Charlotte Historic District Commission	***Application for a Certificate of Appropriateness***
Staff Review	***Date: October 12, 2016***
HDC 2016-234	***PID# 12105619***

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 1913 Cleveland Avenue

SUMMARY OF REQUEST: Demolition

APPLICANT/OWNER: Catellus Group, LLC

Details of Proposed Request

Existing Conditions

The existing structure is a one story concrete block building constructed in 1993.

Proposal

The proposal is full demolition of the subject property for redevelopment.

Policy & Design Guidelines – Demolition, page 35

North Carolina Law (NCGS 160A-400.14.) states that the demolition of buildings and structures within Local Historic Districts requires the prior issuance of a Certificate of Appropriateness. The policies listed below are designed to follow state law in a manner that minimizes the inconvenience to property owners when demolition is warranted, while affording as much protection as possible to structures that make valuable contributions to the character of Local Historic Districts.

1. No building or structure located within a Local Historic District can be demolished without a Certificate of Appropriateness.

2. The Historic District Commission will evaluate demolition applications to determine if the structure in question contributes to the character of the Local Historic District.

3. If the HDC finds that the structure does not contribute to the character of the district or is unsalvageable, immediate approval of the demolition request may be granted.

4. Should the Historic District Commission find that the structure does contribute to the character of the historic district; the HDC can delay the issuance of a Certificate of Appropriateness authorizing demolition for a period not to exceed 365 days, in order to work with the owner to seek alternatives to demolition.

5. When an application for demolition receives a 365-day delay, any consideration of applications for proposed new construction on the same site will be deferred for 90 days.

6. When an application for demolition receives a 365-day delay, the Historic District Commission Staff will seek an alternative to demolition and will contact, within one month of the delay vote, the property owner who has applied for demolition, Historic

Charlotte, Inc., and Preservation North Carolina to inform them of the threatened status of the building.

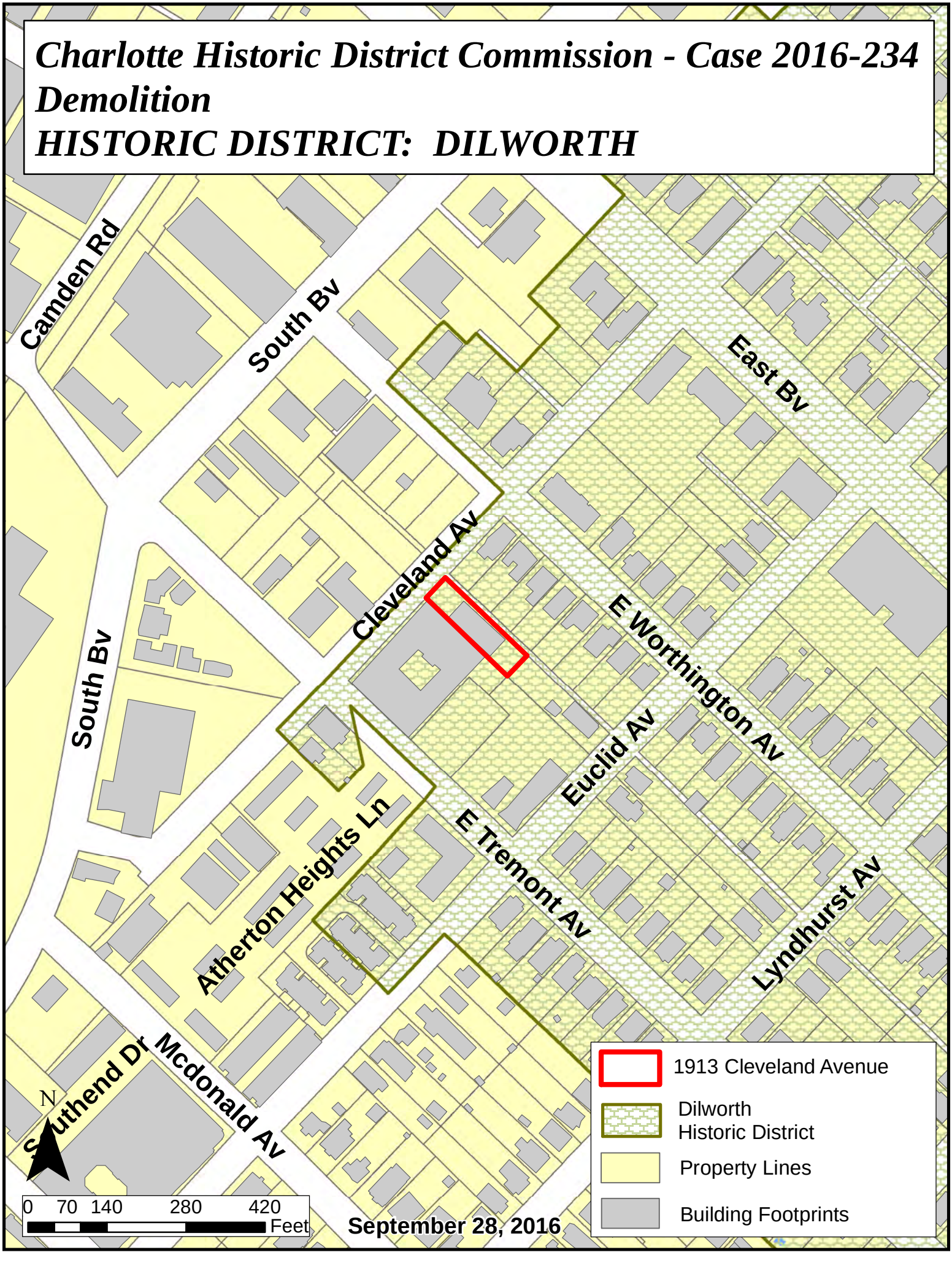
7. A permanent injunction against demolition can be invoked only in cases where a building or structure is certified by the State Historic Preservation Officer as being of statewide significance.

8. Applications for the demolition of dilapidated accessory structures may be eligible for administrative approval. All other demolition applications will be reviewed by the full Commission.

9. The maximum delay period for the issuance of a Certificate of Appropriateness authorizing demolition shall be reduced by the HDC where the Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return from the property by virtue of the delay.

Staff Analysis

The Commission will make a determination as to whether or not this structure is determined to be contributing to the Dilworth Historic District. With affirmative determination, the Commission can apply up to 365-Day Stay of Demolition. Or, if the Commission determines that this property is no longer contributing then demolition may take place without a delay.


Charlotte Historic District Commission - Case 2016-234
Demolition
HISTORIC DISTRICT: DILWORTH
Camden Rd
South Bv
East Bv
Cleveland Av
E Worthington Av
South Bv
Euclid Av
Atherton Heights Ln
E Tremont Av
Lyndhurst Av
Southend Dr
Mcdonald Av
N
0 70 140 280 420
Feet
September 28, 2016
1913 Cleveland Avenue
Dilworth
Historic District
Property Lines
Building Footprints

Download

1913 Cleveland Exterior Photos

Download Sign in

1913 Cleveland Interior Photos

August 10, 2016

Stephen Barker
Catellus Group, LLC
217 East Tremont Avenue
Charlotte, NC 28203

Re: 1913 Cleveland Avenue
Charlotte, NC.

This letter serves to notify all interested parties that I/we consent to Catellus Group,LLC petitioning for a Certificate of Appropriateness to demolish all structures located on the property known as Tax Parcel 12105619 located in Charlotte, North Carolina. This letter serves to represent my/our signature on the Certificate of Appropriateness application.

Thank you.

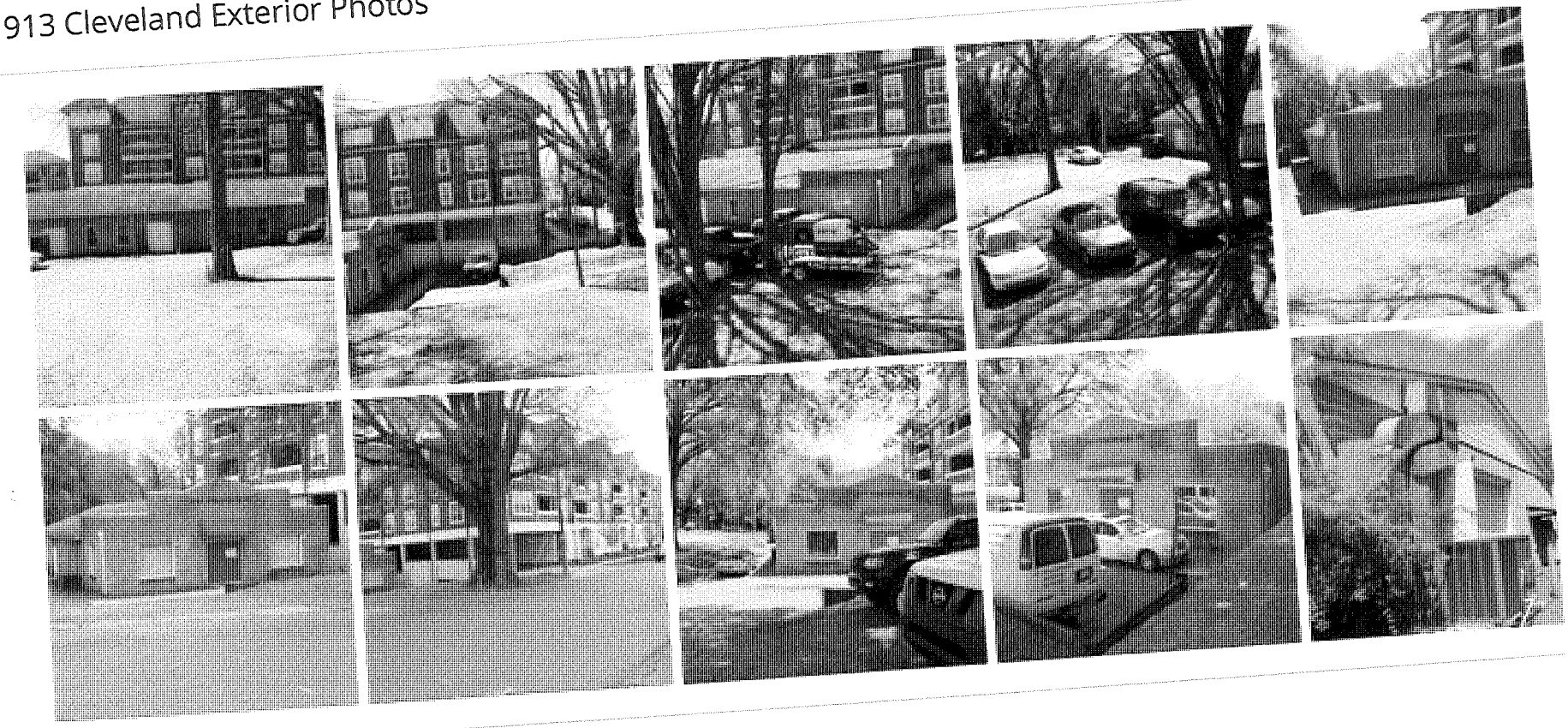
Owner Ned R Hamrick Date 8-18-16
Owner Robert M Hamrick Date 8-18-16
Address _____
Phone Number _____

