

**Standard and Redevelopment Now Track  
Brownfields Property Application**

North Carolina Brownfields Program

<https://deq.nc.gov/about/divisions/waste-management/bf>

**I. PROSPECTIVE DEVELOPER (PD) CONTACT INFORMATION**

{USE TAB KEY TO GET TO NEXT DATA ENTRY LINE – DO NOT USE THE RETURN KEY}

A. Prospective Developer

<b>ENTITY NAME</b>	<b>GCWA PARTNERS, LLC</b>
<b>ENTITY MANAGER</b>	Barry Siegal
<b>MAILING ADDRESS</b>	PO Box 16168, High Point, NC 27261
<b>EMAIL ADDRESS</b>	bscholding@aol.com
<b>PHONE NUMBER</b>	336.292.9010
<b>FAX NUMBER</b>	336.632.0207
<b>WEBSITE</b>	www.bscholding.us

**PD CONTACT (IF DIFFERENT FROM ABOVE)**

<b>REPRESENTATIVE</b>	Amanda Williams
<b>EMAIL ADDRESS</b>	Asiegal_williams@bscholdings.com
<b>PHONE NUMBER</b>	336.292.9010

B. Environmental Consultant (if applicable)

<b>COMPANY NAME</b>	<b>PILOT GEOLOGICAL, PLLC</b>
<b>PROJECT MANAGER</b>	Jason Ricks
<b>MAILING ADDRESS</b>	PO Box 128, Kernersville, NC 27285
<b>EMAIL ADDRESS</b>	jricks@pilotenviro.com
<b>PHONE NUMBER</b>	336.870.3095
<b>FAX NUMBER</b>	336.310.4527
<b>WEBSITE</b>	www.pilotenviro.com

C. Environmental Attorney (if applicable)

<b>FIRM NAME</b>	<b>BROOKS PIERCE</b>
<b>ATTORNEY NAME</b>	George House
<b>MAILING ADDRESS</b>	PO Box 26000, Greensboro, NC 27420
<b>EMAIL ADDRESS</b>	Ghouse@brookspierce.com
<b>PHONE NUMBER</b>	336.271.3114
<b>FAX NUMBER</b>	336.232.9114
<b>WEBSITE</b>	https://brookspierce.com/

## II. SITE INFORMATION

### A. Information regarding the proposed Brownfields Property:

<b>HISTORIC NAME (IF AVAILABLE)</b>	Click or tap here to enter text.
<b>STREET ADDRESS</b>	Guilford College Road
<b>CITY</b>	Jamestown
<b>COUNTY</b>	Guilford
<b>ZIP CODE</b>	27282
<b>TAX ID(S) OR PIN(S)</b>	7823870094, 7823777009, 7823761712, 7823764983, 7823769608, 7823775221, 7823860901, 7823863574 and 7823872050
<b>ACREAGE</b>	Approximately 28.4
<b>PAST USE(S)</b>	Residential
<b>CURRENT USE(S)</b>	Vacant or undeveloped
<b>CONTAMINANTS AND THEIR SOURCE(S)</b>	<input checked="" type="checkbox"/> On-property source(s) Explanation: Petroleum AST Release (closed) <input checked="" type="checkbox"/> Off-property source(s) Explanation: IHSB incident adjacent south <input checked="" type="checkbox"/> Unknown source(s) Explanation: Chloromethane detected in groundwater, likely from an off-site source or potentially naturally occurring <input type="checkbox"/> Contaminants have not yet been documented at the property Explanation: Click or tap here to enter text.

### B. Contaminated Media Table. (If known or suspected, check appropriate boxes below:)

Contaminant Types		Soil	Groundwater	Surface Water	Private Wells	Vapor Intrusion
<b>organics</b>	Chlorinated Solvents:	<input type="checkbox"/> Known <input type="checkbox"/> Suspected	<input type="checkbox"/> Known <input checked="" type="checkbox"/> Suspected	<input type="checkbox"/> Known <input type="checkbox"/> Suspected	<input type="checkbox"/> Known <input type="checkbox"/> Suspected	<input type="checkbox"/> Known <input type="checkbox"/> Suspected
	Petroleum (i.e. BTEX, PAHs):	<input checked="" type="checkbox"/> Known <input type="checkbox"/> Suspected	<input type="checkbox"/> Known <input type="checkbox"/> Suspected	<input type="checkbox"/> Known <input type="checkbox"/> Suspected	<input type="checkbox"/> Known <input type="checkbox"/> Suspected	<input type="checkbox"/> Known <input type="checkbox"/> Suspected
	Other VOCs/SVOCs:	<input type="checkbox"/> Known <input type="checkbox"/> Suspected	<input checked="" type="checkbox"/> Known <input type="checkbox"/> Suspected	<input type="checkbox"/> Known <input type="checkbox"/> Suspected	<input type="checkbox"/> Known <input type="checkbox"/> Suspected	<input type="checkbox"/> Known <input type="checkbox"/> Suspected
<b>inorganics</b>	Metals:	<input type="checkbox"/> Known <input type="checkbox"/> Suspected	<input type="checkbox"/> Known <input type="checkbox"/> Suspected	<input type="checkbox"/> Known <input type="checkbox"/> Suspected	<input type="checkbox"/> Known <input type="checkbox"/> Suspected	<input type="checkbox"/> Known <input type="checkbox"/> Suspected
	Mercury:	<input type="checkbox"/> Known <input type="checkbox"/> Suspected	<input type="checkbox"/> Known <input type="checkbox"/> Suspected	<input type="checkbox"/> Known <input type="checkbox"/> Suspected	<input type="checkbox"/> Known <input type="checkbox"/> Suspected	

