall
City of Asheboro
PO Box 1106
Asheboro, North Carolina 27204

Reference: Limited Site Assessment
Historic Mill Property
159 North Street
Asheboro, Randolph County, North Carolina
Pilot Project G-10666.1
NCDEQ Incident No. 49492
Risk Classification: Pending

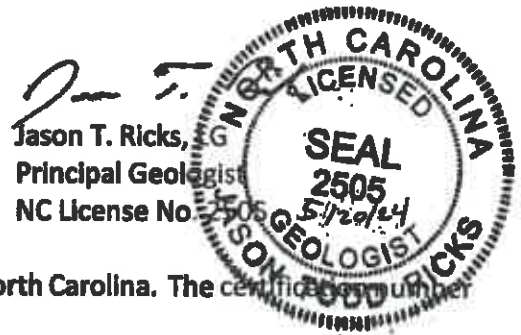
Dear Mr. Nuttall

Pilot Geological, PLLC (Pilot) is pleased to submit the Limited Site Assessment (LSA) for the above referenced site. Included in this report are descriptions of the field activities, the results obtained, our conclusions and recommendations.

Pilot appreciates the opportunity to provide our environmental consulting services to you on this project. If you have any questions concerning this report or this project, please contact us at (336) 310-4527.

Sincerely,

Josh R. Dasnoit, GIT
Project Manager



Jason T. Ricks,
Principal Geologist
NC License No. 2505

Pilot Geological, PLLC is permitted to practice geology in North Carolina. The certificate number of the company is C-542.

SITE INFORMATION

Site Name and Location	Historic Mill Property 159 North Street Asheboro, Randolph County, North Carolina
Incident No.	49492
Facility ID:	#00-0-0000018663
Latitude and Longitude:	35.707422° N; 79.815734° W
Land Use Category:	Commercial
Contacts	
Owner of UST:	City of Asheboro 146 N. Church Street – PO Box 1106 Asheboro, North Carolina 27204 (336) 626-1277
Primary Contact:	Mr. Trevor Nuttall City of Asheboro (336) 626-1277
Consultant:	Pilot Geological, PLLC PO Box 128 Kernersville, North Carolina 27285 (336) 310-4527
Drilling Contractor:	3D Environmental Investigations, LLC 2157 Mocksville Highway Statesville, North Carolina 28625 (704) 657-7785
Laboratory:	Pace Analytical 1377 South Park Drive Kernersville, North Carolina 27284 (336) 996-2841 Laboratory I.D. # Various

Release Information: The release was confirmed through laboratory analysis of soil samples collected during UST removal activities on March 25, 2024. The release occurred from a former #6 heating oil UST system consisting of one 20,000-gallon heating oil UST and associated piping. The estimated quantity of release is unknown and appeared to be the result of leakage from the product lines.

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Appendix B	Monitoring Well Construction Record
	Laboratory Data Sheets and Chain-of-Custody Records

1.0 SITE HISTORY

The site consists of a former mill located at 159 North Street in Asheboro, Randolph County, North Carolina (Drawings 1 and 2). The site is located in an urban area and the surrounding area appears to be connected to the municipal water supply.

Pilot previously completed a UST Closure report dated April 9, 2024. Based on the results, the North Carolina Department of Environmental Quality issued a Notice of Regulatory Requirements (NORR) dated April 15, 2024 requiring that a LSA be completed.

Project information is based on correspondence between Mr. Trevor Nuttall with the City of Asheboro and Mr. Jason Ricks of Pilot.

1.1 UST Information

One 20,000-gallon #6 heating oil UST and accessible piping was removed on March 25, 2024. UST information is summarized in Table 1.

2.0 RISK CHARACTERIZATION

The answers in the following questionnaire will help with the assignment of the risk classification for the site.

Limited Site Assessment Risk Classification and Land Use Form

Part I - Groundwater/Surface Water/Vapor Impacts

High Risk

1. Has the discharge or release contaminated any water supply well including any used for non-drinking purposes? NO
2. Is a water supply well used for drinking water located within 1,000 feet of the source area of the discharge or release? NO
3. Is a water supply well used for any purpose (e.g., irrigation, washing cars, industrial cooling, filling swimming pools) located within 250 feet of the source area of the release or discharge? NO
4. Does the groundwater within 500 feet of the source area of the discharge or release have the potential for future use in that there is no other source of water supply other than the groundwater? NO

5. Do vapors from the discharge or release pose a threat of explosion because of accumulation of the vapors in a confined space or pose any other serious threat to public health, public safety, or the environment? NO
6. Are there any other factors that would cause the discharge or release to pose an imminent danger to public health, public safety, or the environment? NO

Intermediate Risk

7. Is a surface water body located within 500 feet of the source area of the discharge or release? NO
8. Is the source area of the discharge or release located within a designated wellhead protection area as defined in 42 USC 300h-7(e)? NO
9. Is the discharge or release located in the Coastal Plain Physiographic region as designated on a map entitled "Geology of North Carolina" published by the Department in 1985? NO
10. Do the levels of groundwater contamination for any contaminant exceed the gross contamination levels established by the Department? NO

Part II - Land Use

Property Containing Source Area of Discharge or Release

1. Does the property contain one or more primary or secondary residences (permanent or temporary)? NO
2. Does the property contain a school, daycare center, hospital, playground, park, recreation area, church, nursing home, or other place of public assembly? NO
3. Does the property contain a commercial (e.g., retail, warehouse, office/business space, etc.) or industrial (e.g., manufacturing, utilities, industrial research and development, chemical/petroleum bulk storage, etc.) enterprise, an inactive commercial or industrial enterprise, or is the land undeveloped? YES

The property contains a historic mill facility.

4. Do children visit the property? YES

Children could potentially visit the site, but some of it is secured with fencing.

5. Is access to the property reliably restricted consistent with its use (e.g., by fences, security

personnel, or both)?

NO

Access restrictions are not deemed necessary, but some areas are restricted.

6. Does pavement, buildings, or other structures cap the contaminated soil?

YES

If yes, what mechanisms are in place or can be put into place to ensure that the contaminated soil will remain capped in the foreseeable future?

The contaminated soil is located beneath concrete near a roadway. Pilot does not have information pertaining to if the site will be redeveloped.

7. What is the zoning status of the property?

According to Randolph County, the property is zoned as Office-Apartment (OA6), Drawing 5.

8. Is the use of the property likely to change in the next 20 years?

NO

Pilot does not have information pertaining to the redevelopment of the site.

Property Surrounding Source Area of Discharge or Release

9. What is the distance from the source area of the release to the nearest primary or secondary residence (permanent or temporary)?

The distance from the source area of the release to the closest primary residence is approximately 1,260 feet to the southwest.

10. What is the distance from the source area of the release to the nearest school, daycare center, hospital, playground, park, recreation area, church, nursing home or other place of public assembly?

Growing Place Childcare Center is located approximately 415 feet west-southwest of the source area of the release.

11. What is the zoning status of properties in the surrounding area?

According to Randolph County the properties located in the vicinity of the site are zoned as High Density Residential (RA6) and Central Commercial District (B3).

12. Briefly characterize the use and activities of the land in the surrounding area.

The vicinity of the site is comprised of recreational, institutional and commercial properties.

3.0 RECEPTOR INFORMATION

3.1 Water Supply Wells

Visual evidence of water supply wells; such as well houses, were not observed within 1,500 feet of the source area during the site reconnaissance. Water supply well questionnaires were sent to surrounding property owners within 500 feet of the site. Seven questionnaires have been returned as of the date of this report. Water supply wells were not identified based on the returned questionnaires. Receptor information is included on Drawing 4 and Table 4. The returned water supply well questionnaires are included in Appendix A.

3.2 Public Water Supplies

Information obtained from the area receptor survey indicates that Asheboro Water Department provides municipal water to the site and the surrounding area.

3.3 Surface Water

Hasketts Creek is located approximately 1,450 feet to the west of the source area of the release.

3.4 Well-head Protected Areas

There are no designated well-head protection areas as defined by 42 USC 300h-7(e) located within 1,500 feet of the site.

3.5 Subsurface Structures

Subsurface utilities are present at the site.

3.6 Land Use

Currently the site is developed with a historic mill. The property is zoned as Office-Apartment (OA6).

3.7 Property Owners and Occupants

The names and addresses of the property owners of the site and adjacent properties are included in Table 2. An aerial photograph with surrounding property locations is presented as Drawing 6.

4.0 SITE GEOLOGY AND HYDROGEOLOGY

The United States Geological Survey (USGS) Topographic Map, Asheboro, North Carolina Quadrangle depicts the site in a mixed-use area. The site elevation is approximately 845 feet above mean sea level. Hasketts Creek is located approximately 1,450 feet to the west of the source area of the release. Based on the review of the USGS topographic map and observations of the general area and site topography, surface run-off would be expected to flow generally to the west-northwest across the site.

The subject site is located within the Piedmont Physiographic Province. The Piedmont Physiographic Province generally consists of hills and ridges which are dissected by a system of swales and stream. The Piedmont Physiographic Province is predominantly underlain by metamorphic rock (formed by heat, pressure and/or chemical action) and igneous rock (formed directly from molten material). The topography and relief of the Piedmont Province has developed from differential weathering of the igneous and metamorphic rock. Ridges and hills have been developed in areas of less weathered rock. Because of the continued chemical and physical weathering, rock in the Piedmont Physiographic Province is generally covered with a mantle of soil that has weathered in place from the parent bedrock. These soils vary in thickness and are referred to as residuum or residual soils. The residuum is typically finer grained and has higher clay content near the surface because of the advanced weathering. Similarly, the soils typically become coarser grained with increasing depth because of decreased weathering. As the weathering decreases, the residual soils generally retain the overall appearance, texture and foliations of the parent rock.

In general, groundwater movement in the Piedmont Physiographic Province is from higher to lower elevations. As such, the presumed direction of groundwater flow is generally to the west-northwest across the site. Based on the presumed groundwater flow direction, areas to the south and east are potentially up-gradient of the site. The actual groundwater flow direction cannot be determined without site-specific information obtained through the installation of groundwater monitoring wells.

5.0 FIELD ACTIVITIES

The field activities were completed on May 2 and May 3, 2024. The field activities on May 2, 2024 consisted of collecting soil samples using a Geoprobe® drill rig and installing a 1-inch temporary monitoring well (TW-1). The Geoprobe® consists of a hydraulic jack mounted on an ATV (All-Terrain Vehicle) capable of driving various forms of groundwater and soil sampling probes into the ground to depths equivalent of auger refusal. The Geoprobe® subcontractor used for this project was 3D Environmental Investigations, LLC. Prior to initiating the boring the Geoprobe® drill rig and associated down-hole equipment were decontaminated with a high-pressure steam cleaner. A groundwater sample was collected from monitoring well TW-1 on May 3, 2024.

5.1 Soil Sampling

On May 2, 2024, one boring (TW-1, Drawing 2) was drilled in the vicinity of the area of remaining impacted soil and product lines. Soil samples TW1-5 and TW1-10 were collected at depths of approximately 5 and 10 feet below ground surface (bgs), respectively. The soil samples were collected in an effort to delineate the vertical extent of the impacted soil above the apparent groundwater table as estimated during drilling. A boring log is included as Table 7.

The soil samples were visually classified in the field by Pilot, screened for volatile organic vapors using a photoionization detector (PID), and placed into laboratory prepared containers. Pilot personnel wore a new pair of disposable nitrile gloves during the sampling process. Each container was labeled and placed in a cooler containing ice to maintain the samples at approximately 4° Celsius. The sample was then transported to Pace Analytical (Pace) in Kernersville, North Carolina for chemical analysis. The soil samples collected were analyzed for semi-volatile organic compounds (VOCs) using EPA Method 8270BNA and extractable petroleum hydrocarbons (EPH) using the Massachusetts Department of Environmental Protection (MADEP) Method. A chain-of-custody record was maintained and is included in Appendix B.

5.2 Groundwater Sampling and Monitoring Well Installation

Monitoring well TW-1 was advanced to an approximate depth of 14 feet bgs for the installation of a monitoring well using direct push technology. Probe refusal was encountered at approximately 14 feet bgs. The monitoring well was constructed with 1-inch I.D. schedule 40 PVC flushed-threaded casing and screen. The PVC screen and casing were lowered to the bottom of the borehole. A 10-foot length of slotted well screen with machined 0.010-inch slot widths and threaded bottom plug were installed at the bottom of the well. A solid section of PVC casing was placed above the screened interval and extended to a point approximately 0.5 foot above the ground surface. The annular space around the well was filled with washed fine filter sand to approximately two feet above the top of the screen. A minimum 2-feet thick seal of bentonite pellets was placed immediately above the sand pack. The top of the well casing was equipped with a lockable, water-tight well plug. The Monitoring Well Construction Record is included in Appendix B and the construction information is included in Table 3.

A groundwater sample was collected from monitoring well TW-1 on May 3, 2024 using a peristaltic pump and new length of polyethylene tubing. Prior to sampling, approximately three well volumes were purged from the monitoring well. The monitoring well was purged to remove silt and sediment from the groundwater and collect a representative sample of groundwater. After the purging was completed, groundwater samples were collected in the sample containers provided by the laboratory. Pilot personnel wore a new pair of disposable nitrile gloves during the purging and sampling. Each container was labeled and placed in a cooler containing ice to maintain the samples at approximately 4° Celsius. The sample was then transported to Pace for chemical analysis. The groundwater sample collected was analyzed for SVOCs using EPA Method 625BNA plus 10 TICs (tentatively identified compounds) and EPH using the MADEP Method. A

chain-of-custody record was maintained and is included in Appendix B.

6.0 LABORATORY ANALYTICAL RESULTS

6.1 Soil Sample Analysis

Laboratory analysis of soil sample TW1-5 did not detect targeted compounds above laboratory quantitation limits. Laboratory analysis of soil sample TW1-10 detected C11-C22 Aromatics above its North Carolina Soil-to-Groundwater Maximum Soil Contaminant Concentration (MSCC), but below its respective Residential Soil Cleanup Level. A summary of the soil analytical results is presented in Table 5. The laboratory data sheets are included in Appendix B.

6.2 Groundwater Sample Analysis

Laboratory analysis of the groundwater sample collected from temporary monitoring well TW-1 detected targeted compounds at concentrations below their respective North Carolina 2L Groundwater Quality Standards (2L Standards). A summary of the groundwater analytical results is presented in Table 6. The laboratory data sheets are included in Appendix B.

7.0 CONCLUSIONS

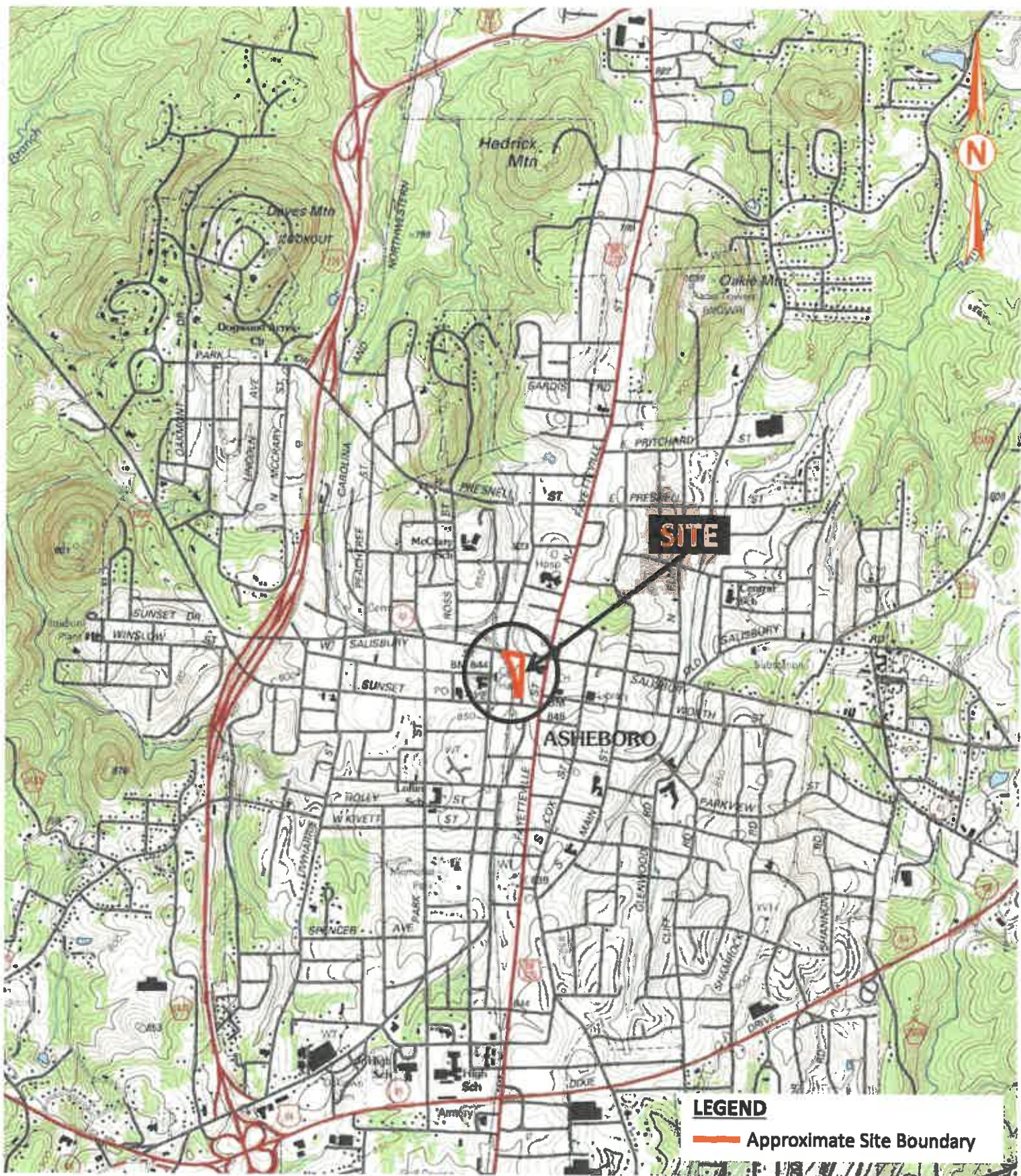
Based on the results of the LSA, Pilot concludes the following:

- Laboratory analysis of soil sample TW1-5 did not detect targeted compounds above laboratory quantitation limits. Laboratory analysis of soil sample TW1-10 detected C11-C22 Aromatics above its North Carolina Soil-to-Groundwater MSCC, but below its respective Residential Soil Cleanup Level.
- Laboratory analysis of the groundwater sample collected from temporary monitoring well TW-1 detected targeted compounds at concentrations below their respective 2L Standards.
- The returned questionnaires and receptor survey did not indicate the presence of water supply wells within 1,000 feet of the source area of the release.
- Hasketts Creek is located approximately 1,450 feet to the west of the source area of the release.

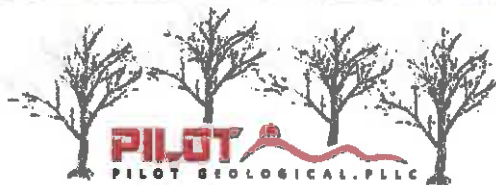
8.0 RECOMMENDATIONS

Pilot recommends that the current property owner/responsible party submit a copy of this LSA report to the NCDEQ for their review. Based on the results, Pilot respectfully requests that a Notice of No Further Action be issued for the incident.

DRAWINGS



Drawing 1
 USGS Topographic Map
 Asheboro, NC Quadrangles
 Scale: 1" = 2,000'



USGS Topographic Map
 Historic Mill Property
 159 North Street
 Asheboro, Randolph County, NC
 Pilot Project G-10666.1



Drawing 2
2020 Google Earth
Interactive Mapping Software
Scale : 1" = 165'



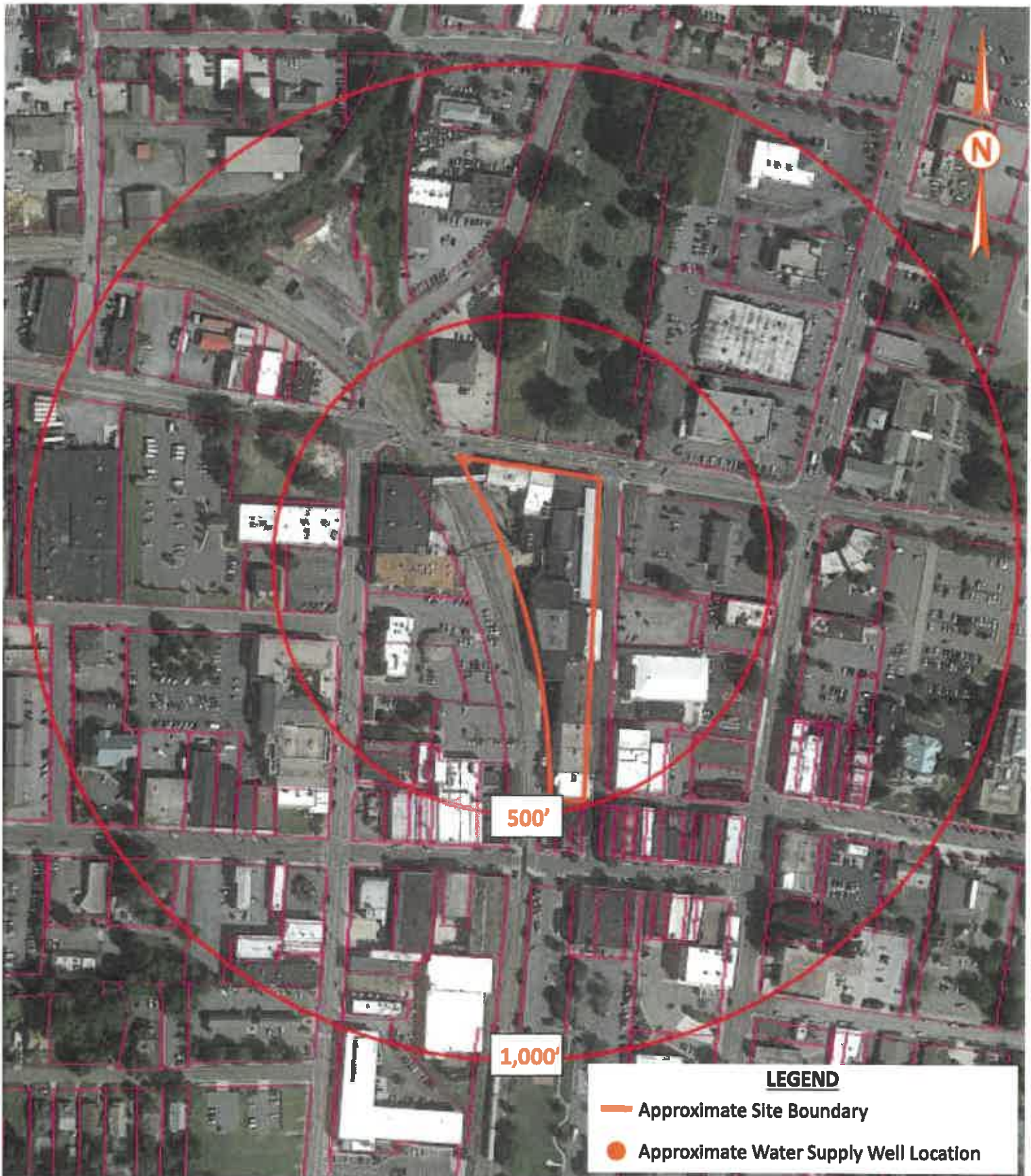
Site Map
Historic Mill Property
159 North Street
Asheboro, Randolph County, NC
Pilot Project G-10666.1



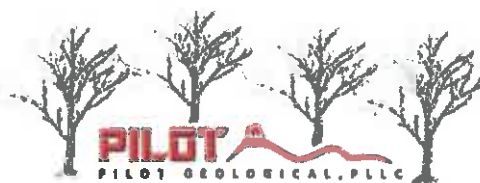
Drawing 3
2020 Google Earth
Interactive Mapping Software
Scale : 1" = 20'



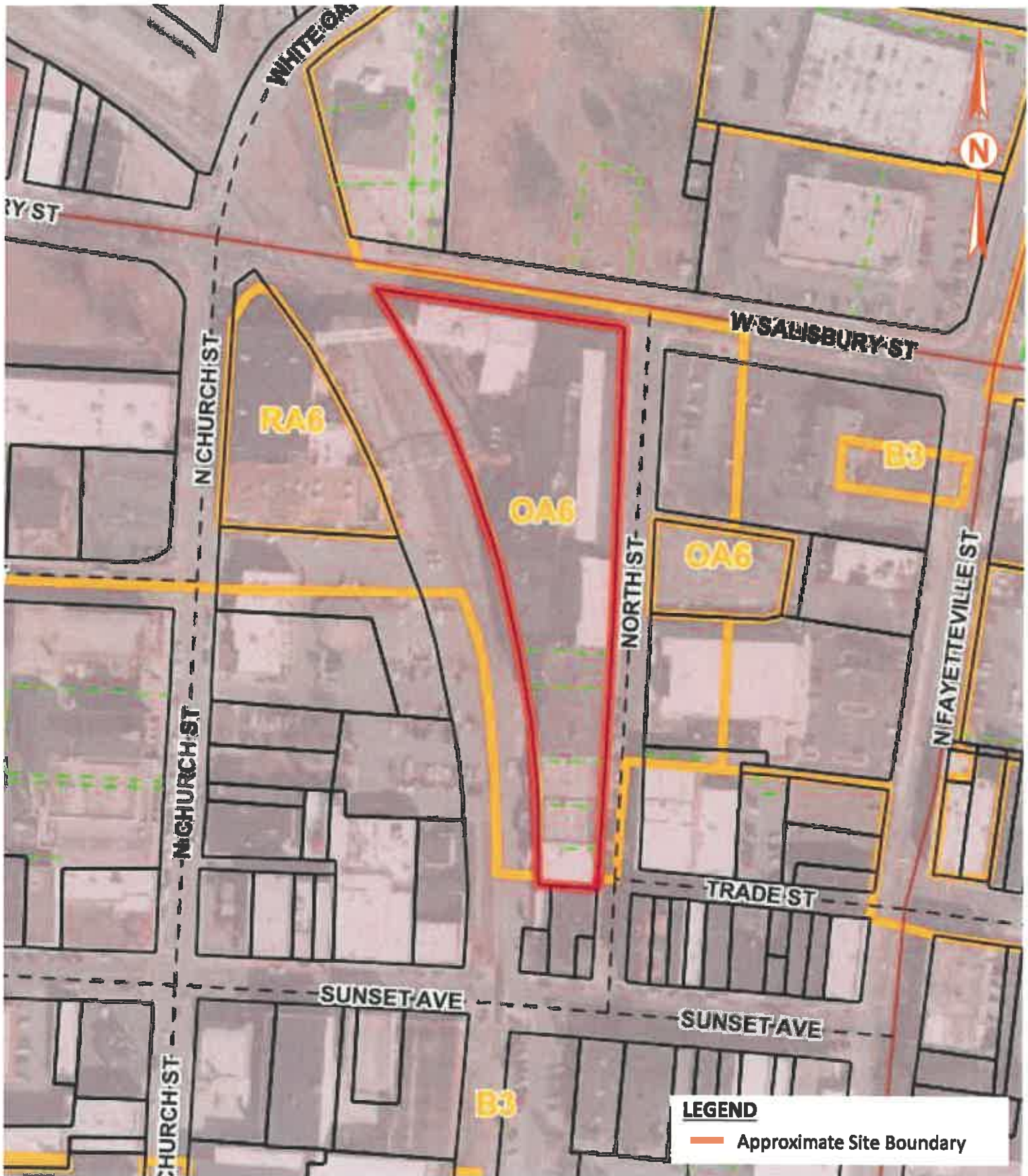
UST and Sample Location Map
Historic Mill Property
159 North Street
Asheboro, Randolph County, NC
Pilot Project G-10666.1



Drawing 4
2020 Google Earth
Satellite Imagery
Scale: 1" = 240'



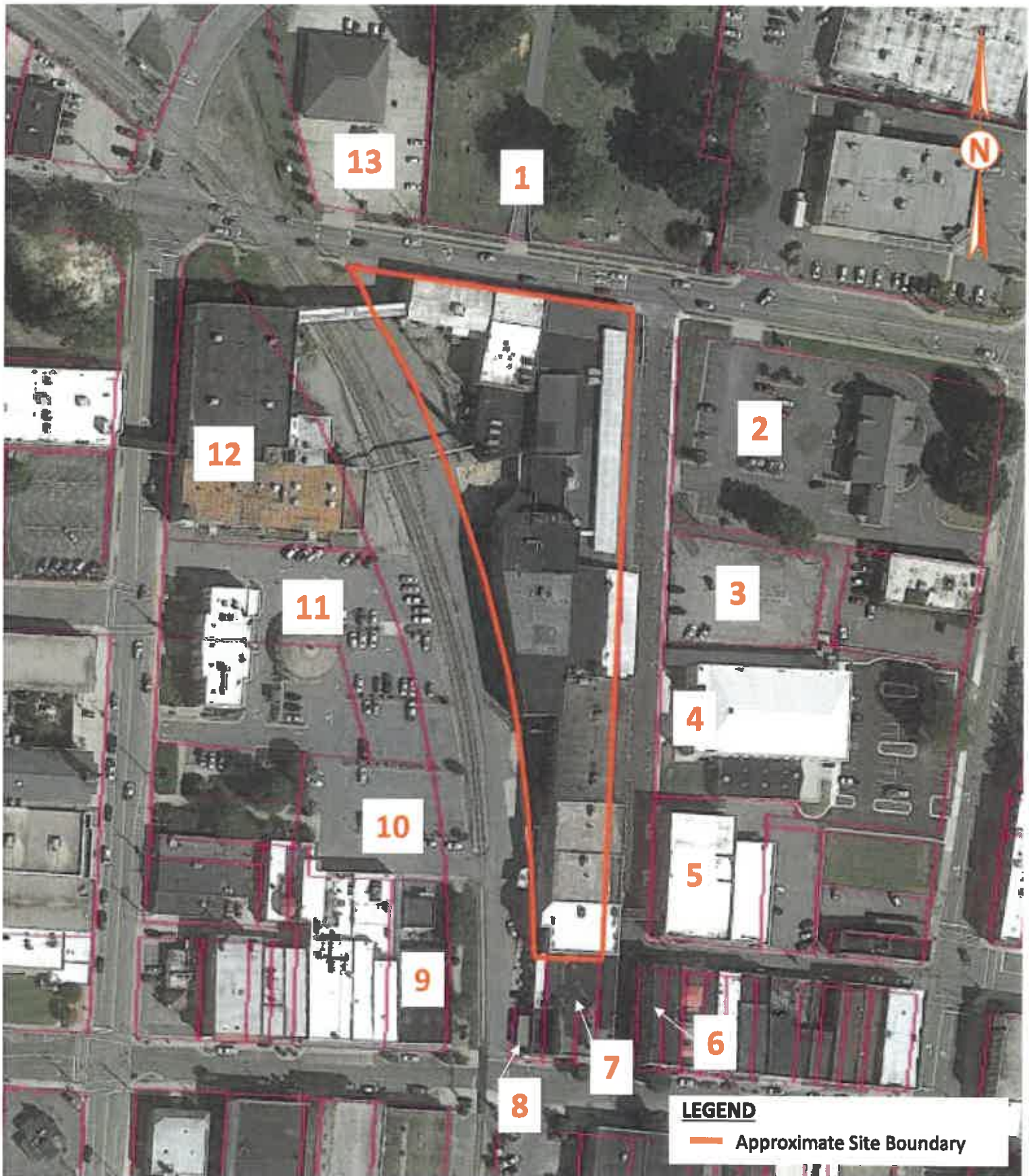
Receptor Survey Map
Historic Mill Property
159 North Street
Asheboro, Randolph County, NC
Pilot Project G-10666.1



Drawing 5
 Randolph County GIS
 Scale: 1" = 140'



Zoning Map
 Historic Mill Property
 159 North Street
 Asheboro, Randolph County, NC
 Pilot Project G-10666.1



Drawing 6
 2022 Google Earth
 Satellite Imagery
 Scale: 1" = 120'



Adjacent Property Owner Map
 Historic Mill Property
 159 North Street
 Asheboro, Randolph County, NC
 Pilot Project G-10666.1

TABLES

Table 1 - UST Information
Historic Mill
Asheboro, North Carolina

UST ID Number	Owner	Last Contents	Previous Contents	Capacity (In Gallons)	Construction Details	Tank Dimensions	Installation Date	Status	Release
1	City of Asheboro 146 N. Church St. - PO Box 1106 Asheboro, North Carolina 27204	#6 Heating Oil	#6 Heating Oil	20,000	Single Wall Steel	10.6' x 31'	4/24/1956	Removed 3/25/2024	Yes

Table 2 - Adjacent Property Owner Information
Historic Mill
Asheboro, North Carolina

Property Number	Owner Information	Property Address
1	Asheboro City Cemetary City Hall Asheboro, NC 27203	160 W. Salisbury St.
2	Pinnacle Bank 150 3rd Ave S. Nashville, NC 37201	175 N. Fayetteville St.
3	City of Asheboro PO Box 1106 Asheboro, NC 27204	North Street
4	City of Asheboro 146 N. Church Street Asheboro, NC 27203	148 North Street
5	124 North LLC 1803 Coxemoor Place Asheboro, NC 27205	128 Trade Street
6	Luckenbach Properties, LLC PO Box 100 Franklinville, NC 27248	134 Sunset Avenue
7	Timothy Z, Allen 2147 N. Fayetteville Street Asheboro, NC 27203	148 Sunset Avenue
8	Luckenbach Properties, LLC PO Box 100 Franklinville, NC 27248	152 Sunset Avenue
9	Ellys Place, LLC PO Box 1104 Asheboro, NC 27204	212 Sunset Avenue
10	City of Asheboro PO Box 1106 Asheboro, NC 27204	North Church Street
11	Asheboro City Hall Church Street Asheboro, NC 27203	146 N. Church Street
12	Church Street Loft Apartments, LLC 406 E. Fourth Street Winston-Salem, NC 27101	170 N. Church Street
13	Branson-Coleman Properties, LLC PO Box 280 Asheboro, NC 27204	208 W. Salisbury Street

See Drawing 6

Table 3 - Monitoring Well Construction Information
Historic Mill
Asheboro, North Carolina

Monitoring Well ID	Date Installed	Well Diameter (inches)	Elevation (TOC)	Static Groundwater Level (ft. below TOC)	Total Depth	Screened Interval (feet)	Sand Interval	Bentonite Interval
TW-1	5/2/2024	1	100.00	2.74	14	4-14	4-14	2-4

MW-1 was utilized as an arbitrary benchmark

Table 4 - Water Supply Well Information
Historic Mill
Asheboro, North Carolina

Well ID Number	Owner Information	Property Address	Well Depth (feet)	Well Use	Approximate Distance from the Source Area	Is the Property Connected to Municipal Water
N/A	N/A	N/A	N/A	N/A	N/A	N/A

See Drawing 4

Table 5 - Summary of Soil Analytical Results
Historic Mill
Asheboro, North Carolina

Analytical Method			8270	EPH		
Sample ID	Approximate Sample Depth (ft. bgs)	Sample Collection Date	Targeted Compounds	C9-C18 Aliphatics	C19-C36 Aliphatics	C11-C22 Aromatics
TW1-5	5	5/2/2024	ND	ND	ND	ND
TW1-10	10	5/2/2024	ND	16.9	35.7	42.6
Standards	Soil-to-Groundwater MSCC (mg/kg)		N/A	540	NS	31
	Residential Soil Clean-up Levels (mg/kg)		N/A	1,560	31,200	469

 = Soil Sample Above the Soil-to-Groundwater MSCC

mg/kg = Milligrams per Kilogram (analogous to parts per million)

MSCC = Maximum Contaminant Concentration (Soil)

BGS = Below Ground Surface

NS = No Standard

ND = Not Detected

N/A = Not Applicable

Table 6 - Summary of Groundwater Analytical Results
Historic Mill
Asheboro, North Carolina

Targeted Compounds				625BNA+10	EPH		
Sample ID	Approximate Water Level (ft. BGS)	Groundwater Elevation (ft.)	Sample Collection Date	TICs Detected	C9-C18 Aliphatics	C11-C22 Aromatics	C19-C36 Aromatics
TW-1	2.74	--	5/3/2024	See Data	ND	166	ND
Standards	2L Standard (ppb)			N/A	700	200	10,000
	GCL (ppb)			N/A	NS	NS	NS

 = Concentration Exceeds the 2L Standard
 = Concentration Exceeds the GCL

ppb = Parts Per Billion

BGS = Below Ground Surface

N/A = Not Applicable

NS = No Standard

Table 7 - Boring Logs
 Historic Mill
 Asheboro, North Carolina

Boring	Depth (ft. bgs)	Soil Description	PID Reading (ppm)	Method
TW-1	0-5	Gray clayey silt	3.8	DPT
	5-10	Gray clayey silt	7.6	
	14	Refusal	—	

bgs = below ground surface
 PID = photoionization detector
 DPT = Direct Push Technology

APPENDIX A

A release of petroleum product or other regulated material has occurred within 1500 feet of the property receiving this survey. This survey is being conducted as part of the investigation of the release as required by the State of North Carolina in Title 15A North Carolina Administrative Code 21 .0405.

Incident Number: 49492 Incident Name: Historic Mill Property
(The above information is to be completed by Responsible Party or their representative)

Please Provide the Following Information (to the best of your knowledge)

Name and telephone number of person completing the survey

Address of property receiving survey 8131 N Point Blvd

City Asheboro

County Randolph

What is the source of your drinking water? Public Water / Water Supply Well / Stream Intake / Other (please explain below)

Is there a water supply well on this property? Yes / No If "No" disregard remaining questions and return survey

Name and address of owner(s) of property with water supply well

How many water supply wells are on your property?

What is the well(s) used for? (check all that apply) Drinking Irrigation Swimming Pool Water Livestock

How many residences are connected to the well (list addresses below)?

How deep is the well(s)?

Date well was installed?

What is the casing depth of the well(s)?

What is the screen interval of the well(s)?

Additional water supply well information:

(This part to be completed by Responsible Party or their representative)

Please return completed survey to Pilot Geological, PLLC by 5/15/24 using one of the following methods:

1. Fax to N/A

2. Mail to Pilot Geological, PLLC, PO Box 128, Kernersville, NC 27284

3. Telephone (336) 870-3095 Jason Ricks

4. E-mail to jricks@pilotenviro.com

If you have any questions, please contact the consultant indicated above or the NCDEQ at (336) 776-9800

A release of petroleum product or other regulated material has occurred within 1500 feet of the property receiving this survey. This survey is being conducted as part of the investigation of the release as required by the State of North Carolina in Title 15A North Carolina Administrative Code 2L .0405.

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County Randolph

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How many residences are connected to the well (list addresses below)

How deep is the well(s)?

Date well was installed?

What is the casing depth of the well(s)?

What is the screen interval of the well(s)?

Additional water supply well information:

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A release of petroleum product or other regulated material has occurred within 1500 feet of the property receiving this survey. This survey is being conducted as part of the investigation of the release as required by the State of North Carolina in Title 15A North Carolina Administrative Code 2L .0405.

Incident Number: 49492 Incident Name: Historic Mill Property
(The above information is to be completed by Responsible Party or their representative)

Please Provide the Following Information (to the best of your knowledge)

Name and telephone number of person completing the survey

Address of property receiving survey 815 ~~Highway~~ Blvd

City Asheboro

County Randolph

What is the source of your drinking water: Public Water / Water Supply Well / Stream Intake / Other (please explain below)

Is there a water supply well on this property? Yes No If "No" disregard remaining questions and return survey

Name and address of owner(s) of property with water supply well

How many water supply wells are on your property?

What is the well(s) used for? (check all that apply) Drinking Irrigation Swimming Pool Water Livestock

How many residences are connected to the well (list addresses below)?

How deep is the well(s)?

How deep was the well stalled?

What is the casing depth of the well(s)?

What is the screen interval of the well(s)?