Owner Doris Owenby Date 8-18-16
Owner Garry L Owenby Date 8-18-16
Address _____
Phone Number _____

Ned R. Hamrick
Robert Michael Hamrick
Doris Hamrick Owenby
Garry L. Owenby

Download

1913 Cleveland Exterior Photos



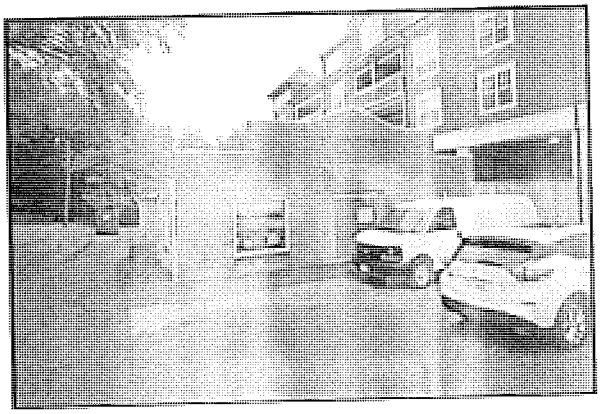
NATIONAL PROPERTY INSPECTIONS®

America's Premier Inspection Service

Inspection Report

Catellus Group LLC

Property Address:
1913 Cleveland Avenue
Charlotte NC 28203



Redfish Inspection, Inc./dba NPI

Pete Lauterer
7226 Price Point
Denver, NC 28037
980-722-1506

Table of Contents

Date: 9/2/2016	Time: 01:57 PM	Report ID:
Property: 1913 Cleveland Avenue Charlotte NC 28203	**Customer:** Catellus Group LLC	

According to available tax records this is a 4000 square foot warehouse built in 1993. It is a slab foundation with CMU exterior.

The intent of a Property Condition Assessment is to identify and communicate conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed on the date of the Field Observer's Walk-Through Survey. This is a visual review of readily accessible areas and components. It is not technically exhaustive and no excavation, disassembly or removal of covers, panels or obstructions is performed. Hidden or obstructed defects may not be observed. In addition, some components are assessed on a random sampling of like items.

Limitations and Exclusions

Property Condition Report. No verification of actual lot size, Property Condition Assessment specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, and excludes de minis conditions that generally do not present material physical deficiencies of the subject property. We express no opinion on the condition of this property beyond what is set forth in the Property Condition Report. Specifically excluded are environmental issues such as asbestos, lead paint, mold, air-borne pollutants, hazardous waste, noise pollution, or geological faults, area flood conditions and the like. Nor does it address termite infestation and termite damage, compliance with building codes or regulations of any governmental or non-governmental body, entity or agency or any handicap-related use or access. Specialty systems such as security alarms, fire alarms, fire suppression or emergency lighting and the like are not assessed or are assessed only in the manner as described in the Property Condition Report. No verification of actual lot size, boundaries, easements, egress/ingress or square footage of the building(s) is done.

People Present:	Property Status:	Age Of Property:
Seller	Occupied	20 - 25 Years Old

1. PROPERTY OVERVIEW AND WEATHER CONDITIONS

Thank you for choosing National Property Inspections to perform your property inspection. Please read all pages of this inspection report carefully. This inspection is visual only. A representative sample of components are reviewed in areas that are readily accessible at the time of inspection. No destructive testing or dismantling of systems, fixtures or components is performed. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I	A	R	NI	NP
1.0	WEATHER CONDITIONS	X				
1.1	TEMPERATURE	X				
1.2	RECENT WEATHER	X				
1.3	VIEWS OF PROPERTY	X				

I=Satisfactory, A=Average / Monitor, R=Defective / Recommend Repair, NI=Not Inspected, NP=Not Present

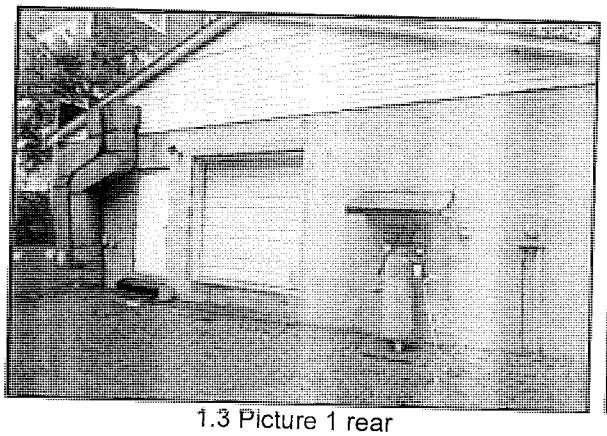
Comments:

1.0 The weather at the time of inspection was raining.

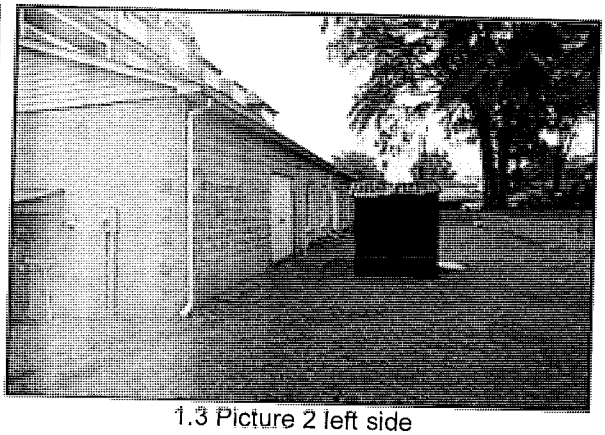
1.1 The outside temperature was approximately 70-80 degrees.

1.2 Weather conditions within the past several days was relatively dry.

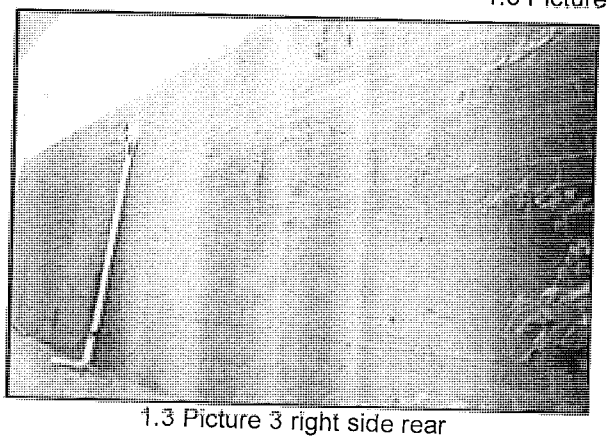
1.3 Views.



1.3 Picture 1 rear



1.3 Picture 2 left side



1.3 Picture 3 right side rear

2. GROUNDS

This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

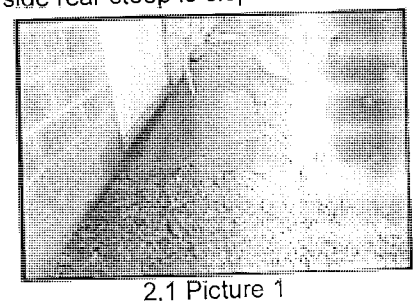
		I	A	R	NI	NP
2.0	DRIVEWAY & PARKING LOT/S		X			
2.1	SIDEWALK, STOOPS, PORCHES AND STEPS			X		
2.2	APPLICABLE RAILINGS		X			
2.3	GRADING, DRAINAGE AND VEGETATION (With respect to their effect on the condition of the building)			X		
2.4	SIGNAGE	X				
2.5	RETAINING WALL/S			X		
		I	A	R	NI	NP

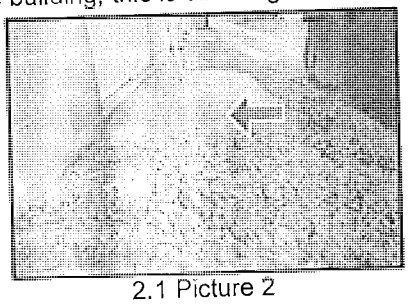
Styles & Materials
DRIVEWAY & PARKING LOT:
CONCRETE
GRAVEL
SIDEWALKS/STOOPS/STEPS:
CONCRETE
RETAINING WALLS:
WOOD

I=Satisfactory, A=Average / Monitor, R=Defective / Recommend Repair, NI=Not Inspected, NP=Not Present

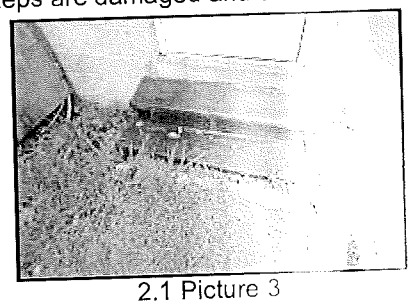
Comments:

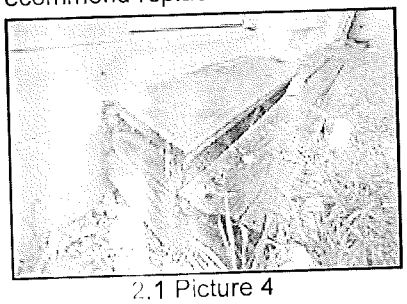
2.1 (1) The left side rear stoop is sloped towards the building, this is directing water towards the foundation.


2.1 Picture 1

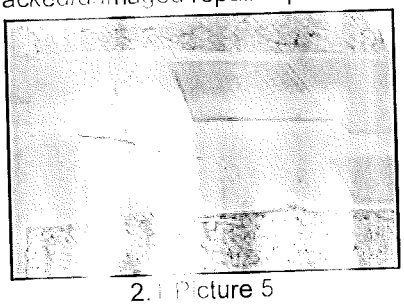

2.1 Picture 2

(2) Rear: The steps are damaged and deteriorated, recommend replacement for safety.

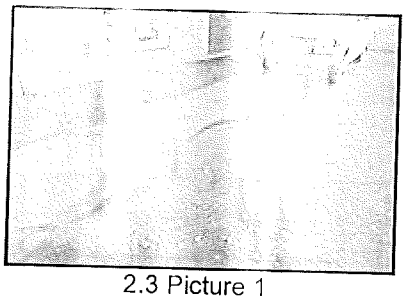

2.1 Picture 3


2.1 Picture 4

(3) The front sidewalk is uplifted/cracked/damaged repair/replacement is needed (tripping/safety hazard).

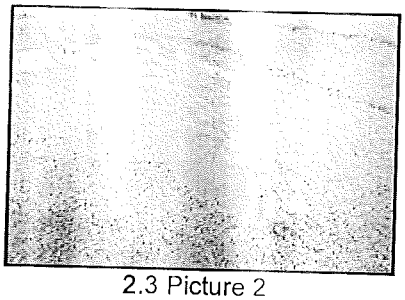

2.1 Picture 5

2.3 (1) **Maintenance:** Evidence suggests that the landscaping at front of building allows surface water to stand and or puddle. Landscaping should be adjusted to direct water away from the structure/foundation area.