- C. Regulatory Agency Involvement: List the site names and all identifying numbers (ID No.) previously or currently assigned by any federal, state or local environmental regulatory agencies for the property. The ID No's may include [CERCLIS numbers](#), RCRA generator numbers for past and present operations, [UST database](#), [Division of Water Quality's incident management database](#), and/or [Inactive Hazardous Sites Branch inventory numbers](#). *(In many instances, the PD will need to actively seek out this information by reading environmental site assessment reports, reviewing government files, contacting government officials, and through the use of government databases, many of which may be available over the internet.)*

**\*To add additional items, select the + in the bottom right corner of the table.**

REGULATORY AGENCY	FACILITY/INCIDENT NUMBER
UST	Red Rock Trailer Park 11050
REGULATORY AGENCY IHSB	facility/incident number BSC Holdings, Inc. Property ID Pending

### III. PROPOSED REDEVELOPMENT

- A. What are the planned use(s) of the redeveloped brownfields property to which the PD will commit?

PROPOSED REUSE	DETAILS
<input type="checkbox"/> INDUSTRIAL	Click or tap here to enter text.
<input type="checkbox"/> OFFICE	Click or tap here to enter text.
<input type="checkbox"/> PARKING	Click or tap here to enter text.
<input type="checkbox"/> RETAIL	Click or tap here to enter text.
<input type="checkbox"/> WAREHOUSING	Click or tap here to enter text.
<input checked="" type="checkbox"/> COMMERCIAL	Four outparcels as commercial space TBD
<input checked="" type="checkbox"/> MULTI-FAMILY RESIDENTIAL i.e. condos & apartments; no single-family or townhomes	Approximately 400 apartments and other rental units and related amenities
<input type="checkbox"/> RECREATIONAL	Click or tap here to enter text.
<input type="checkbox"/> INSTITUTIONAL	Click or tap here to enter text.
<input type="checkbox"/> OTHER	Click or tap here to enter text.

B. Check all of the public benefits that will result from the property’s redevelopment.

<input checked="" type="checkbox"/> JOB CREATION	<input checked="" type="checkbox"/> TAX BASE INCREASES	<input checked="" type="checkbox"/> REVITALIZATION OF BLIGHTED AREAS	<input type="checkbox"/> PRESERVED GREEN SPACE
<input type="checkbox"/> PRESERVED HISTORIC PLACES	<input checked="" type="checkbox"/> AFFORDABLE/ WORKFORCE HOUSING	<input type="checkbox"/> ENVIRONMENTAL CLEANUP ACTIVITIES	<input type="checkbox"/> EXPANDED USE OF PUBLIC TRANSPORTATION
<input type="checkbox"/> RENEWABLE ENERGY	<input type="checkbox"/> PUBLIC HEALTH RISK REMEDIATION	<input type="checkbox"/> DIRECTED RESOURCES	<input type="checkbox"/> CONSERVATION EASEMENT

Describe any additional public benefits below:

Click or tap here to enter text.

*In gauging public benefit, NCBP places great value upon letters of support from community groups and local government that describe anticipated improvements in quality of life for neighboring communities that the project will bring about. The inclusion of such support letters with this application is recommended and encouraged. **Please see the attached letters.***

Special Note: Please describe all environment-friendly technologies and designs PD plans to utilize in its redevelopment strategy. For example, environment friendly redevelopment plans could include: Leadership in Energy and Environmental Design (LEED) Certification, green building materials; green landscaping techniques such as using drought resistant plants; energy efficient designs, materials, appliances, machinery, etc.; renewable sources of energy, and/or recycling/reuse of old building materials such as brick or wood.

**Please see the attached RHNC Builders, LLC letter.**

**IV. SITE MEETS STATUTORY BROWNFIELDS DEFINITION**

*(§NCGS.130A-310.31.b Definition of a “Brownfields Property” or “Brownfields Site”)*

A. Is the property abandoned, idled, or underused?

Explain: **The property consists of undeveloped land and former residential properties.**

B. Is future redevelopment hindered at the property?

Explain: **Future redevelopment is hindered due to an active IHSB incident that hinders lending and public perception of the impact related to redevelopment.**

C. Location Map: PD **must provide** a copy of the relevant portion of the 1:24,000 scale U.S.G.S. topographic quadrangle map that shows the location of the property, clearly plotted, and that measures at least an 8 ½ by 11 inches. *(Note: these maps can be purchased through the above link, or often through retail outdoor recreation stores that can print out the relevant map. Often environmental reports have location maps that use this type of map format as the base for its location map.)*

Is the required location map included with this application?  Yes

D. Survey Plat: PD must provide a preliminary survey plat of the property with the Proposed Brownfields Property boundaries clearly identified. At this stage of the brownfields process, one or more existing survey plats from a previous property conveyance will suffice. *(Before the brownfields project enters the public comment phase of the brownfields process, the PD will be required to submit a final brownfields survey plat which includes the information listed in the brownfields [survey plat guidance](#).)*

Is the required preliminary survey plat included with this application?  Yes

E. Legal Description: PD must provide a legal description with metes and bounds that matches the Proposed Brownfields Property description on the plat.

Is the required preliminary legal description included with this application?  Yes

F. Site Photographs: PD must provide at least one pre-redevelopment photograph of the property, in electronic format, that shows existing facilities and structures. **Electronic copies of photographs should be emailed to: [Shirley.Liggins@ncdenr.gov](mailto:Shirley.Liggins@ncdenr.gov) with a clear indication as to which Brownfields Application they apply to.**

Have electronic copies of the photographs been emailed to NCBP?  Yes

G. Environmental Reports/Data: If it makes an affirmative eligibility determination, the NCBP will request that PD provide any and all existing environmental reports and data for the property in electronic format. The brownfields process may be expedited if PD submits such reports/data with this application.