Additional water supply well information:

(This part to be completed by Responsible Party or their representative)

Please return completed survey to Pilot Geological, PLLC by 5/15/24 using one of the following methods:

1. Fax to N/A

2. Mail to Pilot Geological, PLLC, PO Box 128, Kernersville, NC 27284

3. Telephone (336) 870-3095 Jason Ricks

4. E-mail to ricks@pilotenviro.com

If you have any questions, please contact the consultant indicated above or the NCDEQ at (336) 776-9800

A release of petroleum product or other regulated material has occurred within 1500 feet of the property receiving this survey. This survey is being conducted as part of the investigation of the release as required by the State of North Carolina in Title 15A North Carolina Administrative Code 2L .0405.

Incident Number: 49492 Incident Name: Historic Mill Property
(The above information is to be completed by Responsible Party or their representative)

Please Provide the Following Information (to the best of your knowledge)

Name and telephone number of person completing the survey DAVID H SMITH 336-318-5220

Address of property receiving survey 8131 N Point Blvd

City Asheboro

County Randolph

What is the source of your drinking water? Public Water / Water Supply Well / Stream Intake / Other (please explain below)

PUBLIC WATER

Is there a water supply well on this property? Yes / No If "No" disregard remaining questions and return survey

Name and address of owner(s) of property with water supply well

How many water supply wells are on your property?

NEW

What is the well(s) used for? (check all that apply) Drinking Irrigation Swimming Pool Water Livestock

How many residences are connected to the well (list addresses below)?

How deep is the well(s)?

N/A

Date well was installed?

What is the casing depth of the well(s)?

What is the screen interval of the well(s)?

Additional water supply well information:

(This part to be completed by Responsible Party or their representative)

Please return completed survey to Pilot Geological, PLLC by 5/15/24 using one of the following methods:

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Incident Number: 49492

Incident Name: Historic Mill Property

(The above information is to be completed by Responsible Party or their representative)

Please Provide the Following Information (to the best of your knowledge)

Erin Luckenbach cell 336-301-4657

Name and telephone number of person completing the survey

Address of property receiving survey 8131 N Point Blvd

City Asheboro

County Randolph

What is the source of your drinking water? Public Water / Water Supply Well / Stream Intake / Other (please explain below)

City of Asheboro.

Is there a water supply well on this property? Yes No If "No" disregard remaining questions and return survey

Name and address of owner(s) of property with water supply well

How many water supply wells are on your property?

What is the well(s) used for? (check all that apply) Drinking Irrigation Swimming Pool Water Livestock

How many residences are connected to the well (list addresses below)?

How deep is the well(s)?

Date well was installed?

What is the casing depth of the well(s)?

What is the screen interval of the well(s)?

Additional water supply well information:

(This part to be completed by Responsible Party or their representative)

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Incident Number: 49492

Incident Name: Historic Mill Property

(The above information is to be completed by Responsible Party or their representative)

Please Provide the Following Information (to the best of your knowledge)

Name and telephone number of person completing the survey

Address of property receiving survey 8131 N Point Blvd

City Asheboro

County Randolph

What is the source of your drinking water? Public Water / Water Supply Well / Stream Intake / Other (please explain below)

Is there a water supply well on this property? Yes / No If "No" disregard remaining questions and return survey

Name and address of owner(s) of property with water supply well

How many water supply wells are on your property?

What is the well(s) used for? (check all that apply) Drinking Irrigation Swimming Pool Water Livestock

How many residences are connected to the well (list addresses below)?

How deep is the well(s)?

Date well was installed?

What is the casing depth of the well(s)?

What is the screen interval of the well(s)?

Additional water supply well information:

(This part to be completed by Responsible Party or their representative)

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(The above information is to be completed by Responsible Party or their representative)

Please Provide the Following Information (to the best of your knowledge)

Name and telephone number of person completing the survey

Address of property receiving survey 8131 N Point Blvd

City Asheboro

County Randolph

What is the source of your drinking water? Public Water / Water Supply Well / Stream Intake / Other (please explain below)

Is there a water supply well on this property? Yes / No If "No" disregard remaining questions and return survey

Name and address of owner(s) of property with water supply well

How many water supply wells are on your property?

What is the well(s) used for? (check all that apply) Drinking Irrigation Swimming Pool Water Livestock

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If you have any questions, please contact the consultant indicated above or the NCDEQ at (336) 776-9800

APPENDIX B

WELL CONSTRUCTION RECORD (GW-1)

1. Well Contractor Information:

Walter L. Davis

Well Contractor Name

3162-A

NC Well Contractor Certification Number

3D Environmental Investigations LLC

Company Name

2. Well Construction Permit #:

List all applicable well construction permits (i.e. UIC, County, State, Variance, etc.)

3. Well Use (check well use):

Water Supply Well:

- ☐ Agricultural ☐ Municipal/Public
☐ Geothermal (Heating/Cooling Supply) ☐ Residential Water Supply (single)
☐ Industrial/Commercial ☐ Residential Water Supply (shared)
☐ Irrigation

Non-Water Supply Well:

- ☒ Monitoring ☐ Recovery
☐ Injection Well:
☐ Aquifer Recharge ☐ Groundwater Remediation
☐ Aquifer Storage and Recovery ☐ Salinity Barrier
☒ Aquifer Test ☐ Stormwater Drainage
☐ Experimental Technology ☐ Subsidence Control
☐ Geothermal (Closed Loop) ☐ Tracer
☐ Geothermal (Heating/Cooling Return) ☐ Other (explain under #21 Remarks)

4. Date Well(s) Completed: 5-2-24

Well ID# TW-1

5a. Well Location:

Pilot / Jason Asheboro Mill

Facility/Owner Name

Facility ID# (if applicable)

159 North Street Asheboro N C

Physical Address, City, and Zip

Randolph

County

Parcel Identification No. (PIN)

5b. Latitude and longitude in degrees/minutes/seconds or decimal degrees:
(if well field, one lat/long is sufficient)

35.7077462

N

79.815736

W

6. Is (are) the well(s) ☐ Permanent or ☒ Temporary

7. Is this a repair to an existing well: ☐ Yes or ☒ No

If this is a repair, fill out known well construction information and explain the nature of the repair under #21 remarks section or on the back of this form.

8. For Geoprobe/DPT or Closed-Loop Geothermal Wells having the same construction, only 1 GW-1 is needed. Indicate TOTAL NUMBER of wells drilled:

9. Total well depth below land surface: 1 @ 14

For multiple wells list all depths if different (example: 5 @ 200' and 2 @ 100')

10. Static water level below top of casing: 2.74

If water level is above casing, use "+ "

11. Borehole diameter: 2.5 (in.)

12. Well construction method: Direct Push

(i.e. auger, rotary, cable, direct push, etc.)

FOR WATER SUPPLY WELLS ONLY:

13a. Yield (gpm) Method of test:

13b. Disinfection type: Amount:

For Internal Use Only:

14. WATER ZONES

FROM	TO	DESCRIPTION
ft.	ft.	
ft.	ft.	

15. OUTER CASING (for multi-cased wells) OR LINER (if applicable)

FROM	TO	DIAMETER	THICKNESS	MATERIAL
ft.	ft.	in.		

16. INNER CASING OR TUBING (geothermal closed-loop)

FROM	TO	DIAMETER	THICKNESS	MATERIAL
0	4	1	sch 40	PVC
ft.	ft.	in.		

17. SCREEN

FROM	TO	DIAMETER	SLOT SIZE	THICKNESS	MATERIAL
4	14	1	010	40	PVC
ft.	ft.	in.			

18. GROUT

FROM	TO	MATERIAL	EMPLACEMENT METHOD & AMOUNT
0	ft.	Cement	
0	ft.	bertanite	
ft.	ft.		

19. SAND/GRAVEL PACK (if applicable)

FROM	TO	MATERIAL	EMPLACEMENT METHOD
3	14	#2 sand	
ft.	ft.		

20. DRILLING LOG (attach additional sheets if necessary)

FROM	TO	DESCRIPTION (color, hardness, soil/rock type, grain size, etc.)
0	14	Clayey Silt
14	14	Refusal
ft.	ft.	
ft.	ft.	
ft.	ft.	
ft.	ft.	
ft.	ft.	

21. REMARKS

22. Certification

Signature of Certified Well Contractor

5-10-24

Date

By signing this form, I hereby certify that the well(s) was (were) constructed in accordance with 15A NCAC 02C .0100 or 15A NCAC 02C .0200 Well Construction Standards and that a copy of this record has been provided to the well owner.

23. Site diagram or additional well details:

You may use the back of this page to provide additional well site details or well construction details. You may also attach additional pages if necessary.

SUBMITTAL INSTRUCTIONS

24a. For All Wells: Submit this form within 30 days of completion of well construction to the following:

Division of Water Resources, Information Processing Unit,
1617 Mail Service Center, Raleigh, NC 27699-1617

24b. For Injection Wells: In addition to sending the form to the address in 24a above, also submit one copy of this form within 30 days of completion of well construction to the following:

Division of Water Resources, Underground Injection Control Program,
1636 Mail Service Center, Raleigh, NC 27699-1636

24c. For Water Supply & Injection Wells: In addition to sending the form to the address(es) above, also submit one copy of this form within 30 days of completion of well construction to the county health department of the county where constructed.



Pace Analytical Services, LLC
1377 South Park Drive
Kernersville, NC 27284
(704)977-0981

May 15, 2024

**Jason Ricks
Pilot Geological
P.O. Box 128
Kernersville, NC 27285**

**RE: Project: Historic Mill G-10666.1
Pace Project No.: 92728508**

Dear Jason Ricks:

Enclosed are the analytical results for sample(s) received by the laboratory on May 02, 2024. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:
• Pace Analytical Services - Charlotte

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Stephanie Knott".

**Stephanie Knott
stephanie.knott@pacelabs.com
704-977-0981
Project Manager**

Enclosures



REPORT OF LABORATORY ANALYSIS

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Pace Analytical Services, LLC
1377 South Park Drive
Kernersville, NC 27284
(704)977-0981

CERTIFICATIONS

Project: Historic Mill G-10666.1
Pace Project No.: 92728508

Pace Analytical Services Charlotte

South Carolina Laboratory ID: 99008
9800 Kinsey Ave. Ste 100, Huntersville, NC 28078
North Carolina Drinking Water Certification #: 37708
North Carolina Field Services Certification #: 5342
North Carolina Wastewater Certification #: 12
South Carolina Laboratory ID: 99008

South Carolina Certification #: 99006001
South Carolina Drinking Water Cert. #: 99006003
Florida/NELAP Certification #: E87627
Kentucky UST Certification #: 84
Louisiana DoH Drinking Water #: LA029
Virginia/VELAP Certification #: 460221

REPORT OF LABORATORY ANALYSIS

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Pace Analytical Services, LLC
1377 South Park Drive
Kernersville, NC 27284
(704)977-0881

SAMPLE SUMMARY

Project: Historic Mill G-10666.1
Pace Project No.: 92728508

Lab ID	Sample ID	Matrix	Date Collected	Date Received
92728508001	TW1-5	Solid	05/02/24 08:40	05/02/24 13:38
92728508002	TW1-10	Solid	05/02/24 08:50	05/02/24 13:38

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SAMPLE ANALYTE COUNT

Project: Historic Mill G-10666.1
Pace Project No.: 92728508

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
92728508001	TW1-5	MADEP EPH	BAJ	8	PASI-C
		EPA 8270E	SEM	75	PASI-C
		SW-846	CHC	1	PASI-C
92728508002	TW1-10	MADEP EPH	BAJ	8	PASI-C
		EPA 8270E	SEM	75	PASI-C
		SW-846	CHC	1	PASI-C

PASI-C = Pace Analytical Services - Charlotte

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PROJECT NARRATIVE

Project: Historic Mill G-10866.1
Pace Project No.: 92728508

Method: MADEP EPH
Description: MADEP EPH MA Soil
Client: Pilot Geological
Date: May 15, 2024

General Information:

2 samples were analyzed for MADEP EPH by Pace Analytical Services Charlotte. All samples were received in acceptable condition with any exceptions noted below or on the chain-of custody and/or the sample condition upon receipt form (SCUR) attached at the end of this report.

Hold Time:

The samples were analyzed within the method required hold times with any exceptions noted below.

Sample Preparation:

The samples were prepared in accordance with MADEP EPH with any exceptions noted below.

Initial Calibrations (Including MS Tune as applicable):

All criteria were within method requirements with any exceptions noted below.

Continuing Calibration:

All criteria were within method requirements with any exceptions noted below.

Surrogates:

All surrogates were within QC limits with any exceptions noted below.

Method Blank:

All analytes were below the report limit in the method blank, where applicable, with any exceptions noted below.

Laboratory Control Spike:

All laboratory control spike compounds were within QC limits with any exceptions noted below.

Matrix Spikes:

All percent recoveries and relative percent differences (RPDs) were within acceptance criteria with any exceptions noted below.

Additional Comments:

REPORT OF LABORATORY ANALYSIS

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PROJECT NARRATIVE

Project: Historic Mill G-10666.1
Pace Project No.: 92728508

Method: EPA 8270E
Description: 8270E MSSV Microwave
Client: Pilot Geological
Date: May 15, 2024

General Information:

2 samples were analyzed for EPA 8270E by Pace Analytical Services Charlotte. All samples were received in acceptable condition with any exceptions noted below or on the chain-of custody and/or the sample condition upon receipt form (SCUR) attached at the end of this report.

Hold Time:

The samples were analyzed within the method required hold times with any exceptions noted below.

Sample Preparation:

The samples were prepared in accordance with EPA 3546 with any exceptions noted below.

Initial Calibrations (Including MS Tune as applicable):

All criteria were within method requirements with any exceptions noted below.

Continuing Calibration:

All criteria were within method requirements with any exceptions noted below.

QC Batch: 852237

v1: The continuing calibration verification was above the method acceptance limit. Any detection for the analyte in the associated samples may have a high bias.

- BLANK (Lab ID: 4398408)
 - 2,2'-Oxybis(1-chloropropane)
- DUP (Lab ID: 4398412)
 - 2,2'-Oxybis(1-chloropropane)
- LCS (Lab ID: 4398410)
 - 2,2'-Oxybis(1-chloropropane)
- MS (Lab ID: 4398411)
 - 2,2'-Oxybis(1-chloropropane)
- TW1-10 (Lab ID: 92728508002)
 - 2,2'-Oxybis(1-chloropropane)
- TW1-5 (Lab ID: 92728508001)
 - 2,2'-Oxybis(1-chloropropane)

Internal Standards:

All internal standards were within QC limits with any exceptions noted below.

Surrogates:

All surrogates were within QC limits with any exceptions noted below.

Method Blank:

All analytes were below the report limit in the method blank, where applicable, with any exceptions noted below.

Laboratory Control Spike:

All laboratory control spike compounds were within QC limits with any exceptions noted below.

REPORT OF LABORATORY ANALYSIS

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PROJECT NARRATIVE

Project: Historic Mill G-10666.1
Pace Project No.: 92728508

Method: EPA 8270E
Description: 8270E MSSV Microwave
Client: Pilot Geological
Date: May 15, 2024

Matrix Spikes:

All percent recoveries and relative percent differences (RPDs) were within acceptance criteria with any exceptions noted below.

Duplicate Sample:

All duplicate sample results were within method acceptance criteria with any exceptions noted below.

Additional Comments:

This data package has been reviewed for quality and completeness and is approved for release.

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: Historic Mill G-10666.1
Pace Project No.: 92728508

Sample: TW1-5 Lab ID: 92728508001 Collected: 05/02/24 09:40 Received: 05/02/24 13:38 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
MADEP EPH MA Soil								
Analytical Method: MADEP EPH Preparation Method: MADEP EPH								
Pace Analytical Services - Charlotte								
Aliphatic (C09-C18)	ND	mg/kg	11.6	1	05/05/24 20:41	05/07/24 11:48		N2
Aliphatic (C19-C36)	ND	mg/kg	11.6	1	05/05/24 20:41	05/07/24 11:48		N2
Aromatic (C11-C22)	ND	mg/kg	11.6	1	05/05/24 20:41	05/07/24 11:48		N2
Aromatic (C11-C22), Adjusted	ND	mg/kg	11.6	1	05/05/24 20:41	05/07/24 11:48		N2
Surrogates								
1-Chlorooctadecane (S)	62	%	40-140	1	05/05/24 20:41	05/07/24 11:48	3386-33-2	
o-Terphenyl (S)	81	%	40-140	1	05/05/24 20:41	05/07/24 11:48	84-15-1	
2-Fluorobiphenyl (S)	97	%	40-140	1	05/05/24 20:41	05/07/24 11:48	321-60-8	
2-Bromonaphthalene (S)	100	%	40-140	1	05/05/24 20:41	05/07/24 11:48	580-13-2	
8270E MSSV Microwave								
Analytical Method: EPA 8270E Preparation Method: EPA 3546								
Pace Analytical Services - Charlotte								
Acenaphthene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	83-32-9	
Acenaphthylene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	208-96-8	
Aniline	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	62-53-3	
Anthracene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	120-12-7	
Benzo(a)anthracene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	56-55-3	
Benzo(a)pyrene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	50-32-8	
Benzo(b)fluoranthene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	205-99-2	
Benzo(g,h,i)perylene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	191-24-2	
Benzo(k)fluoranthene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	207-08-9	
Benzoic Acid	ND	mg/kg	1.9	1	05/05/24 15:30	05/06/24 22:40	65-85-0	
Benzyl alcohol	ND	mg/kg	0.76	1	05/05/24 15:30	05/06/24 22:40	100-51-6	
4-Bromophenylphenyl ether	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	101-55-3	
Butylbenzylphthalate	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	85-68-7	
4-Chloro-3-methylphenol	ND	mg/kg	0.76	1	05/05/24 15:30	05/06/24 22:40	59-50-7	
4-Chloroaniline	ND	mg/kg	0.76	1	05/05/24 15:30	05/06/24 22:40	106-47-8	
bis(2-Chloroethoxy)methane	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	111-91-1	
bis(2-Chloroethyl) ether	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	111-44-4	
2-Chloronaphthalene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	91-58-7	
2-Chlorophenol	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	95-57-8	
4-Chlorophenylphenyl ether	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	7005-72-3	
Chrysene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	218-01-9	
Dibenz(a,h)anthracene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	53-70-3	
Dibenzofuran	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	132-64-9	
1,2-Dichlorobenzene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	95-50-1	
1,3-Dichlorobenzene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	541-73-1	
1,4-Dichlorobenzene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	106-46-7	
3,3'-Dichlorobenzidine	ND	mg/kg	0.76	1	05/05/24 15:30	05/06/24 22:40	91-94-1	
2,4-Dichlorophenol	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	120-83-2	
Diethylphthalate	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	84-66-2	
2,4-Dimethylphenol	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	105-67-9	
Dimethylphthalate	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	131-11-3	
Di-n-butylphthalate	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	84-74-2	
4,6-Dinitro-2-methylphenol	ND	mg/kg	0.76	1	05/05/24 15:30	05/06/24 22:40	534-52-1	

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: Historic Mill G-10666.1

Pace Project No.: 92728508

Sample: TW1-5 Lab ID: 92728508001 Collected: 05/02/24 09:40 Received: 05/02/24 13:38 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8270E MSSV Microwave Analytical Method: EPA 8270E Preparation Method: EPA 3546 Pace Analytical Services - Charlotte								
2,4-Dinitrophenol	ND	mg/kg	1.9	1	05/05/24 15:30	05/06/24 22:40	51-28-5	
2,4-Dinitrotoluene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	121-14-2	
2,6-Dinitrotoluene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	606-20-2	
Di-n-octylphthalate	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	117-84-0	
bis(2-Ethylhexyl)phthalate	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	117-81-7	
Fluoranthene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	208-44-0	
Fluorene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	88-73-7	
Hexachloro-1,3-butadiene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	87-68-3	
Hexachlorobenzene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	118-74-1	
Hexachlorocyclopentadiene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	77-47-4	
Hexachloroethane	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	67-72-1	
Indeno(1,2,3-cd)pyrene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	193-39-5	
Isophorone	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	78-59-1	
1-Methylnaphthalene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	90-12-0	
2-Methylnaphthalene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	91-57-6	
2-Methylphenol(o-Cresol)	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	95-48-7	
3&4-Methylphenol(m&p Cresol)	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	15831-10-4	
Naphthalene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	91-20-3	
2-Nitroaniline	ND	mg/kg	1.9	1	05/05/24 15:30	05/06/24 22:40	88-74-4	
3-Nitroaniline	ND	mg/kg	1.9	1	05/05/24 15:30	05/06/24 22:40	99-09-2	
4-Nitroaniline	ND	mg/kg	0.76	1	05/05/24 15:30	05/06/24 22:40	100-01-6	
Nitrobenzene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	98-95-3	
2-Nitrophenol	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	88-75-5	
4-Nitrophenol	ND	mg/kg	1.9	1	05/05/24 15:30	05/06/24 22:40	100-02-7	
N-Nitrosodimethylamine	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	62-75-9	
N-Nitroso-di-n-propylamine	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	621-64-7	
N-Nitrosodiphenylamine	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	88-30-6	
2,2'-Oxybis(1-chloropropane)	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	108-80-1	v1
Pentachlorophenol	ND	mg/kg	0.76	1	05/05/24 15:30	05/06/24 22:40	87-86-5	
Phenanthrene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	85-01-8	
Phenol	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	108-95-2	
Pyrene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	129-00-0	
Pyridine	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	110-88-1	
1,2,4-Trichlorobenzene	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	120-82-1	
2,4,5-Trichlorophenol	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	95-95-4	
2,4,6-Trichlorophenol	ND	mg/kg	0.38	1	05/05/24 15:30	05/06/24 22:40	88-06-2	
Surrogates								
Nitrobenzene-d5 (S)	49	%	10-130	1	05/05/24 15:30	05/06/24 22:40	4165-80-0	
2-Fluorobiphenyl (S)	44	%	10-130	1	05/05/24 15:30	05/06/24 22:40	321-60-8	
Terphenyl-d14 (S)	43	%	10-130	1	05/05/24 15:30	05/06/24 22:40	1718-51-0	
Phenol-d6 (S)	48	%	10-130	1	05/05/24 15:30	05/06/24 22:40	13127-88-3	
2-Fluorophenol (S)	50	%	10-130	1	05/05/24 15:30	05/06/24 22:40	367-12-4	
2,4,6-Tribromophenol (S)	62	%	10-130	1	05/05/24 15:30	05/06/24 22:40	118-79-6	

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ANALYTICAL RESULTS

Project: Historic Mill G-10666.1
Pace Project No.: 92728508

Sample: TW1-5 Lab ID: 92728508001 Collected: 05/02/24 09:40 Received: 05/02/24 13:38 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
Percent Moisture	Analytical Method: SW-846 Pace Analytical Services - Charlotte							
Percent Moisture	13.7	%	0.10	1		05/07/24 14:20		N2

Sample: TW1-10 Lab ID: 92728508002 Collected: 05/02/24 09:50 Received: 05/02/24 13:38 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
MADEP EPH MA Soli	Analytical Method: MADEP EPH Preparation Method: MADEP EPH Pace Analytical Services - Charlotte							
Aliphatic (C09-C18)	16.9	mg/kg	13.0	1	05/05/24 20:41	05/07/24 12:11		N2
Aliphatic (C19-C36)	35.7	mg/kg	13.0	1	05/05/24 20:41	05/07/24 12:11		N2
Aromatic (C11-C22)	45.3	mg/kg	13.0	1	05/05/24 20:41	05/07/24 12:11		N2
Aromatic (C11-C22), Adjusted Surrogates	42.6	mg/kg	13.0	1	05/05/24 20:41	05/07/24 12:11		N2
1-Chlorooctadecane (S)	74	%	40-140	1	05/05/24 20:41	05/07/24 12:11	3386-33-2	
o-Terphenyl (S)	93	%	40-140	1	05/05/24 20:41	05/07/24 12:11	84-15-1	
2-Fluorobiphenyl (S)	103	%	40-140	1	05/05/24 20:41	05/07/24 12:11	321-60-8	
2-Bromonaphthalene (S)	109	%	40-140	1	05/05/24 20:41	05/07/24 12:11	580-13-2	

8270E MSSV Microwave Analytical Method: EPA 8270E Preparation Method: EPA 3546
Pace Analytical Services - Charlotte

Acenaphthene	ND	mg/kg	0.43	1	05/05/24 15:30	05/06/24 23:35	83-32-9	
Acenaphthylene	ND	mg/kg	0.43	1	05/05/24 15:30	05/06/24 23:35	208-96-8	
Aniline	ND	mg/kg	0.43	1	05/05/24 15:30	05/06/24 23:35	62-53-3	
Anthracene	ND	mg/kg	0.43	1	05/05/24 15:30	05/06/24 23:35	120-12-7	
Benzo(a)anthracene	ND	mg/kg	0.43	1	05/05/24 15:30	05/06/24 23:35	56-55-3	
Benzo(a)pyrene	ND	mg/kg	0.43	1	05/05/24 15:30	05/06/24 23:35	50-32-8	
Benzo(b)fluoranthene	ND	mg/kg	0.43	1	05/05/24 15:30	05/06/24 23:35	205-99-2	
Benzo(g,h,i)perylene	ND	mg/kg	0.43	1	05/05/24 15:30	05/06/24 23:35	191-24-2	
Benzo(k)fluoranthene	ND	mg/kg	0.43	1	05/05/24 15:30	05/06/24 23:35	207-08-9	
Benzolc Acid	ND	mg/kg	2.1	1	05/05/24 15:30	05/06/24 23:35	65-85-0	
Benzyl alcohol	ND	mg/kg	0.86	1	05/05/24 15:30	05/06/24 23:35	100-51-6	
4-Bromophenylphenyl ether	ND	mg/kg	0.43	1	05/05/24 15:30	05/06/24 23:35	101-55-3	
Butylbenzylphthalate	ND	mg/kg	0.43	1	05/05/24 15:30	05/06/24 23:35	85-68-7	
4-Chloro-3-methylphenol	ND	mg/kg	0.86	1	05/05/24 15:30	05/06/24 23:35	59-50-7	
4-Chloroaniline	ND	mg/kg	0.86	1	05/05/24 15:30	05/06/24 23:35	106-47-8	
bis(2-Chloroethoxy)methane	ND	mg/kg	0.43	1	05/05/24 15:30	05/06/24 23:35	111-81-1	
bis(2-Chloroethyl) ether	ND	mg/kg	0.43	1	05/05/24 15:30	05/06/24 23:35	111-44-4	
2-Chloronaphthalene	ND	mg/kg	0.43	1	05/05/24 15:30	05/06/24 23:35	91-58-7	
2-Chlorophenol	ND	mg/kg	0.43	1	05/05/24 15:30	05/06/24 23:35	95-57-8	
4-Chlorophenylphenyl ether	ND	mg/kg	0.43	1	05/05/24 15:30	05/06/24 23:35	7005-72-3	
Chrysene	ND	mg/kg	0.43	1	05/05/24 15:30	05/06/24 23:35	218-01-9	
Dibenz(a,h)anthracene	ND	mg/kg	0.43	1	05/05/24 15:30	05/06/24 23:35	53-70-3	
Dibenzofuran	ND	mg/kg	0.43	1	05/05/24 15:30	05/06/24 23:35	132-64-9	

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ANALYTICAL RESULTS

Project: Historic Mill G-10666.1
Pace Project No.: 92728508

Sample: TW1-10 Lab ID: 92728508002 Collected: 05/02/24 09:50 Received: 05/02/24 13:38 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8270E MSSV Microwave								
Analytical Method: EPA 8270E Preparation Method: EPA 3546								
Pace Analytical Services - Charlotte								
1,2-Dichlorobenzene	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	95-50-1	
1,3-Dichlorobenzene	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	541-73-1	
1,4-Dichlorobenzene	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	106-46-7	
3,3'-Dichlorobenzidine	ND	mg/kg	0.86	1	05/05/24 15:30	05/08/24 23:35	91-94-1	
2,4-Dichlorophenol	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	120-83-2	
Diethylphthalate	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	84-66-2	
2,4-Dimethylphenol	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	105-67-9	
Dimethylphthalate	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	131-11-3	
Di-n-butylphthalate	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	84-74-2	
4,6-Dinitro-2-methylphenol	ND	mg/kg	0.86	1	05/05/24 15:30	05/08/24 23:35	534-52-1	
2,4-Dinitrophenol	ND	mg/kg	2.1	1	05/05/24 15:30	05/08/24 23:35	51-28-5	
2,4-Dinitrotoluene	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	121-14-2	
2,6-Dinitrotoluene	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	606-20-2	
Di-n-octylphthalate	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	117-84-0	
bis(2-Ethylhexyl)phthalate	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	117-81-7	
Fluoranthene	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	206-44-0	
Fluorene	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	86-73-7	
Hexachloro-1,3-butadiene	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	87-68-3	
Hexachlorobenzene	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	118-74-1	
Hexachlorocyclopentadiene	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	77-47-4	
Hexachloroethane	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	67-72-1	
Indeno(1,2,3-cd)pyrene	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	193-39-5	
Isophorone	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	78-59-1	
1-Methylnaphthalene	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	90-12-0	
2-Methylnaphthalene	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	91-57-6	
2-Methylphenol(o-Cresol)	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	95-48-7	
3&4-Methylphenol(m&p Cresol)	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	15831-10-4	
Naphthalene	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	91-20-3	
2-Nitroaniline	ND	mg/kg	2.1	1	05/05/24 15:30	05/08/24 23:35	88-74-4	
3-Nitroaniline	ND	mg/kg	2.1	1	05/05/24 15:30	05/08/24 23:35	99-09-2	
4-Nitroaniline	ND	mg/kg	0.86	1	05/05/24 15:30	05/08/24 23:35	100-01-6	
Nitrobenzene	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	98-95-3	
2-Nitrophenol	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	88-75-5	
4-Nitrophenol	ND	mg/kg	2.1	1	05/05/24 15:30	05/08/24 23:35	100-02-7	
N-Nitrosodimethylamine	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	62-75-9	
N-Nitroso-di-n-propylamine	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	621-84-7	
N-Nitrosodiphenylamine	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	86-30-8	
2,2'-Oxybis(1-chloropropane)	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	108-80-1	v1
Pentachlorophenol	ND	mg/kg	0.86	1	05/05/24 15:30	05/08/24 23:35	87-86-5	
Phenanthrene	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	85-01-8	
Phenol	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	108-95-2	
Pyrene	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	129-00-0	
Pyridine	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	110-86-1	
1,2,4-Trichlorobenzene	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	120-82-1	
2,4,5-Trichlorophenol	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	95-95-4	

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ANALYTICAL RESULTS

Project: Historic Mill G-10866.1

Pace Project No.: 92728508

Sample: TW1-10 Lab ID: 92728508002 Collected: 05/02/24 09:50 Received: 05/02/24 13:38 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual
8270E MSSV Microwave								
Analytical Method: EPA 8270E Preparation Method: EPA 3546								
Pace Analytical Services - Charlotte								
2,4,6-Trichlorophenol	ND	mg/kg	0.43	1	05/05/24 15:30	05/08/24 23:35	88-06-2	
Surrogates								
Nitrobenzene-d5 (S)	57	%	10-130	1	05/05/24 15:30	05/08/24 23:35	4165-60-0	
2-Fluorobiphenyl (S)	43	%	10-130	1	05/05/24 15:30	05/08/24 23:35	321-60-8	
Terphenyl-d14 (S)	43	%	10-130	1	05/05/24 15:30	05/08/24 23:35	1718-51-0	
Phenol-d6 (S)	58	%	10-130	1	05/05/24 15:30	05/08/24 23:35	13127-88-3	
2-Fluorophenol (S)	61	%	10-130	1	05/05/24 15:30	05/08/24 23:35	367-12-4	
2,4,6-Tribromophenol (S)	79	%	10-130	1	05/05/24 15:30	05/08/24 23:35	118-79-6	
Percent Moisture								
Analytical Method: SW-846								
Pace Analytical Services - Charlotte								
Percent Moisture	23.6	%	0.10	1		05/07/24 14:21		N2

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QUALITY CONTROL DATA

Project: Historic Mill G-10666.1

Pace Project No.: 92728508

QC Batch: 852237

QC Batch Method: EPA 3546

Analysis Method: EPA 8270E

Analysis Description: 8270E Solid MSSV Microwave

Laboratory: Pace Analytical Services - Charlotte

Associated Lab Samples: 92728508001, 92728508002

METHOD BLANK: 4398409

Matrix: Solid

Associated Lab Samples: 92728508001, 92728508002

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
1,2,4-Trichlorobenzene	mg/kg	ND	0.33	05/06/24 14:05	
1,2-Dichlorobenzene	mg/kg	ND	0.33	05/06/24 14:05	
1,3-Dichlorobenzene	mg/kg	ND	0.33	05/06/24 14:05	
1,4-Dichlorobenzene	mg/kg	ND	0.33	05/06/24 14:05	
1-Methylnaphthalene	mg/kg	ND	0.33	05/06/24 14:05	
2,2'-Oxybis(1-chloropropane)	mg/kg	ND	0.33	05/06/24 14:05	v1
2,4,5-Trichlorophenol	mg/kg	ND	0.33	05/06/24 14:05	
2,4,6-Trichlorophenol	mg/kg	ND	0.33	05/06/24 14:05	
2,4-Dichlorophenol	mg/kg	ND	0.33	05/06/24 14:05	
2,4-Dimethylphenol	mg/kg	ND	0.33	05/06/24 14:05	
2,4-Dinitrophenol	mg/kg	ND	1.7	05/06/24 14:05	
2,4-Dinitrotoluene	mg/kg	ND	0.33	05/06/24 14:05	
2,6-Dinitrotoluene	mg/kg	ND	0.33	05/06/24 14:05	
2-Chloronaphthalene	mg/kg	ND	0.33	05/06/24 14:05	
2-Chlorophenol	mg/kg	ND	0.33	05/06/24 14:05	
2-Methylnaphthalene	mg/kg	ND	0.33	05/06/24 14:05	
2-Methylphenol(o-Cresol)	mg/kg	ND	0.33	05/06/24 14:05	
2-Nitroaniline	mg/kg	ND	1.7	05/06/24 14:05	
2-Nitrophenol	mg/kg	ND	0.33	05/06/24 14:05	
3&4-Methylphenol(m&p Cresol)	mg/kg	ND	0.33	05/06/24 14:05	
3,3'-Dichlorobenzidine	mg/kg	ND	0.66	05/06/24 14:05	
3-Nitroaniline	mg/kg	ND	1.7	05/06/24 14:05	
4,6-Dinitro-2-methylphenol	mg/kg	ND	0.66	05/06/24 14:05	
4-Bromophenylphenyl ether	mg/kg	ND	0.33	05/06/24 14:05	
4-Chloro-3-methylphenol	mg/kg	ND	0.66	05/06/24 14:05	
4-Chloroaniline	mg/kg	ND	0.66	05/06/24 14:05	
4-Chlorophenylphenyl ether	mg/kg	ND	0.33	05/06/24 14:05	
4-Nitroaniline	mg/kg	ND	0.66	05/06/24 14:05	
4-Nitrophenol	mg/kg	ND	1.7	05/06/24 14:05	
Acenaphthene	mg/kg	ND	0.33	05/06/24 14:05	
Acenaphthylene	mg/kg	ND	0.33	05/06/24 14:05	
Aniline	mg/kg	ND	0.33	05/06/24 14:05	
Anthracene	mg/kg	ND	0.33	05/06/24 14:05	
Benzo(a)anthracene	mg/kg	ND	0.33	05/06/24 14:05	
Benzo(a)pyrene	mg/kg	ND	0.33	05/06/24 14:05	
Benzo(b)fluoranthene	mg/kg	ND	0.33	05/06/24 14:05	
Benzo(g,h,i)perylene	mg/kg	ND	0.33	05/06/24 14:05	
Benzo(k)fluoranthene	mg/kg	ND	0.33	05/06/24 14:05	
Benzoic Acid	mg/kg	ND	1.7	05/06/24 14:05	
Benzyl alcohol	mg/kg	ND	0.66	05/06/24 14:05	

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REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: Historic Mill G-10666.1
Pace Project No.: 92728508

METHOD BLANK: 4398409

Matrix: Solid

Associated Lab Samples: 92728508001, 92728508002

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
bis(2-Chloroethoxy)methane	mg/kg	ND	0.33	05/06/24 14:05	
bis(2-Chloroethyl) ether	mg/kg	ND	0.33	05/06/24 14:05	
bis(2-Ethylhexyl)phthalate	mg/kg	ND	0.33	05/06/24 14:05	
Butylbenzylphthalate	mg/kg	ND	0.33	05/06/24 14:05	
Chrysene	mg/kg	ND	0.33	05/06/24 14:05	
Di-n-butylphthalate	mg/kg	ND	0.33	05/06/24 14:05	
Di-n-octylphthalate	mg/kg	ND	0.33	05/06/24 14:05	
Dibenz(a,h)anthracene	mg/kg	ND	0.33	05/06/24 14:05	
Dibenzofuran	mg/kg	ND	0.33	05/06/24 14:05	
Diethylphthalate	mg/kg	ND	0.33	05/06/24 14:05	
Dimethylphthalate	mg/kg	ND	0.33	05/06/24 14:05	
Fluoranthene	mg/kg	ND	0.33	05/06/24 14:05	
Fluorene	mg/kg	ND	0.33	05/06/24 14:05	
Hexachloro-1,3-butadiene	mg/kg	ND	0.33	05/06/24 14:05	
Hexachlorobenzene	mg/kg	ND	0.33	05/06/24 14:05	
Hexachlorocyclopentadiene	mg/kg	ND	0.33	05/06/24 14:05	
Hexachloroethane	mg/kg	ND	0.33	05/06/24 14:05	
Indeno(1,2,3-cd)pyrene	mg/kg	ND	0.33	05/06/24 14:05	
Isophorone	mg/kg	ND	0.33	05/06/24 14:05	
N-Nitroso-di-n-propylamine	mg/kg	ND	0.33	05/06/24 14:05	
N-Nitrosodimethylamine	mg/kg	ND	0.33	05/06/24 14:05	
N-Nitrosodiphenylamine	mg/kg	ND	0.33	05/06/24 14:05	
Naphthalene	mg/kg	ND	0.33	05/06/24 14:05	
Nitrobenzene	mg/kg	ND	0.33	05/06/24 14:05	
Pentachlorophenol	mg/kg	ND	0.66	05/06/24 14:05	
Phenanthrene	mg/kg	ND	0.33	05/06/24 14:05	
Phenol	mg/kg	ND	0.33	05/06/24 14:05	
Pyrene	mg/kg	ND	0.33	05/06/24 14:05	
Pyridine	mg/kg	ND	0.33	05/06/24 14:05	
2,4,6-Tribromophenol (S)	%	77	10-130	05/06/24 14:05	
2-Fluorobiphenyl (S)	%	71	10-130	05/06/24 14:05	
2-Fluorophenol (S)	%	72	10-130	05/06/24 14:05	
Nitrobenzene-d5 (S)	%	73	10-130	05/06/24 14:05	
Phenol-d6 (S)	%	72	10-130	05/06/24 14:05	
Terphenyl-d14 (S)	%	85	10-130	05/06/24 14:05	

LABORATORY CONTROL SAMPLE: 4398410

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
1,2,4-Trichlorobenzene	mg/kg	1.7	1.1	65	40-130	
1,2-Dichlorobenzene	mg/kg	1.7	1.1	67	37-130	
1,3-Dichlorobenzene	mg/kg	1.7	1.1	66	36-130	
1,4-Dichlorobenzene	mg/kg	1.7	1.1	66	36-130	
1-Methylnaphthalene	mg/kg	1.7	1.3	78	46-130	