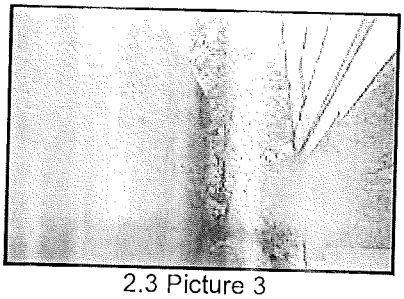
2.3 Picture 1

(2) The grading is flat and or sloped towards the left side rear of foundation. These areas do not allow water to drain freely away from building/foundation. The grading needs to promote positive drainage away from the structure so as to direct surface water away from the foundation. It is suggested that the grading slope down away from the foundation.



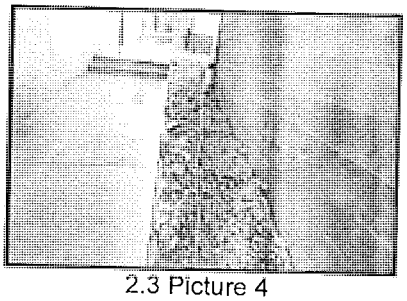
2.3 Picture 2

(3) **Maintenance:** Shrubs, plantings and or vegetation near or in contact with the structure. This can create moisture problems and provide a harborage for insects. Recommend keeping all vegetation trimmed to at least 18 inches away from the structure.

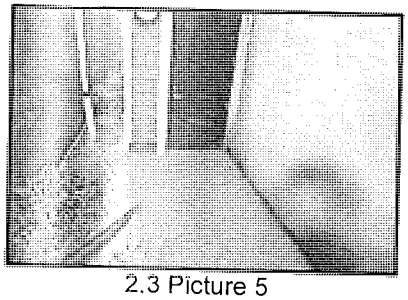


2.3 Picture 3

(4) Evidence suggests that the landscaping at right side (facing front) directs water toward and allows surface water to stand and or puddle. Landscaping should be adjusted to direct water away from the structure/foundation area.

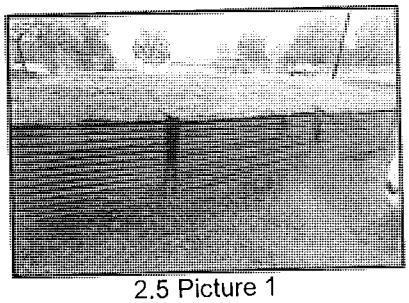


2.3 Picture 4

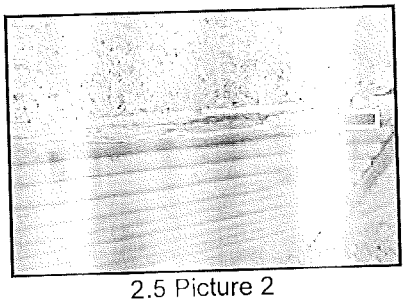


2.3 Picture 5

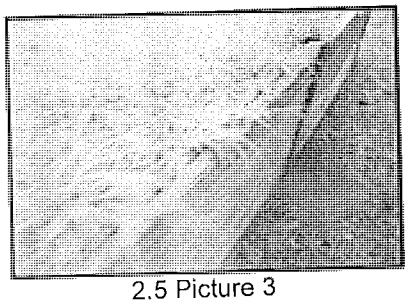
2.5 Areas of deterioration noted in front retaining wall. This condition will likely continue to get worse and this may lead to failure in the future. Recommend repairs as deemed necessary by a qualified landscaping contractor.



2.5 Picture 1



2.5 Picture 2



2.5 Picture 3

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluations by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Buildings constructed on expansive clays and un compacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified service persons is recommended prior to closing.

3. ROOF

This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. The report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visible and apparent conditions at the time of the inspection. Unless rain has fallen just prior to the inspection, it may not be possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. The client is advised to ask the seller about the presence of any roof leaks. Any repairs needed should be carried out by properly qualified tradesman. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof on a periodic basis. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I	A	R	NI	NP
3.0	ROOF COVERINGS		X			
3.1	ROOF COVERINGS			X		
3.2	ATTIC VENTILATION		X			
3.3	FLASHINGS AND ROOF PENETRATIONS		X			
3.4	WATER/MOISTURE ENTRY (Report signs of abnormal or harmful water/moisture penetration into the attic area.)			X		
3.5	ROOFING DRAINAGE SYSTEMS			X		
3.6	ROOF (structure)				X	
3.7	CEILINGS (structural)				X	

I=Satisfactory, A=Average / Monitor, R=Defective / Recommend Repair, NI=Not Inspected, NP=Not Present

Styles & Materials

ROOF-TYPE:
INTERSECTING GABLES

ROOF COVERING:
3 - TAB SHINGLES
FIBERGLASS/ASPHALT

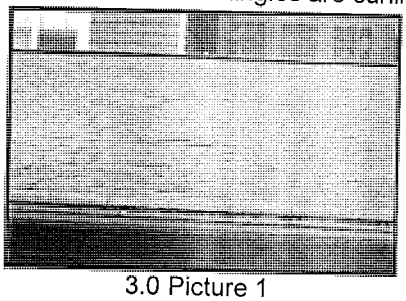
ROOF STRUCTURE:
ENGINEERED WOOD TRUSSES

CEILING STRUCTURE:
ENGINEERED WOOD TRUSSES

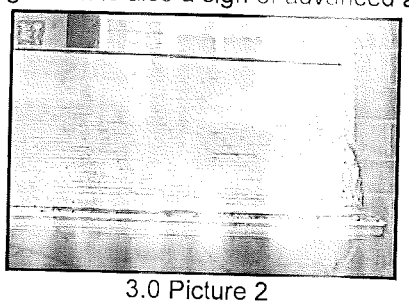
VIEWED ROOF COVERING FROM:
GROUND WITH BINOCULARS
LADDER

Comments:

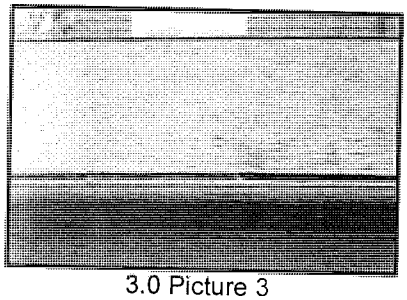
3.0 Monitor: The roof shows typical wear for its age. The roofing shingles are 20 year type roof shingles, these roof shingles usually last between 15 to 18 years. The asphalt/fiberglass roof shingles and penetration flashings appear to be near the end of their service life. It appears that they will need replacement in the not too distant future. They show signs of heavy wear typical for their age, consisting of heavy loss of mineral surface granules resulting in areas with none left and moderate to heavy wear along the edges of the tabs. The shingles are brittle, which is also a sign of advanced aging. Cracked, split and or missing shingles were observed in some areas. Some of the shingles are curling which is also a sign of advanced age.



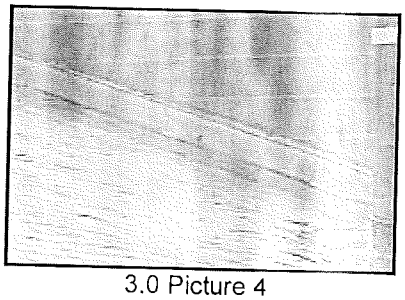
3.0 Picture 1



3.0 Picture 2

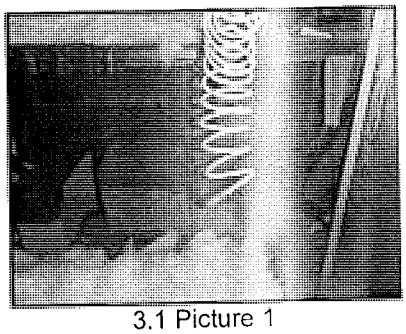


3.0 Picture 3

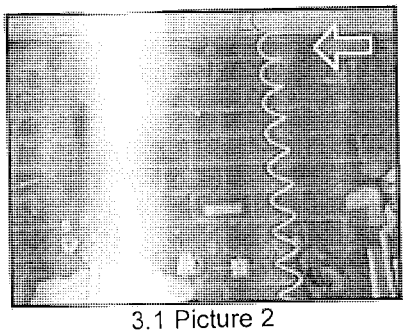


3.0 Picture 4

3.1 The following roofing concerns were noted during the inspection. Recommend review and repair as deemed appropriate by a qualified roofing contractor: The roof covering/flashings are past their normal life span, Evidence suggests that the roof covering/flashings should be replaced. Water noted leaking in at right side interior wall.



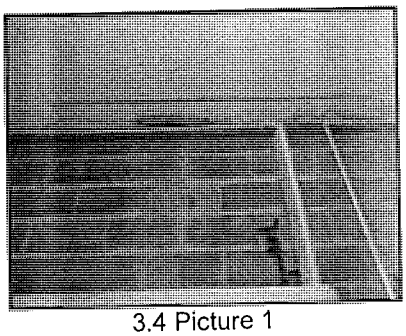
3.1 Picture 1



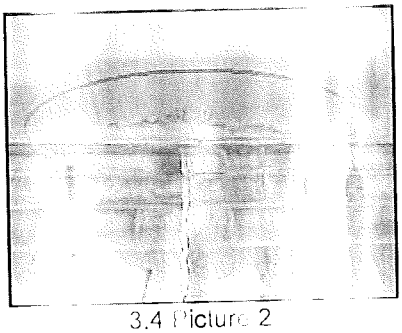
3.1 Picture 2

3.4 The following roofing concerns were noted during the inspection. Recommend review and repair as deemed appropriate by a qualified roofing contractor: Evidence of active water/moisture/staining penetration observed in the attic/ceiling structure/framing at/around right side of warehouse. The seller should be asked about the status of these moisture stains and any recent repairs, further investigation recommended.

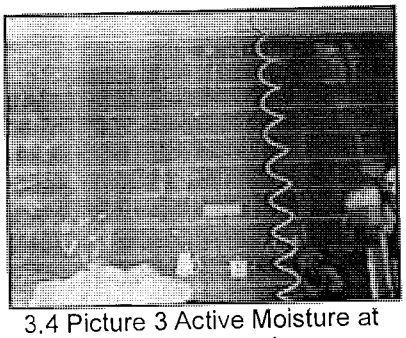
Evidence of past water/moisture/staining penetration observed in attic/ceiling structure/framing at/around office space and men's restroom, these areas were dry at the time of inspection. The seller should be asked about the status of these moisture stains and any recent repairs, further investigation recommended (Picture 8,9,10,11,12).