Are any environmental reports/data being submitted with this application?  Yes

Please provide the **title**, **date** and **author** of each item being submitted:

*\*To add additional items, select the + in the bottom right corner of the table.*

Environmental Reports		
Report	Prepared by	Date
Phase I ESA	Pilot Environmental, Inc.	8/24/20
Report of Environmental Services	Pilot Geological, PLLC	7/30/20
Letter to IHSB	Pilot Geological, PLLC	11/19/20

**V. PD APPLICANT MEETS STATUTORY DEFINITION OF PROSPECTIVE DEVELOPER**

*(§NCGS.130A-310.31.b Definition of a “Prospective Developer”)*

A. Information regarding all parent companies, subsidiaries or other affiliates of PD *(attach separate sheet(s) if necessary)*: **None**

**CHOOSE AN ITEM.**

**CLICK OR TAP HERE TO ENTER TEXT.**

<b>NAME</b>	Click or tap here to enter text.
<b>PERCENT OF OWNERSHIP</b>	Click or tap here to enter text.
<b>MAILING ADDRESS</b>	Click or tap here to enter text.
<b>EMAIL ADDRESS</b>	Click or tap here to enter text.

**PHONE NUMBER**

Click or tap here to enter text.

**FAX NUMBER**

Click or tap here to enter text.

- B. Managers of manager-managed LLCs are required to execute all brownfield documents for the LLC; as to member-managed LLCs, state name of member who will sign these documents.

**Barry Siegal**

- C. List all parent companies, subsidiaries and other affiliates: **None**

**PROPERTY OWNERSHIP**

<input type="checkbox"/> PD OWNS PROPERTY	<b>DATE OF PURCHASE</b> Click or tap to enter a date.
<input type="checkbox"/> PD DOES NOT OWN PROPERTY	<b>CURRENT PROPERTY OWNER INFORMATION</b> <b>NAME</b> Click or tap here to enter text. <b>ADDRESS</b> Click or tap here to enter text. <b>PHONE NUMBER</b> Click or tap here to enter text. <b>EMAIL ADDRESS</b> Click or tap here to enter text.
<input type="checkbox"/> PD HAS PROPERTY UNDER CONTRACT	<b>DATE OF CONTRACT</b> Click or tap to enter a date.
<input checked="" type="checkbox"/> PD DOES NOT OWN OR HAVE THE PROPERTY UNDER CONTRACT	<b>Other</b>

If other, explain: **The PD intends to purchase the property once the parcels have been legally recombined into one parcel. The PD currently owns or is a member in entities that own the total or part of parcels to be retitled to GCWA Partners, LLC.**

- D. Describe all activities that have taken place on the property since PD or PD’s parents, subsidiaries and/or other affiliates, and/or lessees or sublessees of PD, took ownership of or operated at the property (e.g., industrial, manufacturing or commercial activities, etc.). *(Include a list of all regulated substances as defined at NCGS § 130A-310.31(b)(11) that have been used, stored on, or otherwise present at the property while those activities were conducted, and explain how they were used.)*

**The PD does not currently own the property. Due diligence assessments mentioned in Section IV, G were completed. Heating oil was stored in small ASTs in the past for residential use. No known regulated substances have been stored at the site.**

- E. Brownfields Affidavit: PD must provide its certification, in the form of a signed and notarized original of the unmodified model brownfields affidavit provided by NCBP, that it did not cause or contribute to contamination at the property and that it meets all other statutory eligibility requirements. *(Note: The form to use for this affidavit is attached to this application. An original hard copy of this affidavit must be filled out, signed, notarized and submitted with this application.)*

Is the required affidavit, as described above, included with this application?  Yes

- F. PD Entity is registered with the North Carolina Secretary of State office.  Yes

**VI. PD APPLICANT’S STATUTORY DEMONSTRATIONS/ADMINISTRATIVE REQUIREMENTS** (§*NCGS.130A-310.32(a)* regarding demonstrations made by prospective developer.)

- A. Current tax value of brownfields property: **\$3,444,700.00**
- B. Estimated capital investment in redevelopment project: **\$60,000,000 is the total estimated value of the proposed apartments and outparcels.**
- C. Does PD have or can it obtain the financial means to fully implement a Brownfields Agreement and assure the safe reuse of the property? Submit, in hard copy under a separate cover, supporting documentation such as letters of credit, financial statements, etc.

**Answer Explanation: A statement from Pinnacle Financial Partners is attached.**

- D. Does PD have or can it obtain the managerial means to fully implement a Brownfields Agreement and assure the safe use of the property?

**Answer Explanation: Yes, GCWA Partners, LLC has the financial means and personnel to complete the required activities. The PD will also utilize the services of Pilot Geological, PLLC as well as Brooks Pierce to aid them in the completion of the required activities. The PD has extensive redevelopment experience. The principal for GCWA Partners, LLC has a Ph. D. in Geology from Penn State.**

- E. Does PD have or can it obtain the technical means to fully implement a Brownfields Agreement and assure the safe use of the property?

**Answer Explanation: Yes, GCWA Partners, LLC will utilize the services of Pilot Geological, PLLC as well as Brooks Pierce to aid them in the completion of the required activities.**

- F. Does PD commit that it will comply with all applicable procedural requirements of the NCBP, including prompt payment of all statutorily required fees?  Yes

- G. Has PD complied, if PD has had a prior project in the NCBP, with all applicable procedural requirements of the NCBP, including prompt payment of all statutorily required fees? **The PD has not completed previous NCBP projects.**

*\*To add additional items, select the + in the bottom right corner of the table.*

<b>PREVIOUS BROWNFIELDS PROJECTS</b>			
<b>NCBP PROJECT ID</b>	<b>NCBP PROJECT NAME</b>	<b>PD ENTITY NAME</b>	<b>BROWNFIELDS PROJECT MANAGER</b>
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

## VII. FEES

To produce a Brownfields Agreement, the Act requires that the developer pay fees to offset the cost to the Department of Environmental Quality and the Department of Justice. In satisfaction of the Act, the following fees apply to a Brownfields Agreement, subject to negotiation of the Brownfields Agreement. There is a Standard Fee Option and a “Redevelopment Now” Fee Option. For more details, see our website, [www.ncbrownfields.org](http://www.ncbrownfields.org).