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QUALITY CONTROL DATA

Project: Historic Mill G-10686.1

Pace Project No.: 92728508

LABORATORY CONTROL SAMPLE: 4398410

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
2,2'-Oxybis(1-chloropropane)	mg/kg	1.7	1.4	84	12-130	v1
2,4,5-Trichlorophenol	mg/kg	1.7	1.4	86	49-130	
2,4,6-Trichlorophenol	mg/kg	1.7	1.4	83	48-130	
2,4-Dichlorophenol	mg/kg	1.7	1.3	75	45-130	
2,4-Dimethylphenol	mg/kg	1.7	1.3	80	45-130	
2,4-Dinitrophenol	mg/kg	8.4	7.1	84	23-130	
2,4-Dinitrotoluene	mg/kg	1.7	1.4	84	50-130	
2,6-Dinitrotoluene	mg/kg	1.7	1.4	84	53-130	
2-Chloronaphthalene	mg/kg	1.7	1.3	77	48-130	
2-Chlorophenol	mg/kg	1.7	1.3	76	39-130	
2-Methylnaphthalene	mg/kg	1.7	1.4	80	45-130	
2-Methylphenol(o-Cresol)	mg/kg	1.7	1.4	81	38-130	
2-Nitroaniline	mg/kg	3.4	2.9	85	43-130	
2-Nitrophenol	mg/kg	1.7	1.3	76	43-130	
3&4-Methylphenol(m&p Cresol)	mg/kg	1.7	1.3	78	34-130	
3,3'-Dichlorobenzidine	mg/kg	3.4	2.9	87	68-130	
3-Nitroaniline	mg/kg	3.4	2.8	84	36-130	
4,6-Dinitro-2-methylphenol	mg/kg	3.4	2.8	84	38-130	
4-Bromophenylphenyl ether	mg/kg	1.7	1.4	81	52-130	
4-Chloro-3-methylphenol	mg/kg	3.4	2.9	86	45-130	
4-Chloroaniline	mg/kg	3.4	2.8	77	41-130	
4-Chlorophenylphenyl ether	mg/kg	1.7	1.4	81	46-130	
4-Nitroaniline	mg/kg	3.4	3.0	88	40-130	
4-Nitrophenol	mg/kg	8.4	8.0	95	34-130	
Acenaphthene	mg/kg	1.7	1.4	82	47-130	
Acenaphthylene	mg/kg	1.7	1.5	89	50-130	
Aniline	mg/kg	1.7	1.2	73	33-130	
Anthracene	mg/kg	1.7	1.4	86	46-130	
Benzo(a)anthracene	mg/kg	1.7	1.5	89	49-130	
Benzo(a)pyrene	mg/kg	1.7	1.6	96	45-130	
Benzo(b)fluoranthene	mg/kg	1.7	1.7	99	45-130	
Benzo(g,h,i)perylene	mg/kg	1.7	1.6	96	44-130	
Benzo(k)fluoranthene	mg/kg	1.7	1.6	94	48-130	
Benzic Acid	mg/kg	8.4	4.6	55	14-130	
Benzyl alcohol	mg/kg	3.4	2.6	78	39-130	
bis(2-Chloroethoxy)methane	mg/kg	1.7	1.4	81	41-130	
bis(2-Chloroethyl) ether	mg/kg	1.7	1.3	77	34-130	
bis(2-Ethylhexyl)phthalate	mg/kg	1.7	1.7	99	38-130	
Butylbenzylphthalate	mg/kg	1.7	1.6	95	48-130	
Chrysene	mg/kg	1.7	1.5	91	50-130	
Di-n-butylphthalate	mg/kg	1.7	1.6	92	46-130	
Di-n-octylphthalate	mg/kg	1.7	1.7	103	49-130	
Dibenz(a,h)anthracene	mg/kg	1.7	1.8	104	46-130	
Dibenzofuran	mg/kg	1.7	1.4	80	49-130	
Diethylphthalate	mg/kg	1.7	1.5	89	49-130	
Dimethylphthalate	mg/kg	1.7	1.5	88	50-130	
Fluoranthene	mg/kg	1.7	1.5	91	49-130	

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QUALITY CONTROL DATA

Project: Historic Mill G-10666.1
Pace Project No.: 92728508

LABORATORY CONTROL SAMPLE: 4398410

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Fluorene	mg/kg	1.7	1.5	88	47-130	
Hexachloro-1,3-butadiene	mg/kg	1.7	1.1	68	36-130	
Hexachlorobenzene	mg/kg	1.7	1.3	78	52-130	
Hexachlorocyclopentadiene	mg/kg	1.7	1.5	87	10-130	
Hexachloroethane	mg/kg	1.7	1.2	70	36-130	
Indeno(1,2,3-cd)pyrene	mg/kg	1.7	1.7	101	44-130	
Isophorone	mg/kg	1.7	1.4	85	40-130	
N-Nitroso-di-n-propylamine	mg/kg	1.7	1.5	88	34-130	
N-Nitrosodimethylamine	mg/kg	1.7	1.3	78	29-130	
N-Nitrosodiphenylamine	mg/kg	1.7	1.4	82	47-130	
Naphthalene	mg/kg	1.7	1.3	77	43-130	
Nitrobenzene	mg/kg	1.7	1.3	76	41-130	
Pentachlorophenol	mg/kg	3.4	3.0	87	35-130	
Phenanthrene	mg/kg	1.7	1.5	87	50-130	
Phenol	mg/kg	1.7	1.3	77	39-130	
Pyrene	mg/kg	1.7	1.5	91	51-130	
Pyridine	mg/kg	1.7	0.89	53	21-130	
2,4,6-Tribromophenol (S)	%			99	10-130	
2-Fluorobiphenyl (S)	%			80	10-130	
2-Fluorophenol (S)	%			79	10-130	
Nitrobenzene-d5 (S)	%			79	10-130	
Phenol-d6 (S)	%			82	10-130	
Terphenyl-d14 (S)	%			89	10-130	

MATRIX SPIKE SAMPLE: 4398411

Parameter	Units	92728708002 Result	Spike Conc.	MS Result	MS % Rec	% Rec Limits	Qualifiers
1,2,4-Trichlorobenzene	mg/kg	<446 ug/kg	2.3	1.4	60	22-130	
1,2-Dichlorobenzene	mg/kg	<446 ug/kg	2.3	1.3	57	22-130	
1,3-Dichlorobenzene	mg/kg	<446 ug/kg	2.3	1.2	55	22-130	
1,4-Dichlorobenzene	mg/kg	<446 ug/kg	2.3	1.3	56	21-130	
1-Methylnaphthalene	mg/kg	<446 ug/kg	2.3	1.7	74	27-130	
2,2'-Oxybis(1-chloropropane)	mg/kg	<446 ug/kg	2.3	1.8	79	10-130 v1	
2,4,5-Trichlorophenol	mg/kg	<446 ug/kg	2.3	1.9	82	18-130	
2,4,6-Trichlorophenol	mg/kg	<446 ug/kg	2.3	1.8	80	17-130	
2,4-Dichlorophenol	mg/kg	<446 ug/kg	2.3	1.7	75	19-130	
2,4-Dimethylphenol	mg/kg	<446 ug/kg	2.3	1.8	81	17-130	
2,4-Dinitrophenol	mg/kg	<2230 ug/kg	11.3	5.9	52	10-130	
2,4-Dinitrotoluene	mg/kg	<446 ug/kg	2.3	1.8	78	31-130	
2,6-Dinitrotoluene	mg/kg	<446 ug/kg	2.3	1.8	79	33-130	
2-Chloronaphthalene	mg/kg	<446 ug/kg	2.3	1.6	71	26-130	
2-Chlorophenol	mg/kg	<446 ug/kg	2.3	1.7	76	19-130	
2-Methylnaphthalene	mg/kg	<446 ug/kg	2.3	1.7	75	26-130	
2-Methylphenol(o-Cresol)	mg/kg	<446 ug/kg	2.3	1.8	81	19-130	
2-Nitroaniline	mg/kg	<2230 ug/kg	4.5	3.6	79	29-130	

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QUALITY CONTROL DATA

Project: Historic Mill G-10666.1
Pace Project No.: 92728508

MATRIX SPIKE SAMPLE:		4398411	92728708002	Spike	MS	MS	% Rec	
Parameter	Units	Result	Conc.	Result	% Rec	Limits	Qualifiers	
2-Nitrophenol	mg/kg	<446 ug/kg	2.3	1.6	72	16-130		
3&4-Methylphenol(m&p Cresol)	mg/kg	<446 ug/kg	2.3	1.7	76	14-130		
3,3'-Dichlorobenzidine	mg/kg	<891 ug/kg	4.5	4.0	88	16-130		
3-Nitroaniline	mg/kg	<2230 ug/kg	4.5	3.7	81	28-130		
4,6-Dinitro-2-methylphenol	mg/kg	<891 ug/kg	4.5	3.0	66	10-131		
4-Bromophenylphenyl ether	mg/kg	<446 ug/kg	2.3	1.6	73	32-130		
4-Chloro-3-methylphenol	mg/kg	<891 ug/kg	4.5	3.8	83	28-130		
4-Chloroaniline	mg/kg	<891 ug/kg	4.5	3.4	76	19-130		
4-Chlorophenylphenyl ether	mg/kg	<446 ug/kg	2.3	1.6	71	29-130		
4-Nitroaniline	mg/kg	<891 ug/kg	4.5	3.8	85	22-130		
4-Nitrophenol	mg/kg	<2230 ug/kg	11.3	9.3	82	10-130		
Acenaphthene	mg/kg	<446 ug/kg	2.3	1.7	75	29-130		
Acenaphthylene	mg/kg	<446 ug/kg	2.3	1.9	83	27-130		
Aniline	mg/kg	<446 ug/kg	2.3	1.7	74	10-130		
Anthracene	mg/kg	<446 ug/kg	2.3	1.7	75	26-130		
Benzo(a)anthracene	mg/kg	<446 ug/kg	2.3	1.7	77	31-130		
Benzo(a)pyrene	mg/kg	<446 ug/kg	2.3	1.8	79	24-130		
Benzo(b)fluoranthene	mg/kg	<446 ug/kg	2.3	1.8	79	12-137		
Benzo(g,h,i)perylene	mg/kg	<446 ug/kg	2.3	1.8	78	16-130		
Benzo(k)fluoranthene	mg/kg	<446 ug/kg	2.3	1.7	76	27-130		
Benzoic Acid	mg/kg	<2230 ug/kg	11.3	1.4J	12	10-130		
Benzyl alcohol	mg/kg	<891 ug/kg	4.5	3.4	76	25-130		
bis(2-Chloroethoxy)methane	mg/kg	<446 ug/kg	2.3	1.8	79	26-130		
bis(2-Chloroethyl) ether	mg/kg	<446 ug/kg	2.3	1.7	77	23-130		
bis(2-Ethylhexyl)phthalate	mg/kg	<446 ug/kg	2.3	1.7	75	20-130		
Butylbenzylphthalate	mg/kg	<446 ug/kg	2.3	1.7	74	28-130		
Chrysene	mg/kg	<446 ug/kg	2.3	1.8	78	29-130		
Di-n-butylphthalate	mg/kg	<446 ug/kg	2.3	1.7	77	29-130		
Di-n-octylphthalate	mg/kg	<446 ug/kg	2.3	1.9	84	30-130		
Dibenz(a,h)anthracene	mg/kg	<446 ug/kg	2.3	2.0	87	27-130		
Dibenzofuran	mg/kg	<446 ug/kg	2.3	1.6	72	33-130		
Diethylphthalate	mg/kg	<446 ug/kg	2.3	2.0	86	34-130		
Dimethylphthalate	mg/kg	<446 ug/kg	2.3	1.9	85	35-130		
Fluoranthene	mg/kg	<446 ug/kg	2.3	1.8	80	26-130		
Fluorene	mg/kg	<446 ug/kg	2.3	1.8	77	27-130		
Hexachloro-1,3-butadiene	mg/kg	<446 ug/kg	2.3	1.3	57	19-130		
Hexachlorobenzene	mg/kg	<446 ug/kg	2.3	1.6	72	31-130		
Hexachlorocyclopentadiene	mg/kg	<446 ug/kg	2.3	1.3	56	10-130		
Hexachloroethane	mg/kg	<446 ug/kg	2.3	1.2	55	21-130		
Indeno(1,2,3-cd)pyrene	mg/kg	<446 ug/kg	2.3	1.9	83	16-130		
Isophorone	mg/kg	<446 ug/kg	2.3	1.9	84	29-130		
N-Nitroso-di-n-propylamine	mg/kg	<446 ug/kg	2.3	1.9	86	22-130		
N-Nitrosodimethylamine	mg/kg	<446 ug/kg	2.3	1.7	75	15-130		
N-Nitrosodiphenylamine	mg/kg	<446 ug/kg	2.3	1.7	77	30-130		
Naphthalene	mg/kg	<446 ug/kg	2.3	1.7	73	24-130		
Nitrobenzene	mg/kg	<446 ug/kg	2.3	1.6	73	25-130		
Pentachlorophenol	mg/kg	<891 ug/kg	4.5	4.1	91	10-130		

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QUALITY CONTROL DATA

Project: Historic Mill G-10666.1
Pace Project No.: 92728508

MATRIX SPIKE SAMPLE: 4398411

Parameter	Units	92728708002 Result	Spike Conc.	MS Result	MS % Rec	% Rec Limits	Qualifiers
Phenanthrene	mg/kg	<446 ug/kg	2.3	1.7	76	28-130	
Phenol	mg/kg	<446 ug/kg	2.3	1.7	74	18-130	
Pyrene	mg/kg	<446 ug/kg	2.3	1.7	74	27-130	
Pyridine	mg/kg	<446 ug/kg	2.3	0.47	21	10-130	
2,4,6-Tribromophenol (S)	%				96	10-130	
2-Fluorobiphenyl (S)	%				64	10-130	
2-Fluorophenol (S)	%				77	10-130	
Nitrobenzene-d5 (S)	%				72	10-130	
Phenol-d6 (S)	%				77	10-130	
Terphenyl-d14 (S)	%				72	10-130	

SAMPLE DUPLICATE: 4398412

Parameter	Units	92728508001 Result	Dup Result	RPD	Max RPD	Qualifiers
1,2,4-Trichlorobenzene	mg/kg	ND	ND		30	
1,2-Dichlorobenzene	mg/kg	ND	ND		30	
1,3-Dichlorobenzene	mg/kg	ND	ND		30	
1,4-Dichlorobenzene	mg/kg	ND	ND		30	
1-Methylnaphthalene	mg/kg	ND	ND		30	
2,2'-Oxybis(1-chloropropane)	mg/kg	ND	ND		30 v1	
2,4,5-Trichlorophenol	mg/kg	ND	ND		30	
2,4,6-Trichlorophenol	mg/kg	ND	ND		30	
2,4-Dichlorophenol	mg/kg	ND	ND		30	
2,4-Dimethylphenol	mg/kg	ND	ND		30	
2,4-Dinitrophenol	mg/kg	ND	ND		30	
2,4-Dinitrotoluene	mg/kg	ND	ND		30	
2,6-Dinitrotoluene	mg/kg	ND	ND		30	
2-Chloronaphthalene	mg/kg	ND	ND		30	
2-Chlorophenol	mg/kg	ND	ND		30	
2-Methylnaphthalene	mg/kg	ND	ND		30	
2-Methylphenol(o-Cresol)	mg/kg	ND	ND		30	
2-Nitroaniline	mg/kg	ND	ND		30	
2-Nitrophenol	mg/kg	ND	ND		30	
3&4-Methylphenol(m&p Cresol)	mg/kg	ND	ND		30	
3,3'-Dichlorobenzidine	mg/kg	ND	ND		30	
3-Nitroaniline	mg/kg	ND	ND		30	
4,6-Dinitro-2-methylphenol	mg/kg	ND	ND		30	
4-Bromophenylphenyl ether	mg/kg	ND	ND		30	
4-Chloro-3-methylphenol	mg/kg	ND	ND		30	
4-Chloroaniline	mg/kg	ND	ND		30	
4-Chlorophenylphenyl ether	mg/kg	ND	ND		30	
4-Nitroaniline	mg/kg	ND	ND		30	
4-Nitrophenol	mg/kg	ND	ND		30	
Acenaphthene	mg/kg	ND	ND		30	
Acenaphthylene	mg/kg	ND	ND		30	

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QUALITY CONTROL DATA

Project: Historic Mill G-10666.1
Pace Project No.: 92728508

SAMPLE DUPLICATE: 4398412

Parameter	Units	92728508001 Result	Dup Result	RPD	Max RPD	Qualifiers
Aniline	mg/kg	ND	ND		30	
Anthracene	mg/kg	ND	ND		30	
Benzo(a)anthracene	mg/kg	ND	ND		30	
Benzo(a)pyrene	mg/kg	ND	ND		30	
Benzo(b)fluoranthene	mg/kg	ND	ND		30	
Benzo(g,h,i)perylene	mg/kg	ND	ND		30	
Benzo(k)fluoranthene	mg/kg	ND	ND		30	
Benzic Acid	mg/kg	ND	ND		30	
Benzyl alcohol	mg/kg	ND	ND		30	
bis(2-Chloroethoxy)methane	mg/kg	ND	ND		30	
bis(2-Chloroethyl) ether	mg/kg	ND	ND		30	
bis(2-Ethylhexyl)phthalate	mg/kg	ND	ND		30	
Butylbenzylphthalate	mg/kg	ND	ND		30	
Chrysene	mg/kg	ND	ND		30	
Di-n-butylphthalate	mg/kg	ND	ND		30	
Di-n-octylphthalate	mg/kg	ND	ND		30	
Dibenz(a,h)anthracene	mg/kg	ND	ND		30	
Dibenzofuran	mg/kg	ND	ND		30	
Diethylphthalate	mg/kg	ND	ND		30	
Dimethylphthalate	mg/kg	ND	ND		30	
Fluoranthene	mg/kg	ND	ND		30	
Fluorene	mg/kg	ND	ND		30	
Hexachloro-1,3-butadiene	mg/kg	ND	ND		30	
Hexachlorobenzene	mg/kg	ND	ND		30	
Hexachlorocyclopentadiene	mg/kg	ND	ND		30	
Hexachloroethane	mg/kg	ND	ND		30	
Indeno(1,2,3-cd)pyrene	mg/kg	ND	ND		30	
Isophorone	mg/kg	ND	ND		30	
N-Nitroso-di-n-propylamine	mg/kg	ND	ND		30	
N-Nitrosodimethylamine	mg/kg	ND	ND		30	
N-Nitrosodiphenylamine	mg/kg	ND	ND		30	
Naphthalene	mg/kg	ND	ND		30	
Nitrobenzene	mg/kg	ND	ND		30	
Pentachlorophenol	mg/kg	ND	ND		30	
Phenanthrene	mg/kg	ND	ND		30	
Phenol	mg/kg	ND	ND		30	
Pyrene	mg/kg	ND	ND		30	
Pyridine	mg/kg	ND	ND		30	
2,4,6-Tribromophenol (S)	%	62	67			
2-Fluorobiphenyl (S)	%	44	51			
2-Fluorophenol (S)	%	50	56			
Nitrobenzene-d5 (S)	%	49	56			
Phenol-d6 (S)	%	48	53			
Terphenyl-d14 (S)	%	43	59			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: Historic Mill G-10866.1
Pace Project No.: 92728508

QC Batch: 852289 Analysis Method: MADEP EPH
QC Batch Method: MADEP EPH Analysis Description: MADEP EPH MA Soil
Laboratory: Pace Analytical Services - Charlotte
Associated Lab Samples: 92728508001, 92728508002

METHOD BLANK: 4398554 Matrix: Solid
Associated Lab Samples: 92728508001, 92728508002

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Aliphatic (C09-C18)	mg/kg	ND	9.9	05/07/24 08:38	N2
Aliphatic (C19-C36)	mg/kg	ND	9.9	05/07/24 08:38	N2
Aromatic (C11-C22)	mg/kg	ND	9.9	05/07/24 08:38	N2
Aromatic (C11-C22), Adjusted	mg/kg	ND	9.9	05/07/24 08:38	N2
1-Chlorooctadecane (S)	%	49	40-140	05/07/24 08:38	
2-Bromonaphthalene (S)	%	100	40-140	05/07/24 08:38	
2-Fluorobiphenyl (S)	%	100	40-140	05/07/24 08:38	
o-Terphenyl (S)	%	95	40-140	05/07/24 08:38	

LABORATORY CONTROL SAMPLE & LCSD: 4398555

4398556

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Aliphatic (C09-C18)	mg/kg	10	ND	ND	77	80	40-140		50	N2
Aliphatic (C19-C36)	mg/kg	13.4	12.4	13.0	92	98	40-140	5	50	N2
Aromatic (C11-C22)	mg/kg	28.4	27.0	28.7	95	102	40-140	6	50	N2
Aromatic (C11-C22), Adjusted	mg/kg		ND	ND					50	N2
1-Chlorooctadecane (S)	%				70	69	40-140			
2-Bromonaphthalene (S)	%				100	100	40-140			
2-Fluorobiphenyl (S)	%				100	100	40-140			
o-Terphenyl (S)	%				101	101	40-140			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

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QUALITY CONTROL DATA

Project: Historic Mill G-10666.1
Pace Project No.: 92728508

QC Batch: 852707 Analysis Method: SW-848
QC Batch Method: SW-846 Analysis Description: Dry Weight/Percent Moisture
Laboratory: Pace Analytical Services - Charlotte

Associated Lab Samples: 92728508001, 92728508002

SAMPLE DUPLICATE: 4400461

Parameter	Units	92728508001 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	13.7	14.0	2	25	N2

SAMPLE DUPLICATE: 4400462

Parameter	Units	92729109002 Result	Dup Result	RPD	Max RPD	Qualifiers
Percent Moisture	%	25.1	25.4	1	25	N2

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QUALIFIERS

Project: Historic Mill G-10666.1
Pace Project No.: 92728508

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.
ND - Not Detected at or above adjusted reporting limit.
TNTC - Too Numerous To Count
J - Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.
MDL - Adjusted Method Detection Limit.
PQL - Practical Quantitation Limit.
RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.
S - Surrogate
1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.
Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.
LCS(D) - Laboratory Control Sample (Duplicate)
MS(D) - Matrix Spike (Duplicate)
DUP - Sample Duplicate
RPD - Relative Percent Difference
NC - Not Calculable.
SG - Silica Gel - Clean-Up
U - Indicates the compound was analyzed for, but not detected.
Acid preservation may not be appropriate for 2 Chloroethylvinyl ether.
A separate vial preserved to a pH of 4-5 is recommended in SW846 Chapter 4 for the analysis of Acrolein and Acrylonitrile by EPA Method 8260.
N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.
Reported results are not rounded until the final step prior to reporting. Therefore, calculated parameters that are typically reported as "Total" may vary slightly from the sum of the reported component parameters.
Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.
TNI - The NELAC Institute.

ANALYTE QUALIFIERS

N2	The lab does not hold NELAC/TNI accreditation for this parameter but other accreditations/certifications may apply. A complete list of accreditations/certifications is available upon request.
v1	The continuing calibration verification was above the method acceptance limit. Any detection for the analyte in the associated samples may have a high bias.

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: Historic Mill G-10668.1
Pace Project No.: 92728508

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
92728508001	TW1-5	MADEP EPH	852289	MADEP EPH	852715
92728508002	TW1-10	MADEP EPH	852289	MADEP EPH	852715
92728508001	TW1-5	EPA 3548	852237	EPA 8270E	852297
92728508002	TW1-10	EPA 3548	852237	EPA 8270E	852297
92728508001	TW1-5	SW-848	852707		
92728508002	TW1-10	SW-848	852707		

REPORT OF LABORATORY ANALYSIS

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Pace[®] Location Requested (City/State):
Pace Analytical Kernersville, NC
1377 South Park Dr., Kernersville, NC 27284

Company Name: Pilot Geological
Street Address: P.O. Box 128, Kernersville, NC 27285

Customer Project #: Historic Mill G-10668.1
Project Name: Historic Mill G-10668.1

Site Collection Info/Facility ID (as applicable):

CHAIN-OF-CUSTODY Analytical Request Document

Chain-of-Custody is a LEGAL DOCUMENT - Complete all relevant fields

Contact/Report To: Jason Ricks
Phone #: 336-542-7587
E-Mail: jricks@pilotenviro.com
Cc E-Mail:

Invoice To: Jason Ricks
Invoice E-Mail: jricks@pilotenviro.com
Purchase Order # (if applicable):
Quote #:

County / State origin of sample(s): North Carolina

Regulatory Program (DWR, RCRA, etc.) as applicable: Reportable ☐ Yes ☐ No
Rush (Pre-approval required): ☐ Same Day ☐ 1-2 Day ☐ 3-5 Day ☐ Other
Date Results Requested: ☐ Field Filtered (if applicable) ☐ Yes ☐ No
Analytic:

Matrix Codes (Insert in Matrix Box Below): Drinking Water (DWR), Ground Water (GWR), Wastewater (WW), Product (PI), Soil/Solid (SS), Oil (OI), Wastewater (WWT), Wastewater (WTS), Hazardous (H), Vapor (V), Surface Water (SW), Sediment (SED), Sludge (SL), Leachate (LL), Effluent (ES), Other (OT)

Customer Sample ID	Matrix	Sample Date		Collection or Composite Start		#	Res. Results	Units
		Date	Time	Date	Time			
TW1-5	SW	5/2/24	9:40					
TW1-10	SW	5/2/24	9:50					

Additional Instructions from "Pace"

Collected By: Jason Ricks
(Printed Name)
Signature:

Customer Remarks / Special Conditions / Possible Hazards:

Date/Time	Signature	Thermometer ID	Corrosion Factor (°C)	Obs. Temp. (°C)	Corrected Temp. (°C)	On Ice
5/2/24 1:38	Jason Ricks					
5/2/24 1:38	Jason Ricks					
5/2/24 1:38	Jason Ricks					
5/2/24 1:38	Jason Ricks					

Page 2 of 1

ENV-FRM-CORQ-0018_V02_110123 ©



DC#_Title: ENV-FRM-HUN1-0083 v03_Sample Condition Upon Receipt

Effective Date: 12/01/2023

Laboratory receiving samples:

Asheville ☐ Eden ☐ Greenwood ☐ Huntersville ☐ Raleigh ☐ Mechanicsville ☐ Atlanta ☐ Kernersville ☒Sample Condition
Upon Receipt

Client Name:

pilot geological

Project #:

Historic
Mill

Courier:

☐ Commercial☐ Fed Ex☐ UPS☐ USPS☒ Client☐ Pace☐ Other:

Custody Seal Present?

☐ Yes☒ No

Seals Intact?

☐ Yes☐ No☐ N/A

Date/Initials Person Examining Contents: HS

Packing Material:

☐ Bubble Wrap☐ Bubble Bags☒ None☐ Other

Thermometer:

☐ IR Gun ID:

KPT002

Type of Ice:

☒ Wet☐ Blue☐ None

Cooler Temp:

3.9

Correction Factor:

Add/Subtract (°C)

-0.2

Biological Tissue Frozen?

☐ Yes☐ No☒ N/A

Cooler Temp Corrected (°C):

3.7

USDA Regulated Substances (water sample)

Did samples originate in a quarantine zone within the United States: CA, NY, or SC (check maps)? ☐ Yes ☒ NoDid samples originate from a foreign source (internationally, including Hawaii and Puerto Rico)? ☐ Yes ☒ No

Comments/Discrepancy:

Chain of Custody Present?

☒ Yes☐ No☐ N/A

1.

Samples Arrived within Hold Time?

☒ Yes☐ No☐ N/A

2.

Short Hold Time Analysis (<72 hr.)?

☐ Yes☒ No☐ N/A

3.

Rush Turn Around Time Requested?

☐ Yes☒ No☐ N/A

4.

Sufficient Volume?

☒ Yes☐ No☐ N/A

5.

Correct Containers Used?

☐ Yes☐ No☐ N/A

6.

-Pace Containers Used?

☒ Yes☐ No☐ N/A

Containers intact?

☒ Yes☐ No☐ N/A

7.

Dissolved analysis: Samples Field Filtered?

☐ Yes☐ No☒ N/A

8.

Sample Labels Match COC?

☒ Yes☐ No☐ N/A

9.

-Includes Date/Time/ID/Analysis Matrix: SC

Headspace in VOA Vials (>5-6mm)?

☐ Yes☐ No☒ N/A

10.

Trip Blank Present?

☐ Yes☐ No☒ N/A

11.

Trip Blank Custody Seals Present?

☐ Yes☐ No☒ N/A

COMMENTS/SAMPLE DISCREPANCY

Field Data Required? ☐ Yes ☐ No

Lot ID of split containers:

CLIENT NOTIFICATION/RESOLUTION

Person contacted:

Date/Time:

Project Manager SCURF Review:

Date:

Project Manager SRF Review:

Date:



DC#_Title: ENV-FRM-HUN1-0083 v03_Sample Condition Upon Receipt

Effective Date: 12/01/2023

*Check mark top half of box if pH and/or dechlorination is verified and within the acceptance range for preservation samples.

Project #

Exceptions: VOA, Coliform, TOC, Oil and Grease, DRO/8015 (water) DOC, UHg

**Bottom half of box is to list number of bottles

***Check all unpreserved Nitrates for chlorine

Item#	BP4U-125 mL Plastic Unpreserved (N/A) (Cl-)	BP9U-250 mL Plastic Unpreserved (N/A)	BP2U-500 mL Plastic Unpreserved (N/A)	BP7U-1 liter Plastic Unpreserved (N/A)	BP4S-125 mL Plastic H2SO4 (pH < 2) (Cl-)	BP2N-250 mL plastic HNO3 (pH < 2)	BP4Z-125 mL Plastic 2N Acetate & NaOH (>9)	BP4B-125 mL Plastic NaOH (pH > 12) (Cl-)	WGRU-Wide-mouthed Glass jar Unpreserved	AG1U-1 liter Amber Unpreserved (N/A) (Cl-)	AG1H-1 liter Amber HCl (pH < 2)	AG3U-250 mL Amber Unpreserved (N/A) (Cl-)	AG1S-1 liter Amber H2SO4 (pH < 2)	AG3S-250 mL Amber H2SO4 (pH < 2)	DE94-40 mL Amber NH4Cl (N/A)(Cl-)	D69H-40 mL VOA HCl (N/A)	VE9T-40 mL VOA Na2SO3 (N/A)	VE9U-40 mL VOA Unpreserved (N/A)	D69V-40 mL VOA H3PO4 (N/A)	KP7U-50 mL Plastic Unpreserved (N/A)	V/GK (3 vials per kit)-VPH/Gas kit (N/A)	SP5T-125 mL Sterile Plastic (N/A – lab)	SP2T-250 mL Sterile Plastic (N/A – lab)		BP3R-250 mL Plastic (NH2)2SO4 (9.3-9.7)	AG6U-100 mL Amber Unpreserved (N/A) (Cl-)	VS6U-20 mL Schillation vials (N/A)	D69U-40 mL Amber Unpreserved vials (N/A)	
1									2																				
2									2																				
3																													
4																													
5																													
6																													
7																													
8																													
9																													
10																													
11																													
12																													

pH Adjustment Log for Preserved Samples

Sample ID	Type of Preservative	pH upon receipt	Date preservation adjusted	Time preservation adjusted	Amount of Preservative added	Lot #

Note: Whenever there is a discrepancy affecting North Carolina compliance samples, a copy of this form will be sent to the North Carolina DENR Certification Office (i.e. Out of hold, incorrect preservative, out of temp, incorrect containers.



Pace Analytical Services, LLC
1377 South Park Drive
Kernersville, NC 27284
(704)977-0981

May 16, 2024

**Jason Ricks
Pilot Geological
P.O. Box 128
Kernersville, NC 27285**

**RE: Project: Historic Mill G-10666.1
Pace Project No.: 92728689**

Dear Jason Ricks:

Enclosed are the analytical results for sample(s) received by the laboratory on May 03, 2024. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

- Pace Analytical Services - Charlotte

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Stephanie Knott".

**Stephanie Knott
stephanie.knott@pacelabs.com
704-977-0981
Project Manager**

Enclosures



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1377 South Park Drive
Kernersville, NC 27284
(704)977-0981

CERTIFICATIONS

Project: Historic Mill G-10666.1
Pace Project No.: 92728689

Pace Analytical Services Charlotte

South Carolina Laboratory ID: 99006
9800 Kinney Ave. Ste 100, Huntersville, NC 28078
North Carolina Drinking Water Certification #: 37708
North Carolina Field Services Certification #: 5342
North Carolina Wastewater Certification #: 12
South Carolina Laboratory ID: 99006

South Carolina Certification #: 99006001
South Carolina Drinking Water Cert. #: 99006003
Florida/NELAP Certification #: E87627
Kentucky UST Certification #: 84
Louisiana DoH Drinking Water #: LA029
Virginia/VELAP Certification #: 460221

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Kernersville, NC 27284
(704)977-0981

SAMPLE SUMMARY

Project: Historic Mill G-10666.1
Pace Project No.: 92728689

Lab ID	Sample ID	Matrix	Date Collected	Date Received
92728689001	TW-1	Water	05/03/24 10:00	05/03/24 11:00

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Kemersville, NC 27284
(704)977-0881

SAMPLE ANALYTE COUNT

Project: Historic Mill G-10666.1
Pace Project No.: 92728689

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
92728689001	TW-1	MADEP EPH	BAJ	7	PASI-C
		EPA 625.1	ICO	62	PASI-C

PASI-C = Pace Analytical Services - Charlotte

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PROJECT NARRATIVE

Project: Historic Mill G-10666.1
Pace Project No.: 92728689

Method: MADEP EPH
Description: MADEP EPH NC Water
Client: Pilot Geological
Date: May 16, 2024

General information:

1 sample was analyzed for MADEP EPH by Pace Analytical Services Charlotte. All samples were received in acceptable condition with any exceptions noted below or on the chain-of custody and/or the sample condition upon receipt form (SCUR) attached at the end of this report.

Hold Time:

The samples were analyzed within the method required hold times with any exceptions noted below.

Sample Preparation:

The samples were prepared in accordance with MADEP EPH with any exceptions noted below.

Initial Calibrations (including MS Tune as applicable):

All criteria were within method requirements with any exceptions noted below.

Continuing Calibration:

All criteria were within method requirements with any exceptions noted below.

Surrogates:

All surrogates were within QC limits with any exceptions noted below.

Method Blank:

All analytes were below the report limit in the method blank, where applicable, with any exceptions noted below.

Laboratory Control Spike:

All laboratory control spike compounds were within QC limits with any exceptions noted below.

Matrix Spikes:

All percent recoveries and relative percent differences (RPDs) were within acceptance criteria with any exceptions noted below.

Additional Comments:

REPORT OF LABORATORY ANALYSIS

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PROJECT NARRATIVE

Project: Historic Mill G-10666.1
Pace Project No.: 92728689

Method: EPA 625.1
Description: 625 RVE
Client: Pilot Geological
Date: May 16, 2024

General Information:

1 sample was analyzed for EPA 625.1 by Pace Analytical Services Charlotte. All samples were received in acceptable condition with any exceptions noted below or on the chain-of custody and/or the sample condition upon receipt form (SCUR) attached at the end of this report.

Hold Time:

The samples were analyzed within the method required hold times with any exceptions noted below.

Sample Preparation:

The samples were prepared in accordance with EPA 625.1 with any exceptions noted below.

Initial Calibrations (Including MS Tune as applicable):

All criteria were within method requirements with any exceptions noted below.

Continuing Calibration:

All criteria were within method requirements with any exceptions noted below.

Internal Standards:

All internal standards were within QC limits with any exceptions noted below.

Surrogates:

All surrogates were within QC limits with any exceptions noted below.

Method Blank:

All analytes were below the report limit in the method blank, where applicable, with any exceptions noted below.

Laboratory Control Spike:

All laboratory control spike compounds were within QC limits with any exceptions noted below.

Matrix Spikes:

All percent recoveries and relative percent differences (RPDs) were within acceptance criteria with any exceptions noted below.

QC Batch: 853567

A matrix spike and/or matrix spike duplicate (MS/MSD) were performed on the following sample(s): 92899837027

M1: Matrix spike recovery exceeded QC limits. Batch accepted based on laboratory control sample (LCS) recovery.

- MS (Lab ID: 4404785)
 - 1,2,4-Trichlorobenzene
 - 2,2'-Oxybis(1-chloropropane)
 - 2-Chloronaphthalene
 - Acenaphthene
 - Fluorene
 - Hexachlorocyclopentadiene
 - Hexachloroethane
- MSD (Lab ID: 4404786)

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PROJECT NARRATIVE

Project: Historic Mill G-10666.1

Pace Project No.: 92728689

Method: EPA 625.1

Description: 625 RVE

Client: Pilot Geological

Date: May 16, 2024

QC Batch: 853567

A matrix spike and/or matrix spike duplicate (MS/MSD) were performed on the following sample(s): 92899837027

M1: Matrix spike recovery exceeded QC limits. Batch accepted based on laboratory control sample (LCS) recovery.

- 1,2,4-Trichlorobenzene
- 2-Chloronaphthalene
- Hexachloroethane

R1: RPD value was outside control limits.

- MSD (Lab ID: 4404766)
 - 2,2'-Oxybis(1-chloropropane)
 - 2,4,6-Trichlorophenol
 - 2,4-Dichlorophenol
 - 2,4-Dimethylphenol
 - 2,4-Dinitrophenol
 - 2,4-Dinitrotoluene
 - 2,6-Dinitrotoluene
 - 2-Chlorophenol
 - 2-Nitrophenol
 - 3,3'-Dichlorobenzidine
 - 4,6-Dinitro-2-methylphenol
 - 4-Bromophenylphenyl ether
 - 4-Chloro-3-methylphenol
 - 4-Chlorophenylphenyl ether
 - 4-Nitrophenol
 - Acenaphthene
 - Acenaphthylene
 - Anthracene
 - Benzo(a)anthracene
 - Benzo(a)pyrene
 - Benzo(b)fluoranthene
 - Benzo(g,h,i)perylene
 - Benzo(k)fluoranthene
 - Butylbenzylphthalate
 - Chrysene
 - Di-n-butylphthalate
 - Di-n-octylphthalate
 - Dibenz(a,h)anthracene
 - Diethylphthalate
 - Dimethylphthalate
 - Fluoranthene
 - Fluorene
 - Hexachlorobenzene
 - Hexachloroethane
 - Indeno(1,2,3-cd)pyrene
 - Isophorone
 - N-Nitrosodimethylamine
 - N-Nitrosodiphenylamine

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PROJECT NARRATIVE

Project: Historic Mill G-10666.1
Pace Project No.: 92728689

Method: EPA 625.1
Description: 625 RVE
Client: Pilot Geological
Date: May 16, 2024

QC Batch: 853567

A matrix spike and/or matrix spike duplicate (MS/MSD) were performed on the following sample(s): 92699837027

R1: RPD value was outside control limits.

- Naphthalene
- Nitrobenzene
- Pentachlorophenol
- Phenanthrene
- Phenol
- Pyrene
- bis(2-Chloroethyl) ether
- bis(2-Ethylhexyl)phthalate

Additional Comments:

This data package has been reviewed for quality and completeness and is approved for release.