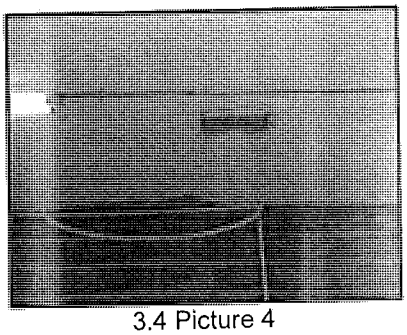
3.4 Picture 1



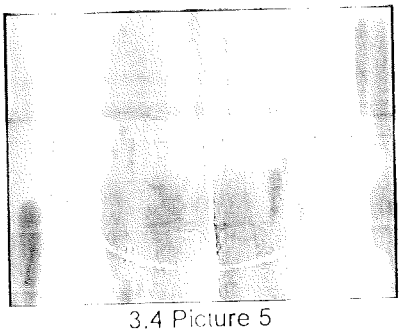
3.4 Picture 2



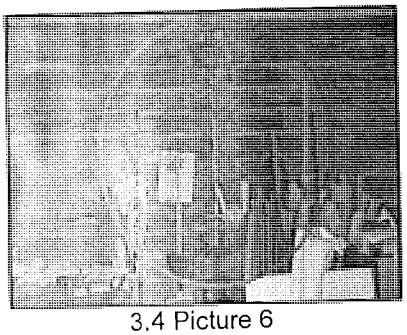
3.4 Picture 3 Active Moisture at Time of Inspection



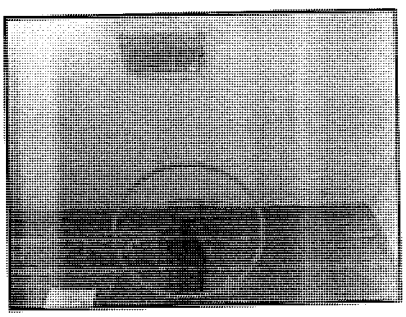
3.4 Picture 4

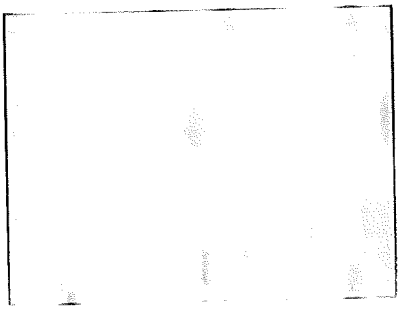


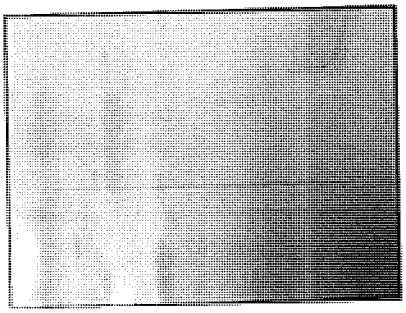
3.4 Picture 5



3.4 Picture 6



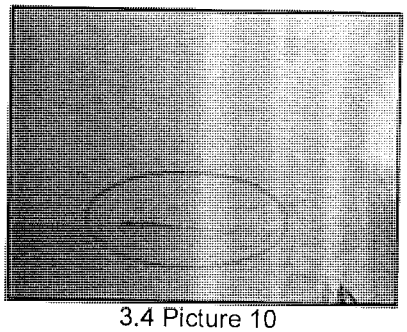




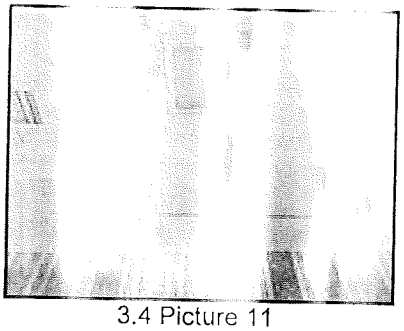
3.4 Picture 7

3.4 Picture 8

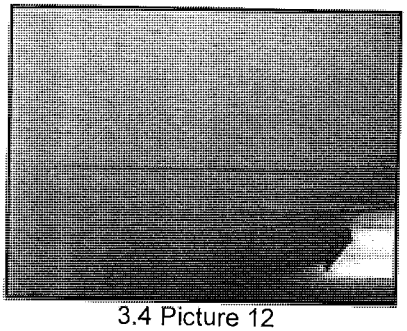
3.4 Picture 9



3.4 Picture 10

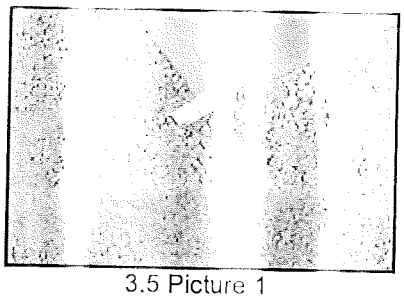


3.4 Picture 11



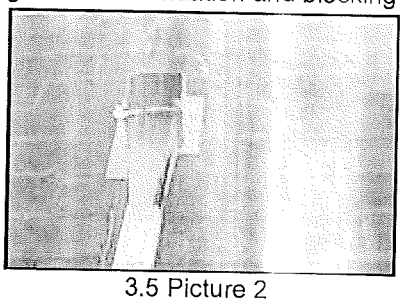
3.4 Picture 12

3.5 (1) The following roof drainage system concerns were noted during the inspection. Recommend review and repair as deemed appropriate by a qualified roofing/gutter contractor: At least one down spout discharges rain water at the foundation. Recommend installing down spout extension pipes or splash blocks to divert water away from the foundation. (Picture 1)

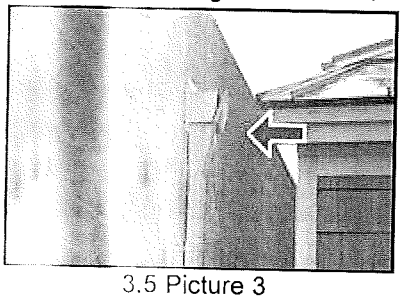


3.5 Picture 1

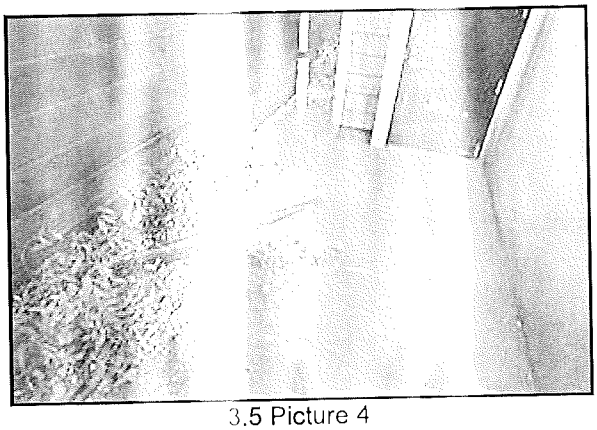
(2) There are at least two damaged scuppers at right side where water leaks/spills at foundation. At right side there is standing water at foundation and blocking neighboring building service door.



3.5 Picture 2



3.5 Picture 3



3.5 Picture 4

3.6 Not Inspected.

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defects can result in leakage, mold, and subsequent damage. Conditions such as wind damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectible during a building inspection, but may result in latent concerns. Gutters and downspouts will require regular cleaning and maintenance. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage and/or defects exist. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, and/or other limitations, arrangements should be made to have it inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general information purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete evaluation of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains noted may be due to numerous factors; verification of the cause or status of all condition is not possible. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist. Leakage can lead to mold concerns and structural damage.

4. EXTERIOR

This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. Over head doors (if present) are the largest moving object in the building. Operation of the safety mechanisms should be verified monthly. Switches for door openers should be located as high as practical to prevent children playing with the door. Children should be warned of the potential risk of injury. NOTE: Please refer to your real estate contract for exceptions or limitations of any discoveries noted in this report.

		I	A	R	NI	NP
4.0	EXTERIOR SIDING/WALL CLADDING		X			
4.1	EXTERIOR FLASHING AND TRIM		X			
4.2	WALLS (Structural)					
4.3	PEDESTRIAN DOORS (Exterior, representative number)		X			
4.4	WINDOWS (Exterior, representative number)			X		
4.5	OVERHEAD/FREIGHT DOOR/S		X			
4.6	SUPPLEMENTAL/GENERAL INFORMATION					

I=Satisfactory, A=Average / Monitor, R=Defective / Recommend Repair, NI=Not Inspected, NP=Not Present

Styles & Materials

SIDING/WALL CLADDING:
CMU's
BRICK

TRIM/SOFFIT/FASCIA MATERIALS:
BRICK

WALL STRUCTURE:
MASONRY

EXTERIOR DOORS:
WOOD
METAL

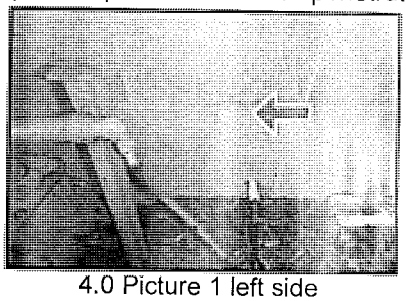
WINDOW TYPES:
WOOD
THERMAL / INSULATED
DOUBLE - HUNG

OVERHEAD DOOR MATERIAL:
METAL

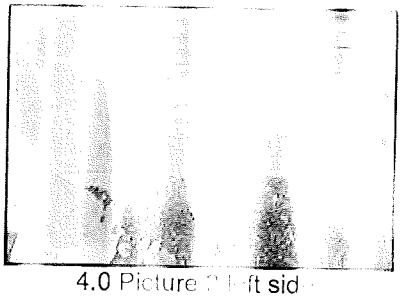
TYPE:
ONE MANUAL

Comments:

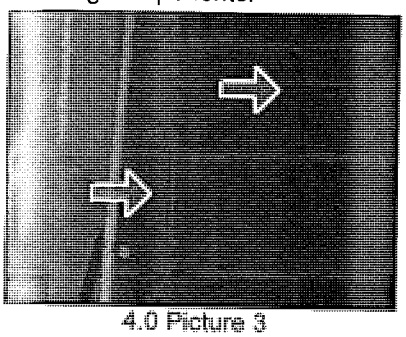
4.0 There are step cracks in the exterior masonry at left side to rear of gas pak, under the left side 2nd from front window and to the upper right corner of the left side warehouse entry door (interior). Cracks of this type are typical in this age of building and this type of construction. Recommend monitoring cracks for changes in size and or direction. If changes are noted consult a qualified engineer. I Recommend repairs by a qualified contractor to prevent possible moisture penetration which can lead to deterioration of building components.



4.0 Picture 1 left side

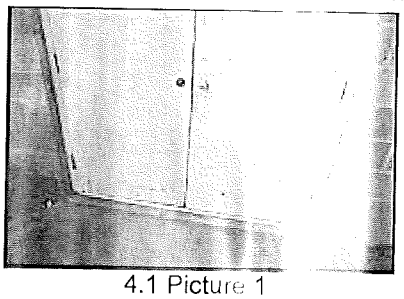


4.0 Picture 2 left side

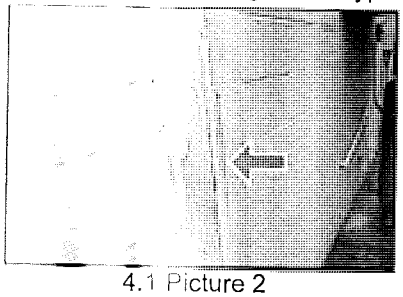


4.0 Picture 3

4.1 (1) **Maintenance:** The metal and wooden exterior trim needs to be scraped, primed and painted and re-caulked in the near future, some areas of bare wood and rusted metal showing, this is typical maintenance.