**Select one of the following fee options below:**

### The Standard Fee Option

a. \$2,000 initial fee will be due from the applicant PD when **both** of the following occur:

- 1) NCBP receives this application and affidavit; AND,
- 2) NCBP notifies the applicant in writing that the applicant PD and the project are eligible for participation in the NCBP and continued negotiation of a Brownfields Agreement.

b. A second fee of \$6,000 will be due from the PD prior to execution of the Brownfields Agreement. Should the Prospective Developer choose to negotiate changes to the agreement that necessitate evaluation by the Department of Justice, additional fees shall apply.

Please check this box and initial below to indicate your application is under the Standard Brownfields fee structure. Fee will be invoiced.

BS

Initial

2/24/2021

Date of Submittal

### The Redevelopment Now Fee Option

- a. A \$30,000 fee due with this application (fully refunded if not found to eligible).
- b. A Signed Fee Consent Document.

Please check this box and initial below to indicate your application is under the Redevelopment Now Program Option and your acknowledgement of the alternate fee structure as outlined in the Redevelopment Now Fee Consent Document. Fee should be submitted with this application.

Click or tap here to enter text. \_\_\_\_\_

Initial

Click or tap to enter a date. \_\_\_\_\_

Date of Submittal

### Other Potential Fees to be aware of in satisfaction of the statute:

- c. Any addendum/modifications to the BFA or NBP after they are in effect will result in an additional fee of at least \$1,000 for defraying costs to DEQ for addendum/modification.
- d. In the unexpected event that the environmental conditions at the property are unusually complex, such that NCBP’s costs will clearly exceed the above amounts, NCBP and PD will negotiate additional fees as appropriate.

**North Carolina Brownfields Program**  
***Redevelopment Now***  
**Fee Consent Document**

I, the undersigned, am the authorized agent of GCWA Partners, LLC (“Prospective Developer”), who seeks to engage the North Carolina Brownfields Program (“Program”) to develop a Brownfields Agreement under N.C.G.S. 130A-310.30, *et seq.* for the following property:

Historic Site Name: \_\_\_\_\_  
Street Address: \_\_ Guilford College Road \_\_\_\_\_  
City: \_\_\_ Jamestown \_\_\_\_\_  
Zip Code: \_ 27282 \_\_\_\_\_  
County: \_ Guilford \_\_\_\_\_

Prospective Developer is herewith paying a \$30,000.00 fee to the Program, by check payable to “**NCDEQ**,” in satisfaction of a Prospective Developer’s obligations under N.C.G.S. 130A-310.39(a). Prospective Developer understands that payment of this fee entitles Prospective Developer to expedited Program review of technical documents and processing of a draft Brownfields Agreement and ancillary documents regarding the project in question.

Prospective Developer further understands that payment of this fee in no way guarantees successful completion of the Brownfields process regarding the project.

I understand that, pursuant to payment of the fees, the Program shall handle the subject project under the Program’s expedited processing provisions, with appropriate staff resources, so long as Prospective Developer is engaging in the process in good faith and complying with the Program’s procedures.

Should the Program determine that the resources required to complete the brownfields process in regard to the subject project ever exceed the fee set forth herein due to unforeseen technical, administrative, or regulatory complexities, the Program may (1) remove the project from the expedited processing program and return it to standard processing status, or (2) expend resources it deems reasonable seeking to negotiate an additional fee that the Program deems sufficient to complete the Brownfields process in regard to the project.

Disclaimers:

- 1) The Program makes no promises or claims that payment of the subject fee will result in successful completion of the Brownfields process regarding this project.
- 2) Public comment shall be solicited pursuant to N.C.G.S. 130A-310.34, and may affect the outcome of the Brownfields process regarding this project, including without limitation its timing and/or provisions/features of the Brownfields documents and plat.

Prospective Developer: [Click or tap here to enter text.](#)  
Mailing Address: [Click or tap here to enter text.](#)

By: \_\_\_\_\_  
Name typed or printed: [Click or tap here to enter text.](#)  
Title typed or printed: [Click or tap here to enter text.](#)

Date [Click or tap here to enter text.](#)

**NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY  
NORTH CAROLINA BROWNFIELDS PROGRAM**

**IN THE MATTER OF: <<APPLICANT PROSPECTIVE DEVELOPER NAME>>**

**UNDER THE AUTHORITY OF ) AFFIDAVIT  
NORTH CAROLINA GENERAL ) RE: RESPONSIBILITY  
STATUTES 3 130A-310.30, et. seq. ) AND COMPLIANCE**

<<Barry Siegal>>, being duly sworn, hereby deposes and says:


1. I am Manager of GCWA Partners, LLC.
2. I am fully authorized to make the declarations contained herein and to legally bind GCWA Partners, LLC
3. GCWA Partners, LLC is applying for a Brownfields Agreement with the North Carolina Department of Environmental Quality, pursuant to N.C.G.S. 3 130A, Article 9, Part 5 (Brownfields Act), in relation to the following 7823870094, 7823777009, 7823761712, 7823764983, 7823769608, 7823775221, 7823860901, 7823863574 and 7823872050 parcel(s) in Jamestown, Guilford , County, North Carolina: Guilford College Road.
4. I hereby certify, under the pains and penalties of perjury and of the Brownfields Act, that GCWA Partners, LLC, and any parent, subsidiary or other affiliate meets the eligibility requirements of N.C.G.S. 3 130A-310.31(b)(10), in that it has a *bona fide*, demonstrable desire to develop or redevelop, and did not cause or contribute to the contamination at, the parcel(s) cited in the preceding paragraph.
5. I hereby certify, under the pains and penalties of perjury and of the Brownfields Act, that GCWA Partners, LLC meets the eligibility requirement of N.C.G.S. 3 130A-310.32(a)(1) in that it and any parent, subsidiary or other affiliate have substantially complied with:
  - a. the terms of any brownfields or similar agreement to which it or any parent, subsidiary or other affiliate has been a party;
  - b. the requirements applicable to any remediation in which it or any parent, subsidiary or other affiliate has previously engaged;
  - c. federal and state laws, regulations and rules for the protection of the environment. Affiant further saith not.

  
Signature/Printed Name **Barry Siegal**

Date Click or tap here to enter text.

**Sworn to and subscribed before me**

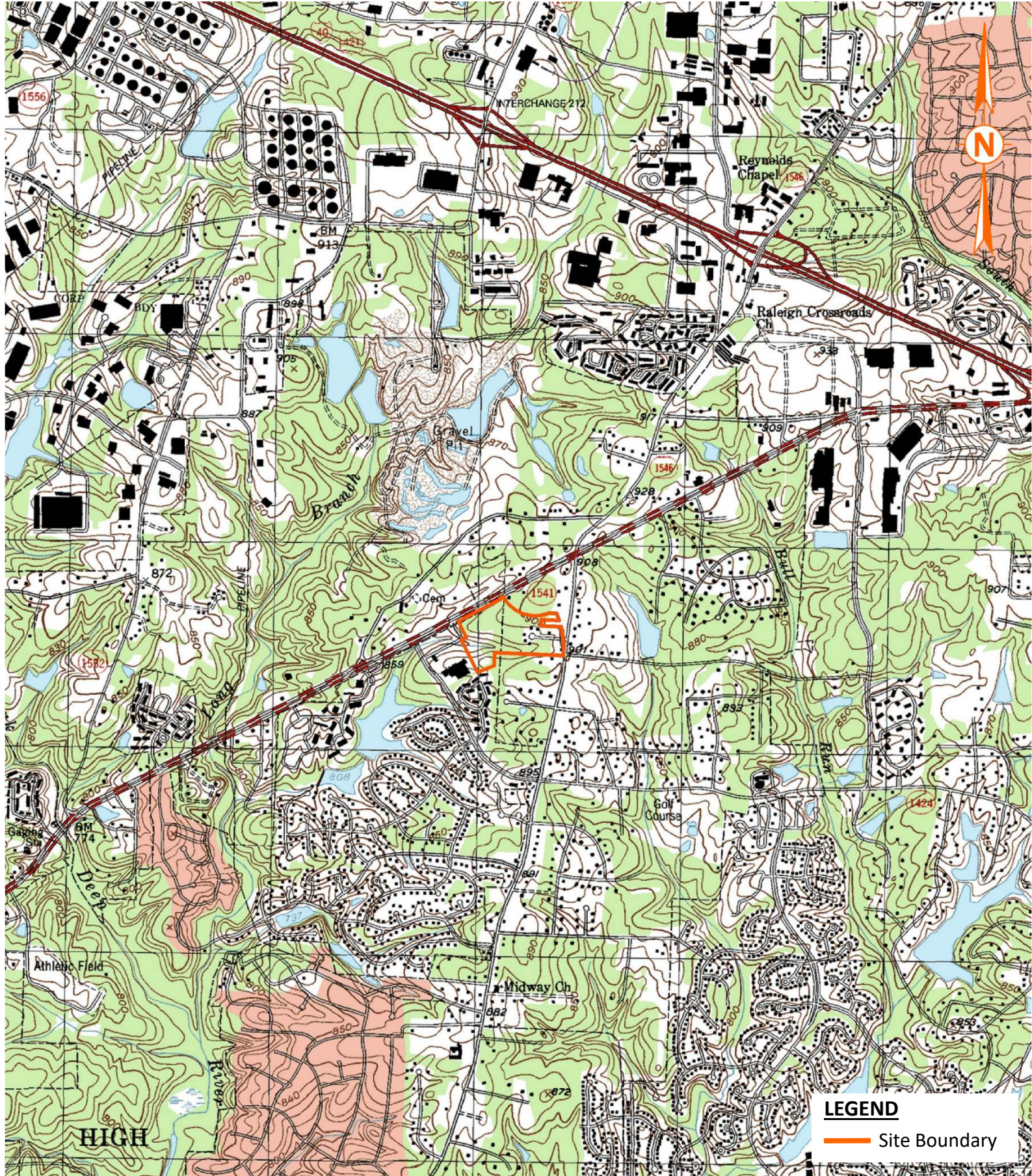
this 24 day of February, 2021.