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: Historic Mill G-10666.1
Pace Project No.: 92728689

Sample: TW-1		Lab ID: 92728689001		Collected: 05/03/24 10:00		Received: 05/03/24 11:00		Matrix: Water	
Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual	
MADEP EPH NC Water		Analytical Method: MADEP EPH Preparation Method: MADEP EPH Pace Analytical Services - Charlotte							
Aliphatic (C09-C18)	ND	ug/L	99.0	1	05/14/24 15:37	05/15/24 10:23		N2	
Aliphatic (C19-C36)	ND	ug/L	99.0	1	05/14/24 15:37	05/15/24 10:23		N2	
Aromatic (C11-C22)	166	ug/L	99.0	1	05/14/24 15:37	05/15/24 10:23		N2	
Surrogates									
1-Chlorooctadecane (S)	64	%	40-140	1	05/14/24 15:37	05/15/24 10:23	3386-33-2		
o-Terphenyl (S)	123	%	40-140	1	05/14/24 15:37	05/15/24 10:23	84-15-1		
2-Fluorobiphenyl (S)	111	%	40-140	1	05/14/24 15:37	05/15/24 10:23	321-80-8		
2-Bromonaphthalene (S)	116	%	40-140	1	05/14/24 15:37	05/15/24 10:23	580-13-2		
625 RVE		Analytical Method: EPA 625.1 Preparation Method: EPA 625.1 Pace Analytical Services - Charlotte							
Acenaphthene	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	83-32-9		
Acenaphthylene	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	208-96-8		
Anthracene	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	120-12-7		
Benzo(a)anthracene	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	56-55-3		
Benzo(a)pyrene	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	50-32-8		
Benzo(b)fluoranthene	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	205-99-2		
Benzo(g,h,i)perylene	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	191-24-2		
Benzo(k)fluoranthene	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	207-08-9		
4-Bromophenylphenyl ether	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	101-55-3		
Butylbenzylphthalate	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	85-68-7		
4-Chloro-3-methylphenol	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	59-50-7		
bis(2-Chloroethoxy)methane	ND	ug/L	10.0	1	05/10/24 01:46	05/10/24 20:16	111-91-1		
bis(2-Chloroethyl) ether	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	111-44-4		
2-Chloronaphthalene	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	91-58-7		
2-Chlorophenol	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	95-57-8		
4-Chlorophenylphenyl ether	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	7005-72-3		
Chrysene	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	218-01-9		
Dibenz(a,h)anthracene	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	53-70-3		
3,3'-Dichlorobenzidine	ND	ug/L	10.0	1	05/10/24 01:46	05/10/24 20:16	91-94-1		
2,4-Dichlorophenol	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	120-83-2		
Diethylphthalate	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	84-66-2		
2,4-Dimethylphenol	ND	ug/L	10.0	1	05/10/24 01:46	05/10/24 20:16	105-67-9		
Dimethylphthalate	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	131-11-3		
Di-n-butylphthalate	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	84-74-2		
4,6-Dinitro-2-methylphenol	ND	ug/L	10.0	1	05/10/24 01:46	05/10/24 20:16	534-52-1		
2,4-Dinitrophenol	ND	ug/L	50.0	1	05/10/24 01:46	05/10/24 20:16	51-28-5		
2,4-Dinitrotoluene	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	121-14-2		
2,6-Dinitrotoluene	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	606-20-2		
Di-n-octylphthalate	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	117-84-0		
bis(2-Ethylhexyl)phthalate	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	117-81-7		
Fluoranthene	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	208-44-0		
Fluorene	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	86-73-7		
Hexachloro-1,3-butadiene	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	87-68-3		
Hexachlorobenzene	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	118-74-1		
Hexachlorocyclopentadiene	ND	ug/L	10.0	1	05/10/24 01:46	05/10/24 20:16	77-47-4		

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: Historic Mill G-10666.1
Pace Project No.: 92728689

Sample: TW-1		Lab ID: 92728689001		Collected: 05/03/24 10:00		Received: 05/03/24 11:00		Matrix: Water	
Parameters	Results	Units	Report Limit	DF	Prepared	Analyzed	CAS No.	Qual	
625 RVE									
Analytical Method: EPA 625.1 Preparation Method: EPA 625.1									
Pace Analytical Services - Charlotte									
Hexachloroethane	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	87-72-1		
Indeno(1,2,3-cd)pyrene	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	193-39-5		
Isophorone	ND	ug/L	10.0	1	05/10/24 01:46	05/10/24 20:16	78-59-1		
Naphthalene	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	91-20-3		
Nitrobenzene	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	98-95-3		
2-Nitrophenol	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	88-75-5		
4-Nitrophenol	ND	ug/L	10.0	1	05/10/24 01:46	05/10/24 20:16	100-02-7		
N-Nitrosodimethylamine	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	82-75-9		
N-Nitroso-di-n-propylamine	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	621-64-7		
N-Nitrosodiphenylamine	ND	ug/L	10.0	1	05/10/24 01:46	05/10/24 20:16	86-30-6		
2,2'-Oxybis(1-chloropropane)	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	108-60-1		
Pentachlorophenol	ND	ug/L	10.0	1	05/10/24 01:46	05/10/24 20:16	87-86-5		
Phenanthrene	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	85-01-8		
Phenol	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	108-95-2		
Pyrene	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	129-00-0		
1,2,4-Trichlorobenzene	ND	ug/L	5.0	1	05/10/24 01:46	05/10/24 20:16	120-82-1		
2,4,6-Trichlorophenol	ND	ug/L	10.0	1	05/10/24 01:46	05/10/24 20:16	88-06-2		
Surrogates									
Nitrobenzene-d5 (S)	70	%	10-120	1	05/10/24 01:46	05/10/24 20:16	4185-60-0		
2-Fluorobiphenyl (S)	66	%	15-120	1	05/10/24 01:46	05/10/24 20:16	321-80-8		
Terphenyl-d14 (S)	90	%	11-131	1	05/10/24 01:46	05/10/24 20:16	1718-51-0		
Phenol-d6 (S)	24	%	10-120	1	05/10/24 01:46	05/10/24 20:16	13127-88-3		
2-Fluorophenol (S)	13	%	10-120	1	05/10/24 01:46	05/10/24 20:16	367-12-4		
2,4,6-Tribromophenol (S)	28	%	10-137	1	05/10/24 01:46	05/10/24 20:16	118-79-6		
Tentatively Identified Compounds									
Unknown	5.6J	ug/L		1	05/10/24 01:46	05/10/24 20:16			
Benzene, 2-ethenyl-1,3-d	5.3J	ug/L		1	05/10/24 01:46	05/10/24 20:16	2039-90-9	N	
Unknown	12.1J	ug/L		1	05/10/24 01:46	05/10/24 20:16			
Unknown	5.3J	ug/L		1	05/10/24 01:46	05/10/24 20:16			

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: Historic Mill G-10666.1
Pace Project No.: 92728689

QC Batch:	853567	Analysis Method:	EPA 825.1
QC Batch Method:	EPA 825.1	Analysis Description:	825 MSS
Associated Lab Samples:	92728689001	Laboratory:	Pace Analytical Services - Charlotte

METHOD BLANK: 4404763 Matrix: Water
Associated Lab Samples: 92728689001

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
1,2,4-Trichlorobenzene	ug/L	ND	5.0	05/11/24 12:20	
2,2'-Oxybis(1-chloropropane)	ug/L	ND	5.0	05/11/24 12:20	
2,4,6-Trichlorophenol	ug/L	ND	10.0	05/11/24 12:20	
2,4-Dichlorophenol	ug/L	ND	5.0	05/11/24 12:20	
2,4-Dimethylphenol	ug/L	ND	10.0	05/11/24 12:20	
2,4-Dinitrophenol	ug/L	ND	50.0	05/11/24 12:20	
2,4-Dinitrotoluene	ug/L	ND	5.0	05/11/24 12:20	
2,6-Dinitrotoluene	ug/L	ND	5.0	05/11/24 12:20	
2-Chloronaphthalene	ug/L	ND	5.0	05/11/24 12:20	
2-Chlorophenol	ug/L	ND	5.0	05/11/24 12:20	
2-Nitrophenol	ug/L	ND	5.0	05/11/24 12:20	
3,3'-Dichlorobenzidine	ug/L	ND	10.0	05/11/24 12:20	
4,6-Dinitro-2-methylphenol	ug/L	ND	10.0	05/11/24 12:20	
4-Bromophenylphenyl ether	ug/L	ND	5.0	05/11/24 12:20	
4-Chloro-3-methylphenol	ug/L	ND	5.0	05/11/24 12:20	
4-Chlorophenylphenyl ether	ug/L	ND	5.0	05/11/24 12:20	
4-Nitrophenol	ug/L	ND	10.0	05/11/24 12:20	
Acenaphthene	ug/L	ND	5.0	05/11/24 12:20	
Acenaphthylene	ug/L	ND	5.0	05/11/24 12:20	
Anthracene	ug/L	ND	5.0	05/11/24 12:20	
Benzo(a)anthracene	ug/L	ND	5.0	05/11/24 12:20	
Benzo(a)pyrene	ug/L	ND	5.0	05/11/24 12:20	
Benzo(b)fluoranthene	ug/L	ND	5.0	05/11/24 12:20	
Benzo(g,h,i)perylene	ug/L	ND	5.0	05/11/24 12:20	
Benzo(k)fluoranthene	ug/L	ND	5.0	05/11/24 12:20	
bis(2-Chloroethoxy)methane	ug/L	ND	10.0	05/11/24 12:20	
bis(2-Chloroethyl) ether	ug/L	ND	5.0	05/11/24 12:20	
bis(2-Ethylhexyl)phthalate	ug/L	ND	5.0	05/11/24 12:20	
Butylbenzylphthalate	ug/L	ND	5.0	05/11/24 12:20	
Chrysene	ug/L	ND	5.0	05/11/24 12:20	
Di-n-butylphthalate	ug/L	ND	5.0	05/11/24 12:20	
Di-n-octylphthalate	ug/L	ND	5.0	05/11/24 12:20	
Dibenz(a,h)anthracene	ug/L	ND	5.0	05/11/24 12:20	
Diethylphthalate	ug/L	ND	5.0	05/11/24 12:20	
Dimethylphthalate	ug/L	ND	5.0	05/11/24 12:20	
Fluoranthene	ug/L	ND	5.0	05/11/24 12:20	
Fluorene	ug/L	ND	5.0	05/11/24 12:20	
Hexachloro-1,3-butadiene	ug/L	ND	5.0	05/11/24 12:20	
Hexachlorobenzene	ug/L	ND	5.0	05/11/24 12:20	
Hexachlorocyclopentadiene	ug/L	ND	10.0	05/11/24 12:20	

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QUALITY CONTROL DATA

Project: Historic Mill G-10666.1
Pace Project No.: 92728689

METHOD BLANK: 4404763

Matrix: Water

Associated Lab Samples: 92728689001

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Hexachloroethane	ug/L	ND	5.0	05/11/24 12:20	
Indeno(1,2,3-cd)pyrene	ug/L	ND	5.0	05/11/24 12:20	
Isophorone	ug/L	ND	10.0	05/11/24 12:20	
N-Nitroso-di-n-propylamine	ug/L	ND	5.0	05/11/24 12:20	
N-Nitrosodimethylamine	ug/L	ND	5.0	05/11/24 12:20	
N-Nitrosodiphenylamine	ug/L	ND	10.0	05/11/24 12:20	
Naphthalene	ug/L	ND	5.0	05/11/24 12:20	
Nitrobenzene	ug/L	ND	5.0	05/11/24 12:20	
Pentachlorophenol	ug/L	ND	10.0	05/11/24 12:20	
Phenanthrene	ug/L	ND	5.0	05/11/24 12:20	
Phenol	ug/L	ND	5.0	05/11/24 12:20	
Pyrene	ug/L	ND	5.0	05/11/24 12:20	
2,4,6-Tribromophenol (S)	%	77	10-137	05/11/24 12:20	
2-Fluorobiphenyl (S)	%	74	15-120	05/11/24 12:20	
2-Fluorophenol (S)	%	58	10-120	05/11/24 12:20	
Nitrobenzene-d5 (S)	%	75	10-120	05/11/24 12:20	
Phenol-d6 (S)	%	38	10-120	05/11/24 12:20	
Terphenyl-d14 (S)	%	90	11-131	05/11/24 12:20	

LABORATORY CONTROL SAMPLE: 4404764

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
1,2,4-Trichlorobenzene	ug/L	50	34.0	68	44-142	
2,2'-Oxybis(1-chloropropane)	ug/L	50	37.9	76	36-166	
2,4,6-Trichlorophenol	ug/L	50	43.3	87	37-144	
2,4-Dichlorophenol	ug/L	50	40.9	82	1-191	
2,4-Dimethylphenol	ug/L	50	47.3	95	32-119	
2,4-Dinitrophenol	ug/L	250	230	92	1-181	
2,4-Dinitrotoluene	ug/L	50	41.3	83	39-139	
2,6-Dinitrotoluene	ug/L	50	42.8	86	50-158	
2-Chloronaphthalene	ug/L	50	38.7	77	60-118	
2-Chlorophenol	ug/L	50	39.2	78	23-134	
2-Nitrophenol	ug/L	50	43.4	87	29-182	
3,3'-Dichlorobenzidine	ug/L	100	87.2	87	1-262	
4,6-Dinitro-2-methylphenol	ug/L	100	96.3	96	1-181	
4-Bromophenylphenyl ether	ug/L	50	46.6	93	53-127	
4-Chloro-3-methylphenol	ug/L	100	78.3	78	22-147	
4-Chlorophenylphenyl ether	ug/L	50	45.4	91	25-158	
4-Nitrophenol	ug/L	250	106	42	1-132	
Acenaphthene	ug/L	50	42.2	84	47-145	
Acenaphthylene	ug/L	50	44.0	88	33-145	
Anthracene	ug/L	50	43.8	88	1-166	
Benzo(a)anthracene	ug/L	50	44.1	88	33-143	
Benzo(a)pyrene	ug/L	50	44.1	88	17-163	

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QUALITY CONTROL DATA

Project: Historic Mill G-10666.1

Pace Project No.: 92728689

LABORATORY CONTROL SAMPLE: 4404764

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Benzo(b)fluoranthene	ug/L	50	47.0	94	24-159	
Benzo(g,h,i)perylene	ug/L	50	41.8	84	1-219	
Benzo(k)fluoranthene	ug/L	50	46.2	92	11-162	
bis(2-Chloroethoxy)methane	ug/L	50	41.7	83	33-184	
bis(2-Chloroethyl) ether	ug/L	50	42.2	84	12-158	
bis(2-Ethylhexyl)phthalate	ug/L	50	47.1	94	8-158	
Butylbenzylphthalate	ug/L	50	44.1	88	1-152	
Chrysene	ug/L	50	47.0	94	17-168	
Di-n-butylphthalate	ug/L	50	44.7	89	1-118	
Di-n-octylphthalate	ug/L	50	43.8	88	4-146	
Dibenz(a,h)anthracene	ug/L	50	41.9	84	1-227	
Diethylphthalate	ug/L	50	43.4	87	1-114	
Dimethylphthalate	ug/L	50	42.4	85	1-112	
Fluoranthene	ug/L	50	44.1	88	26-137	
Fluorene	ug/L	50	43.9	88	59-121	
Hexachloro-1,3-butadiene	ug/L	50	35.1	70	24-116	
Hexachlorobenzene	ug/L	50	45.5	91	1-152	
Hexachlorocyclopentadiene	ug/L	50	35.0	70	25-150	
Hexachloroethane	ug/L	50	29.5	59	40-113	
Indeno(1,2,3-cd)pyrene	ug/L	50	43.1	86	1-171	
Isophorone	ug/L	50	40.6	81	21-196	
N-Nitroso-di-n-propylamine	ug/L	50	41.2	82	1-230	
N-Nitrosodimethylamine	ug/L	50	33.4	67	25-150	
N-Nitrosodiphenylamine	ug/L	50	44.2	88	25-150	
Naphthalene	ug/L	50	38.1	76	21-133	
Nitrobenzene	ug/L	50	40.1	80	35-180	
Pentachlorophenol	ug/L	100	89.7	90	14-176	
Phenanthrene	ug/L	50	44.1	88	54-120	
Phenol	ug/L	50	23.4	47	5-112	
Pyrene	ug/L	50	46.9	94	52-115	
2,4,6-Tribromophenol (S)	%			124	10-137	
2-Fluorobiphenyl (S)	%			101	15-120	
2-Fluorophenol (S)	%			76	10-120	
Nitrobenzene-d5 (S)	%			102	10-120	
Phenol-d6 (S)	%			57	10-120	
Terphenyl-d14 (S)	%			113	11-131	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 4404765 4404766

Parameter	Units	92899837027 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
1,2,4-Trichlorobenzene	ug/L	ND	100	100	25.2	34.2	25	34	44-142	30	30	M1
2,2'-Oxybis(1-chloropropane)	ug/L	ND	100	100	34.1	50.4	34	50	36-168	39	30	M1,R1
2,4,6-Trichlorophenol	ug/L	ND	100	100	58.9	86.4	57	86	37-144	41	30	R1

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QUALITY CONTROL DATA

Project: Historic Mill G-10666.1
Pace Project No.: 92728689

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 4404765 4404766												
Parameter	Units	92699837027 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
2,4-Dichlorophenol	ug/L	ND	100	100	44.8	62.8	45	63	1-191	33	30	R1
2,4-Dimethylphenol	ug/L	ND	100	100	50.5	72.2	50	72	32-119	35	30	R1
2,4-Dinitrophenol	ug/L	ND	500	500	303	524	61	105	1-181	54	30	R1
2,4-Dinitrotoluene	ug/L	ND	100	100	52.2	83.5	52	84	39-139	46	30	R1
2,6-Dinitrotoluene	ug/L	ND	100	100	51.4	83.0	51	83	50-158	47	30	R1
2-Chloronaphthalene	ug/L	ND	100	100	36.4	47.8	36	48	60-118	27	30	M1
2-Chlorophenol	ug/L	ND	100	100	39.5	58.3	39	58	23-134	39	30	R1
2-Nitrophenol	ug/L	ND	100	100	43.2	59.2	43	59	29-182	31	30	R1
3,3'-Dichlorobenzidine	ug/L	ND	200	200	104	157	52	79	1-262	41	30	R1
4,6-Dinitro-2-methylphenol	ug/L	ND	200	200	129	217	65	108	1-181	51	30	R1
4-Bromophenylphenyl ether	ug/L	ND	100	100	63.8	97.8	64	98	53-127	42	30	R1
4-Chloro-3-methylphenol	ug/L	ND	200	200	103	169	52	84	22-147	48	30	R1
4-Chlorophenylphenyl ether	ug/L	ND	100	100	54.8	84.4	55	84	25-158	42	30	R1
4-Nitrophenol	ug/L	ND	500	500	191	322	38	64	1-132	51	30	R1
Acenaphthene	ug/L	ND	100	100	45.4	62.2	45	62	47-145	31	30	M1,R1
Acenaphthylene	ug/L	ND	100	100	48.7	65.4	47	65	33-145	33	30	R1
Anthracene	ug/L	ND	100	100	60.3	94.8	60	95	1-168	44	30	R1
Benzo(a)anthracene	ug/L	ND	100	100	61.3	100	61	100	33-143	48	30	R1
Benzo(a)pyrene	ug/L	ND	100	100	60.8	99.2	61	99	17-163	48	30	R1
Benzo(b)fluoranthene	ug/L	ND	100	100	60.0	99.2	60	99	24-159	49	30	R1
Benzo(g,h,i)perylene	ug/L	ND	100	100	62.8	105	63	105	1-219	51	30	R1
Benzo(k)fluoranthene	ug/L	ND	100	100	61.2	103	61	103	11-162	50	30	R1
bis(2-Chloroethoxy)methane	ug/L	ND	100	100	42.0	55.8	42	56	33-184	28	30	
bis(2-Chloroethyl) ether	ug/L	ND	100	100	39.7	60.5	40	60	12-158	41	30	R1
bis(2-Ethylhexyl)phthalate	ug/L	8.3	100	100	70.4	114	62	106	8-158	47	30	R1
Butylbenzylphthalate	ug/L	ND	100	100	56.7	97.4	57	97	1-152	53	30	R1
Chrysene	ug/L	ND	100	100	61.6	100	62	100	17-168	48	30	R1
Di-n-butylphthalate	ug/L	ND	100	100	60.3	102	60	102	1-118	52	30	R1
Di-n-octylphthalate	ug/L	ND	100	100	59.2	105	59	105	4-146	55	30	R1
Dibenz(a,h)anthracene	ug/L	ND	100	100	60.3	103	60	103	1-227	53	30	R1
Diethylphthalate	ug/L	ND	100	100	56.6	93.0	57	93	1-114	49	30	R1
Dimethylphthalate	ug/L	ND	100	100	51.3	81.6	51	82	1-112	46	30	R1
Fluoranthene	ug/L	ND	100	100	58.8	97.0	59	97	26-137	49	30	R1
Fluorene	ug/L	ND	100	100	54.0	83.5	54	83	59-121	43	30	M1,R1
Hexachloro-1,3-butadiene	ug/L	ND	100	100	24.6	33.3	25	33	24-116	30	30	
Hexachlorobenzene	ug/L	ND	100	100	60.3	93.7	60	94	1-152	43	30	R1
Hexachlorocyclopentadiene	ug/L	ND	100	100	23.5	30.9	24	31	25-150	27	30	M1
Hexachloroethane	ug/L	ND	100	100	21.3	31.1	21	31	40-113	37	30	M1,R1
Indeno(1,2,3-cd)pyrene	ug/L	ND	100	100	59.2	100	59	100	1-171	52	30	R1
Isophorone	ug/L	ND	100	100	40.2	55.1	40	55	21-198	31	30	R1
N-Nitroso-di-n-propylamine	ug/L	ND	100	100	47.3	63.3	47	63	1-230	29	30	
N-Nitrosodimethylamine	ug/L	ND	100	100	38.3	56.8	38	57	25-150	39	30	R1
N-Nitrosodiphenylamine	ug/L	ND	100	100	55.0	91.4	55	91	25-150	50	30	R1
Naphthalene	ug/L	ND	100	100	29.2	39.7	29	40	21-133	31	30	R1
Nitrobenzene	ug/L	ND	100	100	39.4	53.9	39	54	35-180	31	30	R1

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: Historic Mill G-10666.1
Pace Project No.: 92728689

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 4404765 4404766												
Parameter	Units	92699837027 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Pentachlorophenol	ug/L	ND	200	200	117	210	59	105	14-176	57	30	R1
Phenanthrene	ug/L	ND	100	100	61.5	95.4	61	95	54-120	43	30	R1
Phenol	ug/L	ND	100	100	30.8	44.6	31	45	5-112	37	30	R1
Pyrene	ug/L	ND	100	100	64.5	109	64	109	52-115	52	30	R1
2,4,6-Tribromophenol (S)	%						78	111	10-137			
2-Fluorobiphenyl (S)	%						50	59	15-120			
2-Fluorophenol (S)	%						37	48	10-120			
Nitrobenzene-d5 (S)	%						44	55	10-120			
Phenol-d6 (S)	%						36	45	10-120			
Terphenyl-d14 (S)	%						74	107	11-131			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: Historic Mill G-10666.1
Pace Project No.: 92728689

QC Batch: 854428 Analysis Method: MADEP EPH
QC Batch Method: MADEP EPH Analysis Description: MADEP EPH NC Water
Laboratory: Pace Analytical Services - Charlotte
Associated Lab Samples: 92728689001

METHOD BLANK: 4408668 Matrix: Water
Associated Lab Samples: 92728689001

Parameter	Units	Blank Result	Reporting Limit	Analyzed	Qualifiers
Aliphatic (C09-C18)	ug/L	ND	100	05/15/24 09:07	N2
Aliphatic (C19-C36)	ug/L	ND	100	05/15/24 09:07	N2
Aromatic (C11-C22)	ug/L	ND	100	05/15/24 09:07	N2
1-Chlorooctadecane (S)	%	58	40-140	05/15/24 09:07	
2-Bromonaphthalene (S)	%	91	40-140	05/15/24 09:07	
2-Fluorobiphenyl (S)	%	91	40-140	05/15/24 09:07	
o-Terphenyl (S)	%	91	40-140	05/15/24 09:07	

LABORATORY CONTROL SAMPLE & LCSD: 4408669			4408670							
Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Aliphatic (C09-C18)	ug/L	300	201	211	67	70	40-140	5	50	N2
Aliphatic (C19-C36)	ug/L	400	427	406	107	101	40-140	5	50	N2
Aromatic (C11-C22)	ug/L	850	899	939	106	110	40-140	4	50	N2
1-Chlorooctadecane (S)	%				88	62	40-140			
2-Bromonaphthalene (S)	%				105	110	40-140			
2-Fluorobiphenyl (S)	%				105	110	40-140			
o-Terphenyl (S)	%				114	116	40-140			

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

REPORT OF LABORATORY ANALYSIS

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QUALIFIERS

Project: Historic Mill G-10666.1
Pace Project No.: 92728689

DEFINITIONS

DF - Dilution Factor, If reported, represents the factor applied to the reported data due to dilution of the sample aliquot.
ND - Not Detected at or above adjusted reporting limit.
TNTC - Too Numerous To Count
J - Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.
MDL - Adjusted Method Detection Limit.
PQL - Practical Quantitation Limit.
RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.
S - Surrogate
1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.
Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.
LCS(D) - Laboratory Control Sample (Duplicate)
MS(D) - Matrix Spike (Duplicate)
DUP - Sample Duplicate
RPD - Relative Percent Difference
NC - Not Calculable.
SG - Silica Gel - Clean-Up
U - Indicates the compound was analyzed for, but not detected.
Acid preservation may not be appropriate for 2 Chloroethylvinyl ether.
A separate vial preserved to a pH of 4-5 is recommended in SW846 Chapter 4 for the analysis of Acrolein and Acrylonitrile by EPA Method 8260.
N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.
Reported results are not rounded until the final step prior to reporting. Therefore, calculated parameters that are typically reported as "Total" may vary slightly from the sum of the reported component parameters.
Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.
TNI - The NELAC Institute.

ANALYTE QUALIFIERS

M1	Matrix spike recovery exceeded QC limits. Batch accepted based on laboratory control sample (LCS) recovery.
N	The reported TIC has an 85% or higher match on a mass spectral library search.
N2	The lab does not hold NELAC/TNI accreditation for this parameter but other accreditations/certifications may apply. A complete list of accreditations/certifications is available upon request.
R1	RPD value was outside control limits.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: Historic Mill G-10666.1

Pace Project No.: 92728689

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
92728689001	TW-1	MADEP EPH	854428	MADEP EPH	854842
92728689001	TW-1	EPA 625.1	853587	EPA 625.1	853632

REPORT OF LABORATORY ANALYSIS

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CHAIN-OF-CUSTODY Analytical Request Document

Chain-of-Custody is a LEGAL DOCUMENT - Complete all relevant fields

Billing Information:

Company: **Pilot Geo**

Address:

Report To:

Copy To:

Email To:

Site Collection Info/Address:

Customer Project Name/Number:

State:

County/City:

Time Zone Collected:

Phone:

Email:

Collected By (print):

Purchase Order #:

Quote #:

Collected By (signature):

Turnaround Date Requested:

Sample Disposal:

[] Dispose as appropriate [] Return

[] Archive [] Hold

Flush:

[] Same Day [] Next Day

[] 12 Day [] 3 Day [] 4 Day [] 5 Day

(Specify Charges Applicable)

* Matrix Codes (Insert in Matrix box below): Drinking Water (DW), Ground Water (GW), Wastewater (WW), Product (P), Soil/Solid (SL), Oil (OL), Wipe (WP), Air (AR), Tissue (TS), Biossary (B), Vapor (V), Other (OT)

Customer Sample ID

Matrix *

Comp / Grab

Collected (or Composite Start)

Time

Composite End

Res

Cl

Time

Date

Time

Date

Time

Date

Time

Date

Time

Date

Time

Date

Customer Remarks / Special Conditions / Possible Hazards:

Type of Ice Used:

Wet

Blue

Dry

None

Y

N

N/A

SHORT HOLDS PRESENT (<72 hours):

Y

N

N/A

Lab Sample Temperature Info:

Temp Blank Received:

Y

N

NA

Therm ID#:

Cooler 1 Temp Upon Receipt:

OC

Cooler 1 Therm Corr. Factor:

OC

Cooler 1 Corrected Temp:

OC

Comments:

Lab Tracking #:

2631181

Samples received via:

FEDEX

UPS

Client

Courier

Pace Courier

MTIL LAB USE ONLY

Table #:

Account:

Date/Time:

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Steph L. Vant

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Steph L. Vant



DC#_Title: ENV-FRM-HUN1-0083 v03_Sample Condition Upon Receipt

Effective Date: 12/01/2023

*Check mark top half of box if pH and/or dechlorination is verified and within the acceptance range for preservation samples.

Exceptions: VOA, Coliform, TOC, Oil and Grease, DRD/SD15 (water) DOC, LLHg

**Bottom half of box is to list number of bottles

***Check all unpreserved Nitrates for chlorine

Project #

Item#	BP4U-125 mL Plastic Unpreserved (N/A) (C-)	BP9U-250 mL Plastic Unpreserved (N/A)	BP2U-500 mL Plastic Unpreserved (N/A)	BP1U-1 liter Plastic Unpreserved (N/A)	BP4S-125 mL Plastic H2SO4 (pH < 2) (C-)	BP2N-250 mL plastic HNO3 (pH < 2)	BP4S-125 mL Plastic 2N Acetate & NaOH (>9)	BP4B-125 mL Plastic NaOH (pH > 12) (C-)	W60U-Wide-mouthed Glass Jar Unpreserved	AG1U-1 liter Amber Unpreserved (N/A) (C-)	AG1H-1 liter Amber HCl (pH < 2)	AG3U-250 mL Amber Unpreserved (N/A) (C-)	AG1S-1 liter Amber H2SO4 (pH < 2)	AG3S-250 mL Amber H2SO4 (pH < 2)	DG8U-40 mL Amber NH4Cl (N/A)(C-)	DG8H-40 mL VOA HCl (N/A)	VG8T-40 mL VOA Na2S2O3 (N/A)	VG8U-40 mL VOA Unpreserved (N/A)	DG9U-40 mL VOA H3PO4 (N/A)	KG7U-50 mL Plastic Unpreserved (N/A)	V/EK (8 vials per kit)-VPH/Gas kit (N/A)	SP5T-125 mL Sterile Plastic (N/A - lab)	SP7T-250 mL Sterile Plastic (N/A - lab)		BP3M-250 mL Plastic (NH4)2SO4 (9.3-9.7)	AGOU-100 mL Amber Unpreserved (N/A) (C-)	VSGU-20 mL Scintillation vials (N/A)	DG8U-40 mL Amber Unpreserved vials (N/A)		
1																														
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pH Adjustment Log for Preserved Samples

Sample ID	Type of Preservative	pH upon receipt	Date preservation adjusted	Time preservation adjusted	Amount of Preservative added	Lot #

Note: Whenever there is a discrepancy affecting North Carolina compliance samples, a copy of this form will be sent to the North Carolina DENR Certification Office (Le. Out of hold, incorrect preservative, out of temp, incorrect containers.

APPRAISAL OF:

**THE ACME MCCRARY MILL
LOCATED AT 159 NORTH STREET
ASHEBORO, RANDOLPH COUNTY
NORTH CAROLINA 27203**

FOR:

**MR. JOHN N. OGBURN
CITY OF ASHEBORO
146 N. CHURCH STREET
ASHEBORO, NC 27203**

DATE OF REPORT:

APRIL 12, 2024

BY:

**ANALYTICAL CONSULTANTS
125 KINGSTON DRIVE, SUITE 206
CHAPEL HILL, NORTH CAROLINA 27514**

PREPARED BY:

**PAUL L. SNOW, MAI
CERTIFIED GENERAL APPRAISER NC #A4499**

**KRISTINA N. VAN BUSKIRK
CERTIFIED GENERAL APPRAISER NC #A8656**



Analytical Consultants
125 Kingston Drive
Suite 206
Chapel Hill, NC 27514

Phone: 919-929-9539
Fax: 919-929-9543

April 12, 2024

Mr. John N. Ogburn
City of Asheboro
146 N. Church Street
Asheboro, NC 27203

Re: The Acme McCrary Mill located at 159 North Street in Asheboro, Randolph County, North Carolina 27203

Dear Mr. Ogburn:

In response to your engagement letter, dated April 3, 2024, we have prepared an Appraisal Report of the above referenced property. ***Of note, this report is one of three reports all with the same inspection and effective date (March 15, 2024) in which we were asked to appraise the property as if each parcel was a single standalone parcel (i.e.: the parking lot was appraised separately and the mill was appraised separately each without consideration of the other parcel) and as if the two parcels would be sold together as a package under one conveyance. Although each report is prepared and stands alone, one inspection took place.***

The following report is for the mill property and the associated parking lot as if the two parcels would be sold together under one conveyance..

We have appraised the subject property using the Sales Comparison approach to value. We have examined the physical property, inspected its neighborhood and analyzed the market for similar properties in Asheboro, Randolph County and the surrounding area.

The subject of this report is the Acme McCrary Mill located on the southwestern corner of North Street and West Salisbury Street (Highway 42) in Downtown Asheboro, North Carolina. The subject property consists of 157,188 heated square feet of building space constructed in various stages between 1922, 1945, 1962, 1970 & 1978 and appears to be in only poor to fair condition. The subject is a brick structure which appears to have been constructed of good quality materials at the time of construction but due to deferred maintenance as the result of the building being vacant for several years, the building has fallen into significant disrepair.

The City of Asheboro purchased the properties, the mill and the associated parking lot, in December 2022 and since that time has designated the mill as a historic landmark which requires the exterior to be renovated in conformity and consistency with the original character of the building.

Subject to the conditions and explanations contained in the following report, and based on our analysis of the subject and the market, together with our experience appraising properties similar to the subject, it is our opinion that the Market Value, in the Fee Simple Estate of the subject, as of March 15, 2024, is:

Summary of Market Value

Market Value "As Is"	\$860,000	\$5.47 Per SF
----------------------	-----------	---------------

We appraised the subject property for another client in May 2022. The following report presents the data, analyses and other materials that give support to our value conclusions. Within the report we provide a definition of *Market Value*, *Fee Simple Estate*, *Highest and Best Use*, and other appraisal terms used.

Please note that our opinion is not based on a requested minimum value, a specific valuation, or the approval of a loan amount.

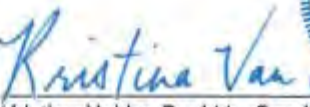
The appraisal analysis, opinions and conclusions were developed, and this appraisal report has been prepared in conformance with (and the use of this report is subject to) all regulations issued under Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA) and the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of the Appraisal Foundation in Washington DC. Under USPAP, this is an Appraisal Report.

This letter of transmittal precedes the Appraisal Report, further describing the property and containing the reasoning and most pertinent data leading to the final opinion of value. Your attention is directed to the "Certificate of Appraisal", "Hypothetical Conditions", "Extraordinary Assumptions", "General Assumptions", and "General Limiting Conditions" which are considered usual for this type of assignment and have been included within the text of this report.

It was a pleasure preparing this appraisal for you. Please contact us if you have unanswered questions regarding our appraisal or if we can be of further assistance in the interpretation of our findings and opinions.

Respectfully submitted,


Paul L. Snow, MAI
President, Analytical Consultants
Certified General Appraiser NC #A4499


Kristina N. Van Buskirk, Candidate for
Designation, Appraisal Institute
Certified General Appraiser NC #A8656

I. Introduction

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APPRAISAL CERTIFICATION

We certify that to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and our personal, impartial, and unbiased professional analyses.
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement of this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Kristina N. Van Buskirk made a personal inspection of the appraised property and prepared the report. Paul L. Snow, MAI did not personally inspect the property but reviewed the report for content, accuracy and methodology.
- No one provided significant real property appraisal assistance to the persons signing this report.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- We appraised the subject property for another client in May 2022. This report is one of three standalone reports with the same effective date. We have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- As of the date of this report, Kristina N. Van Buskirk has completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.
- As of the date of this report, Paul L. Snow has completed the continuing education program for Designated Members of the Appraisal Institute.



Paul L. Snow, MAI
President, Analytical Consultants
Certified General Appraiser NC #A4499



Kristina N. Van Buskirk, Candidate for
Designation, Appraisal Institute
Certified General Appraiser NC #A8656

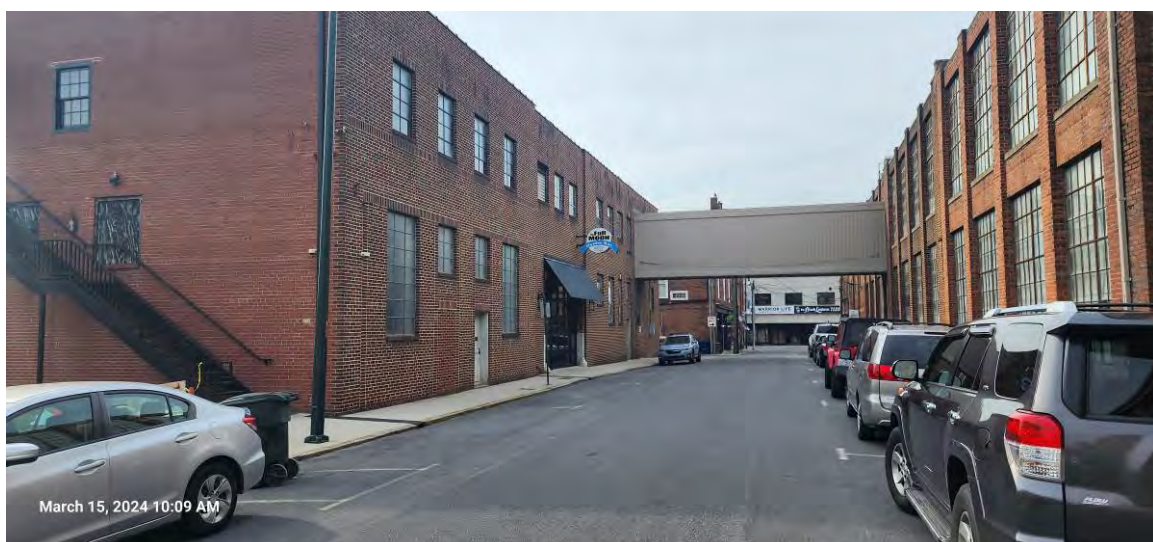
EXECUTIVE SUMMARY OF SALIENT FACTS

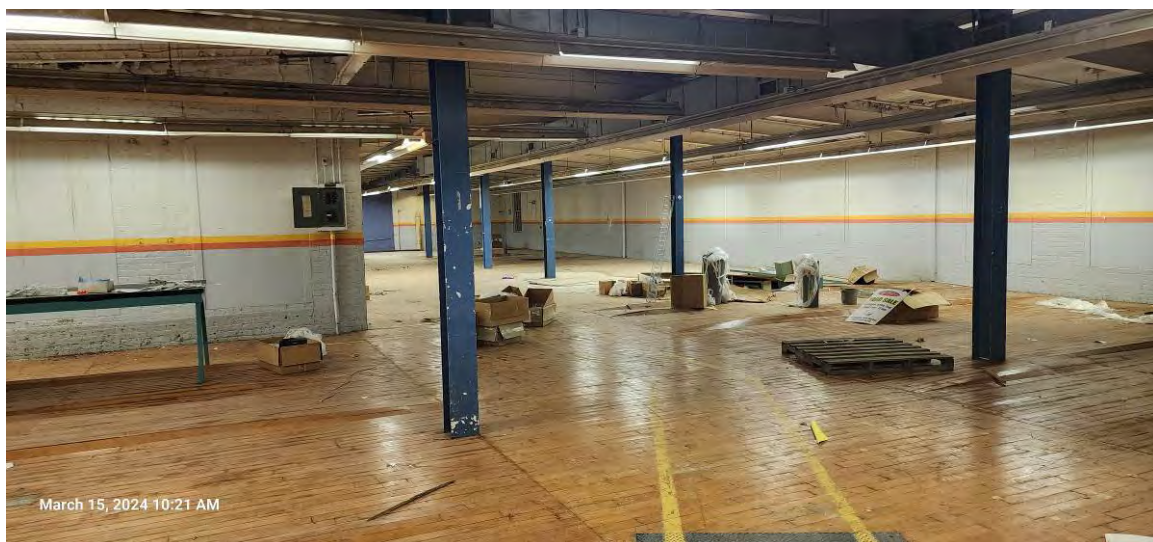
File Number:	C24-064
Property:	The Acme McCrary Mill
Location of Property:	The property is located on the southwestern corner of North Street and West Salisbury Street (Highway 42) in Downtown
Street Address:	159 North Street, Asheboro, Randolph County, North Carolina 27203
Type of Property:	Former Manufacturing Mill
Gross Building Area:	157,188 Square Feet
Site Area:	2.54 Acres or 110,642 Square Feet
Parcel Identification:	7751-73-9323 and 7751-83-1208
Property Rights Appraised:	Fee Simple Estate
Zoning:	OA6 District
Permitted Uses:	The OA6 District is intended to produce moderate intensity office and residential development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated OA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged.
Highest and Best Use:	
“As Though Vacant”	Hold for Future Development
“As Improved”	Redevelopment to Multi-Family and-or Mixed-Use Uses
Date of Valuation "As Is":	March 15, 2024
Date of Inspection:	March 15, 2024
Date of Report:	April 12, 2024