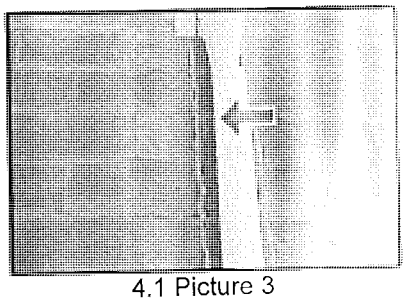


4.1 Picture 1

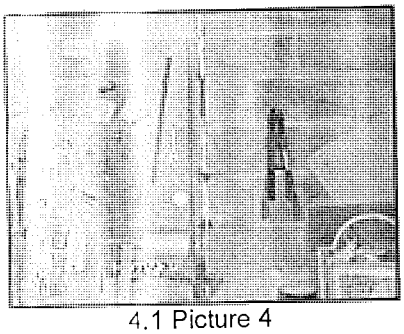


4.1 Picture 2

(2) **Maintenance:** The caulking around components such as but not limited to windows, doors and control joint/penetrations (interior & exterior) at various areas around the building need to be caulked/sealed, open voids and or missing caulking observed.

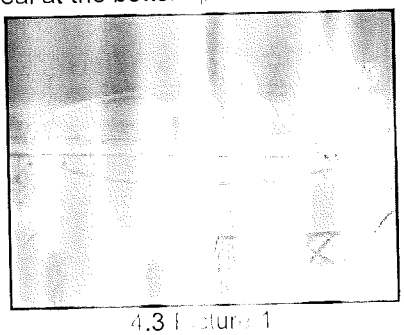


4.1 Picture 3



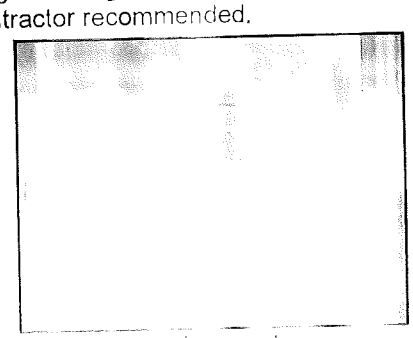
4.1 Picture 4

4.3 Entry doors in warehouse do not seal at the bottom portion of the doors (air gap).



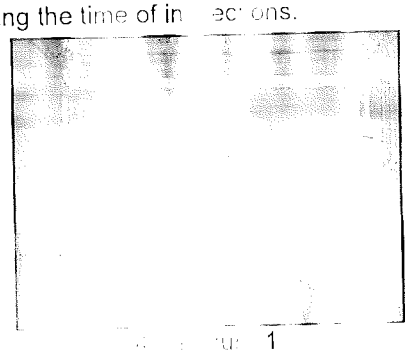
4.3 Picture 1

4.4 Window has cracked/broken glass at right side (second window from the front of the warehouse). Evaluation/correction by qualified contractor recommended.



4.4 Picture 1

4.5 Overhead doors not operated during the time of inspections.



Picture 1

4.6 SUPPLEMENTAL, GENERAL INFORMATION/LIMITATIONS

Windows and Doors - Storm windows, screens, safety glazing, locks and other attachments are generally not inspected unless otherwise noted. Comments on storm windows generally are limited to surface conditions; function and operation are not evaluated. An inventory of storm windows should be taken to confirm desired coverage exists and/or storage locations.

Shutters/Ornamental Trim - The condition of ornamental items such as shutters are not included in a standard building inspection; however, due to exposure to the elements, there is a potential for decay or damage. Regular maintenance will be required. All components and adjacent areas should be checked for damage.

Window/Door Seals - Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum/thermal seals. Many times failed thermal seals are not visible at the time of inspection and are specifically excluded from this inspection and report. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

Glazing/Putty - The glazing/putty on all windows or doors should be repaired to maintain watertightness and to preserve of window glass/sash integrity.

Insulated Glass - Insulated (double or triple glaze) windows and doors are subject to hard-to-detect failure of the airtight seal between panes. This failure can result in moisture and/or staining of the unit that can vary seasonally and increase with time. While actual/suspect seal failure may be noted, it is not within the scope of a standard inspection to assess the seal integrity of these type units. A pre-closing check of all units when building is clear of drapes, window coverings, etc. and the view of the windows is unobstructed is advised.

Storms/Screens - Any loose, damaged or missing storms or screens should be repaired as desired, or if health concerns or other hazards exist.

Drip Caps/Flashings - The trim/siding joint above windows and doors and at horizontal trim must be kept well sealed to minimize leakage or decay. If drip caps or suitable flashings do not exist, they should be added or regular caulking/sealing will be required. Hidden damage may exist if prior leakage occurred.

Exterior Faucets - Exterior faucets that do not operate may be turned off, not connected, or, in cold weather, may be frozen. Consider all factors when concerns are indicated. The use of back flow preventers is advised, and in many areas now required, to prevent possible contamination of the water supply condition.

Siding/Wood Soil Clearance - Siding materials and wood components close to or in direct contact with soil or mulch are conducive to decay and/or wood destroying insect infestation. Whenever possible, at least six (6) inches of clearance should be provided above the soil. All areas in contact or close to the ground should be checked. Foam insulations or other foundation cover increase the potential for hidden damage due to moisture or insect concerns. All areas in contact or close to the ground should be checked. Where possible, contact with the ground should be corrected. Wood-soil contact, unprotected wood, and high moisture conditions promote decay and insect activity. Any conducive conditions should be eliminated, if possible, to minimize consequential damage or further infestation. Damaged components should be corrected/addressed properly.

NOTE: The condition of walls, ceilings and floor structures and other components concealed by finish materials such as but not limited to siding, drywall, floor coverings and or cabinets cannot be determined and are specifically excluded from the inspection and report. All exterior components that can become weathered/moisture damaged/compromised by the weather such as siding, fascias, soffits, doors, windows and trim need to be monitored on a continual monthly basis, and maintained as needed. Moisture damage can occur or become visible very fast, sometimes a compromised area that was not visible one month will be visible the next. Caulking, paint and sealant needs to be kept in good condition on an ongoing basis. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, or mold. The use of properly treated lumber or alternative products help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may become apparent as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/re sealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older buildings; independent inspection is required if confirmation or a risk assessment is desired.

Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies must be maintained for proper protection. Review manufacturer use and safety instructions for overhead doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Any door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

5. FOUNDATION

This inspection has been performed using ASTM stand...s E2... ...nditions Assessments) as guide line. NOTE: Please refer to your real estate contract for options, terms or c... der ... ...es n...ed in this report.

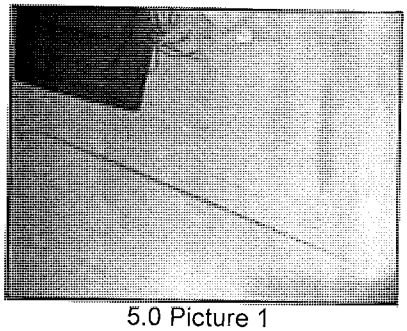
		I	A	R	NI	NP
5.0	FOUNDATIONS			X		
5.1	COLUMNS OR PIERS	X				
5.2	BEAMS, JOISTS, AND FLOORS (Struc...	X				
5.3	WATER ENTRY (Report signs of abnorm... ...rmful ... ...netration into foundation areas.)			X		

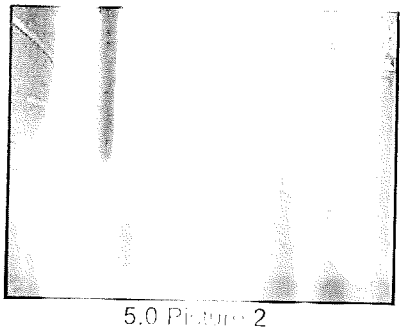
I=Satisfactory, A=Average / Monitor, R=Defective / Recommend Repair, NI=Not Inspected, NP=Not Present

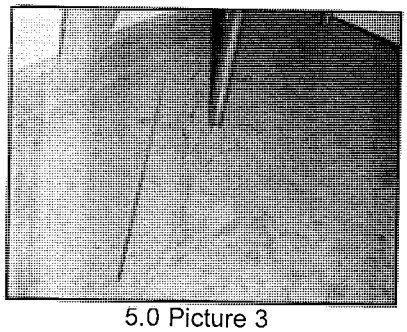
Styles & Materials
FLOOR STRUCTURE:
CONCRETE SLAB
FOUNDATION:
BRICK/BLOCK

Comments:

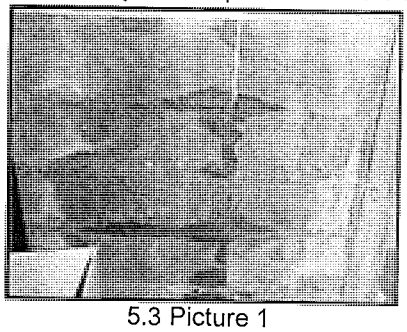
5.0 Large settlement cracks noted towa... the ri... ...t the c...ter and left side near the front of the warehouse in the concrete slab. Recommen... a qualifie... structu...l en...ineer evaluate to determine appropriate actions.

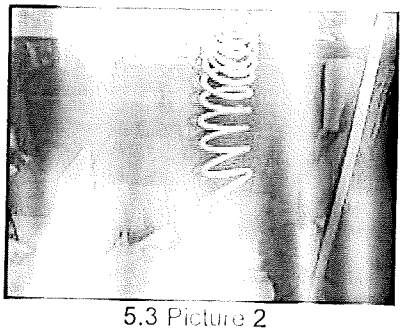

5.0 Picture 1

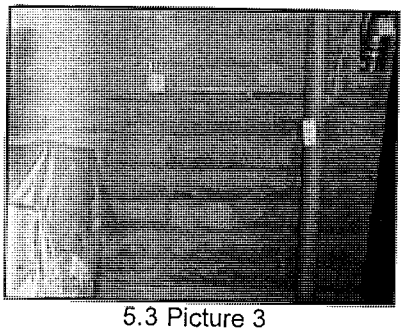

5.0 Picture 2


5.0 Picture 3

5.3 Water penetration, moisture staining ... or efflore...enc... was observed throughout the warehouse. Recommend further evaluation b... ... foundation and/or crawl space moisture control contractor to eliminate any and all possibilities for water int...ion.


5.3 Picture 1


5.3 Picture 2


5.3 Picture 3

NOTE: The condition of walls, ceilings and floor structures and other components ...oncealed by finish materials such as but not limited to siding, drywall, floor coverings and or cabinets as well as sub-floor insulation cann...t be determined and are specifically excluded from the inspection and report. All buildings are subject to indoor air quality concerns due t... factors such as venting system defects, out gassing from construction materials, smoking, and the use of business and personal care prod...ts. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of le...age or high humidi... conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A HCA inspection does n...t include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All buildings experience some form of settlement due to construction practices, materials used, and other factors.