 **Notary Public**

My commission expires: 8/24/21

Kelly M Hill  
Notary Public  
State of North Carolina  
Guilford County  
My Commission Expires  
8/24/2021

(SEAL)



**Drawing 1**  
 USGS Topographic Map  
 Guilford, NC Quadrangle  
 Scale: 1" = 2,000'



**USGS Topographic Map**  
 Guilford College Road  
 Approximate 26-Acre Tract  
 Jamestown, Guilford County, NC  
 Pilot Project 5886.1



**Drawing 2**

Google Earth  
Satellite Imagery

Scale: 1" = 275'



**2019 Aerial Photograph**  
Guilford College Road  
Approximate 26-Acre Tract  
Jamestown, Guilford County, NC  
Pilot Project 5886.1

BEING THE COMBINED PROPERTIES AS DESIGNATED BY GUILFORD COUNTY PARCEL NUMBER AND DEED REFERENCE (ALL FROM THE GUILFORD COUNTY REGISTRY (G.C.R.)):

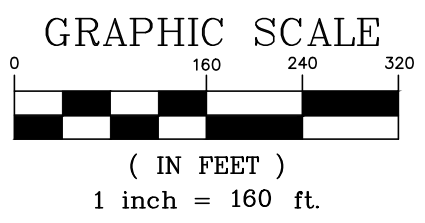
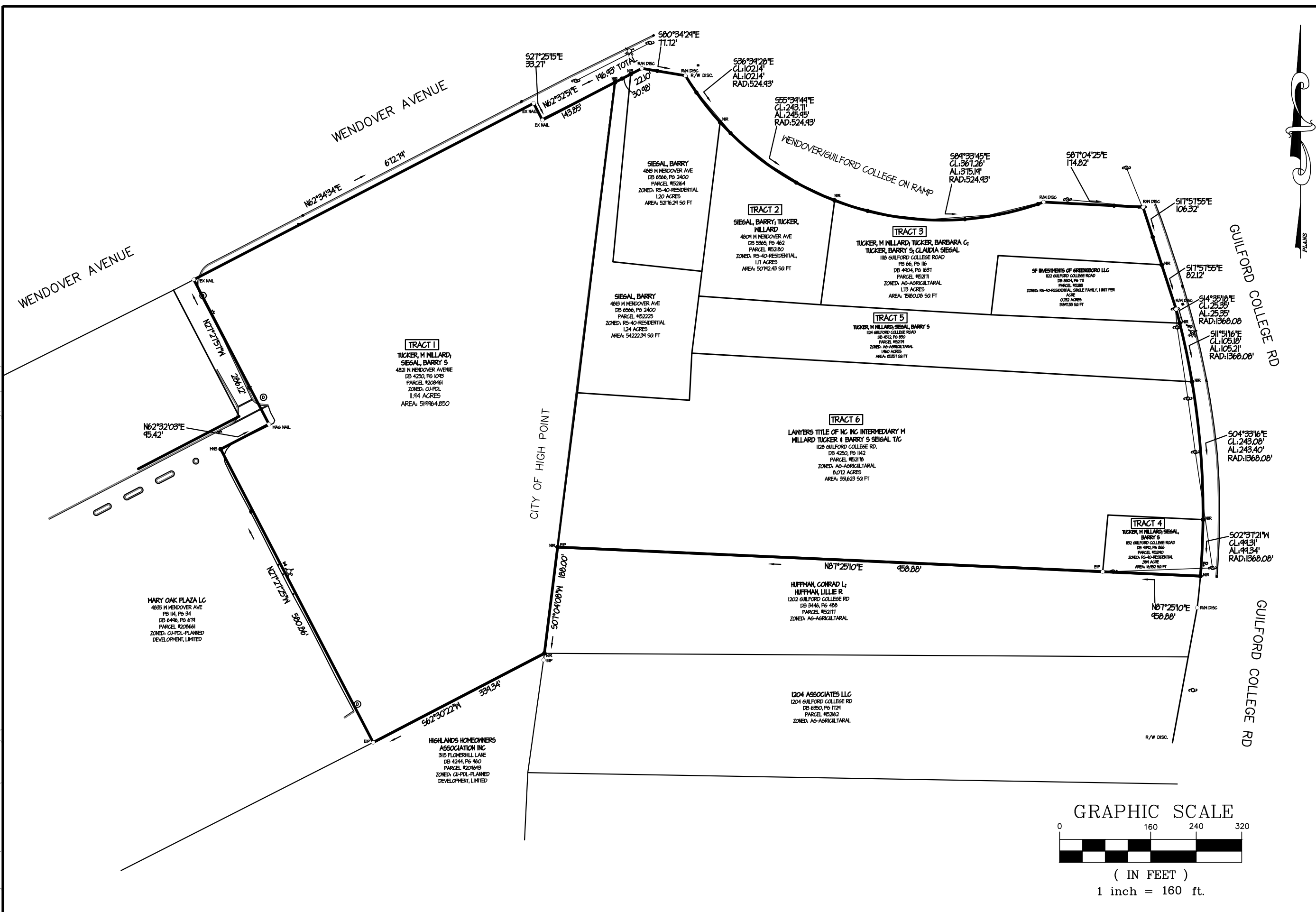
PARCEL NUMBER 208461; DEED BOOK 4250, PAGE 1093 (LOT 5, PLAT BOOK 129, PAGE 28);  
PARCEL NUMBERS 152164 & 152225; DEED BOOK 6566, PAGE 2400;  
PARCEL NUMBER 152180; DEED BOOK 5365, PAGE 462;  
PARCEL NUMBER 152171; DEED BOOK 4904, PAGE 1637 (LOTS 1 & 2, PLAT BOOK 66, PAGE 116);  
PARCEL NUMBER 152181; DEED BOOK 8304, PAGE 771;  
PARCEL NUMBER 152179; DEED BOOK 4572, PAGE 830;  
PARCEL NUMBER 152180; DEED BOOK 5365, PAGE 462;  
PARCEL NUMBER 152178; DEED BOOK 4250, PAGE 1142;  
PARCEL NUMBER 152190; DEED BOOK 4392, PAGE 866;