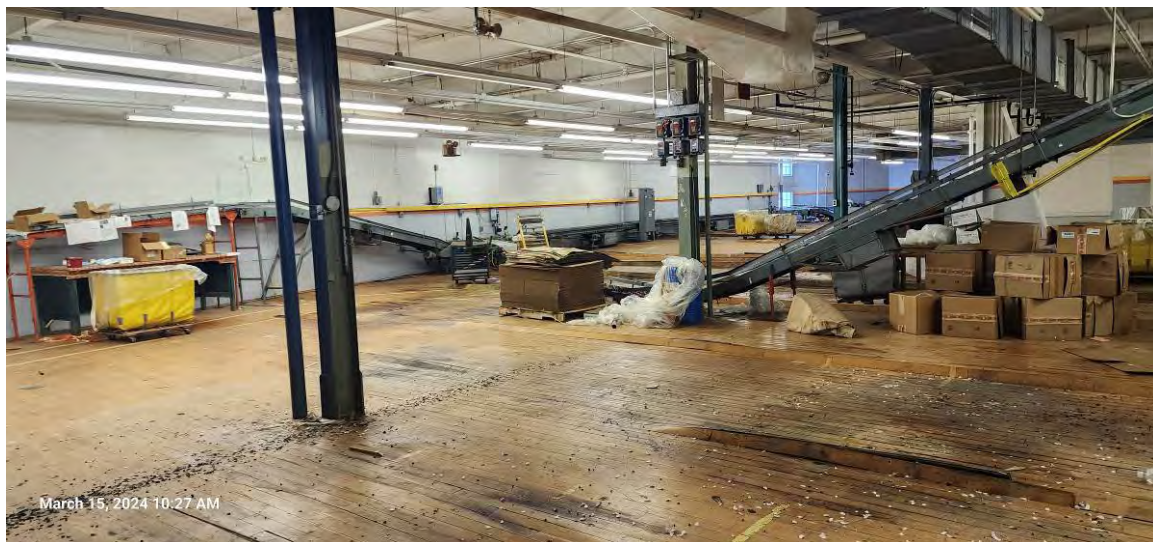
Summary of Market Value

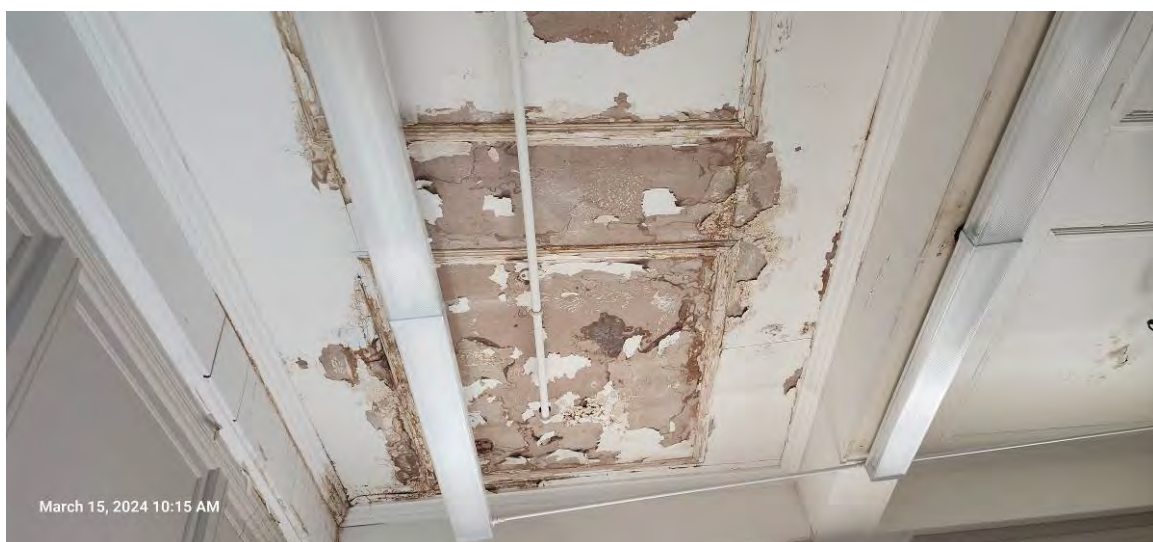
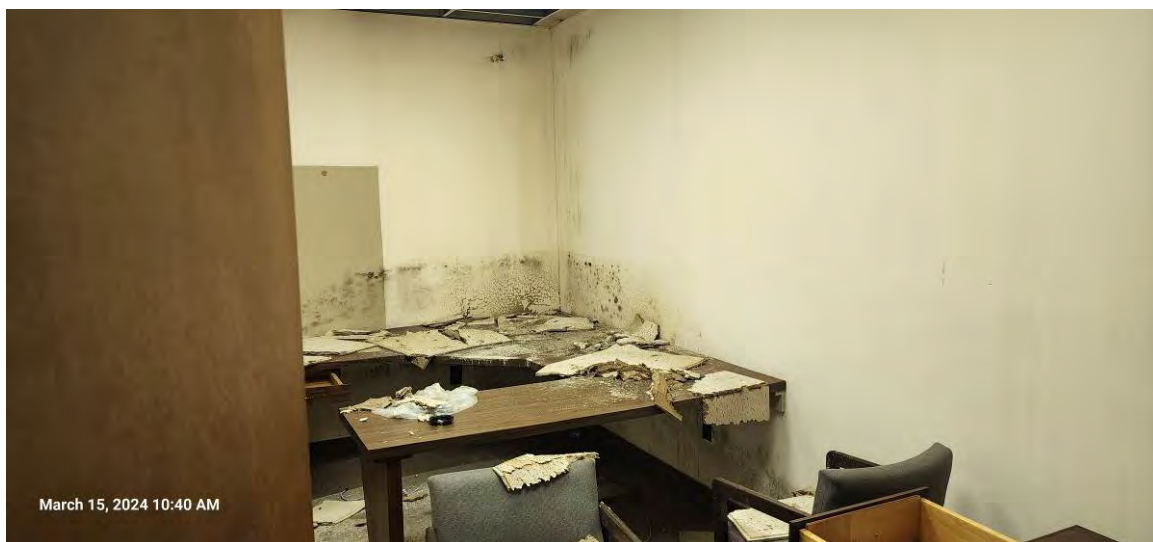
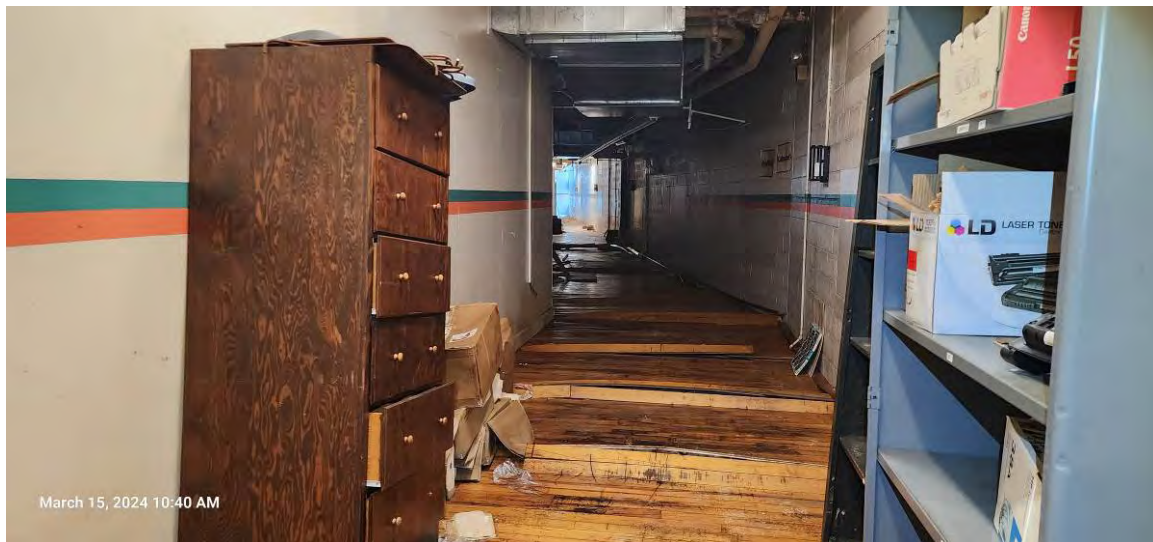
Market Value "As Is"	\$860,000	\$5.47 Per SF
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SUBJECT PROPERTY PHOTOGRAPHS











GENERAL ASSUMPTIONS

This appraisal report has been made with the following general assumptions:

1. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
5. All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
7. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
8. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been identified, described and considered in the appraisal report.
9. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in this report.
10. It is assumed that all required licenses, certificates of occupancy, consents and other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.
11. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on the or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, ureaformaldehyde foam insulation and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field, if desired.

GENERAL LIMITING CONDITIONS

This appraisal report has been made with the following general limiting conditions:

1. Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication.
3. The appraiser, by reason of this appraisal, is not required to provide further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser to the extent permitted by NC law.
5. No significant change is assumed in the supply and demand patterns indicated in the report. The study assumes market conditions as observed as of the current date of our market research stated in the letter of transmittal. These market conditions are believed to be correct; however, the consultants assume no liability should market conditions materially change because of unusual or unforeseen circumstances.
6. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We will not be responsible for conducting a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we have not considered possible non-compliance with the requirements of ADA in estimating the value of the property.
7. Appraisals are based on the data available at the time the assignment is completed. Amendments/modifications to appraisals based on new information made available after the inspection date and/or after the appraisal was completed will be made, as soon as reasonably possible, for an additional fee.

SCOPE OF WORK

CLIENT AND INTENDED USER

This report is intended for use only by Mr. John N. Ogburn of City of Asheboro. Use of this report by others is not the intent of the appraiser.

INTENDED USE OF THE APPRAISAL

It is our understanding that the client's intended use of the appraisal is to estimate fee simple market value for use in a transfer of the property and-or internal decision making for negotiations related to the purchase of the subject property. This report is not intended for any other use.

IDENTIFICATION OF THE SUBJECT PROPERTY

The subject property is identified by the Randolph County Tax Assessor's Office as parcel number 7751-73-9323 and 7751-83-1208. Randolph County Tax Office information for the property is included in the addenda to this report.

REAL PROPERTY INTEREST APPRAISED

The legal interest appraised herein is the Fee Simple Estate in the subject.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the Market Value of the subject's Fee Simple Estate both before and after the acquisition for the roadway. The opinions of value are based on the definition of Market Value presented below.

MARKET VALUE

Market Value is defined by the Dictionary of Real Estate Appraisal as: "The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from the seller to the buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests.
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made terms of cash in United States dollars or in terms of financial arrangements comparable thereto;
5. The price represents the normal considerations for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

The reader is referred to the latter part of this report for an analysis of exposure time for the subject property.

EFFECTIVE DATE OF THE APPRAISAL

The effective date of our Market Value, As Is, is March 15, 2024, which is also the date of our inspection of the subject property. This value estimate is meant to reflect current, rather than prospective or retrospective conditions.

DATE OF THE REPORT

The date of this report is April 12, 2024.

CONDITIONS OF ASSIGNMENT

There are no unusual conditions of this appraisal assignment that affect the value of the subject property. We contacted and met with the property contact at the inspection conducted on March 15, 2024. In collecting the data necessary to form an opinion of value regarding the subject property, the appraiser has personally checked county tax records and other sources of data concerning the subject's immediate market area, which is considered to be Asheboro in Randolph County. The size of the building was calculated from information provided by the property contact and included in the addenda of this report.

FORM OF THE REPORT

This is an Appraisal Report in compliance with the provisions of the Uniform Standards of Professional Appraisal Practice (USPAP) promulgated by the Appraisal Standards Board of the Appraisal Foundation in Washington D.C.

COMPETENCY OF THE APPRAISERS

The appraiser's specific qualifications are included within the Addenda to the report. These qualifications serve as evidence of our competence for the completion of this appraisal assignment in compliance with the *competency provision* contained within the Uniform Standards of Professional Appraisal Practice, as promulgated by the Appraisal Standards Board of the Appraisal Foundation. The appraiser's knowledge and experience, combined with his professional qualifications, are commensurate with the complexity of this assignment, based on the following:

- Professional experience
- Educational background and training
- Business, professional, academic affiliations and activities

OTHER DEFINITIONS

FEE SIMPLE ESTATE

The Dictionary of Real Estate Appraisal defines Fee Simple Estate as: "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

HIGHEST AND BEST USE

The Dictionary of Real Estate Appraisal defines Highest and Best Use as: “The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.”

OVERVIEW OF THE APPRAISAL ASSIGNMENT

THE APPRAISAL PROCESS

The appraisal process is a systematic procedure by which the problem is defined; the work necessary to solve the problem is planned; and the data is collected, classified and analyzed to estimate a defined value. In defining the problem, this process must:

- Identify the property to be appraised.
- Identify the property rights to be appraised.
- Determine the date of the value estimate.
- Ascertain the use of the appraisal.
- Define the value to be estimated.
- State all other contingent and limiting conditions.

Having defined the appraisal problem, a preliminary analysis of the character and scope of the assignment is made in order to develop an orderly plan for the completion of the appraisal assignment. General and specific data is gathered and analyzed. The Highest and Best Use is estimated and forms the basis for the final value estimate.

Having collected available information, the data is analyzed within three approaches to value where applicable. These three approaches are the Cost Approach, Sales Comparison Approach and the Income Capitalization Approach. Each of the three approaches is defined below.

Cost Approach: The Dictionary of Real Estate Appraisal defines the Cost Approach as: “A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive, deducting depreciation from the total cost, and adding the estimated land value. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised.” This approach is not applicable to unimproved land or obsolete improvements.

Sales Comparison Approach: The Dictionary of Real Estate Appraisal defines the Sales Comparison Approach as: “A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.”

Income Capitalization Approach: The Dictionary of Real Estate Appraisal defines the Income Capitalization Approach as: “A set of procedures through which an appraiser derives a value indication for an income-producing property by converting its anticipated benefits (cash flows and reversion) into property value. This conversion can be accomplished in two ways. One year’s income expectancy can be capitalized at a market-derived capitalization rate or at a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment. Alternatively, the annual cash flows for the holding period and the reversion can be discounted at a specified yield rate.”

Resolving the differences among the approaches to value is called the reconciliation. In comparing the value indications of the approaches to value, each approach is considered in regard to its appropriateness to the appraisal assignment, the quality and quantity of evidence or data available for each approach and the reliability of the approach. The varying conclusions from the appropriate approaches to valuation are then applied to the subject property and reconciled into a final value judgment.

Applicability to the Subject Property: In this report we have developed the Sales Comparison Approach to Value. We have determined that the highest and best use of the subject property is for redevelopment and have used the Sales Comparison Approach to determine land value.

EXTRAORDINARY ASSUMPTIONS

We have relied on information provided to us by the property contact for the gross square footage of the subject. This information is included in the addenda of this report. We have made the extraordinary assumption that this information is accurate. If it is later discovered the size of the subject building is significantly different than the information relied on by this appraiser, it may impact our opinion of value.

We understand, based on the information provided to us, that there are significant remediation costs associated with the redevelopment of the subject. However, all of these types of old mill projects have similar significant remediation and renovation costs that are typically much more than the actual value of the property in its “As Is” condition. We have made the extraordinary assumption that the subject’s remediation costs are generally in line with this type of redevelopment project and are the same or similar to the comparables. If this turns out to be false, it may impact our opinion of value.

We have made the extraordinary assumption that the project will have enough parking to support the plan for apartments. If this is later discovered to be false, it could impact our opinion of value.

HYPOTHETICAL CONDITIONS

There are no hypothetical conditions affecting the valuation of the subject property.

II. Data Presentation

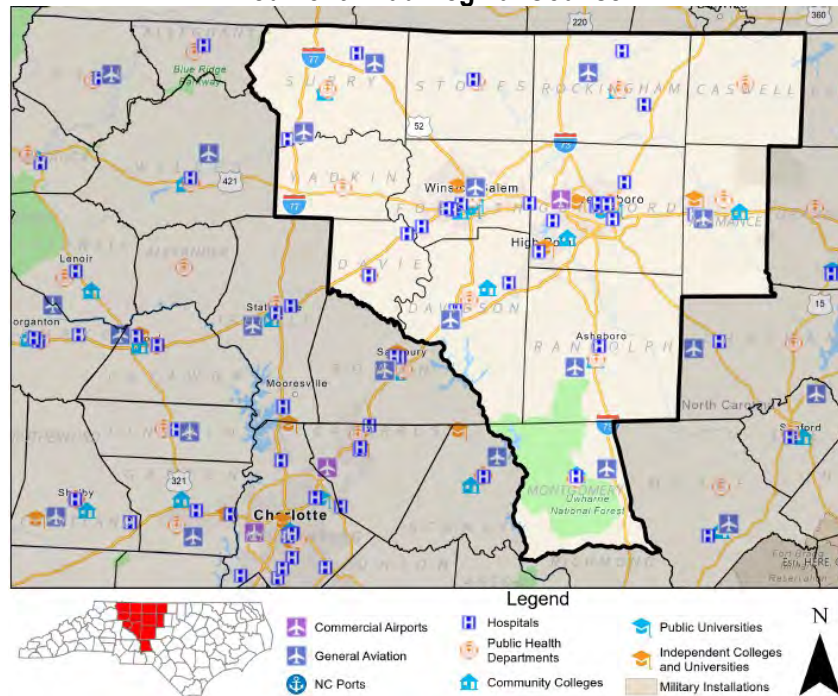
A map snippet showing the area around Mayodon. Danbury is to the west, Mayodon is in the center, and Wentworth is to the east. A road labeled '7' is visible near Mayodon.



PIEDMONT TRIAD REGIONAL DATA

The area formerly known as Piedmont Triad Metropolitan Statistical Area (MSA) and now referred to as the Piedmont Triad Regional Council is a north-central region of North Carolina that consists of the area within three major cities: Greensboro, Winston-Salem, and High Point. This close group or "triad" of cities lies in the Piedmont geographical region of the United States. The Piedmont Triad Partnership includes Caswell and Montgomery Counties in it, which is not in the original definition of the area. It also includes the counties of Alamance, Davidson, Davie, Forsyth, Guilford, Randolph, Rockingham, Stokes, Surry and Yadkin.

Piedmont Triad Regional Council



Due to the growth in the area the Piedmont Triad MSA has been split into two separate regions which are now Burlington MSA and Piedmont Triad Regional Council which will be what we refer to as the former MSA throughout this report.

The Piedmont Triad area has been long known for its primary manufacturing and transportation hubs of the southeastern United States. Major textile, tobacco and furniture corporations represented by local and international corporations, have generated large trucking, logistics and warehousing businesses in the area.

The Piedmont Triad area is well known for its healthcare, educational and cultural regions that occupy a place in Today's Current Top Major Employers, the American Civil Rights Movement and the Moravian culture. Cone Healthcare Systems located in High Point and Wake Forest Baptist Healthcare Systems located in Winston-Salem are one of the region's major employers. In 1960, during the American Civil Rights Movement, Greensboro "sit-ins" and the 1954 Supreme Court's *Brown versus Board of Education* ruling, Greensboro became the first city in the South to abide by integrating every person into the educational system. Lastly, many visitors take the 18th century, Moravian culture, Christmas, candlelight tour of the vigilantly restored old Winston-Salem village. This attraction brings many local and national tourists.

Geographically, the Triad is located along the Interstate 40 corridor, halfway between Charlotte and Raleigh, the largest cities in North Carolina. Greensboro, Charlotte and Raleigh form the metropolitan hubs of North Carolina; these three MSAs have a combined population of more than three million people. Greensboro is the geographic center of these metropolitan areas and is within 100 miles of both Charlotte and Raleigh.

Interstates 40 and 85 intersect in the southern quadrant of Greensboro. Interstate 40 connects Asheville, Hickory, Winston-Salem, Greensboro, Raleigh-Durham and Wilmington. Interstate 85 connects Atlanta, Charlotte, Durham, Richmond and Washington, DC.

Social Influences

Social forces are primarily those forces that are exerted by the demographic characteristics of the market area. These include population, economic Influences, quality of education, availability of health care, the overall quality of life that can be found within the region.

Population: Due to the Piedmont Triad's relative low cost of living, it has experienced population growth similar to that of the state of North Carolina and the country as a whole. This is likely a result of, in part, in-migration to the area, due to expansion of local employment and investment opportunities. Although the county business and technology sectors are currently still in development stages, the recent push toward hyper-local manufacturing within the textile industry indicates the potential for future growth, as the county is well known for its textile production. The following table is a summary of population growth within the counties that make up the Piedmont Triad MSA, the three main cities comparing those to the state and the nation as a whole.

Piedmont Triad							
Population	2010	2014	2020	2030	2010 - 2014 Growth	2014 - 2020 Growth	2020 - 2030 Projected Growth
Alamance County	151,131	154,750	171,415	188,660	0.6%	2.1%	1.94%
Davidson County	162,878	164,119	168,930	182,801	0.2%	0.6%	1.59%
Davie County	41,240	42,071	42,712	49,255	0.5%	0.3%	2.89%
Forsyth County	350,670	357,898	382,590	411,256	0.5%	1.3%	1.46%
Guilford County	488,406	500,984	541,299	583,552	0.6%	1.6%	1.51%
Randolph County	141,752	143,127	144,171	152,412	0.2%	0.1%	1.12%
Rockingham County	93,643	92,570	91,096	91,586	-0.3%	-0.3%	0.11%
Stokes County	47,401	47,764	44,520	46,804	0.2%	-1.4%	1.01%
Surry County	73,673	73,843	71,359	74,383	0.1%	-0.7%	0.83%
Yadkin County	38,406	38,859	37,214	38,070	0.3%	-0.9%	0.46%
Piedmont Triad	1,589,200	1,615,985	1,695,306	1,818,779	0.4%	1.0%	1.42%
City of Winston Salem	233,621	239,269	245,545	259,482	0.6%	0.5%	1.11%
City of Greensboro	269,628	270,619	299,035	315,483	0.1%	2.0%	1.08%
City of High Point	104,387	108,629	114,059	118,579	1.0%	1.0%	0.78%
North Carolina	9,552,054	9,943,964	10,439,388	11,667,603	1.0%	1.0%	2.25%
USA	308,758,105	318,857,056	331,449,281	359,478,213	0.8%	0.8%	1.64%

Compound Annual Rate of Change

Source: U.S. Census Bureau

The Piedmont Triad experienced a compound annual rate of growth of 1.1% from 2010 to 2019. A steady growth rate, such as that in the Piedmont Triad's population, is typically considered to be a positive influence for commercial real estate, since population growth influences the development of new projects within a market. The growth rate is slightly lower of the state and the nation as a whole.

Economic Influences

According to The Appraisal of Real Estate, economic influences “relate to the financial capacity of a market area’s occupants and their ability to rent or own a property, to maintain it in an attractive and desirable condition and to renovate it or rehabilitate it when needed.” In order to determine the economic condition of the region, we have researched items such as median household income, unemployment, and employment by industry.

One of the primary demographics that indicates the strength or weakness of a regional economy and the demand for commercial real estate is the median household income. Typically, a market with a higher median household income is an indication of economic vitality and the standard of living within that region. The following table is a summary of the median household income levels within the counties of Piedmont Triad and the three main cities compared to North Carolina and the United States.

Piedmont Triad					
Median Household Income	2010	2014	2020	2010 - 2014 Rate of Change	2014 - 2020 Rate of Change
Alamance County	\$44,167	\$41,379	\$57,936	-1.6%	7.0%
Davidson County	\$44,249	\$41,588	\$53,924	-1.5%	5.3%
Davie County	\$49,727	\$50,224	\$63,828	0.2%	4.9%
Forsyth County	\$46,749	\$44,307	\$53,054	-1.3%	3.7%
Guilford County	\$45,676	\$44,712	\$55,820	-0.5%	4.5%
Randolph County	\$40,346	\$41,015	\$50,129	0.4%	4.1%
Rockingham County	\$39,231	\$37,218	\$44,868	-1.3%	3.8%
Stokes County	\$42,689	\$45,577	\$52,356	1.7%	2.8%
Surry County	\$37,294	\$35,574	\$48,637	-1.2%	6.5%
Yadkin County	\$39,807	\$41,527	\$50,929	1.1%	4.2%
Piedmont Triad	\$42,994	\$42,312	\$67,858	-0.4%	9.9%
City of Winston Salem	\$46,306	\$43,665	\$50,010	-1.5%	2.8%
City of Greensboro	\$44,651	\$42,565	\$49,250	-1.2%	3.0%
City of High Point	\$43,971	\$43,083	\$49,971	-0.5%	3.0%
North Carolina	\$46,334	\$45,906	\$57,431	-0.2%	4.6%
USA	\$53,046	\$53,891	\$68,703	0.4%	5.0%
¹ Compound Annual Rate of Change					
Source: U.S. Census Bureau					

The Piedmont Triad MSA the state of North Carolina and the country in the past five years an increase in the median household income. The three cities show that their ranges are lower to that of the state and the nation as a whole. Although, the future estimated rate of change for all the counties in the region are anticipated to grow at a rate above that of both the state and nation overall. Indicators like these suggest a promising outlook for the commercial real estate market within the Piedmont Triad.

Unemployment: Since 2008, the Piedmont Triad experienced a drop in unemployment rate, much like the rest of the country. Since the COVID-19 pandemic, unemployment rates have risen across the board and in most Triad counties, the unemployment rates are higher than they were during the Great Recession. All three main cities were on a steady decline for unemployment over the last several years until the effects of the pandemic.

With the loosening of restriction and the distribution of vaccines unemployment rates have started to decline.

Piedmont Triad												
Unemployment Rates	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Dec-23
Alamance County	9.3%	8.0%	5.6%	5.3%	4.7%	4.3%	3.7%	3.8%	6.1%	3.1%	3.2%	3.1%
Davidson County	10.1%	8.4%	6.2%	5.5%	4.8%	4.3%	3.7%	3.7%	6.0%	2.9%	3.2%	3.0%
Davie County	8.3%	7.5%	5.7%	5.0%	4.5%	4.0%	3.4%	3.4%	5.3%	2.7%	2.8%	2.8%
Forsyth County	8.8%	7.5%	5.9%	5.5%	4.9%	4.4%	3.8%	3.7%	6.3%	3.2%	3.2%	3.2%
Guilford County	9.6%	8.3%	6.4%	5.9%	5.2%	4.8%	4.1%	4.1%	7.1%	3.8%	3.7%	3.6%
Randolph County	9.6%	8.2%	6.3%	5.7%	4.9%	4.4%	3.7%	3.8%	6.1%	3.0%	3.2%	3.3%
Rockingham County	11.2%	9.6%	7.3%	6.6%	5.6%	5.2%	4.5%	4.4%	7.0%	3.7%	3.7%	3.5%
Stokes County	8.4%	7.3%	5.8%	5.4%	4.8%	4.3%	3.6%	3.6%	5.6%	2.7%	2.7%	2.8%
Surry County	9.3%	7.4%	10.0%	5.5%	4.8%	4.3%	3.5%	3.7%	5.5%	2.8%	2.9%	2.9%
Yadkin County	8.9%	7.1%	5.4%	5.0%	4.4%	4.0%	3.4%	3.4%	5.5%	2.7%	2.7%	2.7%
Piedmont Triad MSA	9.4%	7.9%	6.5%	5.5%	4.9%	4.5%	3.9%	3.9%	6.4%	3.1%	3.2%	3.1%
City of Winston Salem	9.1%	7.6%	5.9%	5.5%	4.8%	4.7%	4.1%	4.0%	6.9%	3.6%	3.5%	3.4%
City of Greensboro	8.7%	7.6%	6.0%	5.7%	5.0%	4.9%	4.3%	4.2%	7.6%	4.1%	3.8%	3.7%
City of High Point	9.3%	8.0%	6.4%	5.9%	4.3%	5.2%	4.3%	4.2%	7.6%	4.3%	4.0%	3.7%
North Carolina	9.4%	6.9%	6.1%	5.7%	5.6%	4.6%	3.9%	3.9%	6.1%	3.2%	3.2%	3.2%
USA	7.6%	6.7%	6.2%	5.3%	4.8%	4.4%	3.9%	3.7%	6.5%	3.7%	3.3%	3.5%

Source: Employment Security Commission of North Carolina

The county's economic development initiatives in marketing its strongest sectors and implementing significant workforce training have translated to actual growth in these industries, which indicates the Piedmont Triad, may be specialized enough for future success. This has allowed the area to thrive despite workforce concentration in traditionally declining sectors, such as manufacturing. Additionally, the region does have a portion of its workforce dedicated to professional and business services, which may also serve to grow the region in the future once the pandemic abates.

It remains possible that the Piedmont Triad regional area's education sector may expand enrollment, which would create some jobs. Additionally, creative manufacturing strategies and aggressive recruitment of firms has paid off for the Piedmont Triad, and it has not seen the decline in manufacturing that is currently being experienced by many other regions nationwide.

Piedmont Triad Industry Employment		
Sector	Employees	Percent
Agriculture, Forestry, Fishing and Hunting	1,061	0.24%
Mining	292	0.07%
Utilities	998	0.23%
Construction	23,471	5.37%
Manufacturing	64,445	14.73%
Wholesale Trade	15,566	3.56%
Retail Trade	54,215	12.40%
Transportation and Warehousing	16,905	3.87%
Information	2,503	0.57%
Finance and Insurance	14,134	3.23%
	3,646	0.83%
	13,766	3.15%
	13,772	3.15%
	26,627	6.09%
	38,771	8.86%
	72,990	16.69%
		0.00%
	42,735	9.77%
	11,158	2.55%
	20,309	4.64%
Total	437,364	100.00%

Source: NC Employment Security Commission

While Wake Forest University Baptist Medical Center in Winston-Salem and Wal-Mart are included among the region's major employers, many of its other major employers are in manufacturing, retail trade, and health care, as indicated in the following table. We note that many of the major employers in the table below have chosen the Piedmont Triad region for their headquarters.

Employers with 1000+ Employees					
Major Employers	Industry	County	Major Employers	Industry	County
Alamance-Burlington School System	Educational Services	Alamance	City Of Greensboro	Public Administration	Guilford
Labcorp	Health Care and Social Assistance	Alamance	Unc Greensboro	Educational Services	Guilford
Alamance Regional Medical Center	Health Care and Social Assistance	Alamance	United Parcel Service Inc	Transportation and Warehousing	Guilford
Elon University	Educational Services	Alamance	U S Postal Service	Transportation and Warehousing	Guilford
Wal-Mart Associates Inc.	Retail Trade	Alamance	Wake Forest University Baptist Medi	Health Care and Social Assistance	Guilford
Alamance County Government	Public Administration	Alamance	Guilford County Government	Public Administration	Guilford
Davidson County Schools	Educational Services	Davidson	Wal-Mart Associates Inc.	Retail Trade	Guilford
County Of Davidson	Public Administration	Davidson	Harris Teeter	Retail Trade	Guilford
Ashley Furniture Industries Inc	Manufacturing	Davidson	Volvo Group North America Llc	Wholesale Trade	Guilford
Wake Forest University Baptist Medi	Health Care and Social Assistance	Forsyth	Nc A&T State University	Educational Services	Guilford
Winston Salem Forsyth County School	Educational Services	Forsyth	Bb& T	Management of Companies and Ente	Guilford
Forsyth Memorial Hospital Inc	Health Care and Social Assistance	Forsyth	Labcorp	Health Care and Social Assistance	Guilford
Novant Health Inc	Health Care and Social Assistance	Forsyth	City Of High Point	Public Administration	Guilford
Wake Forest Univ.	Educational Services	Forsyth	Food Lion	Retail Trade	Guilford
City Of Winston Salem	Public Administration	Forsyth	Adecco Usa Inc	Administrative and Support and Was	Guilford
Hanesbrands, Inc	Management of Companies and Ente	Forsyth	Thomas Built Buses Inc	Manufacturing	Guilford
Wal-Mart Associates Inc.	Retail Trade	Forsyth	The Lincoln National Life Ins Co	Finance and Insurance	Guilford
Forsyth County	Public Administration	Forsyth	Fedex Ground Package System Inc	Transportation and Warehousing	Guilford
Wells Fargo Bank Na (A Corp)	Finance and Insurance	Forsyth	Charter Communications Inc	Information	Guilford
Bb& T	Finance and Insurance	Forsyth	Bank Of America Na	Finance and Insurance	Guilford
Wake Forest University School Of Me	Educational Services	Forsyth	Guilford Technical Community Colleg	Educational Services	Guilford
B E Aerospace Inc	Manufacturing	Forsyth	Qorvo Us Inc	Manufacturing	Guilford
Gmac Insurance Mgmt Corp	Finance and Insurance	Forsyth	Gilbarco Inc	Manufacturing	Guilford
R J Reynolds Tobacco Company	Manufacturing	Forsyth	Randolph County Board Of Education	Educational Services	Randolph
Debbies Staffing Services	Administrative and Support and Was	Forsyth	Technimark Llc	Manufacturing	Randolph
The Resource	Administrative and Support and Was	Forsyth	United Furniture Industries Nc Llc	Manufacturing	Randolph
Forsyth Technical College	Educational Services	Forsyth	Klaussner Furniture Industries Inc	Manufacturing	Randolph
Congruity Hr	Administrative and Support and Was	Forsyth	Rockingham County Consolidated Sch	Educational Services	Rockingham
Herbalife International Of America	Retail Trade	Forsyth	Wal-Mart Associates Inc.	Retail Trade	Rockingham
Food Lion	Retail Trade	Forsyth	Pike Electric Inc	Construction	Surry
Guilford County Bd Of Education	Educational Services	Guilford	Surry County Schools	Educational Services	Surry
Cone Health	Health Care and Social Assistance	Guilford	Unifi Manufacturing Inc	Manufacturing	Yadkin

Source: NC Department of Commerce

Education

There are over 20 colleges and universities offering local and online courses. To name a few are: North Carolina A&T State University, top engineering school; University of North Carolina Greensboro, a strong education and arts school; Strayer University, caters to working adults and Elon University Law School.

All the universities are great educational opportunities offering a variety of courses for many lifestyles. The Triad's ideal location is only a 1.5 hour drive from the Triangle: Duke University, the University of North Carolina at Chapel Hill, the University of North Carolina at Charlotte and North Carolina State University.

Healthcare

Wake Forest Baptist Health located in Winston-Salem is the state of the art medical center. Wake Forest Baptist Health provided centers for the following services in cancer, sports medicine, critical care and women and children medical clinics. There are also two main hospital systems within the region: Moses Cone Health System and High Point Regional Health System. Moses Cone Heath System is a not-for-profit network of healthcare providers serving the Piedmont Triad Region. High

Point Regional Health System is in alliance with UNC healthcare, Moses Cone and Wake Forest Baptist Health.

Lifestyle

Greensboro is mostly known for its rich history, industrialization and state and recreational parks. Its city life offers museums, breweries, restaurants and shopping. Its outdoor lifestyle offers golf, campgrounds and festivals. Greensboro is a perfect place to be immersed in entertainment.

High Point is home to the world's largest Chest of Drawers standing at 36 feet tall, an 8 ft bronze statue of the great jazz musician and composer, John Coltrane and many art museums, theaters and furniture shopping. This city has a small town feel with a big city impact.

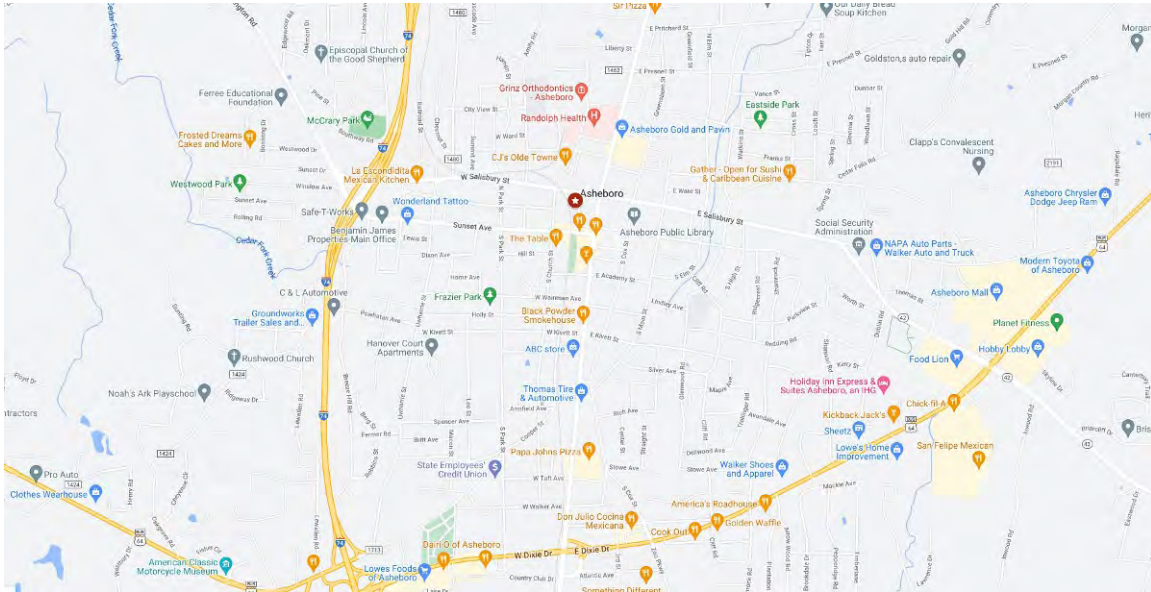
Winston-Salem is also known as the Twin City for its dedication to the Arts and its Innovation having great technological research. It is the fifth largest city in North Carolina, and home to the tallest office building in the Piedmont Triad, The Wells Fargo Center. Winston-Salem has all the elements of being a great city: downtown nightlife, beautiful gardens, art museums and historic places making this city a place of interest.

Conclusion

Overall, the Piedmont Triad appears to be a resilient economy with a somewhat broad-based workforce. Despite previously lagging population growth and a high unemployment rate, the region appears to have successfully implemented economic development strategies that, paired with the growth in textile manufacturing, have significantly improved these numbers. Considering the preceding analysis, low increased industry diversity, maintaining lower unemployment rates than the state and incomes below those of neighboring areas such as the Triangle, the Piedmont Triad region in our opinion has all the characteristics of a steady healthy economy.

The COVID-19 global pandemic that began in March of 2020 has impacted certain sectors of the economy while other sectors, like the industrial and residential sectors, have seen a dramatic increase in market viability. Covid impacts are still seen in areas outside of the Triangle and Piedmont Triad in outlying areas but for the most part, strong appreciation for most types of properties is currently evident with continued demand outpacing current supply. However, rising interest rates have begun to stall the hot market and fewer transactions are beginning to occur, even if the appreciation does not show signs of yet leveling out. We continue to monitor the market for signs of a longer-term financial crisis or recession.

NEIGHBORHOOD LOCATION MAPS



NEIGHBORHOOD DESCRIPTION

Neighborhood Identification and Analysis

The Dictionary of Real Estate Appraisal defines a neighborhood as: “A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business.” A neighborhood may also be defined as a grouping of complementary land uses affected by similar social, economic, governmental and environmental influences.

The subject site is located on the southwestern corner of North Street and West Salisbury Street (Highway 42) in Downtown Asheboro. More specifically, the subject is located at 159 North Street in Asheboro, Randolph County, North Carolina 27203.

The subject neighborhood has been delineated by the following boundaries:

- To the north - W. Presnell Street
- To the south - W. Salisbury Street (Hwy 42)
- To the west - Interstate 73
- To the east - N. Fayetteville Street (Hwy 220)

Access

Regional access to the neighborhood is provided by Interstate 73, Interstate 85, Interstate 40, US Highway 421 and US Highway 64. Interstate 73 is a north-south highway that connects Greensboro to the north with Asheboro and connects with US 220 to the south at Seagrove. Interstate 85 is a major north-south highway that connects the Triad area with Durham to the northeast and Charlotte to the southwest. Interstate 40 is the main east-west highway through the state of North Carolina connecting Raleigh and Wilmington to the east and Winston-Salem and Asheville to the west. Interstates 40 and 85 run parallel from Durham to Greensboro where the two roads split.

US Highway 421 is a four-lane divided highway which connects the subject neighborhood with Greensboro and Interstate 85 to the north and Siler City to the south. US Highway 64 is an east-west four-lane roadway to the south of the subject neighborhood which runs east through Siler City and Pittsboro to Asheboro and Lexington to the west.

Local access to the neighborhood is provided primarily by N. Church Street and W. Salisbury Street, both of which are two-lane paved, publicly-maintained roadways. Overall, regional access to the subject neighborhood is good with easy access and proximity to Interstate 73, US Highway 64, US Highway 220 and Interstate 85 with local access also being good from N. Church and W. Salisbury Streets.

Surrounding Land Uses

The subject neighborhood is best classified as a mixed industrial, commercial/office and older residential area in downtown Roxboro. There are also several parcels of vacant land. There are institutional uses adjacent to the subject including a City of Asheboro municipal building to the south and the Randolph County Senior Center to the west.

The Randolph County Hospital is located two blocks to the north of the subject, and varying physician's offices are opening around the hospital. There is also older, single-family residential

development near the hospital, but many of these structures are transitioning to office use as the hospital expands.