6. ELECTRICAL

This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. Smoke and carbon monoxide detectors should be installed (if not already present) on each floor (including attics and basements). Consult the manufacturer's literature for recommended mounting locations. Be sure to test your smoke detectors upon occupancy and monthly thereafter. Electrical systems require regular maintenance for safety reasons. Annual inspection and maintenance of the system by a licensed electrician is recommended. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, cable TV wiring or timers. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I	A	R	NI	NP
6.0	SERVICE ENTRANCE CONDUCTORS	X				
6.1	LOCATION OF MAIN AND DISTRIBUTION PANELS	X				
6.2	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN, AND DISTRIBUTION PANELS	X				
6.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE			X		
6.4	OUTLETS, SWITCHES AND FIXTURES (Observed from a representative number; operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X				
6.5	SMOKE/FIRE SAFETY EQUIPEMENT			X		
6.6	SUPPLEMENTAL/GENERAL INFORMATION	X				
		I	A	R	NI	NP

I=Satisfactory, A=Average / Monitor, R=Defective / Recommend Repair, NI=Not Inspected, NP=Not Present

Styles & Materials

ELECTRICAL CONDUCTORS:
BELOW GROUND
120 / 240 VOLTS

SERVICE GROUND:
GROUND ROD

PANEL TYPE:
CIRCUITS BREAKERS

PANEL CAPACITY:
200 AMP

BRANCH WIRE 15 and 20 AMP:
COPPER

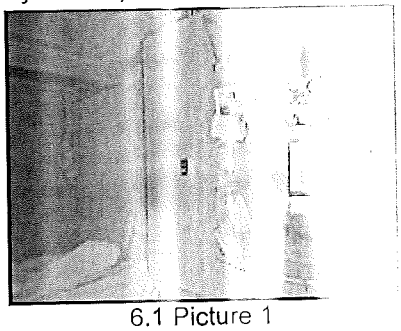
WIRING METHODS:
ROMEX

RECEPTACLE TYPE:
3 PRONG OUTLETS

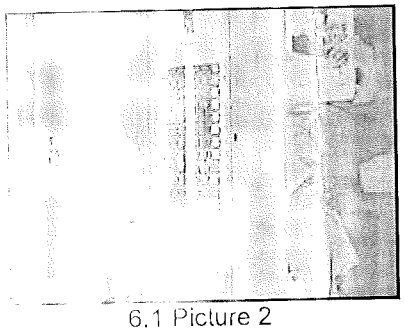
SPECIAL LIMITATIONS:
Furnishings / Storage Items

Comments:

6.1 Main electric panel box is located on the rear wall of the warehouse, and the main turn off breaker is located in the main panel (for your info).

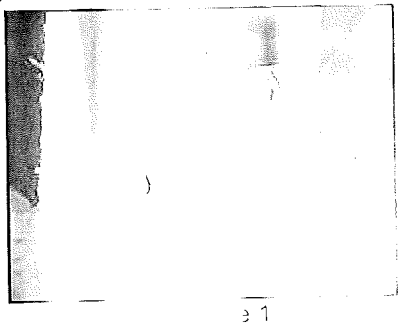


6.1 Picture 1



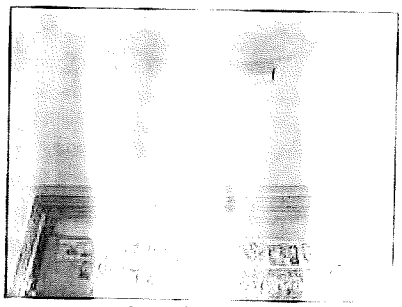
6.1 Picture 2

6.3 Conduit separated at incoming connection at the water heater. This is a safety hazard.



6.3 Picture 1

6.5 Exit sign at front entry door into the office was not present at the time of inspection. Recommend repair or replacement as needed for safety.



6.5 Picture 1

6.6 SUPPLEMENTAL, GENERAL INFORMATION & LIMITATIONS

Electrical System - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

GFCI - Ground-Fault Circuit-Interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the early 1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exterior).

Smoke/CO Detectors - Smoke/fire detection systems and fire extinguishers are generally recommended for all buildings, and may be required in some areas. Carbon monoxide and gas detectors are also recommended for buildings with fuel-burning appliances, fireplaces or attached garages. Any installed systems should be checked/serviced at least monthly. The potential for elevated carbon monoxide levels exists in most buildings, particularly if fuel burning units are present.

Exterior Electric - Due to weathering factors and the potential hazards of exterior wiring, precaution must be used for the installation and maintenance of electrical components. Any damaged components should be corrected immediately. Recommend adding Ground-Fault Circuit-Interrupter (GFCI) protection if not present. GFCI noted, however, test operation indicated unit malfunctioned or did not work properly. All exterior circuitry should be inspected by a qualified electrician.

Service Disconnects - The absence of a single or sub-main disconnect generally does not effect system function but may be required and/or pose a potential safety hazard.

Panel Circuit Labeling - No determination was made of individual circuit distribution or accuracy of any circuit labeling. Recommend tracing and labeling, or confirm correct labeling, of all circuits.

Auxiliary/Low Voltage Systems - Evaluation of ancillary, low voltage electric or electronic equipment (e.g., TV, doorbell, computer, cable, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, alarms etc.,) is not performed as part of a standard building inspection.

Light Fixtures/Switches - Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors.

NOTE: The electrical system of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind a appliance, storage and or furniture for example) was not inspected or accessible. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified Tradesman be used in your further inspection or repair issues as it relates to the comments in this inspection report. If the property does not have smoke and carbon monoxide detector(s) installed or the present detector(s) appear old/dated, we recommend the installation of new detector(s).

Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or

latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

7. PLUMBING

This inspection has been performed using ASTM standard: [illegible]on Assessments) as guide line. Wells, septic systems, sewer lines, and water treatment equipment are n[illegible] [illegible]ally excluded from the inspection and report. If a well is present, it is recommended that well water be tested. No [illegible] [illegible]s performed. NOTE: Please refer to your real estate contract for options, terms or considerations of any discove[illegible] in this report.

		I	A	R	NI	NP
7.0	WATER SUPPLY AND DISTRIBUTION SYSTE[illegible]ible piping)	X				
7.1	DRAIN, WASTE, AND VENT SYSTEMS (Interior visit[illegible])	X				
7.2	WATER HEATERS, CONTROLS, CHIMNEYS, FLUES, [illegible] VENTS		X			
7.3	SINKS, FIXTURES AND TOILETS	X				
7.4	BATHROOM VENTILATION	X				

I=Satisfactory, A=Average / Monitor, R=Defective / Recomm[illegible]ded, NP=Not Present

Styles & Materials

WATER SOURCE:
PUBLIC

PLUMBING SUPPLY:
COPPER

PLUMBING DISTRIBUTION:
COPPER
BRAIDED STAINLESS STEEL

PLUMBING VENTS / WASTE:
PVC

WATER HEATER MANUFACTURER:
A.O. SMITH
Model # : ELJF 40 913, Built in 1992

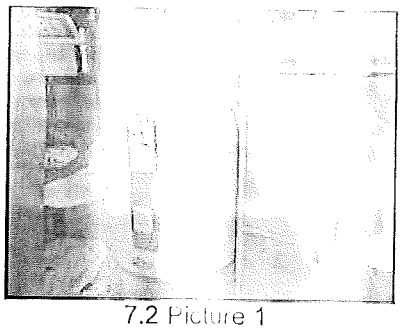
WATER HEATER POWER SOURCE:
ELECTRIC

WATER HEATER CAPACITY:
40 GAL

SPECIAL LIMITATIONS:
Slab Construction
Storage / Personal Items
Floor / Wall / Ceiling Coverings
Under / Around / Behind Cabinets
Under / Around / Behind Appliances

Comments:

7.2 View of water heater in the right front of the ware[illegible] (for your info). **Monitor:** Unit is functional but is past design life. Buyer should budget for replacement in the [illegible]r future.



7.2 Picture 1

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exists, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., older polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. Washing machine drain lines for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older properties with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant property waiting for closing) rust or deposits within the pipes can further clog the piping system. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified tradesman be used in your further inspection or repair issues as it relates to the comments in this inspection report. Be aware of the risk of scalding from water temperatures above 120° F. The risk is especially acute for infants, children, and the elderly. Water heater temperatures should never be set higher than 120° F. Note that higher water temperatures are not necessary for modern dishwashers which heat the water. Water filtration units are not tested/inspected. A qualified plumber should perform all plumbing system repairs.

8. HVAC

This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. Note: The report should not be read as a prediction of the remaining life span of the Air Conditioning/Heating System. Typical life spans of equipment may range from 8-12 years, but there are many exceptions to this. Most air conditioning compressors are warranted for only 5 years. Replacement of a compressor alone may cost $600.00 or more. We recommend that you purchase a warranty or service contract to cover replacement or repair. Be advised that defects or failure can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. Any mechanical equipment can fail without warning at any time. It is recommended that all equipment be serviced twice a year. Regular service is very important for efficient operation and to achieve maximum life span. Filters should be changed monthly. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

		I	A	R	NI	NP
8.0	HVAC EQUIPMENT	X				
8.1	TEMPERATURE DIFFERENTIAL (Is the difference between the units intake air temperature and the output air temperature at the HVAC systems)	X				
8.2	HVAC DISTRIBUTION SYSTEMS (Ductwork, air flow, air filters, and registers)			X		
8.3	CHIMNEYS, FLUES, AND VENTS	X				
8.4	NORMAL OPERATING CONTROLS	X				
8.5	AUTOMATIC SAFETY CONTROLS (Observed, not tested/operated)	X				
8.6	FUEL STORAGE AND DISTRIBUTION SYSTEMS (piping, fuel storage, piping, venting, supports, leaks)	X				

I=Satisfactory, A=Average / Monitor, R=Defective / Recommend Repair, NI=Not Inspected, NP=Not Present

Styles & Materials

HEAT TYPE:
FORCED AIR

ENERGY SOURCE:
GAS

NUMBER OF HEAT SYSTEMS (excluding wood):
TWO

DUCTWORK:
SHEET METAL

AC ENGERY SOURCE:
Electric

Comments:

8.0 (1) This is a Unitary model # DCYP-F024N07A. This unit services the office area.

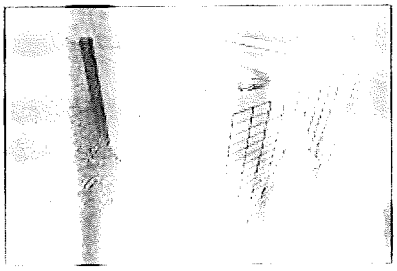


Figure 1

(2) This is a Rheem model # RRNL-CO60JK10E, built in 2013.