SAVE AND EXCEPT FROM THE PROPERTIES ANY LAND PREVIOUSLY CONVEYED FOR RIGHTS OF WAY OF RECORD, SAID COMBINED PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL IN THE ASPHALT, THE NORTHWEST CORNER OF LOT 5 OF PLAT BOOK 129, PAGE 28, GUILFORD COUNTY REGISTRY, ON THE SOUTHERN RIGHT OF WAY LINE OF WENDOVER AVENUE; THENCE, WITH THE RIGHT OF WAY OF WENDOVER AVENUE, THE FOLLOWING FIVE (5) CALLS: 1) N62°34'34"E, 672.79 FEET TO A DOT NAIL, 2) S27°25'-15"E, 33.27 FEET TO A DOT NAIL, 3) N62°32'51"E, 143.85 FEET, TO A POINT, 4) N62°32'51"E, 30.98 FEET TO A POINT AND 5) N62°32'51"E, 22.10 FEET TO A RIGHT OF WAY DISC AT THE RIGHT OF WAY TRANSITION FROM WENDOVER AVENUE TO THE RIGHT OF WAY RAMPS FOR GUILFORD COLLEGE ROAD; THENCE, WITH THE TRANSITION, S80°34'29"E, 77.72 FEET TO A RIGHT OF WAY DISC; THENCE WITH THE RIGHT OF WAY OF THE RAMPS THE FOLLOWING FOUR(4) CALLS: 1) A CURVE TO THE LEFT HAVING A LENGTH OF 102.30 FEET, A RADIUS OF 524.93 FEET, AND A CHORD OF S36°39'28"E, 102.14 FEET TO A POINT; 2) A CURVE TO THE LEFT HAVING A LENGTH OF 245.95 FEET, A RADIUS OF 524.93 FEET, AND A CHORD OF S55°39'49"E, 243.71 FEET TO A POINT; 3) A CURVE TO THE LEFT HAVING A LENGTH OF 375.19 FEET, A RADIUS OF 524.93 FEET, AND A CHORD OF S89°33'45"E, 367.26 FEET TO A RIGHT OF WAY DISC AND 4) S87°04'25"E, 174.82 FEET TO A RIGHT OF WAY DISC ON THE WESTERN RIGHT OF WAY LINE OF GUILFORD COLLEGE ROAD; THENCE, WITH THE WESTERN RIGHT OF WAY LINE OF GUILFORD COLLEGE ROAD, THE FOLLOWING SIX (6) CALLS: 1) S17°57'55"E, 106.32 FEET TO A POINT; 2) S17°57'55"E, 82.12 FEET TO A RIGHT OF WAY DISC; 3) ON A CURVE TO THE RIGHT HAVING A LENGTH OF 25.35 FEET, A RADIUS OF 1368.08 FEET, AND A CHORD OF S14°35'18"E, 25.36 FEET TO A POINT; 4) ON A CURVE TO THE RIGHT HAVING A LENGTH OF 105.18 FEET, A RADIUS OF 1368.08 FEET, AND A CHORD OF S11°51'16" E, 105.21 FEET TO A POINT; 5) ON A CURVE TO THE RIGHT HAVING A LENGTH OF 243.40 FEET, A RADIUS OF 1368.08 FEET, AND A CHORD OF S04°32'56"E, 243.08 FEET TO A POINT AND 6) ON A CURVE TO THE RIGHT HAVING A LENGTH OF 99.34 FEET, A RADIUS OF 1371.74 FEET, AND A CHORD OF S02°37'21"W, 99.31 FEET TO AN IRON ROD SET, A CORNER WITH CONRAD L. AND LILLE R. HUFFMAN, DEED BOOK 3446, PAGE 488, G.C.R.; THENCE, WITH HUFFMAN, THE FOLLOWING THREE (3) CALLS: 1) N87°25'10"W, 171.86 FEET TO AN EXISTING IRON PIPE;

2) N87°25'10"W, 958.88 FEET TO AN IRON ROD SET, AND 3) S07°04'08"W, 188.00 FEET TO AN IRON ROD SET, A CORNER WITH HUFFMAN AND HIGHLAND HOMEOWNERS ASSOCIATION INC, DEED BOOK 4244, PAGE 960, G.C.R.; THENCE, WITH THE NORTHERN LINE OF HIGHLAND HOMEOWNERS ASSOCIATION INC, S62°30'22"W, 339.34 FEET TO AN EXISTING IRON PIPE, A CORNER WITH LOT 4 OF PLAT BOOK 129, PAGE 28, G.C.R. IN THE NORTHERN LINE OF HIGHLAND HOMEOWNERS ASSOCIATION INC; THENCE, WITH LOT 4, THE FOLLOWING THREE (3) CALLS: 1) N27°27'25"W, 580.86 FEET TO A POINT; 2) N62°32'03"E, 95.42 FEET TO A MAGNETIC NAIL, AND 3) N27-27-57"W, 286.12 FEET TO THE POINT OF BEGINNING; HAVING A TOTAL COMBINED AREA OF 28.429 ACRES, MORE OR LESS.

F:\Projects\1638-19\Survey\1638-MASTERBOUNDARY-02172021-DTW.dwg, 2/17/2021 3:05:46 PM



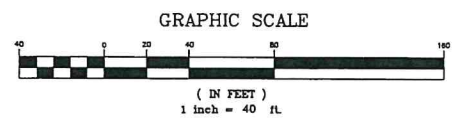
ENGINEERING AND SURVEYING, INC.  
LAND DEVELOPMENT CONSULTING  
CORPORATE LICENSE NUMBER C-1375

**GPI**

4400 TYNING STREET  
HIGH POINT, NORTH CAROLINA 27265  
PHONE: (336) 812-8800 ~ FAX: (336) 812-8780

PROPERTY EXHIBIT
SCALE: 1" = 160'
DATE: 2/17/2021
PROJECT: 1638-19
DRAWN BY: DTW
SHEET   <b>OF</b>

Revised



Approx 1.3 Ac each

88± UNITS

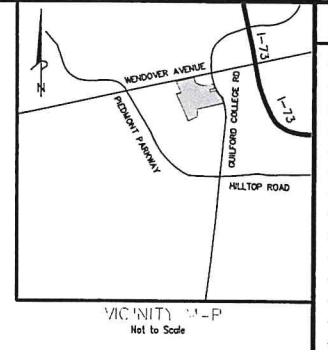
OUT Parcels

Garden Apts  
n370 Apts

Lofty Bld

Future ROAD Private

GENERAL NOTES:  
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.  
2. THIS MAP IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.  
3. ALL BUILDINGS AND SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT SHOWN HEREON.  
4. NO ATTEMPT HAS BEEN MADE AS PART OF THE BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.  
5. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES STRUCTURES.  
6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, EASEMENTS, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.