W. Salisbury Street is developed with retail type uses and is considered the downtown area. The Norfolk Southern railroad line is adjacent to the eastern boundary of the subject property.

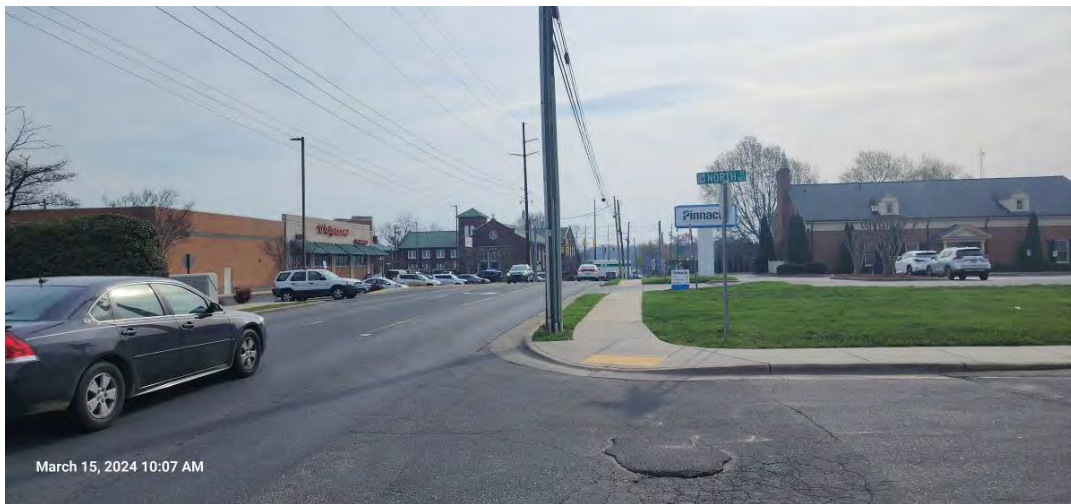
Neighborhood Conclusion

The subject is located in downtown Asheboro near Interstate 73 and Highway 220, the area's major corridors. Regional and local access to the subject is considered good with several US and NC Highways accessing the area. The subject neighborhood has a mixture of industrial, office and residential development along with several tracts of vacant land. Overall we consider the subject neighborhood to be an average location for industrial development considering the density of the existing development, the diversity of development and local and regional access. However, this area appears to be ripe for additional residential development.

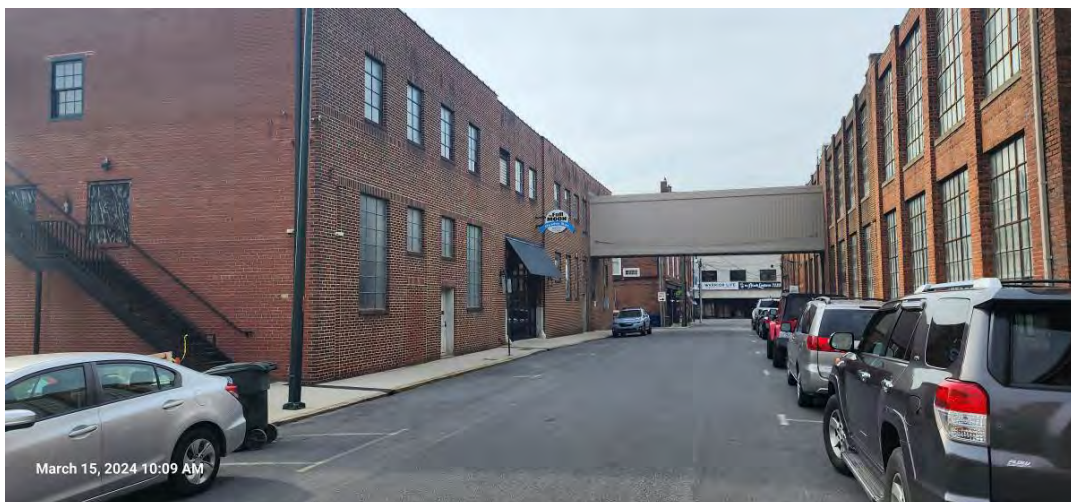
NEIGHBORHOOD PHOTOGRAPHS



Looking West on West Salisbury Street (Highway 42) (Subject on Left)



Looking East on West Salisbury Street (Highway 42) (Subject on Right)



Looking South on North Street (Subject on Right)



Looking North on North Street (Subject on Left)



Subject Lot



Subject Lot

PROPERTY DESCRIPTION

Location

The subject site is located on the southwestern corner of North Street and West Salisbury Street (Highway 42) in Downtown. The address is 159 North Street, Asheboro, North Carolina 27203.

Legal Description

The subject property is legally defined by the Randolph County Tax Assessor's Office as Parcel Identification Number 7751-73-9323 and 7751-83-1208. Copies of the most recent deeds for the property, which includes the legal descriptions, are included in the addenda of this report.

Size, Shape and Topography

According to the most recent subject property deed and the property tax card, the subject site is 2.54 acres, or 110,642 square feet, combined, irregular in shape, and flat. Copies of the tax card and tax map are included in the addenda of this report.



History of the Subject Property

The City of Asheboro, the current owner, acquired the subject from Acme-McCrary Corporation on December 15, 2022 as recorded in Deed Book 2836 Page 1547 of the Randolph County Registry. According to the deed stamps associated with this transfer, the purchase price was \$1,000,000. However, this transfer was for the adjacent parking lot (appraised in another report) and the subject Acme-McCrary Mill and it is unknown if the sale was allocated between the two parcels (further supporting that the two parcels are fundamentally linked). Since this purchase, the subject building continues to fall into disrepair. However, based on our analysis, it is likely that the purchase price was above market at the time of purchase and may represent other motivating factors to the City of Asheboro.

Acme McCrary Corporation parking lot and mill along with 6 other improved parcels that made up the entirety of the Parks-McCrary Hosiery Mill. The Parks Hosiery-McCrary Hosiery Mill is an existing historic mill structure listed on the National Register of Historic Places. Randolph County property tax information indicates that the most recent deed for the property was recorded in Deed Book 1252 Page 1833 of the county Registry on February 8, 1990. That document merged several parcels owned by Acme McCrary Corporation into a single parcel. A title researcher could identify the deed that was recorded when Acme McCrary acquired the subject property.

To our knowledge, the subject is not currently listed for sale or under contract.

Easements

An inspection of the vacant subject site, the plat map showing the property, and the site plan for the property did not reveal any detrimental easements and none are assumed to exist with the exception of normal utility easements.

The site plan for the mill subject parcel shows that an existing railroad right-of-way runs across the eastern portion of the property and across the existing building at three points. The subject property developer is working out the details of a lease with the railroad at this time.

Utilities and Services

The subject site is served by all public utilities.

Flood Map

The subject site is located in Zone X as identified below on FEMA Flood Map 3710975100J, dated February 2, 2007. According to this map, included in the addenda, the subject property is not in a flood plain.

Zoning

The subject site is zoned OA6 District (GIS map included in addenda). The OA6 District is intended to produce moderate intensity office and residential development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated OA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged.

Hazardous or Toxic Materials

By observation, we observed no hazardous or toxic materials on the property and none came to our attention. However, we caution that we are not expert in these matters and have disclaimed responsibility under this item in our "General Assumptions" earlier in this appraisal.

Soil and Subsoil Conditions

The appraiser did not take soil surveys at the subject site. By observation of the surrounding development, we note that the site soil and subsoil appears to be adequate to support improvements but no responsibility is taken for inspecting or making definitive statements about soil conditions. A visual inspection of the surface of the site indicated no unusual subsoil conditions that would result in reduced load bearing capacity, atypical drainage conditions, or other conditions that would result in excessive site preparation costs. However, we caution that no responsibility is taken for inspecting or making definitive statements about subsoil conditions.

Site Conclusion

The subject site is located in the central portion of the City of Asheboro. Local and regional access is considered good. The subject's neighborhood is developed with a mix of land uses, and there is good access to supportive commercial areas for residents. Overall, it appears to be adequate for its proposed use as multi-family residential housing.

General Improvement Description

Based on the subject information provided by the property manager and our physical inspection of the subject, we have compiled the following summary of construction details for the subject.

Building Height:	2-3 stories
Foundation:	Slab
Interior Ceilings:	10+ feet
Year Built:	1922, 1945, 1962, 1970 & 1978
Gross Building Area:	157,188 Square Feet
Interior Floors:	A mixture of vinyl, low grade carpet, hardwood, and sealed concrete
Roof:	Flat, built up
Framing:	Wood and masonry
Exterior Walls:	Brick
Interior Walls:	Painted drywall
Doors:	Exterior doors are metal and interior doors are wood.
Ceilings:	Open and acoustic ceiling tiles in the office areas
Lighting:	Assume adequate (most of the interior did not have working lights at the time of inspection)
Sprinkler System:	Fully sprinklered

Americans with Disabilities Act of 1990

The Americans with Disabilities Act of 1990 sets strict and specific standards for handicapped access to and within most commercial and industrial buildings. Determination of compliance with these standards is beyond appraisal expertise and, therefore, has not been attempted by the appraisers. For purposes of this appraisal, we are assuming the improvements are in compliance; however, we would recommend an architectural inspection of the improvements to determine compliance or requirements for compliance if any items were in question. We assume no responsibility for the cost of such determination, and our appraisal is subject to revision if the improvements are not in compliance.

Hazardous Substances

As with our statement regarding hazardous substances on the site, we assume the improvements will not contain any hazardous substances, but note that we are not experts on hazardous materials.

Conclusion

The subject is a former mill that is in various stages of disrepair and deferred maintenance that will require significant renovation and rehabilitation to be usable space again.

ASSESSMENT AND REAL ESTATE TAXES

The subject property is under the jurisdiction of the Randolph County Tax Assessor's Office. Properties in the state of North Carolina are taxed at 100% of their assessed value. Being located in Town of Asheboro, the subject is also liable for those taxes. The current tax rates are summarized in the following table.

Jurisdiction	Tax Rate (2023-2024)
Town of Asheboro	\$0.7100 per \$100 of Assessed Value
Asheboro Schools	\$0.1153 per \$100 of Assessed Value
Randolph County	\$0.5000 per \$100 of Assessed Value
Total	\$1.3253 per \$100 of Assessed Value

In order to determine the annual real estate tax liability associated with ownership of the subject, we apply the total tax rate of \$1.3253 per \$100 of assessed value to the subject site's portion of the total assessed value of the parent parcels. The following table is a summary of the annual real estate tax liability for the subject "as is".

159 North Street (Mill Property) - Current Tax Liability			
	Assessed Value	Tax Rate per \$100 of Assessed Value	Annual Tax Liability
Land	\$319,550	\$1.3253	\$4,235
Improvements	\$1,486,240	\$1.3253	\$19,697
Total	\$1,805,790	\$1.3253	\$23,932

176 North Street (Parking Lot) - Current Tax Liability			
	Assessed Value	Tax Rate per \$100 of Assessed Value	Annual Tax Liability
Land	\$640	\$1.3253	\$8.48
Improvements	\$4,350	\$1.3253	\$57.65
Total	\$4,990	\$1.3253	\$66.13

Current Tax Liability - Combined			
	Assessed Value	Tax Rate per \$100 of Assessed Value	Annual Tax Liability
Land	\$320,190	\$1.3253	\$4,243
Improvements	\$1,490,590	\$1.3253	\$19,755
Total	\$1,810,780	\$1.3253	\$23,998

There are no outstanding real estate taxes in arrears. Please note that the subject's current tax liability is much higher than our concluded opinion of value for the subject. This is most likely because the current assessed value does not take into consideration the current state of disrepair of the subject. Additionally, since the subject is owned by the City of Asheboro and exempt from tax liability, there is no push to reassess its value.

III. Highest and Best Use

HIGHEST AND BEST USE

Introduction

Highest and best use may be defined as the most probable, possible and permissible use for which a property may be used and is capable of being used. The Dictionary of Real Estate Appraisal 4th Edition defines Highest and Best Use as: "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

This definition applies specifically to the highest and best use of land or sites as though vacant. When a site contains improvements, the highest and best use may be determined to be different from the existing use. The existing use will continue unless and until land value in its highest and best use exceeds the sum of the value of the entire property in its existing use and the cost to remove the improvements.

Implied in these definitions is that the determination of the highest and best use results from the appraiser's judgment and analytical skill, which means that the use determined from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The procedure used to estimate the highest and best use of a property as though vacant and as improved is to test these two situations on the basis of the categories discussed in the definition.

In any land use analysis, the following tests must be met in estimating highest and best use: The use must be legal; the use must be probable, not speculative or conjectural; there must be a profitable demand for such use; and it must return to the land the highest net return for the longest period of time. The synthesis of these four factors was considered to determine a most probable and profitable use for the subject parcel of real estate.

Highest and Best Use, As Though Vacant

In estimating highest and best use, there are essentially four criteria:

1. Legally permissible uses: uses permitted by zoning and deed restrictions on the site in question.
2. Physically possible uses: uses are possible based upon the site's size, shape, area, terrain, soil conditions, topography, and access to utilities.
3. Feasible uses: possible and permissible uses that will produce a net return to the owner of the site.
4. Maximally Productive: among the feasible uses, the uses that will produce the highest net return or the highest present worth.

These four tests have been applied to the subject site, as though vacant. In arriving at the estimate of highest and best use, the subject site was analyzed as if vacant and available for development.

Legally Permissible

Legal restrictions, as they apply to the subject, are private restrictions and the public restrictions of zoning. There are no known deed restrictions that significantly impact the development of the subject property. Typical public use restrictions such as utility easements exist at the subject; however, they do not appear to limit development of the site.

As explained earlier in the report, the subject site is zoned OA6 District, by the City of Asheboro. The OA6 District is intended to produce moderate intensity office and residential development to serve adjacent residential areas and to provide a transition from residential to commercial uses. Land designated OA6 shall normally be located with access to a minor thoroughfare or higher classification street with access to local residential streets discouraged. Based on this step in the highest and best use analysis, the legally permissible uses for the subject site are for denser commercial and retail development with a residential component.

Physically Possible

The next step in our analysis involves determining what uses are possible. The following physical aspects of the site itself dictate the possible uses:

- 2.54 acres, or 94,961 square feet, and irregular in shape.
- Topography is generally level.
- Serviced by all public utilities.
- Good location in downtown Asheboro
- Good frontage and exposure on public streets

The physical aspects of the site impose few constraints on the site's development to its highest and best use. Based on this analysis, the legally permissible and physically possible uses of the site are for denser commercial and retail development with a residential component.

Financially Feasible

The surrounding neighborhood's land uses include a mix of residential, industrial, office, and institutional developments. Multifamily uses are possible at the subject site. Based on available market research, there is demand for housing, low-income and affordable, in Asheboro. Therefore, we conclude that in the event that tax credits or development loans become available for a multifamily housing project, multifamily residential use would be the highest and best use for the subject. Without funding assistance, the highest and best use is to hold the property for future redevelopment.

Maximally Productive

The last step in our analysis involves determining what legally permissible, physically possible, and financially feasible uses would maximize value. In the final analysis, a determination must be made as to which feasible use is the highest and best use. Although it is possible to do low-density residential development on the subject site, this use will not bring as great of a return as a densely developed multi-family project. Conversations with several local apartment property managers and a recent market study indicate demand for multi-family residences in the Asheboro market, especially income-restricted units. All low-income properties we know of in the area are experiencing high occupancy rates. Therefore, if tax credits become available, the maximally

productive use for the subject sites would be for the development of a subsidized multi-family project.

Conclusion – Highest and Best Use As If Vacant

Considering the previous steps in our highest and best use analysis, along with the characteristics of the subject site and the neighborhood, it is our opinion that the highest and best use of the subject sites if they were vacant would be to hold for future redevelopment.

Highest and Best Use – As Is

In analyzing the highest and best use of the existing improvements, the four tests that were previously discussed are also applied to the subject site as improved. This test is undertaken in order to determine whether an alternative use could generate a greater return to the land and if removal of the existing improvements is justified.

The subject, As Is, would require significant renovation and rehabilitation to be usable given the level of deferred maintenance, disrepair and overall deterioration evident during inspection. However, based on information provided to us, the subject appears to be ripe for development with the use of historic tax credits which would cover 40% of the hard costs of development, making the subject a good candidate for redevelopment into a mixed-use, multi-family development.

IV. Sales Comparison Approach

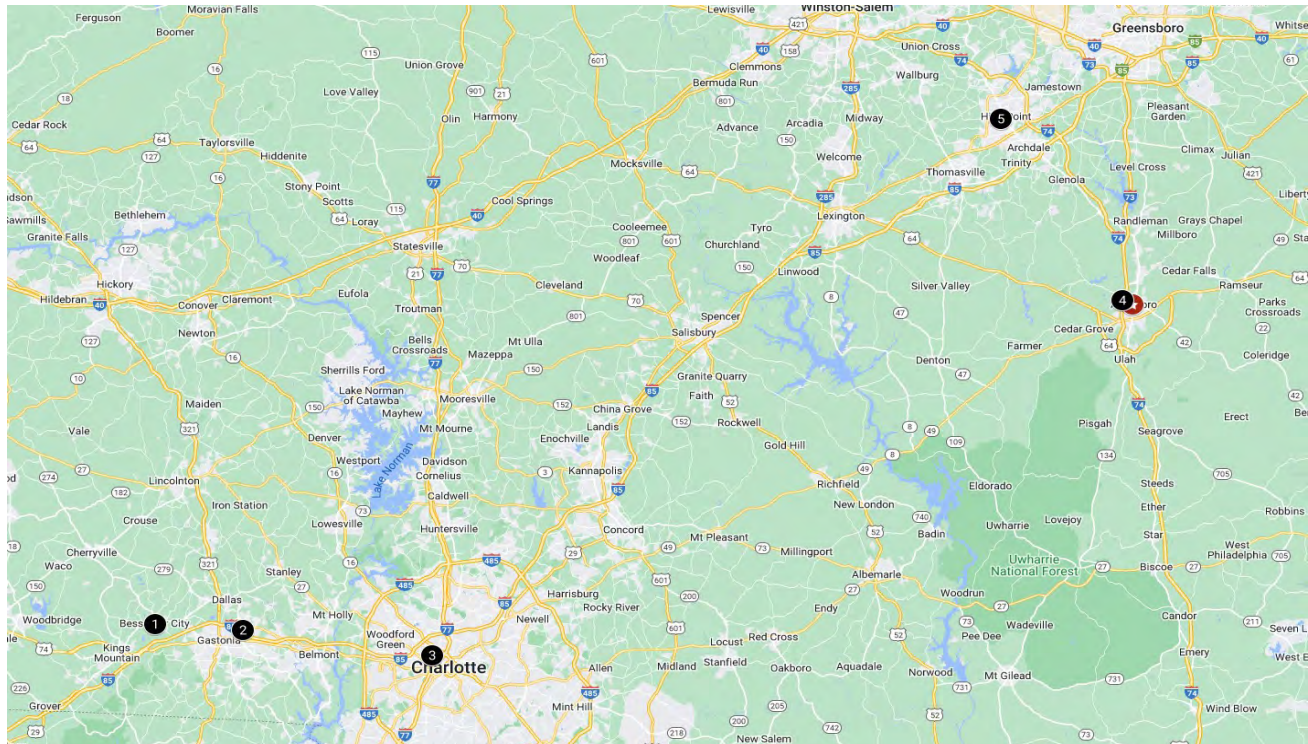
INTRODUCTION

The Sales Comparison Approach involves direct comparison of the property being appraised to sales of similar properties in the subject's market area. This approach is based on the Principle of Substitution, which implies a prudent person would pay no more to buy a property than it will cost to buy a comparable substitute property. Property sales and current listings of properties similar to the subject are researched through available data sources and by primary research from inquiries application to the subject, comparable properties are broken down into either a price per unit or gross income multiplier. For our analysis we have utilized a price per square foot unit of comparison.

An extensive search for comparable sales in the subject's market area was made. Asheboro is a relatively small town, and there are few recent sales of mill properties in the city. Because of this, we have expanded our search for similar properties in other small cities in the region. Adjustments were made to these sales to reflect differences in factors affecting value as compared to the subject property. The comparable sales are listed in the following table. A map of the properties in relation to the subject is on the next page, followed by detailed information about each of the comparables.

Comparable Improved Sales						
Property	Location	City	Sale Date	Price	GSF	Price/SF
Osage Mill Redevelopment	201 South 12st Street	Bessemer City, Gaston Co.	Dec-22	\$ 1,900,000	250,000	\$ 7.60
Galey Swift Mill	1910 Hunt Avenue	Gastonia, Gaston Co.	Aug-22	\$ 2,300,000	250,000	\$ 9.20
Savona Mill Redevelopment	528 S Turner Avenue	Charlotte, Mecklenburg Co.	Feb-22	\$ 2,000,000	249,320	\$ 8.02
Proposed Church St Lofts	170 N Church Street	Asheboro, Randolph Co.	Sep-21	\$ 400,000	55,433	\$ 7.22
Triad Hardwoods Property	630-636 W Green Dr	High Point, Guilford Co.	May-21	\$ 825,000	183,000	\$ 4.51

COMPARABLE LAND SALES LOCATION MAP



Improved Sale No. 1



Property Identification

Record ID	6318
Property Type	Residential, LIHTC
Property Name	Osage Mill Redevelopment
Address	201 South 12th Street, Bessemer City, Gaston County, North Carolina 28016
Tax ID	121368

Sale Data

Grantor	Osage Mill Residential, L.P.
Grantee	Osage Mill Apartments, LLC
Sale Date	December 22, 2022
Deed Book/Page	5384/971
Recorded Plat	1/75-B
Property Rights	Fee simple
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Verification	Buyer; Copy of Contract, Other sources: Public Records, Confirmed by Cheri DeRosia
Sale Price	\$1,900,000
Cash Equivalent	\$1,900,000

Improved Sale No. 1 (Cont.)

Land Data

Land Size	5.170 Acres or 225,205 SF
Front Footage	South 12th Street; East Alabama Ave;
Zoning	CBD/CUD, Central Business District/Conditional
Topography	Very Gently Sloping
Utilities	All Public Utilities Available
Shape	Rectangular
Flood Info	Not in a Flood Zone

General Physical Data

Building Type	Single Tenant
Gross SF	250,000
Construction Type	Industrial Mill
Roof Type	Flat
Foundation	Concrete Slab
Stories	2
Floor Height	10+
Year Built	1895 Redeveloped 2024
Condition	Below Average to Poor

Indicators

Sale Price/Gross SF	\$7.60
Floor Area Ratio	1.11
Land to Building Ratio	0.90:1

Remarks

This is the sale of the Historic Osage Mill located in central Bessemer City, North Carolina. Originally constructed as the Southern Cotton Mill in 1895, the subject was one of Bessemer City's first textile mills. After a bankruptcy in the early part of the twentieth century, the name was changed to Osage Mill. Additions were made as late as the 1950s, and the facility operated until 1995. The buyer has plans to fully renovate/redevelop the property from an old textile mill into an apartment project. Renovations will turn the property into a 139-unit family apartment building with 50 one-bedroom, 77 two-bedroom, and 12 three-bedroom units. This includes a total of 14 mobility impaired units. The plan for Osage Mill includes 20,000 square feet of the mill that will be developed as commercial space in a future phase.

Osage Mill has been awarded property tax grants from both Gaston County and Bessemer City. Gaston County's grant will cover a portion of the project's county property tax liability for five years, starting with 90% in 2025, the anticipated first year of operation, and then dropping by 10% per year through the fifth year of operation. Bessemer City's grant will cover 90% of the town property tax liability for ten years. A significant portion of the project's funding will also come from the sale of Federal Historic and State Mill tax credits. The multi-step process for obtaining historic credits includes an official acknowledgement that the property is historic, the approval of the plan, and the verification of the work when construction is complete. As with LIHTC credits, Historic Tax Credits are bought and sold on the investment market at market rates.

Improved Sale No. 2



Property Identification

Record ID	5902
Property Type	Industrial, Warehouse
Property Name	Galey Swift
Address	1910 Hunt Avenue, Gastonia, Gaston County, North Carolina 28054
Location	Northeast Gastonia
Tax ID	217789, 118594, 118443, 118617, 118622

Sale Data

Grantor	2625 N Davidson LLC
Grantee	1910 Hunt, LLC
Sale Date	August 03, 2022
Deed Book/Page	5361/688
Recorded Plat	5/5
Property Rights	Fee simple
Marketing Time	DOM 556
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Verification	Blanq Real Estate; Other sources: Listing, CoStar, Public Records, Confirmed by Cheri DeRosia
Sale Price	\$2,300,000
Cash Equivalent	\$2,300,000

Improved Sale No. 2 (Cont.)

Land Data

Land Size	12.000 Acres or 522,720 SF
Front Footage	Hunt Ave; One Ave;
Zoning	I-U, Industrial
Topography	Generally Level
Utilities	All Public Available
Shape	Nearly Rectangular
Flood Info	Not in Flood Zone

General Physical Data

Building Type	Single Tenant
Gross SF	250,000
Construction Type	Masonry
Roof Type	Flat
Foundation	Slab
Sprinklers	Yes
Stories	2
Floor Height	12-17
Year Built	1922 Renovated 1960
Condition	Average

Indicators

Sale Price/ SF	\$9.20
Floor Area Ratio	0.48
Land to Building Ratio	2.09:1

Remarks

This textile mill was constructed in 1922 and was used by Swift Galey until 2009. It is located in northeastern Gastonia, half a mile from Interstate 85, and it is within thirty minutes of downtown Charlotte.

Improved Sale No. 3



Property Identification

Record ID	6319
Property Type	Industrial, LIHTC
Property Name	Savona Mill
Address	528 S. Turner Avenue, Charlotte, Mecklenburg County, North Carolina 28208
Location	Central Charlotte
Tax ID	07111417

Sale Data

Grantor	Savona Resi Project, LLC
Grantee	Savona Mill Office, LLC
Sale Date	February 17, 2022
Deed Book/Page	37074/406
Recorded Plat	69/980
Property Rights	Fee simple
Conditions of Sale	Arm's Length Transaction
Financing	Cash to Seller
Verification	Grayson Hawkins, Broker; Other sources: Public Records, CoStar, Confirmed by Kristina Van Buskirk
Sale Price	\$2,000,000

Improved Sale No. 3 (Cont.)

Cash Equivalent \$2,000,000

Land Data

Land Size 4.225 Acres or 184,041 SF
Front Footage S. Turner Avenue;
Zoning I-2, Industrial 2
Utilities All public
Shape Irregular

General Physical Data

Building Type Single Tenant
Gross SF 249,320

Construction Type Masonry
Roof Type Flat
Stories 3
Year Built 1926
Condition Fair

Indicators

Sale Price/Gross SF \$8.02
Floor Area Ratio 0.96
Land to Building Ratio 1.04:1

Remarks

Savona mill was constructed a mile northwest of downtown Charlotte. Comprised of three buildings, this portion is the three-story spinning mill that was constructed in 1921. The site operated as a textile mill until 1936 when it was sold to Old Dominion Box Company. It was added to the National Register of Historic Places in 2014.

The buyer was reportedly planning to redevelop the property using North Carolina historic mill tax credits. This project is also being bolstered by a federal grant that will bring back the historic Charlotte West End trolley that will connect the West End with the gold line light rail. The trolley project and this mill project together made this project very attractive.

Improved Sale No. 4



Property Identification

Record ID	5664
Property Type	Residential, LIHTC
Property Name	Proposed Church Street Lofts LIHTC
Address	170 N. Church Street, Asheboro, Randolph County, North Carolina 27203
Location	Downtown Asheboro
Tax ID	7751-73-2594 and part of 7751-73-8346

Sale Data

Grantor	Acme McCrary Corporation, Randolph Senior Adults Association, Inc
Grantee	Church Street Loft Apartments LLC
Sale Date	September 23, 2021
Deed Book/Page	22772/1580-1585
Recorded Plat	158/75, 117/82
Property Rights	Fee simple
Conditions of Sale	Arm's Length Transaction
Financing	Cash to Seller
Verification	Copy of Contract; Other sources: Public Records, Confirmed by Cheri DeRosia

Sale Price	\$400,000
Cash Equivalent	\$400,000

Improved Sale No. 4 (Cont.)

Land Data

Land Size	1.546 Acres or 67,344 SF
Zoning	RA-6, Residential
Topography	Sloping
Utilities	All Public Available
Shape	Irregular
Flood Info	Not in Flood Zone

General Physical Data

Building Name	Church Street Lofts
Building Type	Single Tenant
Gross SF	55,433
Construction Type	Masonry, Wood
Roof Type	Flat
Foundation	Slab
HVAC	100%
Sprinklers	Yes
Stories	2
Year Built	1920 Renovated 1940 and 2022
Condition	Good

Indicators

Sale Price/ SF	\$7.22
Floor Area Ratio	0.82
Land to Building Ratio	1.21:1

Remarks

The Parks Hosiery-McCrary Hosiery Mill No. 2 is an existing historic mill structure listed on the National Register of Historic Places. It was constructed between 1920 and 1940. The property was purchased for redevelopment with the assistance of LIHTC and historic tax credits. Church Street Lofts will be a 50-unit apartment building with one- and two-bedroom units restricted to elderly or disabled low-income residents. The property is across the street from the Randolph County Senior Center. The total budget for acquisition and renovation of Church Street Lofts is \$9,564,654, which is \$191,293 per unit. In addition to the mill, a vacant lot that will be developed into a parking lot for the property was also purchased.

Improved Sale No. 5



Property Identification

Record ID	5576
Property Type	Industrial, Manufacturing
Property Name	Triad Hardwoods Property
Address	630-636 W Green Drive, High Point, Guilford County, North Carolina 27260
Location	Downtown High Point
Tax ID	0172281,0230265,0230266, 0230267

Sale Data

Grantor	Redbud LLC
Grantee	630 W Green LLC
Sale Date	May 03, 2021 Asking \$899,000
Deed Book/Page	R8444/521
Property Rights	Leased Fee
Marketing Time	DOM 456
Conditions of Sale	Arm's Length Transaction
Financing	Cash to Seller
Verification	Mark Lindsay, Broker; 336-692-5612, Other sources: CoStar, Public Records, Confirmed by Cheri DeRosia

Sale Price	\$825,000
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Land Data

Land Size	5.270 Acres or 229,561 SF
Zoning	HI, High Intensity District
Topography	Generally Level
Utilities	All Public Available

Improved Sale No. 5 (Cont.)

Shape Irregular
Flood Info Not In Flood Zone

General Physical Data

Building Type Multi Tenant
Gross SF 183,000

Construction Type Masonry
Roof Type Flat
Foundation Slab
HVAC Yes
Stories 1
Floor Height 12-25 ft
Year Built 1952
Condition Good

Income Analysis

Net Operating Income \$53,955

Indicators

Sale Price/ SF \$4.51
Floor Area Ratio 0.80
Land to Building Ratio 1.25:1
Occupancy at Sale 48%
Overall or Cap Rate 6.54%
Net Operating Income/Sq. Ft. \$0.29

Remarks

This is the former Hayworth Roll & Panel, which made wood office furniture from the early 20th century until it closed in 2003, located on W Green Drive in central High Point. Almost half of the building is leased to Triangle Hardwoods, a lumber company and hardware store. The buyer has reportedly been active in buying and redeveloping older properties in High Point, and also purchased the adjacent property at the same time. Plans for the future of this property were not disclosed.

DISCUSSION OF COMPARABLE SALES ADJUSTMENTS

Since no two properties are identical, minor adjustments are often necessary to the comparable sales to recognize differences in comparison to the subject. Adjustments to the comparable sales were considered, and applied where applicable, in order to obtain an indication of the current Market Value of the subject property.

Adjustments are typically applied in a specific sequence in order to properly reflect differences in value. The first three items in the adjustment grid are, 1) Property rights conveyed, 2) Financing Terms and 3) Conditions of sale. This set of adjustments serves to adjust the comparable transaction to the market at the time of sale. The next adjustment is for market conditions, or time of sale, and is applied to the adjusted value from the previous set of adjustments. This serves to adjust the comparable sale price to the current market at the time of the appraisal. These first four adjustments are known as *primary* adjustments.

After application of the primary adjustments each comparable has now been adjusted to the market at the time it was sold and for changes in market conditions occurring between the sale date and the appraisal date. The comparable sale price is then adjusted for differences with the subject property to obtain a final value indication for the subject as of the effective date of the appraisal. Typically, adjustments are made for differences in location, access/exposure, utilities available, zoning, size and topography. A discussion of each adjustment category as it applies to this analysis follows.

PRIMARY ADJUSTMENTS

Property Rights Conveyed: With the exception of the last sale, all comparable sales represent the transfer of the Fee Simple Estates, and no adjustments were necessary. Sale #5 represented the transfer of the Leased Fee Interest and this lease encumbering the property was a negative characteristic as an impediment to immediate redevelopment of the property. Thus, we have applied an upward adjustment for this inferiority.

Financing Terms: All comparable sales appear to have transacted with either cash to seller or with typical institutional market financing, resulting in all cash purchases to the seller. No adjustments were necessary.

Conditions of Sale: This adjustment considers atypical motivation on the part of the buyer or seller. All comparable sales appear to have transacted without atypical motivation, and no adjustments are made for condition of sale.

Market Conditions: Values for similar properties to the subject appreciated very gradually if at all in the last few years. All of the sales took place in 2021 or later and did not require adjustment.

PHYSICAL CHARACTERISTICS

Location: The subject is located on the southwestern corner of North Street and West Salisbury Street (Highway 42) in Downtown Asheboro in a mixed-use area. This is considered to be a good location due to its close proximity to supportive commercial development and major commercial and commuter roadways. Sale #4 is located adjacent to the subject and is therefore similar in location. Sale #5 is located in High Point where the overall cost of living and the average median income is roughly 10% lower than in Asheboro. Sales #1 and #2 are located in Bessemer City and Gastonia respectively, both in Gaston County, where the cost of living is roughly 10% higher and has experienced more development growth for longer as a result of its close proximity to Charlotte than the subject's area, and were adjusted downward, as shown below. Sale #3 is located in Charlotte in a depressed area but the area has received significant federal grants that have drawn more developers to compete for the credits than is present in the subject area and was adjusted downward as shown below.

Location		
		<i>Adjustment</i>
Subject	Good	
Sale #1	Superior	-10.0%
Sale #2	Superior	-10.0%
Sale #3	Superior	-15.0%
Sale #4	Similar	0.0%
Sale #5	Inferior	10.0%

Access/Exposure: The subject has access and exposure on public streets in the area. All of the comparable properties have similar access and exposure, and no adjustments were necessary.

Quality of Construction: This adjustment takes into consideration the type of construction of the properties. All of the comparables are considered similar to the subject and no adjustments are made.

Condition: At a certain point the quality of construction and its condition are two dissimilar to compare together. Therefore, we have analyzed condition separately from the quality of construction. The subject property is estimated to have been constructed in various stages in 1922, 1945, 1962, 1970 & 1978. At the time of inspection, the subject had been left vacant and abandoned for many years which has led to vandalism and destruction of the interior in addition to the deferred maintenance. Whether the building had received renovations over the years was difficult to determine given the current state of the property. The subject is in fair condition and would certainly require significant renovation to be usable. Sale #1 was in similar condition and was not adjusted. The rest of the sales were in better condition overall and were adjusted downward for this superiority.

Condition		
		<i>Adjustment</i>
Subject	Poor	
Sale #1	Similar	0.0%
Sale #2	Better	-10.0%
Sale #3	Slightly Better	-5.0%
Sale #4	Better	-10.0%
Sale #5	Good	-10.0%

Age: Typically, newer buildings sell for a higher price per square foot since the construction of new buildings usually includes the latest technology and construction materials. However, this is mitigated once a building is of a certain age to claim historic status and depending on the buyer, a historic building may sell for a higher price. Except for the last sale, all sales are of older row-style buildings and are not adjusted for age. Sale #5 was constructed in 1952, a different era of architectural design altogether and was adjusted upward for this inferiority.

Age		
		<i>Adjustment</i>
Subject	1922, 1945, 1962, 1970 & 1978	
Sale #1	1920 and 1940	0.0%
Sale #2	1922	0.0%
Sale #3	1926	0.0%
Sale #4	1920 and 1940	0.0%
Sale #5	1952	10.0%

Size (SF): Typically, larger buildings sell for a lower price per square foot basis, due to fewer potential buyers having the required capital to compete for these buildings. The subject will be 157,188 square feet. Sale #2 is larger than the subject and has been adjusted upward. The rest of the sales are similar in size and did not require an adjustment, as shown in the table on the next page.

Size (SF)		
		<i>Adjustment</i>
Subject	157,188	
Sale #1	250,000	0.0%
Sale #2	250,000	0.0%
Sale #3	249,320	0.0%
Sale #4	55,433	-5.0%
Sale #5	183,000	10.0%

Land to Building Ratio: Properties with a higher land to building ratio typically sell for a higher price per square foot since the additional land value is factored into the actual sales price of the property. The subject has a land to building ratio of 0.6:1. Sales #2 and #4 have a higher land to building ratio and were adjusted downward. The rest of the sales have similar land to building ratio and were not adjusted, as shown below.

Land to Building Ratio		
		<i>Adjustment</i>
Subject	0.6:1	
Sale #1	0.9:1	0.0%
Sale #2	2.09:1	-15.0%
Sale #3	0.74:1	0.0%
Sale #4	1.21:1	-10.0%
Sale #5	1.25:1	0.0%

VALUE CONCLUSION

In arriving at an opinion of value for the subject site, all market data was considered. All sales are within the subject's market area, are subject to the same environmental influences and therefore provide a reliable indication of value for the subject. Before adjustments the comparables indicated a range of values from \$4.51 to \$9.20 per square foot. Adjustments as previously discussed were applied to all comparables. After analysis and adjustment of the comparable sales, the comparables indicated a range of values from \$4.96 to \$6.84 per square foot with a mean of \$5.92 per square foot.

Based on our analysis of the comparable sales in the subject's market area, and placing more weight on Sales #1 and #4 which are most comparable to the subject, once adjusted for differences, in terms of physical characteristics and future uses, along with the specific attributes and history of the subject, we have concluded to price per square foot of \$5.50 for the subject's 157,188 square feet of gross building area. Applying the unit cost to the subject indicates the following value conclusion for the subject as is:

$$157,188 \text{ Square Feet} \times \$5.50/\text{SF} = \$864,534$$

Rounded To: \$860,000

COST OF REMEDIATION

As discussed earlier in the report, since the subject is eligible for historic tax credits up to 40% of all hard costs, the highest and best use of the subject is to renovate/rehabilitate the improvements and redevelop the property for multi-family and-or mixed-use development.

Reportedly, before redevelopment of the subject can begin, certain items must be addressed first, such as repairing the roof, lead abatement, asbestos removal, structural repair, and demolition of interior walls according to historic preservation standards at a cost of \$3,976,200. Of this cost, 40% would be eligible for tax credits, or up to \$1,590,480. However, the most likely buyer for the subject would be a developer looking to use these historic tax credits, as was illustrated in our Sales Comparison Approach. Additionally, as previously discussed, the subject is similar to the comparables in that remediation would be needed in all of the comparables and it is typical of

these types of projects to require extensive – and varied – remediation. Thus, we acknowledge the potential costs of the remediation but have not opined on its specific effect on value as the speculative cost of remediation is inherent in the Sales Comparison Approach. Until the actual remediation is performed, the costs (or potential costs) are speculative at best.

Summary of Market Value

Market Value "As Is"	\$860,000	\$5.47 Per SF
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Marketing Period

The Dictionary of Real Estate Appraisal defines Marketing Period as “The time it takes an interest in real property to sell on the market sub-sequent to the date of an appraisal. Reasonable marketing time is an estimate of the amount of time it might take to sell an interest in real property at its estimated market value during the period immediately after the effective date of the appraisal; the anticipated time required to expose the property to a pool of prospective purchasers and to allow appropriate time for negotiation, the exercise of due diligence, and the consummation of a sale at a price supportable by concurrent market conditions. Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal.”

Given current market conditions, we project that if the subject property were to be put on the market at a price at or near the indicated Market Value estimated above, the marketing period required to sell the property would not exceed twelve months after the date of valuation. A twelve month marketing period would allow a three to six month advertising and negotiating period and a three to six month period during which financing would be obtained and the sale closed. This time frame is based on conversations with local brokers, property owners, developers and other people knowledgeable of the market.