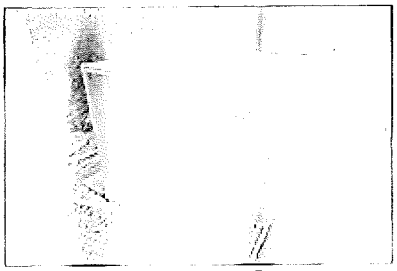
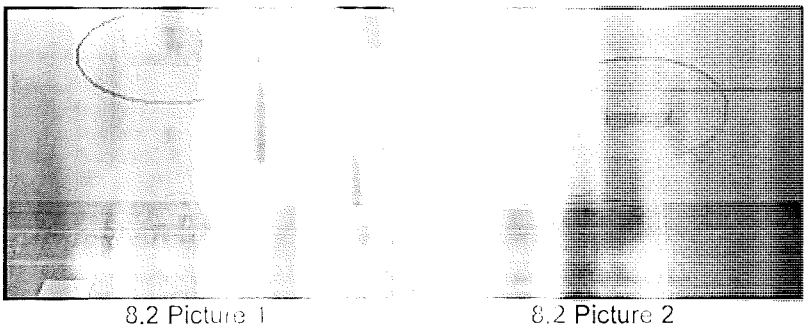


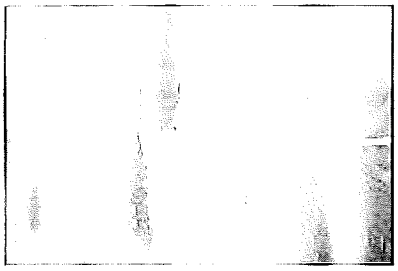
Figure 2

8.2 Moisture stains noted on the ceiling around the supply side of the AC registers near the front of the warehouse. This can be an indication of excessive air velocity or insulation. This condition can lead to damaged drywall and or fungal growth. Recommend further investigation by a qualified HVAC tech.



8.2 Picture 1 8.2 Picture 2

8.6 The main fuel cut off is at the gas meter located at [illegible] side of the building. It may be cut off by turning the valve 90 degrees to the pipe.



8.6 Picture 1

NOTE: The heating/cooling system(s) were visually inspected and reported on. The inspection is not meant to be technically exhaustive and the inspector/company does not open/dismantle heating/cooling systems. The inspection does not involve removal and inspection behind service doors and or dismantling that would otherwise reveal something a licensed/qualified heat/cooling contractor would discover. Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most buildings due to building and or system design or other factors. Filters need to be replaced/cleaned on a regular basis, periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. We recommend having all heating/cooling system(s) internal and combustion components and humidifiers checked, serviced and cleaned by a properly qualified heating/cooling tradesman.

9. INTERIORS

This inspection has been performed using ASTM standards F [illegible] (Property Condition Assessments) as guide line. Minor cracks are found on interior surfaces in all buildings and are typically [illegible] nature. This type of cracking is usually caused by settlement, separating tape joints and/or shrinkage of building components [illegible] cracks of this type are not mentioned in the report. The condition of floors underneath carpet and other coverings cannot be deter[illegible] and is specifically excluded from the inspection and report. NOTE: Please refer to your real estate contract for options, terms or conside[illegible]ns of any discoveries noted in this report.

		I	A	R	NI	NP
9.0	CEILINGS		X			
9.1	WALLS	X				
9.2	FLOORS	X				
9.3	DOORS (Representative number)	X				
9.4	STEPS, STAIRWAYS, AND RAILINGS	X				
9.5	CABINETS AND COUNTER TOPS (Representa[illegible])	X				
		I	A	R	NI	NP

I=Satisfactory, A=Average / Monitor, R=Defective / Recommend Repair, NI=Not Inspected, NP=Not Present

Styles & Materials

CEILING MATERIALS:
DRYWALL
CEILING TILE

WALL MATERIAL:
DRYWALL
WALLPAPER
CMU's

FLOOR COVERING(S):
CARPET
SELF ADHESIVE TILE
UNFINISHED

INTERIOR DOORS:
FLAT PANEL COMPOSITE

CABINETRY:
PAINTED WOOD

COUNTERTOPS:
LAMINATE

SPECIAL LIMITATIONS:
Floor / Wall / Ceiling Coverings
Under / Around / Behind Appliances
Storage / Personal Items
Furnishings / Cabinets

NOTE: The condition of walls, ceilings and floor st[illegible]ures and [illegible]er [illegible]mponents [illegible] by finish materials such as but not limited to siding, drywall, floor coverings and or cabinets ca[illegible] be dete[illegible]ed [illegible]e spe[illegible] excluded from the inspection and report. All buildings are subject to indoor air quality concerns due to f[illegible]s such a[illegible]ntia[illegible]lem d[illegible] gassing from construction materials, smoking, and the use of building and or personal care product[illegible]quality [illegible]verse[illegible] by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity [illegible]itions. [illegible]ge or [illegible]-related problems exist, potentially harmful contaminants may be present. A building inspection does not [illegible]sment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified t[illegible]ng firm s[illegible]ld [illegible]acted. All [illegible]ildings experience some form of settlement due to construction practices, materials used, and other [illegible]rs. A p[illegible]k of all w[illegible]ows, doors, and rooms when building is clear of furnishings, etc. is recommended. If the type of fl[illegible]g or ot[illegible]ials that [illegible]y be covered by finished surfaces or other items is a concern, conditions should be confirmed before c[illegible]g. Lea[illegible] may have [illegible]en used in the painting of older buildings. All smoke and carbon monoxide detectors should be tested [illegible] regul[illegible] inspection [illegible] not involve moving furniture, storage and or inspecting behind furniture, storage, under area rugs, applia[illegible] or othe[illegible] [illegible]ected from [illegible]w.

10. INSULATION AND VENTILATION

This inspection has been performed using ASTM standards E2018-08 (Property Condition Assessments) as guide line. NOTE: Please refer to your real estate contract for options, terms or considerations of any discoveries noted in this report.

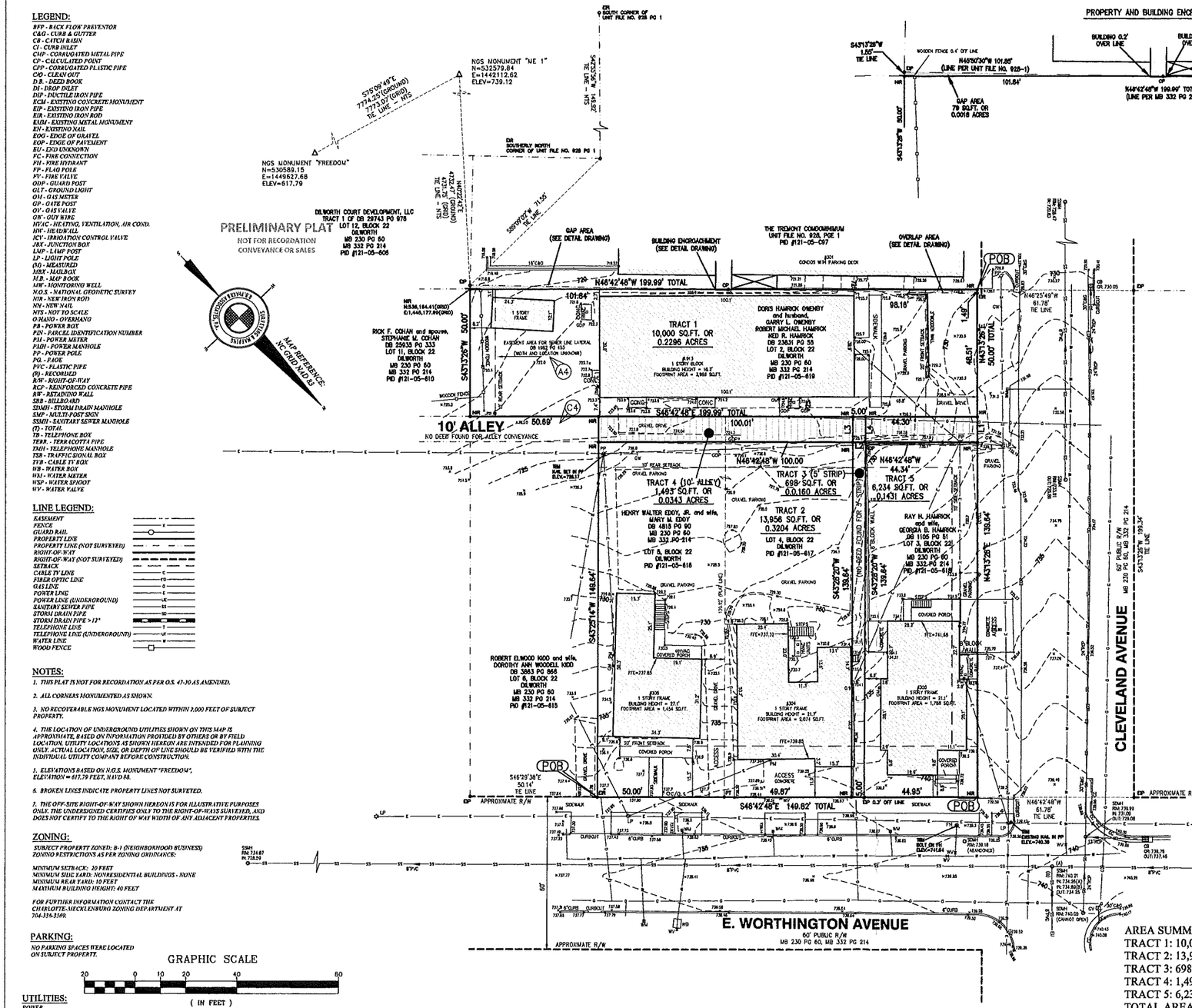
Styles & Materials
ATTIC INSULATION:
FIBERGLASS

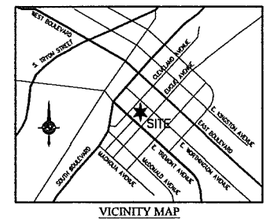
		I	A	R	NI	NP
10.0	ATTIC INSULATION				X	
10.1	FLOOR INSULATION					X
10.2	WALL INSULATION					X
10.3	VENTING SYSTEMS (laundry/bathroom)	X				

I=Satisfactory, A=Average / Monitor, R=Defective / Recommend Repair, NI=Not Inspected, NP=Not Present

The insulation and ventilation of the property was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind walls, floors and ceiling coverings). Only ventilation and insulation that is readily visible was inspected. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified Tradesman be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Redfish Inspection, Inc./dba NPI





VICINITY MAP
NOT TO SCALE

LEGEND:

BFP - BACK FLOW PREVENTOR
C&G - CURB & GUTTER
CB - CATCH BASIN
CI - CURB INLET
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
CO - CLEAN OUT
D.B. - DEED BOOK
DI - DROP INLET
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EOG - EDGE OF GRAVEL
EOP - EDGE OF PAVEMENT
EU - END UNKNOWN
FC - FIRE CONNECTION
FH - FIRE HYDRANT
FP - FLAG POLE
FV - FIRE VALVE
GRP - GUARD POST
GLT - GROUND LIGHT
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR COND.
HW - HEADWALL
ICV - IRRIGATION CONTROL VALVE
JBX - JUNCTION BOX
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
MBX - MAILBOX
M.B. - MAP BOOK
MW - MONITORING WELL
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
NTS - NOT TO SCALE
O'HANG - OVERHANG
PB - POWER BOX
PID - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PQ. - PAOE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
RW - RETAINING WALL
SBB - BILLBOARD
SDMH - STORM DRAIN MANHOLE
SMP - MULTI-POST SIGN
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TERR. - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
TSB - TRAFFIC SIGNAL BOX
TVB - CABLE TV BOX
WB - WATER BOX
WM - WATER METER
WSP - WATER SPIGOT
WV - WATER VALVE

LINE LEGEND:

EASEMENT
FENCE
GUARD RAIL
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
STORM DRAIN PIPE >12"
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
WATER LINE
WOOD FENCE

NOTES:

1. *THIS PLAT IS NOT FOR RECORDATION AS PER O.S. 47-30 AS AMENDED.*
2. *ALL CORNERS MONUMENTED AS SHOWN.*
3. *NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.*
4. *THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.*
5. *ELEVATIONS BASED ON N.G.S. MONUMENT "FREEDOM", ELEVATION = 617.79 FEET, NAVD 88.*
6. *BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.*
7. *THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.*

ZONING:

SUBJECT PROPERTY ZONED: B-1 (NEIGHBORHOOD BUSINESS)
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:

MINIMUM SETBACK: 20 FEET
MINIMUM SIDE YARD: NONRESIDENTIAL BUILDINGS - NONE
MINIMUM REAR YARD: 10 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET.