Exposure Time

The Dictionary of Real Estate Appraisal defines Exposure Time as “The time a property remains on the market. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Exposure time is different for various types of real estate and value ranges and under various market conditions. Market value estimates imply that an adequate marketing effort and reasonable time for exposure occurred prior to the effective date of the appraisal.”

Based upon current records of data related to the subject and to the comparables analyzed, we estimate that, if the subject had sold on the effective date of our appraisal at a price at or near the opinion of Market Value, the exposure time required to sell the property would have not exceeded twelve months. This is a reasonable time frame based upon the competitive and open market found in the subject's area.

V. Addenda

APPRAISER'S QUALIFICATIONS

PAUL L. SNOW, MAI

snowpaul@bellsouth.net

919-929-9539 ext 206

NC State-Certified General Appraiser #4499
VA State-Certified General Appraiser #4001 011569

SC State-Certified General Appraiser #4819

A State-Certified General Appraiser and designated Member of the Appraisal Institute, Paul L. Snow owns Analytical Consultants, a real estate appraising and consulting firm in Chapel Hill, NC.

He graduated from the University of North Carolina at Chapel Hill in 1995 with a Bachelor's Degree in Public Policy and Analysis. Rather than pursuing a career in city planning, government administration or the like, he joined Analytical Consultants as a fee appraiser. From 1998-2003 he lived in Raleigh, NC and worked as a Senior Appraiser for Williams Appraisers, a real estate appraisal and consulting firm with a national client base performing assignments across the east coast. In 2003 he rejoined Analytical Consultants as a principal.

Experienced with both residential and commercial property, Mr. Snow has appraised vacant land, homes, apartments, office buildings, restaurants, shopping centers, industrial buildings and many other types of commercial real estate. He has specialized experience in the appraisal of net lease and LIHTC (low income housing tax credit) properties and condemnation. Some of the more prominent appraisal assignments include being a team leader in the appraisal of the 770,000-SF Entertainment Sports Arena in Raleigh, NC and appraising the 600,000+ SF American Tobacco mixed use project in downtown Durham, NC. Additionally, he has appraised several Class A multi-tenant office buildings and shopping centers.

Paul is a member of TCAR (Triangle Commercial Association of Realtors). He also frequently sits on the Board of Equalization and Review for Orange County, NC.

When not appraising, Paul pursues playing guitar and writing music with local musicians, travels frequently and designs and builds houses.

Education:

NC Appraisal Board Classes

R-1 Introduction to Real Estate Appraisal
R-2 Valuation Principles and Procedures
R-3 Applied Residential Property Valuation
G-1 Introduction to Income Property Appraisal
G-2 Advanced Income Capitalization Procedures
G-3 Applied Income Property Valuation

Appraisal Institute Classes:

Standards of the Professional Practice,
Part A and B (USPAP)
Basic Income Capitalization (310)
Advanced Income Capitalization (510)
Highest and Best Use (520)
Sales Comparison Approach (530)
Narrative Report Writing (540)
Advanced Applications (550)

Other Education and Classes:

Standards of the Appraisal Practice A & B (taken on a 2-yr. cycle)
Appraising in NC
New Technology for the Appraiser
Conservation Easements
Trainees and Supervisors
Yellow Book: Uniform Appraisal Standards for Federal Land Acquisitions (May 2006)
Internet Strategies for Real Estate Appraisers
Condemnation Appraising
Subdivision Valuation
Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets

Courses and Seminars Taught

Appraisals for Lenders: Basic Principles of Ordering and Understanding Appraisals
- CICNC – Community Investment Corporation of North Carolina, Raleigh, NC
(January 2008)
- Self Help Credit Union, Durham, NC (January 2008)

PARTIAL CLIENT LIST - ANALYTICAL CONSULTANTS

Lending Institutions

Bank of America
Branch Bank and Trust
Capital Bank / First Tennessee Bank
Centrant Community Capital
First Citizens Bank
First State Bank
GMAC Commercial Mortgage
Pinnacle Bank
Carolina Bank
Mechanics and Farmers Bank
Paragon Bank
PNC Bank
SunTrust Bank
Wells Fargo Bank
US Bank

Institutional and Corporate

City of Durham, NC
City of Raleigh, NC
Crosland Development
GoTriangle Light Rail
Chatham County Schools
Durham County, NC
Durham County Revenue Department
Orange County, NC
Orange County Revenue Department
Quest Diagnostics
Regency Development
Town of Carrboro, NC
Town of Chapel Hill, NC
Town of Pittsboro, NC
Triangle Land Conservancy
University of North Carolina
Wake County Revenue Department
Institute of Government
North Carolina Department of Revenue
The State of North Carolina
Town of Wendell
Piedmont Natural Gas

KRISTINA N. VAN BUSKIRK

NC State-Certified General Appraiser #A8656

KVB.AnalyticalConsultants@gmail.com

Phone: (919) 929-9539

Prior to coming to work for Analytical Consultants in November 2017, Kristina worked in the legal field as a paralegal for over 14 years specializing in personal injury, contract law, arbitration, and corporate law. Kristina graduated *summa cum laude* with a perfect GPA and at the top of her class (1/7752) from North Carolina State University in 2013. While at NC State, she authored several research papers that focused on the intersection between public policy and urban planning as well as the impact urban planning can have on social equity and diversity. Kristina's studies have included courses in finance, economics, policy analysis, social change, urban planning, and legal theory.

Professional Experience:

Analytical Consultants, Chapel Hill, NC
Staff Appraiser (Mar. 2021-present)
Trainee (Nov. 2017 -Mar. 2021)

Nov. 2017 -Present

Personal Injury Law Firm, Raleigh, NC
Litigation Paralegal

Jan. 2014-Nov. 2017

American Kennel Club, Raleigh, NC
Case Management and Legal Liaison

Oct. 2003-Dec.2011

Professional Affiliations:

NC State-Certified General Appraiser #A8656
The Appraisal Institute, *Candidate for Designation*

Formal Education:

North Carolina State University,

Bachelor of Arts, *summa cum laude*, Leadership in the Public Sector
Public Policy Concentration, Law and Justice Minor

Dec. 2013

Washington Learning Institute, Paralegal Studies Program

2007

Appraisal Professional Education:

Basic Appraisal Principles & Procedures	2017
Residential Market Analysis & Highest & Best Use	2017
Uniform Standards of Professional Appraisal Practice (USPAP)	2017 / 2018 / 2020 / 2022
Statistics, Modeling, & Finance	2018
Condemnation Appraising: Principles & Applications	2018
Site Valuation & Cost Approach	2019
General Appraiser Income Approach	2019
General Appraiser Market Analysis & Highest & Best Use	2020
Expert Witness for Commercial Appraisers	2020
General Appraiser Sales Comparison Approach	2020
General Report Writing & Case Studies	2020
Business Practices and Ethics	2022
Appraisal Institute: Advanced Market Analysis and Highest & Best Use	2023
Appraisal Institute: Advanced Income Capitalization	2023

Subject Property Records and Maps

Property Summary

Tax Year: 2024

REID	93368	PIN	7751-73-8393	Property Owner	CITY OF ASHEBORO
Location Address	113 NORTH ST	Property Description	CITY OF ASHEBORO TR1A PL178-65	Owner's Mailing Address	P O BOX 1106 ASHEBORO NC 27204
Administrative Data		Transfer Information		Property Value	
Plat Book & Page	178-65	Deed Date	12/15/2022	Total Appraised Land Value	\$319,550
Old Map #		Deed Book	002836	Total Appraised Building Value	\$1,481,740
Market Area	0578	Deed Page	01547	Total Appraised Misc Improvements Value	\$4,500
Township	ASHEBORO	Revenue Stamps	\$2,000	Total Cost Value	\$1,805,790
Planning Jurisdiction	Asheboro	Package Sale Date	12/15/2022	Total Appraised Value - Valued By Cost	\$1,805,790
City	ASHEBORO	Package Sale Price	\$995,000	Other Exemptions	\$1,805,790
Fire District		Land Sale Date		Exemption Desc	
Spec District	Asheboro School	Land Sale Price		Use Value Deferred	
Land Class	INDUSTRIAL WAREHOUSE	Improvement Summary		Historic Value Deferred	
History REID 1		Total Buildings	4	Total Deferred Value	
History REID 2		Total Units	0	Total Taxable Value	
Acreage	2.18	Total Living Area	0		
Permit Date		Total Gross Leasable Area	159,026		
Permit #					

Building Summary

Card 1 113 NORTH ST

Building Details		Building Total & Improvement Details	
Bldg Name		Total Adjusted Replacement Cost New	\$1,884,926
Primary Occupancy Type	INDUSTRIAL WAREHOUSE	Physical Depreciation (% Bad)	FAIR 70
Primary Occupancy	MANUFACTURE LIGHT	Depreciated Value	\$565,478
Primary Class	WOOD FRAME	Economic Depreciation (% Bad)	60
Primary Quality	C	Functional Depreciation (% Bad)	0
Year Built	1970	Total Depreciated Value	\$226,191
Effective Year	1970	Market Area Factor	1
Physical Depreciation (Rating)	FAIR	Building Value	\$226,190
Physical Depreciation (% Bad)	70	Misc Improvements Value	\$4,500
Economic Depreciation (% Bad)	60	Total Improvement Value	\$230,690
Functional Depreciation (% Bad)	0	Assessed Land Value	\$319,550
Gross Leasable Area (SQFT)	22,010	Assessed Total Value	\$1,805,790
Remodeled Year	0		

Total Stories

2

Section 1 Details

Occupancy Type	INDUSTRIAL WAREHOUSE
Air Conditioning	UNIT
BANK VAULT MONEY	0
BANK VAULT RECORD	0
Baths	ADEQUATE
Class	WOOD FRAME
CMPTR FIRE SUPP SY	0
CMPTR RM AIR CTRL	0
COMPUTER FLOOR	0
COOLER-CHILLER	0
COOLER- FREEZER	0
COOLER-SHARP FRZ	0
Crane Ways	0
Depreciation	70%
Depreciation	FAIR
Dock Level Floors	0
DOCK LEVELERS	0
DOCK LEVELERS MANUAL	0
ELEV ELEC FRGT	1
ELEV ELEC PASS	0
ELEV HYDRA FRGT	0
ELEV HYDRA PASS	0
ESC STAIR WIDTH 32"	0
ESC STAIR WIDTH 48"	0
Exterior Walls	BRICK VENEER
FIREPLACE,1 OPENING	0
FIREPLACE,2 OPENING	0

Section 2 Details

Occupancy Type	INDUSTRIAL WAREHOUSE
Air Conditioning	UNIT
Baths	ADEQUATE
Class	WOOD FRAME
Depreciation	70%
Depreciation	FAIR
Exterior Walls	BRICK VENEER
Heat	UNIT
Occupancy	MANUFACTURE LIGHT
Quality	C
Roof Structure	WOOD FRAME
SPR SYS WET IND	10955

FIREPLACE,3 OPENING	0
Heat	UNIT
MASON ADDN OPENINGS	0
Occupancy	MANUFACTURE LIGHT
PREFAB FIREPLACES	0
Quality	C
Roof Structure	WOOD FRAME
SPR SYS DRY AHNR	0
SPR SYS DRY IND	0
SPR SYS WET AHNR	0
SPR SYS WET IND	10955
Units	0

Addition Summary

Story	Type	Code	Area
1.00	CANOPY ONLY	CCAN	405
1.00	LOADING DOCK,STEEL OR CONCRETE	CLDS	405
1.00	UTILITY BUILDING, BRICK OR STONE	CURB	100
1.00	AERIAL WALKWAY	CAWA	540

Building Sketch**Photograph****No Photo Found**

Card 2 159 NORTH ST

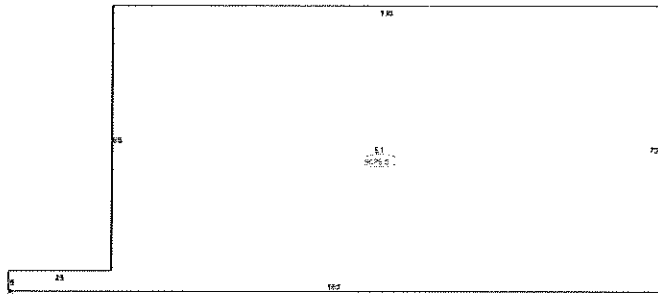
Building Details		Building Total & Improvement Details	
Bldg Name		Total Adjusted Replacement Cost New	\$1,455,626
Primary Occupancy Type	INDUSTRIAL WAREHOUSE	Physical Depreciation (% Bad)	FAIR 70
Primary Occupancy	MANUFACTURE LIGHT	Depreciated Value	\$436,688
Primary Class	WOOD FRAME	Economic Depreciation (% Bad)	60
Primary Quality	C	Functional Depreciation (% Bad)	0
Year Built	1945	Total Depreciated Value	\$174,675
Effective Year	1945	Market Area Factor	1
Physical Depreciation (Rating)	FAIR	Building Value	\$174,680
Physical Depreciation (% Bad)	70	Misc Improvements Value	
Economic Depreciation (% Bad)	60	Total Improvement Value	\$174,680
Functional Depreciation (% Bad)	0	Assessed Land Value	\$319,550
Gross Leasable Area (SQFT)	19,150	Assessed Total Value	\$1,805,790
Remodeled Year	0		
Total Stories	2		

Section 1 Details		Section 2 Details	
Occupancy Type	INDUSTRIAL WAREHOUSE	Occupancy Type	INDUSTRIAL WAREHOUSE
Air Conditioning	UNIT	Air Conditioning	UNIT
BANK VAULT MONEY	0	Baths	ADEQUATE
BANK VAULT RECORD	0	Class	WOOD FRAME
Baths	ADEQUATE	Depreciation	70%
Class	WOOD FRAME	Depreciation	FAIR
CMPTR FIRE SUPPLY	0	Exterior Walls	BRICK VENEER
CMPTR RM AIR CTRL	0	Heat	UNIT
COMPUTER FLOOR	0	Occupancy	MANUFACTURE LIGHT
COOLER-CHILLER	0	Quality	C
COOLER-FREEZER	0	Roof Structure	WOOD FRAME
COOLER-SHARP FRZ	0	SPR SYS WET IND	9575
Crane Ways	0		
Depreciation	70%		
Depreciation	FAIR		
Dock Level Floors	0		
DOCK LEVELERS	0		
DOCK LEVELERS MANUAL	0		

ELEV ELEC FRGT	1
ELEV ELEC PASS	0
ELEV HYDRA FRGT	0
ELEV HYDRA PASS	0
ESC STAIR WIDTH 32"	0
ESC STAIR WIDTH 48"	0
Exterior Walls	BRICK VENEER
FIREPLACE,1 OPENING	0
FIREPLACE,2 OPENING	0
FIREPLACE,3 OPENING	0
Heat	UNIT
MASON ADDN OPENINGS	0
Occupancy	MANUFACTURE LIGHT
PREFAB FIREPLACES	0
Quality	C
Roof Structure	WOOD FRAME
SPR SYS DRY AHNR	0
SPR SYS DRY IND	0
SPR SYS WET AHNR	0
SPR SYS WET IND	9575
Units	0

Addition Summary

Story	Type	Code	Area
Building Sketch		Photograph	



No Photo Found

Card 3 159 NORTH ST

Building Details

Bldg Name	
Primary Occupancy Type	INDUSTRIAL WAREHOUSE
Primary Occupancy	MANUFACTURE LIGHT
Primary Class	WOOD FRAME
Primary Quality	C
Year Built	1962
Effective Year	1962
Physical Depreciation (Rating)	FAIR
Physical Depreciation (% Bad)	70
Economic Depreciation (% Bad)	60
Functional Depreciation (% Bad)	0
Gross Leasable Area (SQFT)	41,726
Remodeled Year	0
Total Stories	2

Building Total & Improvement Details

Total Adjusted Replacement Cost New	\$3,112,535
Physical Depreciation (% Bad)	FAIR 70
Depreciated Value	\$954,632
Economic Depreciation (% Bad)	60
Functional Depreciation (% Bad)	0
Total Depreciated Value	\$381,853
Market Area Factor	1
Building Value	\$381,850
Misc Improvements Value	
Total Improvement Value	\$381,850
Assessed Land Value	\$319,550
Assessed Total Value	\$1,805,790

Section 1 Details

Occupancy Type	INDUSTRIAL WAREHOUSE
Air Conditioning	UNIT
BANK VAULT MONEY	0
BANK VAULT RECORD	0
Baths	ADEQUATE
Class	WOOD FRAME
CMPTR FIRE SUPP SY	0

Section 2 Details

Occupancy Type	INDUSTRIAL WAREHOUSE
Air Conditioning	UNIT
Baths	ADEQUATE
Class	WOOD FRAME
Depreciation	70%
Depreciation	FAIR
Exterior Walls	BRICK VENEER
Heat	UNIT
Occupancy	MANUFACTURE LIGHT
Quality	C

Section 3 Details

Occupancy Type	INDUSTRIAL WAREHOUSE
Air Conditioning	UNIT
Baths	ADEQUATE
Class	WOOD FRAME
Depreciation	70%
Depreciation	FAIR
Exterior Walls	BRICK VENEER
Heat	UNIT
Occupancy	MANUFACTURE LIGHT
Quality	C

CMPTR RM AIR CTRL 0
 COMPUTER FLOOR 0
 COOLER-CHILLER 0
 COOLER-FREEZER 0
 COOLER-SHARP FRZ 0
 Crane Ways 0
 Depreciation 70%
 Depreciation FAIR
 Dock Level Floors 0
 DOCK LEVELERS 0
 DOCK LEVELERS MANUAL 0
 ELEV ELEC FRGT 0
 ELEV ELEC PASS 0
 ELEV HYDRA FRGT 0
 ELEV HYDRA PASS 0
 ESC STAIR WIDTH 32" 0
 ESC STAIR WIDTH 48" 0
 Exterior Walls BRICK VENEER
 FIREPLACE,1 OPENING 0
 FIREPLACE,2 OPENING 0
 FIREPLACE,3 OPENING 0
 Heat UNIT
 MASON ADDN OPENINGS 0
 Occupancy MANUFACTURE LIGHT
 PREFAB FIREPLACES 0
 Quality C
 Roof Structure WOOD FRAME
 SPR SYS DRY AHN 0
 SPR SYS DRY IND 0
 SPR SYS WET AHN 0

Roof Structure WOOD FRAME
 SPR SYS WET IND 11063

Section 4 Details

Occupancy Type INDUSTRIAL WAREHOUSE
 Air Conditioning UNIT
 Baths ADEQUATE
 Class WOOD FRAME
 Depreciation 70%
 Depreciation FAIR
 Exterior Walls BRICK VENEER
 Heat UNIT
 Occupancy MANUFACTURE LIGHT
 Quality C
 Roof Structure WOOD FRAME
 SPR SYS WET IND 6500

Roof Structure WOOD FRAME
 SPR SYS WET IND 6500

Section 5 Details

Occupancy Type OFFICE LOW RISE
 Air Conditioning UNIT
 Baths ADEQUATE
 Class WOOD FRAME
 Depreciation 67%
 Depreciation FAIR
 Exterior Walls BRICK VENEER
 Heat UNIT
 Occupancy OFFICE OPEN
 Quality C
 Roof Structure WOOD FRAME
 SPR SYS WET IND 6500

SPR SYS WET IND 11063

Units 0

Addition Summary

Story	Type	Code	Area
1.00	LOADING DOCK,STEEL OR CONCRETE	CLDS	850
1.00	UTILITY BUILDING, BRICK OR STONE	CURB	100
1.00	CANOPY ONLY	CCAN	850

Building Sketch

Photograph

No Photo Found

Card 4 159 NORTH ST

Building Details

Bldg Name	
Primary Occupancy Type	INDUSTRIAL WAREHOUSE
Primary Occupancy	MANUFACTURE LIGHT
Primary Class	WOOD FRAME
Primary Quality	C
Year Built	1922
Effective Year	1922
Physical Depreciation (Rating)	FAIR
Physical Depreciation (% Bad)	70
Economic Depreciation (% Bad)	60
Functional Depreciation (% Bad)	0
Gross Leasable Area (SQFT)	76,140
Remodeled Year	0

Building Total & Improvement Details

Total Adjusted Replacement Cost New	\$5,825,197
Physical Depreciation (% Bad)	FAIR 70
Depreciated Value	\$1,747,559
Economic Depreciation (% Bad)	60
Functional Depreciation (% Bad)	0
Total Depreciated Value	\$699,024
Market Area Factor	1
Building Value	\$699,020
Misc Improvements Value	
Total Improvement Value	\$699,020
Assessed Land Value	\$319,550
Assessed Total Value	\$1,805,790

Total Stories

2

Section 1 Details

Section 2 Details

Section 3 Details

Occupancy Type	INDUSTRIAL WAREHOUSE	Occupancy Type	INDUSTRIAL WAREHOUSE	Occupancy Type	INDUSTRIAL WAREHOUSE
Air Conditioning	UNIT	Air Conditioning	UNIT	Air Conditioning	NONE
BANK VAULT MONEY	0	Baths	ADEQUATE	Baths	ADEQUATE
BANK VAULT RECORD	0	Class	WOOD FRAME	Class	WOOD FRAME
Baths	ADEQUATE	Depreciation	70%	Depreciation	70%
Class	WOOD FRAME	Depreciation	FAIR	Depreciation	FAIR
CMPTR FIRE SUPPLY	0	Exterior Walls	BRICK VENEER	Exterior Walls	BRICK VENEER
CMPTR RM AIR CTRL	0	Foundation	SLAB	Foundation	SLAB
COMPUTER FLOOR	0	Heat	UNIT	Heat	NONE
COOLER-CHILLER	0	Occupancy	MANUFACTURE LIGHT	Occupancy	MULTI-USE STORAGE
COOLER-FREEZER	0	Quality	C	Quality	C
COOLER-SHARP FRZ	0	Roof Structure	WOOD FRAME	Roof Structure	WOOD FRAME
Crane Ways	0				
Depreciation	70%				
Depreciation	FAIR				
Dock Level Floors	0				
DOCK LEVELERS	0				
DOCK LEVELERS MANUAL	0				
ELEV ELEC FRGT	2				
ELEV ELEC PASS	0				
ELEV HYDRA FRGT	0				
ELEV HYDRA PASS	0				
ESC STAIR WIDTH 32"	0				
ESC STAIR WIDTH 48"	0				
Exterior Walls	BRICK VENEER				
FIREPLACE,1 OPENING	0				
FIREPLACE,2 OPENING	0				
FIREPLACE,3 OPENING	0				

Foundation	SLAB
Heat	UNIT
MASON ADDN OPENINGS	0
Occupancy	MANUFACTURE LIGHT
PREFAB FIREPLACES	0
Quality	C
Roof Structure	WOOD FRAME
SPR SYS DRY AHNR	0
SPR SYS DRY IND	0
SPR SYS WET AHNR	0
SPR SYS WET IND	75740
Units	0

Addition Summary

Story	Type	Code	Area
1.00	UTILITY BUILDING, BRICK OR STONE	CURB	300
1.00	UTILITY BUILDING, BRICK OR STONE	CURB	100
1.00	AERIAL WALKWAY	CAWA	2400

Building Sketch**Photograph**

No Photo Found

Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Size Adj Factor	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
1	10200	SIZE	PAVING ASPHALT	\$3.00		1970	90	0	0		\$3,060
1	6x400	DIMENSIONS	FENCE CHAIN LINK	\$6.00		1985	90	0	0		\$1,440

Total Misc Improvements Value Assessed: \$4,500

Land Summary

Land Class: INDUSTRIAL WAREHOUSE				Deeded Acres: 2.18			Calculated Acres: 2.15			
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value			
I2		INDUSTRIAL SITE	1.00 BY THE ACRE PRICE	\$140,000		CORNER-125.00	\$175,000			
I2		INDUSTRIAL SITE	1.16 BY THE ACRE PRICE	\$140,000		CORNER-125.00 SIZE-70.00	\$142,100			
B2		INDUSTRIAL SITE	0.02 BY THE ACRE PRICE	\$140,000		CORNER-125.00 SIZE-70.00	\$2,450			

Total Land Value Assessed: \$319,550

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	CITY OF ASHEBORO	DEED	100	2000	\$995,000	002836	01547	12/15/2022
1 Back	ACME MCCRARY CORPORATION	DEED	100	0		001252	01833	2/8/1990

Notes Summary

Building Card	Date	Line	Notes
P	3/1/2023	0	NEW PARCEL - Year For: 2023
P	1/11/2023	0	Full Exempt application approved for 2023
P	1/3/2023	0	PARCEL Split for YEAR FOR 2023 effective 12/15/2022 12:00 AM. PARENTS: 91714 - 7751739323 CHILDREN: 93368 - 7751738393 93369 - 7751831208
P	1/3/2023	0	PROPERTY ZONING: I2 - 99.2%; B2 - .08%
P	12/15/2022	0	Ownership change from straight transfer effective 12/15/2022 2:16 PM using DEED Book/Page 002836-01547. REID 93368 transferred from grantor(s) ACME MCCRARY CORPORATION to grantee(s) CITY OF ASHEBORO
P	4/11/2014	1	SEE COMMERCIAL FILE FOR PROPERTY LEVEL SKETCH.
P	4/11/2014	2	BUILDING CARD #1 - THIS BUILDING HAS 14' WALL HEIGHT ON BOTH FLOORS.
P	4/11/2014	3	BUILDING CARD #2 - THIS BUILDING HAS 14' WALL HEIGHT ON BOTH FLOORS.
P	4/11/2014	4	BUILDING CARD #3 - MAIN BUILDING HAS 14' WALL HEIGHT ON BOTH FLOORS; 6500 SF ADDITION HAS 8' WALL HEIGHT ON FIRST FLOOR; 10' WALL HEIGHT ON 2ND AND 3RD FLOOR.
P	4/11/2014	5	BUILDING CARD #4 - THIS BUILDING HAS 10' WALL HEIGHT ON BOTH FLOORS; 2600 SF ADDITION HAS 16' WALL HEIGHT.

BK 2836 PG 1547 (2)

This document presented and filed:

12/15/2022 02:16:19 PM

DEED

Fee \$26.00 Excise Tax: \$2,000.00



20157151

Randolph County North Carolina
Krista M. Lowe, Register of Deeds

After recording: ~~Mail to Grantee:~~ Plu City of Asheboro ✓
Prepared by: Julie Hatchel, Attorney, Wilhoit Allen, Attorneys, 100 Sunset Ave. Asheboro, NC
Rev. Stamps: \$2,000.00 PIN: 7751739323

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made this 15th day of December, 2022, by and between the following Grantor and Grantee:

GRANTOR: Acme-McCrary Corporation, a North Carolina corporation
PO Box 128
Cedar Falls NC 27230

GRANTEE: City of Asheboro, a North Carolina municipal corporation
PO Box 1106
Asheboro NC 27204

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, that certain lot or parcel of land situated in Asheboro Township, Randolph County, North Carolina, which is more particularly described as follows:

BEING ALL OF TRACT 1A (containing 2.178 acres, more or less) and TRACT 1B (containing 15,743 sq. feet, more or less) pursuant to a survey prepared for the City of Asheboro on the property of Acme-McCrary Corporation by Dan W. Tanner II, PLS dated December 13, 2022 and recorded in Plat Book 178, Page 65, Randolph County Registry.

For back reference see Deeds recorded in Book 1252, Page 1833, and Deed Book 2821, Page 305, Randolph County Registry.

This tract does not include the primary residence of the Grantor.

And the GRANTOR, for itself, its successors and assigns, covenants with the GRANTEE, and its assigns, that it is seized of said premises in fee simple, and that Grantor has done nothing to impair such title as Grantor received it, and Grantor will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

TO HAVE AND TO HOLD the aforesaid interest in that lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

Acme-McCrary Corporation, a NC corporation

By: Bruce Patram
Bruce Patram, Chief Financial Officer

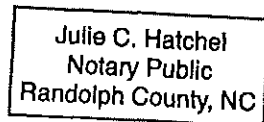
STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

I, a Notary Public for said county and state, do hereby certify that Bruce Patram personally appeared before me this day and acknowledged that he is Chief Financial Officer of Acme-McCrary Corporation, a North Carolina corporation, and that he, as Chief Financial Officer, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

WITNESS my hand and official seal this the 15th day of December, 2022.

Julie C. Hatchel
Notary Public

My Commission Expires: 08-27



BK 2821 PG 305 (9)

This document presented and filed:

08/29/2022 01:27:51 PM

DEED

Fee \$26.00 Excise Tax: \$0.00



20151225

Randolph County North Carolina
Krista M. Lowe, Register of Deeds

AFTER RECORDING

THIS IS NOT THE PRIMARY RESIDENCE OF THE GRANTORS.

PREPARED BY: (SSE/jmv) IVEY & EGGLESTON, Attorneys at Law, 111 Worth Street,
Asheboro, NC 27203

REVENUE: \$0.00

NORTH CAROLINA
RANDOLPH COUNTY

)

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 2nd day of August, 2022, by and between

MCCRARY REDDING HARDWARE COMPANY, a dissolved NC corporation, party
of the first part, whose address is P.O. Box 128, Cedar Falls, NC 27230, hereinafter referred to as
"GRANTOR" and

ACME MCCRARY CORPORATION, a NC corporation, party of the second part, whose
address is P.O. Box 128, Cedar Falls, NC 27230, hereinafter referred to as "GRANTEE";

WITNESSETH, that the GRANTOR, in consideration of Ten Dollars (\$10.00) and other
good and valuable consideration, to them paid by GRANTEE, the receipt of which is hereby
acknowledged, have conveyed, remised and released, and by these presents do convey, remise,
release and forever quitclaim unto GRANTEE, all that certain tract of land, situate, lying and being
in Asheboro Township, Randolph County, North Carolina, and more particularly described as
follows:

Beginning at an iron stake on the West side of North street in the Town of
Asheboro, 50 feet North of McCrary-Redding Company's ware house (brick
building) thence North along said street 35 feet to an iron stake on said street;
thence about West 98 ½ feet to an iron stake in the line of the H.P. R.A. & SRR
Right of Way; thence South along right of way 36 feet to an iron stake in said
right of way; thence East 90 feet to the beginning, containing 3296 square feet
more or less.

McCrary- Redding Hardware Company dissolved by agreement of its
shareholders on June 9, 1988, the Plan of Complete Liquidation and Dissolution
of the company included the transfer of real property to the Grantee. A deed
was recorded in Deed Book 173, Page 374 in the Randolph County Registry
transferring three tracts of real property to Grantee, however said deed did not
include the real property herein conveyed.

For reference see deed recorded in Book 173, Page 374, Randolph County Registry.

TO HAVE AND TO HOLD the aforesaid tract of land and all privileges and appurtenances thereto belonging to the GRANTEE, his heirs and assigns, to their only use and behoof forever.

IN TESTIMONY WHEREOF, the said GRANTORS by these presents have hereunto set their hands and seals, the day and year first above written.

SIGNATURE PAGES TO FOLLOW

MCCRARY REDDING HARDWARE COMPANY

Martha M. Toledano
Martha M. Toledano, shareholder

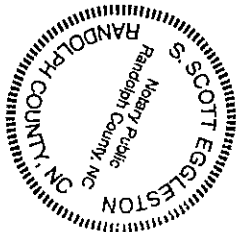
STATE OF North Carolina
COUNTY OF Randolph

I, E. Scott Eggleston, a Notary Public, hereby certify that Martha M. Toledano, personally came before me this day and acknowledged the execution of the foregoing instrument, in her capacity as Shareholder of, and in the name and for and on behalf of, McCrary Redding Hardware Company, a dissolved NC corporation, organized under the laws of the State of North Carolina.

WITNESS my hand and notarial seal, this the 9 day of August, 2022.

My Commission expires: 05/20/2027

E. Scott Eggleston
Notary Public



MCCRARY REDDING HARDWARE COMPANY


Herold J. Weiler, III, shareholder

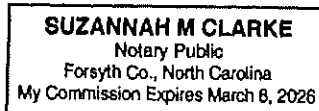
STATE OF North Carolina
COUNTY OF Forsyth

I, Suzannah M Clarke, a Notary Public, hereby certify that
Herold J. Weiler, III, personally came before me this day and acknowledged the execution of
the foregoing instrument, in his capacity as Shareholder of, and in the name and for and on
behalf of, **McCrary Redding Hardware Company**, a dissolved NC corporation, organized
under the laws of the State of North Carolina.

WITNESS my hand and notarial seal, this the 11 day of August, 2022.

My Commission expires: March 8, 2026


Notary Public



MCCRARY REDDING HARDWARE COMPANY

Samuel Steele Redding (SEAL)
Samuel Steele Redding, shareholder

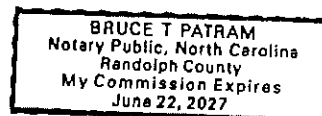
STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

I, BRUCE T. PATRAM, a Notary Public, hereby certify that
Samuel Steele Redding, personally came before me this day and acknowledged the execution of
the foregoing instrument, in his capacity as Shareholder of, and in the name and for and on
behalf of, McCrary Redding Hardware Company, a dissolved NC corporation, organized
under the laws of the State of North Carolina.

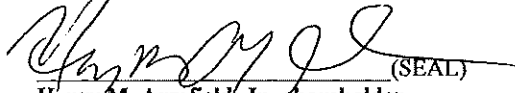
WITNESS my hand and notarial seal, this the 12 day of AUGUST, 2022.

My Commission expires: 6/22/2027

Bruce T Patram
Notary Public



MCCRARY REDDING HARDWARE COMPANY

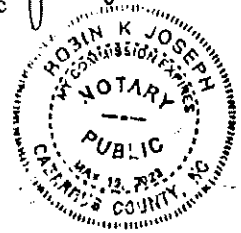

(SEAL)
Henry M. Armfield, Jr., shareholder

STATE OF NC
COUNTY OF Cabarrus

I, Robin K Joseph, a Notary Public, hereby certify that **Henry M. Armfield, Jr.**, personally came before me this day and acknowledged the execution of the foregoing instrument, in his capacity as Shareholder of, and in the name and for and on behalf of, **McCrary Redding Hardware Company**, a dissolved NC corporation, organized under the laws of the State of North Carolina.

WITNESS my hand and notarial seal, this the 11 day of August, 2022.

My Commission expires: 5-15-2023
Robin K Joseph
Notary Public
Cabarrus County, NC



MCCRARY REDDING HARDWARE COMPANY

Spencer W. Redding (SEAL)
Spencer W. Redding, shareholder



STATE OF NC
COUNTY OF Avery

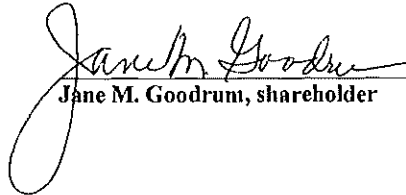
I, Vivian Pitman, a Notary Public, hereby certify that **Spencer W. Redding**, personally came before me this day and acknowledged the execution of the foregoing instrument, in his capacity as Shareholder of, and in the name and for and on behalf of, **McCrary Redding Hardware Company**, a dissolved NC corporation, organized under the laws of the State of North Carolina.

WITNESS my hand and notarial seal, this the 17 day of August, 2022.

My Commission expires: 9.28.23

Vivian Pitman
Notary Public

MCCRARY REDDING HARDWARE COMPANY

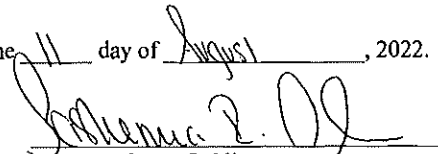
 (SEAL)
Jane M. Goodrum, shareholder

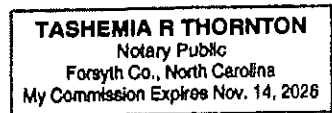
STATE OF North Carolina
COUNTY OF Forsyth

I, Tasheia R. Thornton, a Notary Public, hereby certify that Jane M. Goodrum, personally came before me this day and acknowledged the execution of the foregoing instrument, in her capacity as Shareholder of, and in the name and for and on behalf of, McCrary Redding Hardware Company, a dissolved NC corporation, organized under the laws of the State of North Carolina.

WITNESS my hand and notarial seal, this the 11 day of August, 2022.

My Commission expires: Nov. 14, 2026


Notary Public



MCCRARY REDDING HARDWARE COMPANY

Virginia R. Weiler
Virginia R. Weiler, shareholder
Affirmé solennellement devant moi

ce: 15 AOUT 2022

à Montreal

STATE OF Quebec
COUNTY OF Montreal



I, Alain Blackburn, a Notary Public, hereby certify that
Virginia R. Weiler, personally came before me this day and acknowledged the execution of the
foregoing instrument, in her capacity as Shareholder of, and in the name and for and on behalf
of, McCrary Redding Hardware Company, a dissolved NC corporation, organized under the
laws of the State of North Carolina.

WITNESS my hand and notarial seal, this the 15 day of August, 2022.

My Commission expires: 2023/11/09

Alain Blackburn
Notary Public



No
Fee

001833

TAX DEPARTMENT

RANDOLPH COUNTY OFFICE BUILDING

707 MCCOWELL ROAD, ASHEBORO, N.C. 27203-7370

Liberty-Staley Greensboro Asheboro Trinity-Archdale
622-4855 274-7961 629-2131 884-1722

STATE OF NORTH CAROLINA) PUBLIC NOTICE
COUNTY OF RANDOLPH) MERGE

The intention of this instrument is to merge the following real property parcels which lay in Asheboro township, of Randolph County, North Carolina.

PROPERTY OWNER:

Acme-McCrary Corporation

DEED NAME IF DIFFERENT FROM ABOVE	DEED BOOK/PAGE	ACRES/LOTS
Acme Hosiery Mills, Inc.	386-41	0.48A
Acme Hosiery Mills, Inc.	382-348	0.36A
McCrary Redding	173-374	0.09A
Acme Hosiery Mills, Inc.	231-296	0.15A
McCrary Hosiery Mills	232-295	0.08A
McCrary Hosiery Mills	288-362	0.07A
McCrary Hosiery Mills	292-174	0.06A
Acme Hosiery Mills	292-243	0.39A

TOTAL ACREAGE OF MERGED TRACT:

PARCEL IDENTIFIER NUMBER (PIN) FOR MERGED TRACT:

PIN # 775100738255 ACCOUNT #

This instrument is being recorded for property mapping purposes.

83534

001834

TAX DEPARTMENT

RANDOLPH COUNTY OFFICE BUILDING

707 MCDOWELL ROAD, ASHEBORO, N.C. 27203-7370

Liberty-Staley Greensboro Asheboro Trinity-Archdale
622-4855 274-7961 629-2131 884-1722

STATE OF NORTH CAROLINA } PUBLIC NOTICE
COUNTY OF RANDOLPH } HERGE

The intention of this instrument is to merge the following real property parcels which lay in Asheboro township, of Randolph County, North Carolina.

PROPERTY OWNER:

Acme McCrary Corporation

DEED NAME IF DIFFERENT FROM ABOVE	DEED BOOK/PAGE	ACRES/LOTS
Acme Hosiery Mills, Inc.	135-88	0.55A
Acme Hosiery Mills, Inc.	252-259	0.08A
Acme Hosiery Mills, Inc.	252-260	0.12A
Acme Hosiery Mills, Inc.	377-574	0.30A
Acme Hosiery Mills, Inc.	386-152	0.86A
Acme McCrary Corporation	1229-437	0.21A
Acme McCrary Corporation	1229-437	0.32A

TOTAL ACREAGE OF MERGED TRACT: _____

PARCEL IDENTIFIER NUMBER (PIN) FOR MERGED TRACT:

PIN # _____ ACCOUNT # _____

This instrument is being recorded for property mapping purposes.

001835

Page 3 of 3

TAX DEPARTMENT

RANDOLPH COUNTY OFFICE BUILDING

707 MCDOWELL ROAD, ASHEBORO, N.C. 27203-7370

Liberty-Staley Greensboro Asheboro Trinity-Archdale
622-4855 274-7961 629-2131 884-1722

STATE OF NORTH CAROLINA } PUBLIC NOTICE
COUNTY OF RANDOLPH } MERGE

The intention of this instrument is to merge the following real property parcels which lay in Asheboro township, of Randolph County, North Carolina.