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

PARKING:

NO PARKING SPACES WERE LOCATED ON SUBJECT PROPERTY.

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898

TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500

WATER & SEWER
CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 336-6064 SEWER

GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504

CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253

811 Know what's below. Call before you dig.

LINE	BEARING	DISTANCE
L1	N43°13'26"E	10.00'
L2	S46°42'48"E	5.00'
L3	S43°28'20"W	10.00'
L4	S43°28'20"W	10.00'

GPS CERTIFICATION:

I, JUSTIN F. CLONINGER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: A(1:10,000)
(2) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(3) DATE OF SURVEY: AUGUST 3, 2007
(4) DATUM/EPOCH: NAD'83 86
(5) PUBLISHED FIXED-CONTROL USE: NGS MONUMENT "FREEDOM"
(6) GEOID MODEL: GEOID03(CONUS)
(7) COMBINED GRID FACTOR: 0.99984833
(8) UNITS: US FEET

JUSTIN F. CLONINGER, NCPLS L-4430 *DATE*
PROFESSIONAL LAND SURVEYOR
email: jcloninger@rbpharr.com

ALTA/ACSM CERTIFICATION:

TO: THE RAINIER GROUP, LLC; INVESTORS TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 11(b), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 15, 2015.

DATE

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT *LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED* FEBRUARY 19, 2014 *MAP NUMBER* 3710454300L; *ZONE "X"*

THIS IS TO CERTIFY THAT ON THE 15th *DAY OF* SEPTEMBER *20* 15 *AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 19) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.*

SIGNED

NORTH CAROLINA PROFESSIONAL SEAL L-4430 SURVEYOR JUSTIN F. CLONINGER

PRELIMINARY

PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCE OR SALES

AREA SUMMARY:
TRACT 1: 10,000 SQ.FT. OR 0.2296 ACRES
TRACT 2: 13,956 SQ.FT. OR 0.3204 ACRES
TRACT 3: 698 SQ.FT. OR 0.0160 ACRES (5' STRIP)
TRACT 4: 1,493 SQ.FT. OR 0.0343 ACRES (10' ALLEY)
TRACT 5: 6,234 SQ.FT. OR 0.1431 ACRES
TOTAL AREA: 32,381 SQ.FT. OR 0.7434 ACRES

(A) INVESTORS TITLE INSURANCE COMPANY - TRACT 1

COMMITMENT NO: 2015005843A3, EFFECTIVE DATE: AUGUST 14, 2015 AT 08:00 AM
1913 CLEVELAND AVENUE
PID #121-05-619
SCHEDULE B - II (EXCEPTIONS)

2. SUBJECT TO MATTERS SHOWN ON PLAT RECORDED IN MAP BOOK 332 AT PAGE 214.

4. EASEMENT RECORDED IN BOOK 1982 AT PAGE 453.

SURVEYOR'S DESCRIPTION - TRACT 1

Being all of that certain tract or parcel of land known as 1913 Cleveland Avenue, and being all of Lot 2, Block 22 of Dilworth as shown on Map Book 230, Page 60 and Map Book 332, Page 214 of the Mecklenburg County Public Registry, being located in The City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a new iron set on the easterly margin of Cleveland Avenue (a 60 foot public right-of-way), said point being the north corner of lot 2, Block 22 of Dilworth as described in Map Book 230, page 60 and Map Book 332, Page 214 of the Mecklenburg County Public Registry;

thence with the margin of Cleveland Avenue, S 43°13'26" W, passing an existing iron pin at 1.49', a total distance of 50.00' to a new iron rod set, said point being the west corner of Lot 3, Block 2 of Map Book 230, Page 60 and Map Book 332, Page 214 of said registry;

thence with the line of Lot 3, Block 22, N 46°42'48" W - 199.99' to a new iron rod set, said point being the north corner of Lot 11, Block 22 of Map Book 230, Page 60 and Map Book 332, Page 214;

thence with the line of Lot 11, Block 22, N 43°13'26" E - 50.00' to a new iron rod set, the east corner of Lot 1, Block 22;

thence with the line of lot 1, Block 22, S 46°42'48" E - 199.99' to a new iron rod set, which is the **POINT AND PLACE OF BEGINNING**, containing an area of 10,000 sq. ft. or 0.2296 acres, as shown on a survey by R. B. Pharr & Associates, P.A., dated September 15, 2015, job no. 83748, file no. W-4873.

(B) INVESTORS TITLE INSURANCE COMPANY - TRACT 2

COMMITMENT NO: 2015005843A3, EFFECTIVE DATE: AUGUST 14, 2015 AT 08:00 AM
304 WORTHINGTON AVENUE (PID #121-05-617)
308 WORTHINGTON AVENUE (PID #121-05-616)
SCHEDULE B - II (EXCEPTIONS)

3. SUBJECT TO MATTERS SHOWN ON PLAT RECORDED IN MAP BOOK 230 AT PAGE 60.

SURVEYOR'S DESCRIPTION - TRACT 2

Being all Lots 4 and 5, Block 22 of Dilworth as shown on Map Book 230, Page 60 and Map Book 332, page 214 of the Mecklenburg County Public Registry, being located in The City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a an existing iron pin on the southwesterly margin of E. Worthington Avenue (a 60 foot public right-of-way), said point being the north corner of the Robert Elwood Kidd property as described in Deed Book 383, Page 866 of the Mecklenburg County Public Registry, said point also being the north corner of lot 6, Block 22 of Map Book 230, Page 60 and Map Book 332, Page 214 of said registry;

thence with the line of Lot 6, Block 22, S 43°25'14" W - 149.64' to a new iron set in the southwesterly line of Lot 2, Block 22 of Map Book 230, Page 60 and Map Book 332, Page 214 of said registry;

thence with the line of Lot 2, Block 22, N 46°42'48" W - 100.00' to a new iron pin set at the south corner of the Ray H. Hamrick property as described in Deed Book 1105, Page 51 of said registry, the west corner of Lot 3, Block 22 of Map Book 230, Page 60 and Map Book 332, Page 214 of said registry;

thence with the line of Lot 3, Block 2, N 43°28'20" E - 149.64' to a new iron rod set in the southwesterly margin of E. Worthington Avenue, the west corner of Lot 3, Block 2;

thence with the margin of E. Worthington Avenue, S 46°42'48" E - 100.00' to an existing iron rod, which is the **POINT AND PLACE OF BEGINNING**, containing an area of 13,956 sq. ft. or 0.3204 acres, as shown on a survey by R. B. Pharr & Associates, P.A., dated September 15, 2015, job no. 83748, file no. W-4873.

(C) INVESTORS TITLE INSURANCE COMPANY - TRACT 5

COMMITMENT NO: 2015005843A3, EFFECTIVE DATE: AUGUST 14, 2015 AT 08:00 AM
300 WORTHINGTON AVENUE
PID #121-05-618
SCHEDULE B - II (EXCEPTIONS)

2. SUBJECT TO MATTERS SHOWN ON PLAT RECORDED IN MAP BOOK 230 AT PAGE 60.

4. RIGHTS OF OTHERS FOR INGRESS AND EGRESS PURPOSES IN AND TO THE USE OF THE 10' ALLEYWAY LOCATED ON THIS LAND.

SURVEYOR'S DESCRIPTION - TRACT 5

Being all of Lot 3, Block 22 of Dilworth as shown on Map Book 230, Page 60 and Map Book 332, Page 214 of the Mecklenburg County Public Registry, being located in The City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at a new iron rod set at the intersection of the southeasterly margin of Cleveland Avenue (a 60' public right-of-way) and the southwesterly margin of E. Worthington Avenue (a 60' public right-of-way), said point also being the north corner of Lot 3, Block 22 of Map Book 230, Page 60 of said registry;

thence with the margin of E. Worthington Avenue, S 46°42'48" E, passing an existing iron pin at 44.95', a total distance of 49.85' to a new iron pin set, said point being the north corner of the Henry Walter Eddy, Jr. property as described in Deed Book 4815, Page 90 of said registry, the north corner of Lot 4, Block 22 of Map Book 230, Page 60 and Map Book 332, Page 214 of said registry;

thence with the line of lot 4, block 22, S 43°28'20" W, passing an existing iron pin at 139.64', a total distance of 149.64' to a new iron rod set in the southwesterly line of Lot 2, Block 22 of Map Book 230, Page 60 and Map Book 332, Page 214 of said registry;

thence with the line of Lot 2, Block 22, N 46°42'48" W, passing a new iron rod set at 5.00', a total distance of 49.30' to a new iron rod set, said point being the north corner of Lot 2, block 22, and also being located in the southeasterly margin of Cleveland Avenue;

thence with the margin of Cleveland Avenue, N 43°13'26" E - 149.64' to a new iron rod set, which is the **POINT AND PLACE OF BEGINNING**, containing an area of 6,234 sq. ft. or 0.1431 acres, as shown on a survey by R. B. Pharr & Associates, P.A., dated September 15, 2015, job no. 83748, file no. W-4873.

REVISIONS		

ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:
CATELLUS GROUP, LLC
300, 304 and 308 E. WORTHINGTON AVENUE and
1913 CLEVELAND AVENUE
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
DEED REFERENCE: 1105-51, 4815-90, 23831-55
MAP REFERENCE: 230-60, 332-214
TAX PARCEL NO: 121-05-618, 121-05-617, 121-05-616, 121-05-619

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSE NO. C-1471
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

DRW.	DRAWN	REVISED:	SCALE:	DATE:	FILE NO. W-4873
AP	TLM		1"=20'	9/15/2015	JOB NO. 83748

PLOTTED: 9/28/2015
O:\83\T\83748\DWG\83748.DWG