PROPERTY OWNER:

DEED NAME IF DIFFERENT FROM ABOVE	DEED BOOK/PAGE	ACRES/LOTS
McCrory Hosiery Mills	434-261	0.58A
McCrory Hosiery Mills	397-142	0.47A
McCrory Hosiery Mills	305-424	0.64A
McCrory Hosiery Mills	434-258	0.65A
Acme McCrory Corporation	891-443	0.35A

TOTAL ACREAGE OF MERGED TRACT: 7.34A

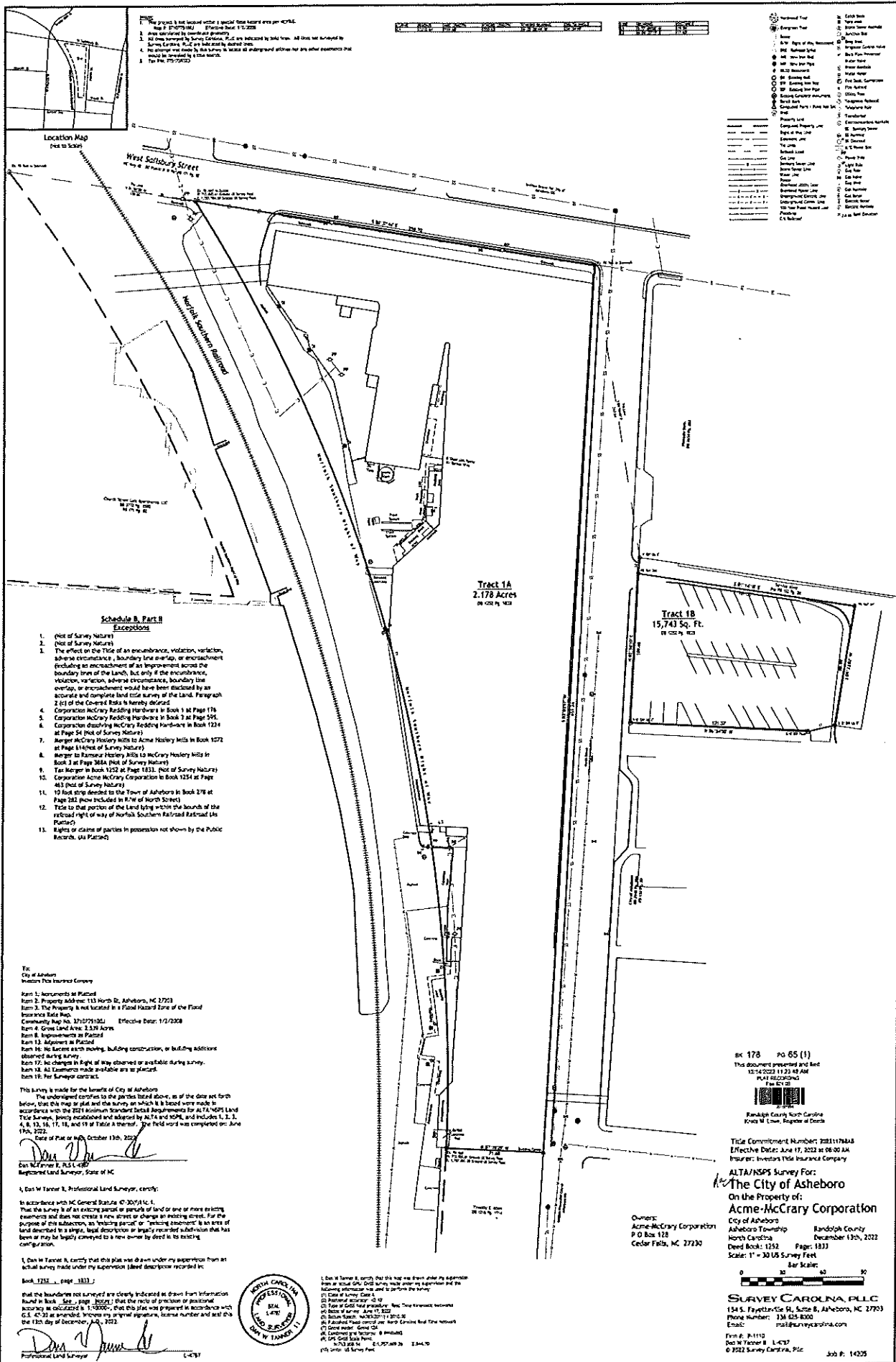
PARCEL IDENTIFIER NUMBER (PIN) FOR MERGED TRACT:

PIN # _____ ACCOUNT # _____

Filed for registration at 3:15 o'clock P. M. February 8th 1990, and registered in the office of the Register of Deeds for Randolph County, N.C. in Book No. 1252 Page No. 1833

ANN SHAW - REGISTER OF DEEDS

BY: Pam Hall Deputy
Register of Deeds



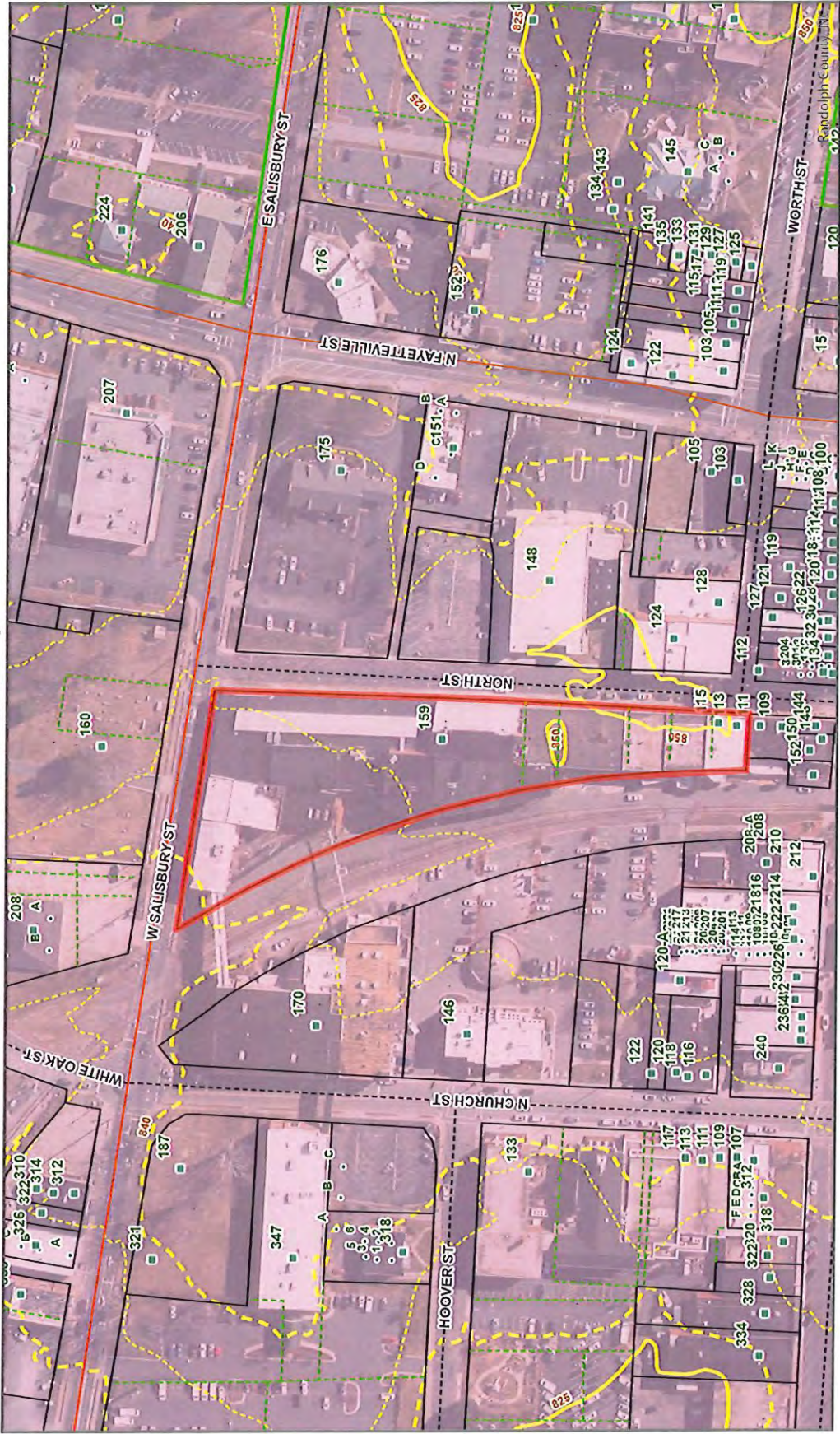
GIS Map



Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 188 feet
2/29/2024

Topography Map



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Map Scale
1 inch = 188 feet
2/29/2024

This is an aerial map of the Northside area in Raleigh, North Carolina, overlaid with a zoning map. The map shows various streets including White Oak St, W Salisbury St, N Fayetteville St, N Church St, Hoover St, and Worth St. Zoning districts are highlighted in different colors and labeled with codes: RA6 (orange), OA6 (yellow), B3 (green), and B (blue). The map also displays lot numbers and building footprints. The map is oriented with North at the top.

Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 188 feet
2/29/2024

Property Summary

Tax Year: 2024

REID	93369	PIN	7751-83-1208	Property Owner	CITY OF ASHEBORO
Location Address	0 NORTH ST	Property Description	CITY OF ASHEBORO TR1B PL178-65	Owner's Mailing Address	P O BOX 1106 ASHEBORO NC 27204

Administrative Data		Transfer Information		Property Value	
Plat Book & Page	178-65	Deed Date	12/15/2022	Total Appraised Land Value	\$640
Old Map #		Deed Book	002836	Total Appraised Building Value	
Market Area	0578	Deed Page	01547	Total Appraised Misc Improvements Value	\$4,350
Township	ASHEBORO	Revenue Stamps	\$2,000	Total Cost Value	\$4,990
Planning Jurisdiction	Asheboro	Package Sale Date		Total Appraised Value - Valued By Cost	\$4,990
City	ASHEBORO	Package Sale Price		Other Exemptions	\$4,990
Fire District		Land Sale Date	12/15/2022	Exemption Desc	
Spec District	Asheboro School	Land Sale Price	\$5,000	Use Value Deferred	
Land Class	AUX IMPR	Improvement Summary		Historic Value Deferred	
History REID 1		Total Buildings	0	Total Deferred Value	
History REID 2		Total Units	0	Total Taxable Value	
Acreage	0.36	Total Living Area	0		
Permit Date		Total Gross Leasable Area	0		
Permit #					
Photograph					

No Photo Found

Building Summary

Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Size Adj Factor	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
0	14500	SIZE	PAVING ASPHALT	\$3.00		1985	90	0	0		\$4,350

Total Misc Improvements Value Assessed: \$4,350

Land Summary

Land Class: AUX IMPR

Deeded Acres: 0.36

Calculated Acres: 0.36

Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
I2		INDUSTRIAL SITE	0.22 BY THE ACRE PRICE	\$140,000		SIZE-1.27	\$390
B2		INDUSTRIAL SITE	0.14 BY THE ACRE PRICE	\$140,000		SIZE-1.27	\$250

Total Land Value Assessed: \$640

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	CITY OF ASHEBORO	DEED	100	2000	\$5,000	002836	01547	12/15/2022
1 Back	ACME MCCRARY CORPORATION	DEED	100	0		001252	01833	2/8/1990

Notes Summary

Building Card	Date	Line	Notes
P	1/11/2023	0	NEW PARCEL - Year For: 2023
P	1/11/2023	0	Full Exempt application approved for 2023
P	1/3/2023	0	PARCEL Split for YEAR FOR 2023 effective 12/15/2022 12:00 AM. PARENTS: 91714 - 7751739323 CHILDREN: 93368 0 7751738393 93369 - 7751831208
P	1/3/2023	0	PROPERTY ZONING: I2- 60.9%; B2 - 39.1%
P	12/15/2022	0	Ownership change from straight transfer effective 12/15/2022 2:16 PM using DEED Book/Page 002836-01547. REID 93369 transferred from grantor(s) ACME MCCRARY CORPORATION to grantee(s) CITY OF ASHEBORO

BK 2836 PG 1547 (2)

This document presented and filed:

12/15/2022 02:16:19 PM

DEED

Fee \$26.00 Excise Tax: \$2,000.00



20157151

Randolph County North Carolina
Krista M. Lowe, Register of Deeds

After recording: ~~Mail to Grantor:~~

Prepared by: Julie Hatchel, Attorney, Wilhoit Allen, Attorneys, 100 Sunset Ave. Asheboro, NC

Rev. Stamps: \$2,000.00

PIN: 7751739323

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made this 15th day of December, 2022, by and between the following Grantor and Grantee:

GRANTOR: Acme-McCrary Corporation, a North Carolina corporation
PO Box 128
Cedar Falls NC 27230

GRANTEE: City of Asheboro, a North Carolina municipal corporation
PO Box 1106
Asheboro NC 27204

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, that certain lot or parcel of land situated in Asheboro Township, Randolph County, North Carolina, which is more particularly described as follows:

BEING ALL OF TRACT 1A (containing 2.178 acres, more or less) and TRACT 1B (containing 15,743 sq. feet, more or less) pursuant to a survey prepared for the City of Asheboro on the property of Acme-McCrary Corporation by Dan W. Tanner II, PLS dated December 13, 2022 and recorded in Plat Book 178, Page 65, Randolph County Registry.

For back reference see Deeds recorded in Book 1252, Page 1833, and Deed Book 2821, Page 305, Randolph County Registry.

This tract does not include the primary residence of the Grantor.

And the GRANTOR, for itself, its successors and assigns, covenants with the GRANTEE, and its assigns, that it is seized of said premises in fee simple, and that Grantor has done nothing to impair such title as Grantor received it, and Grantor will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

TO HAVE AND TO HOLD the aforesaid interest in that lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

Acme-McCrary Corporation, a NC corporation

By: Bruce Patram
Bruce Patram, Chief Financial Officer

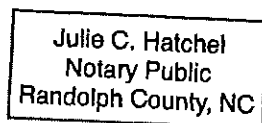
STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

I, a Notary Public for said county and state, do hereby certify that Bruce Patram personally appeared before me this day and acknowledged that he is Chief Financial Officer of Acme-McCrary Corporation, a North Carolina corporation, and that he, as Chief Financial Officer, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

WITNESS my hand and official seal this the 15th day of December, 2022.

Julie C. Hatchel
Notary Public

My Commission Expires: 08-27



This document presented and filed:

08/29/2022 01:27:51 PM

DEED

Fee \$26.00 Excise Tax: \$0.00



20151225

Randolph County North Carolina
Krista M. Lowe, Register of Deeds

AFTER RECORDING

THIS IS NOT THE PRIMARY RESIDENCE OF THE GRANTORS.

PREPARED BY: (SSE/jmv) IVEY & EGGLESTON, Attorneys at Law, 111 Worth Street,
Asheboro, NC 27203

REVENUE: \$0.00

NORTH CAROLINA
RANDOLPH COUNTY

}

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 2nd day of August, 2022, by and between

MCCRARY REDDING HARDWARE COMPANY, a dissolved NC corporation, party
of the first part, whose address is P.O. Box 128, Cedar Falls, NC 27230, hereinafter referred to as
"GRANTOR" and

ACME MCCRARY CORPORATION, a NC corporation, party of the second part, whose
address is P.O. Box 128, Cedar Falls, NC 27230, hereinafter referred to as "GRANTEE";

WITNESSETH, that the GRANTOR, in consideration of Ten Dollars (\$10.00) and other
good and valuable consideration, to them paid by GRANTEE, the receipt of which is hereby
acknowledged, have conveyed, remised and released, and by these presents do convey, remise,
release and forever quitclaim unto GRANTEE, all that certain tract of land, situate, lying and being
in Asheboro Township, Randolph County, North Carolina, and more particularly described as
follows:

Beginning at an iron stake on the West side of North street in the Town of
Asheboro, 50 feet North of McCrary-Redding Company's ware house (brick
building) thence North along said street 35 feet to an iron stake on said street;
thence about West 98 ½ feet to an iron stake in the line of the H.P. R.A. & SRR
Right of Way; thence South along right of way 36 feet to an iron stake in said
right of way; thence East 90 feet to the beginning, containing 3296 square feet
more or less.

McCrary- Redding Hardware Company dissolved by agreement of its
shareholders on June 9, 1988, the Plan of Complete Liquidation and Dissolution
of the company included the transfer of real property to the Grantee. A deed
was recorded in Deed Book 173, Page 374 in the Randolph County Registry
transferring three tracts of real property to Grantee, however said deed did not
include the real property herein conveyed.

For reference see deed recorded in Book 173, Page 374, Randolph County Registry.

TO HAVE AND TO HOLD the aforesaid tract of land and all privileges and appurtenances thereto belonging to the GRANTEE, his heirs and assigns, to their only use and behoof forever.

IN TESTIMONY WHEREOF, the said GRANTORS by these presents have hereunto set their hands and seals, the day and year first above written.

SIGNATURE PAGES TO FOLLOW

MCCRARY REDDING HARDWARE COMPANY

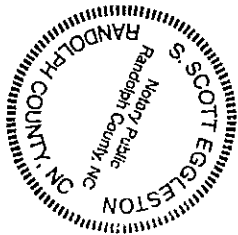
Martha M. Toledano (SEAL)
Martha M. Toledano, shareholder

STATE OF North Carolina
COUNTY OF Randolph

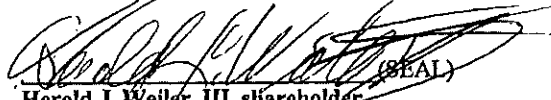
I, S. Scott Eggleston, a Notary Public, hereby certify that Martha M. Toledano, personally came before me this day and acknowledged the execution of the foregoing instrument, in her capacity as Shareholder of, and in the name and for and on behalf of, McCrary Redding Hardware Company, a dissolved NC corporation, organized under the laws of the State of North Carolina.

WITNESS my hand and notarial seal, this the 9 day of August, 2022.

My Commission expires: 05/23/2027 S. S. Eggleston
Notary Public



MCCRARY REDDING HARDWARE COMPANY


Herold J. Weiler, III, shareholder

STATE OF North Carolina
COUNTY OF Forsyth

I, Suzannah M Clarke, a Notary Public, hereby certify that
Herold J. Weiler, III, personally came before me this day and acknowledged the execution of
the foregoing instrument, in his capacity as Shareholder of, and in the name and for and on
behalf of, **McCrary Redding Hardware Company**, a dissolved NC corporation, organized
under the laws of the State of North Carolina.

WITNESS my hand and notarial seal, this the 11 day of August, 2022.

My Commission expires: March 8, 2026


Notary Public



MCCRARY REDDING HARDWARE COMPANY

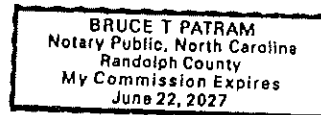
Samuel Steele Redding (SEAL)
Samuel Steele Redding, shareholder

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

I, BRUCE T. PATRAM, a Notary Public, hereby certify that
Samuel Steele Redding, personally came before me this day and acknowledged the execution of
the foregoing instrument, in his capacity as Shareholder of, and in the name and for and on
behalf of, McCrary Redding Hardware Company, a dissolved NC corporation, organized
under the laws of the State of North Carolina.

WITNESS my hand and notarial seal, this the 12 day of AUGUST, 2022.

My Commission expires: 6/22/2027 Bruce T Patram
Notary Public



MCCRARY REDDING HARDWARE COMPANY

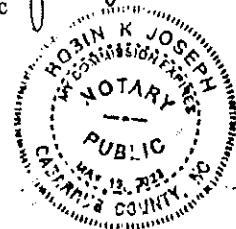

(SEAL)
Henry M. Armfield, Jr., shareholder

STATE OF NC
COUNTY OF Cabarrus

I, Robin K Joseph, a Notary Public, hereby certify that **Henry M. Armfield, Jr.**, personally came before me this day and acknowledged the execution of the foregoing instrument, in his capacity as Shareholder of, and in the name and for and on behalf of, **McCrary Redding Hardware Company**, a dissolved NC corporation, organized under the laws of the State of North Carolina.

WITNESS my hand and notarial seal, this the 11 day of August, 2022.

My Commission expires: 5-15-2023
Robin K Joseph
Notary Public
Cabarrus County, NC



MCCRARY REDDING HARDWARE COMPANY

Spencer W. Redding
Spencer W. Redding, shareholder



STATE OF NC
COUNTY OF Avery

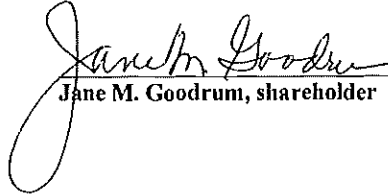
I, William Pitman, a Notary Public, hereby certify that **Spencer W. Redding**, personally came before me this day and acknowledged the execution of the foregoing instrument, in his capacity as Shareholder of, and in the name and for and on behalf of, **McCrary Redding Hardware Company**, a dissolved NC corporation, organized under the laws of the State of North Carolina.

WITNESS my hand and notarial seal, this the 17 day of August, 2022.

My Commission expires: 9-28-23

William Pitman
Notary Public

MCCRARY REDDING HARDWARE COMPANY

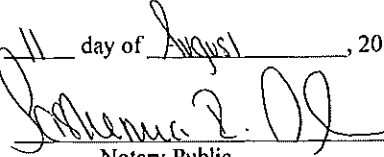
 (SEAL)
Jane M. Goodrum, shareholder

STATE OF North Carolina
COUNTY OF Forsyth

I, Tashemia R. Thornton, a Notary Public, hereby certify that Jane M. Goodrum, personally came before me this day and acknowledged the execution of the foregoing instrument, in her capacity as Shareholder of, and in the name and for and on behalf of, **McCrory Redding Hardware Company**, a dissolved NC corporation, organized under the laws of the State of North Carolina.

WITNESS my hand and notarial seal, this the 11 day of August, 2022.

My Commission expires: Nov. 14, 2026


Notary Public

TASHEMIA R THORNTON
Notary Public
Forsyth Co., North Carolina
My Commission Expires Nov. 14, 2026

MCCRARY REDDING HARDWARE COMPANY

Virginia R. Weiler
Virginia R. Weiler, shareholder

Affirmé solennellement devant moi

ce: 15 AOUT 2022

Montreal

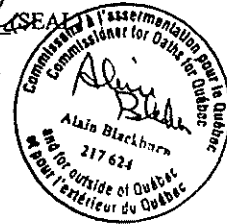
STATE OF Quebec
COUNTY OF Montreal

I, Alain Blackburn, a Notary Public, hereby certify that
Virginia R. Weiler, personally came before me this day and acknowledged the execution of the
foregoing instrument, in her capacity as Shareholder of, and in the name and for and on behalf
of, McCrary Redding Hardware Company, a dissolved NC corporation, organized under the
laws of the State of North Carolina.

WITNESS my hand and notarial seal, this the 15 day of August, 2022.

My Commission expires: 2022/11/09

Alain Blackburn
Notary Public



No
Fee

001833

TAX DEPARTMENT

RANDOLPH COUNTY OFFICE BUILDING

707 MCDOWELL ROAD, ASHEBORO, N.C. 27203-7370

Liberty-Staley Greensboro Asheboro Trinity-Archdale
622-4855 274-7961 629-2131 884-1722

STATE OF NORTH CAROLINA 1 PUBLIC NOTICE
COUNTY OF RANDOLPH 1 MERGE

The intention of this instrument is to merge the following real property parcels which lay in Asheboro township, of Randolph County, North Carolina.

PROPERTY OWNER:

Acme-McCrory Corporation

DEED NAME IF DIFFERENT FROM ABOVE	DEED BOOK/PAGE	ACRES/LOTS
<u>Acme Hosiery Mills, Inc.</u>	<u>386-41</u>	<u>0.48A</u>
<u>Acme Hosiery Mills, Inc.</u>	<u>382-348</u>	<u>0.36A</u>
<u>McCrory Redding</u>	<u>173-374</u>	<u>0.09A</u>
<u>Acme Hosiery Mills, Inc.</u>	<u>232-296</u>	<u>0.15A</u>
<u>McCrory Hosiery Mills</u>	<u>232-295</u>	<u>0.08A</u>
<u>McCrory Hosiery Mills</u>	<u>288-362</u>	<u>0.07A</u>
<u>McCrory Hosiery Mills</u>	<u>292-174</u>	<u>0.06A</u>
<u>Acme Hosiery Mills</u>	<u>292-243</u>	<u>0.39A</u>

TOTAL ACREAGE OF MERGED TRACT: _____

PARCEL IDENTIFIER NUMBER (PIN) FOR MERGED TRACT:

PIN # 775100738255 ACCOUNT # _____

This instrument is being recorded for property mapping purposes.

83534

001834

TAX DEPARTMENT

RANDOLPH COUNTY OFFICE BUILDING

707 MCDOWELL ROAD, ASHEBORO, N.C. 27203-7370

Liberty-Staley Greensboro Asheboro Trinity-Archdale
622-4855 274-7961 629-2131 884-1722

STATE OF NORTH CAROLINA } PUBLIC NOTICE
COUNTY OF RANDOLPH } MERGE

The intention of this instrument is to merge the following real property parcels which lay in Asheboro township, of Randolph County, North Carolina.

PROPERTY OWNER:

Acme McCrary Corporation

DEED NAME IF DIFFERENT FROM ABOVE	DEED BOOK/PAGE	ACRES/LQTS
Acme Hosiery Mills, Inc.	135-88	0.55A
Acme Hosiery Mills, Inc.	252-259	0.08A
Acme Hosiery Mills, Inc.	252-260	0.12A
Acme Hosiery Mills, Inc.	377-574	0.30A
Acme Hosiery Mills, Inc.	386-152	0.86A
Acme McCrary Corporation	1229-437	0.21A
Acme McCrary Corporation	1229-437	0.32A

TOTAL ACREAGE OF MERGED TRACT: _____

PARCEL IDENTIFIER NUMBER (PIN) FOR MERGED TRACT:

PIN # _____ ACCOUNT # _____

This instrument is being recorded for property mapping purposes.

001835

Page 3 of 3

TAX DEPARTMENT

RANDOLPH COUNTY OFFICE BUILDING

707 MCDOWELL ROAD, ASHEBORO, N.C. 27203-7370

Liberty-Staley Greensboro Asheboro Trinity-Archdale
 622-4855 274-7961 629-2131 884-1722

STATE OF NORTH CAROLINA) PUBLIC NOTICE
)
 COUNTY OF RANDOLPH) MERGE

The intention of this instrument is to merge the following real property parcels which lay in Asheboro township, of Randolph County, North Carolina.

PROPERTY OWNER:

DEED NAME IF DIFFERENT FROM ABOVE	DEED BOOK/PAGE	ACRES/LOTS
<u>McCrory Hosiery Mills</u>	<u>434-261</u>	<u>0.58A</u>
<u>McCrory Hosiery Mills</u>	<u>397-142</u>	<u>0.47A</u>
<u>McCrory Hosiery Mills</u>	<u>305-424</u>	<u>0.64A</u>
<u>McCrory Hosiery Mills</u>	<u>434-258</u>	<u>0.65A</u>
<u>Acme McCrory Corporation</u>	<u>891-443</u>	<u>0.35A</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

TOTAL ACREAGE OF MERGED TRACT: 7.34A

PARCEL IDENTIFIER NUMBER (PIN) FOR MERGED TRACT:

PIN # _____ ACCOUNT # _____

Filed for registration at 3:15 o'clock P. M. February 8th 1990, and registered in the office
 of the Register of Deeds for Randolph County, N.C. in Book No. 1252 Page No. 1833

ANN SHAW - REGISTER OF DEEDS

BY: Pam Hall Deputy
Register of Deeds

GIS Map



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Map Scale
1 inch = 47 feet
2/29/2024

Topography Map



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Map Scale
1 inch = 47 feet
2/29/2024

Zoning Map

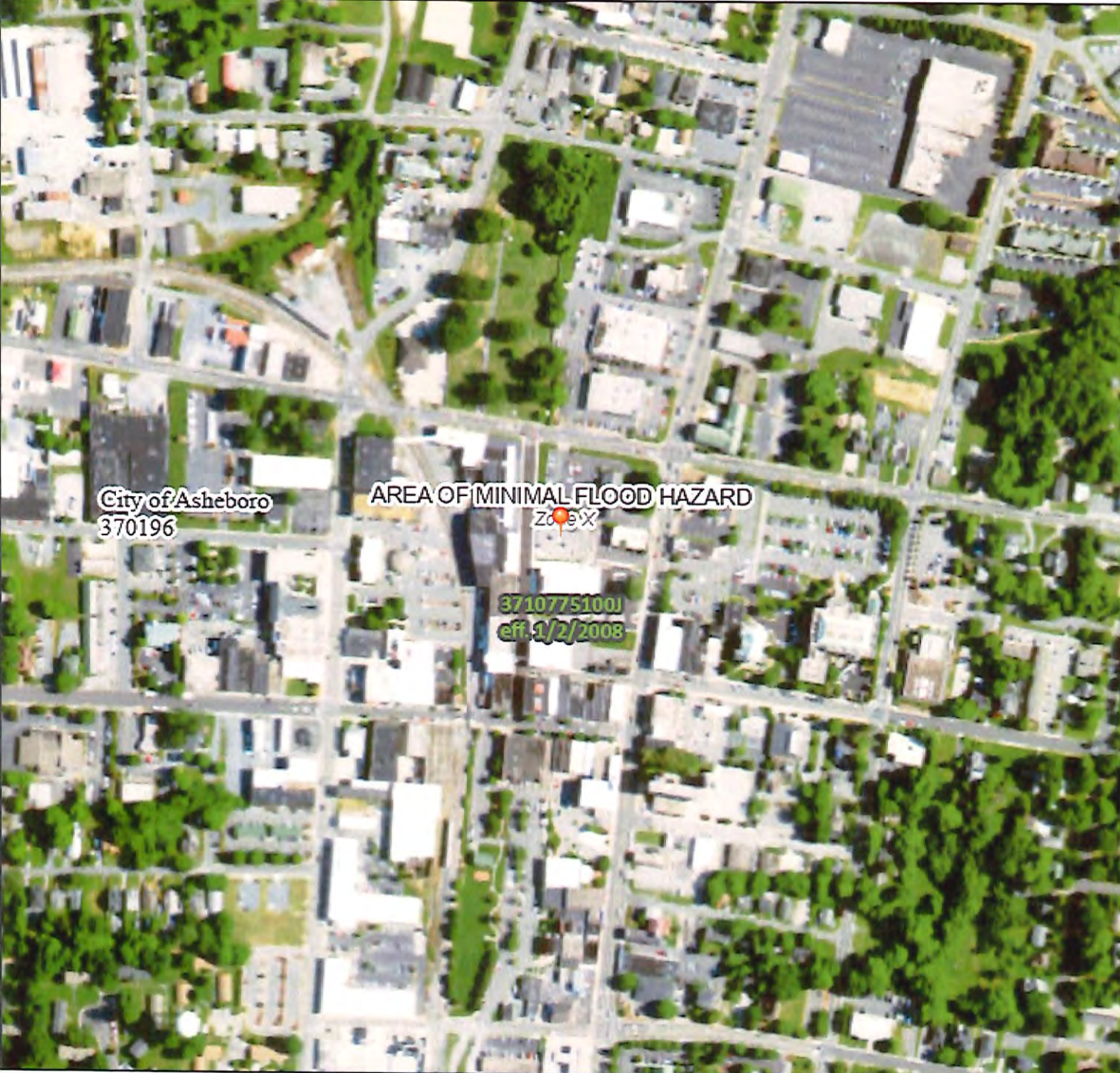


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Map Scale
1 inch = 47 feet
2/29/2024

National Flood Hazard Layer FIRMette

79°49'12"W 35°42'40"N



79°48'35"W 35°42'11"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone 2
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/29/2024 at 10:23 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Engagement Letter

PROPOSAL TO APPRAISE - AMENDED

April 3, 2024

John Ogburn
City Manager
City of Asheboro
PO Box 1106
Asheboro, NC 27204
PH: (336) 626-1200 ext. 2313

Re: The Acme-McCrary Property as defined by Randolph Co. PIN 7751738393 and an adjacent parking lot (PIN 7751831208), Asheboro, NC

Purpose: To estimate fee simple market value (as applicable) for use in a potential sale of the property.

Type of project/Scope of work: The improved property and the parking lot will be appraised together using a narrative format and including all applicable approaches to value. The Sales Comparison Approach is usually used for redevelopment properties as well as land.

Due Date: April 18, 2024, from engagement if this letter is accepted in the next three business days.

Fee: Project #1 - \$3,950 (\$2,850 for the improved property and \$1,100 for the parking lot) – Completed

Fee: Project #2 - \$1,000 (Parcels analyzed together) – New assignment

Payment Terms: The entire fee is due within 30 days after report delivery. It is clearly understood that the appraisal fee is not contingent upon a predetermined value conclusion.

Appraisal Date: Date of previous inspection.

Copies: PDF copy. 2 original signed copies upon request.

Property Contact/Requested Materials: We will request additional information as needed.

Signed:
Paul L. Snow



Accepted: _____ Date: April 3, 2024

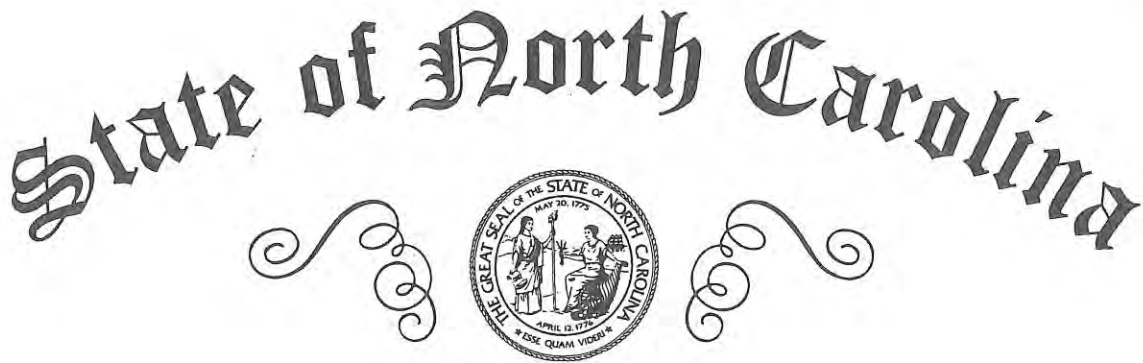
Accepted: _____ Date: 4/5/24

"THIS INSTRUMENT HAS BEEN
PREAUDITED IN THE MANNER
REQUIRED BY THE LOCAL
GOVERNMENT BUDGET AND
FISCAL CONTROL ACT."

BY: _____

4/5/24

4/18
KUB
C24-004
B:



North Carolina Appraisal Board

PAUL L. SNOW

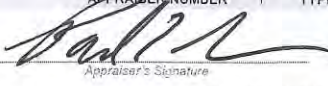
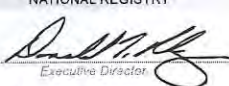
having satisfied the North Carolina Appraisal Board regarding the qualifications to practice as a General Real Estate Appraiser in this State and having complied with the requirements prescribed by law, is hereby certified as a

**State-Certified
General Real Estate Appraiser**

Given under and by virtue of the provisions of Article 1 Chapter 93E of the General Statutes of North Carolina, I hereunto set my hand and seal of the North Carolina Appraisal Board at Raleigh on the date below shown:

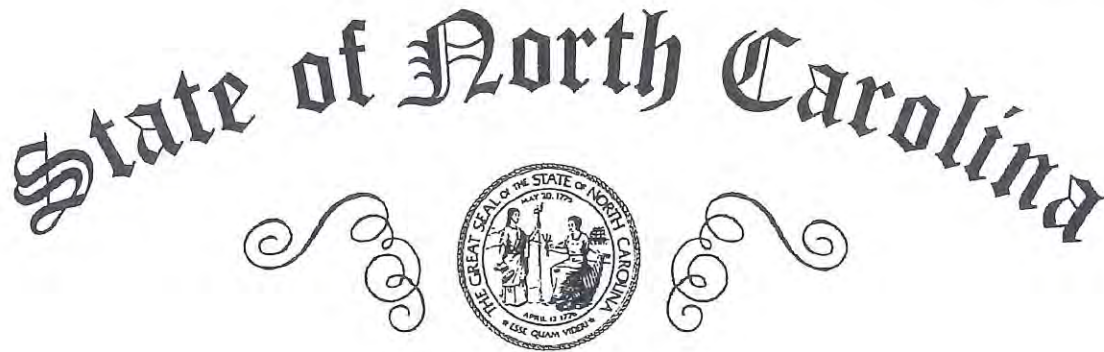
This certificate shall expire on the 30th day of June following the date shown below unless renewed prior to expiration.

JANUARY 6, 2000

		NORTH CAROLINA APPRAISAL BOARD	
APPRAISER QUALIFICATION CARD			
REGISTRATION / LICENSE / CERTIFICATE HOLDER			
PAUL L SNOW			
23	A4499 APPRAISER NUMBER	G TYPE	Y NATIONAL REGISTRY
			
Appraiser's Signature		Executive Director	
EXPIRES JUNE 30, 2024			



A. Melton Black, Jr.
Executive Director



**North Carolina
Appraisal Board**

KRISTINA N. VAN BUSKIRK

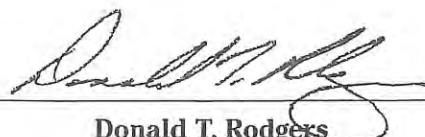
having satisfied the North Carolina Appraisal Board regarding the qualifications to practice as a General Real Estate Appraiser in this State and having complied with the requirements prescribed by law, is hereby certified as a

**Certified General
Real Estate Appraiser**

Given under and by virtue of the provisions of Article 1 Chapter 93E of the General Statutes of North Carolina, I hereunto set my hand and seal of the North Carolina Appraisal Board at Raleigh on the date below shown:

This certificate shall expire on the 30th day of June following the date shown below unless renewed prior to expiration.
MARCH 25, 2021




Donald T. Rodgers
Executive Director

RESOLUTION NO.

RESOLUTION AUTHORIZING DISPOSAL OF HISTORIC MILL LOCATED AT 159 NORTH STREET BY PRIVATE SALE

WHEREAS, the City of Asheboro (City) owns that real property located at 159 North Street, Asheboro, NC 27203, which is known as the historic former Acme McCrary Mill (“Historic Mill”) and further identified by Randolph County Parcel Identification Numbers 7751738393 and 7751831208; and

WHEREAS, the Historic Mill is on the National Park Service’s National Historic Register and a Local Landmark as designated by the Randolph County Historic Landmark Preservation Commission; and

WHEREAS, the City of Asheboro desires to ensure the preservation of this architecturally and historically significant property and has identified such action to be in the public interest; and

WHEREAS, the City Council has determined that the cost to the city for continued maintenance and preservation activities to be excessive; and

WHEREAS Downtown Asheboro Inc. (DAI) is a North Carolina non-profit corporation, whose purposes include the preservation or conservation of real or personal properties of architectural, archaeological, artistic, cultural, historical, natural, or scenic significance; and

WHEREAS, DAI has approached the City about assuming the ownership of the Historic Mill for the purpose of maintaining the property and preserving its architectural, historical, and cultural significance; and

WHEREAS, the City Council has determined that DAI’s stated goals constitute a public purpose; and

WHEREAS, the City Council desires to sell the Historic Mill to DAI for the appraised value of \$860,000.00, subject to a binding preservation agreement, because the City Council believes the public benefits to be realized from DAI acquiring the property at the appraised value constitute a public purpose and sufficient consideration.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Asheboro that:

1. That the City is authorized to sell the historic former Acme McCrary Mill, located at 159 North Street, Asheboro, NC 27203, to Downtown Asheboro, Inc. by private sale pursuant to N.C.G.S. §160A-266(b) and §160A-267.
2. That the City Manager is authorized to enter into a purchase agreement and to take all action commensurate therewith to dispose of the historic former Acme McCrary Mill by private sale.
3. That a notice summarizing the contents of this resolution shall be published once after the adoption of this resolution, and no sale shall be consummated until 10 days after the publication of said notice pursuant to N.C.G.S. §160A-267.
4. That this Resolution shall become effective immediately upon its adoption.

This Resolution was duly adopted by the Asheboro City Council in open session during a regular meeting held on the 6th day of June, 2024.

David H. Smith, Mayor

ATTEST:

Holly H. Doerr, CMC, NCCMC, City Clerk