REVISIONS

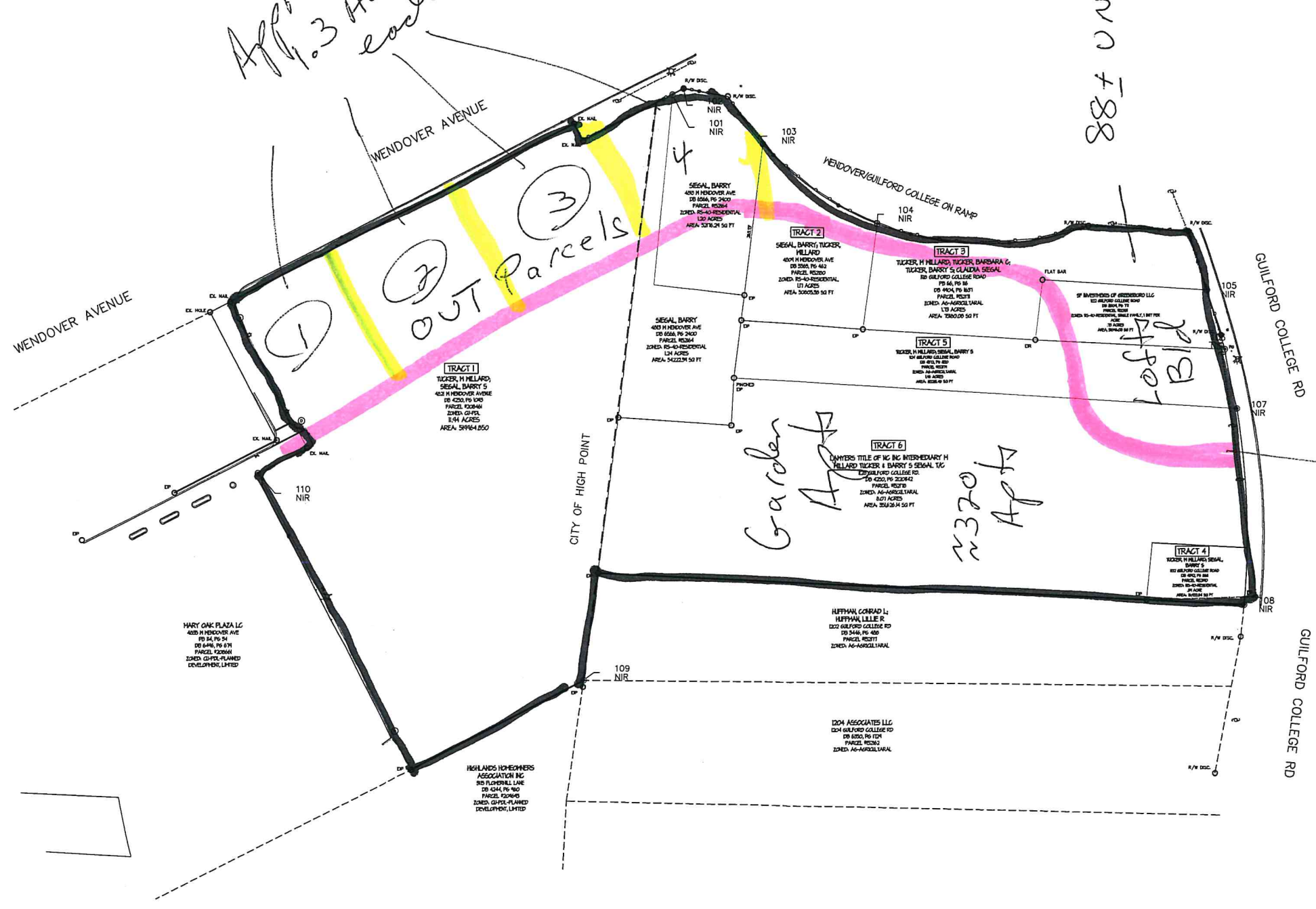
NO.	DESCRIPTION

ENGINEERING AND SURVEYING, INC.  
LAND DEVELOPMENT CONSULTING  
NORFOLK FIRE LICENSE NO. C-1315  
4400 TYNINGS STREET  
HIGH POINT, NORTH CAROLINA 27265  
PHONE: (856) 612-8800 ~ FAX: (856) 612-8780

PRELIMINARY

AREA EXHIBIT  
**BARRY SIEGAL**  
HIGH POINT/FRIENDSHIP TOWNSHIP ~ GUILFORD COUNTY  
HIGH POINT/GREENSBORO ~ NORTH CAROLINA

SCALE: 1" = 40'  
DATE: 01/26/2021  
PROJECT: 1638-19  
DRAWN BY: DTW  
SHEET |



LEGEND

EP O	..... ELECTRIC IRON PIN	DB	..... DEED BOOK
NP O	..... NEW IRON PIN	FB	..... PLAT BOOK
NR O	..... NEW IRON ROD	CA	..... CENTERLINE
UV M	..... VALVE	PA	..... PROPERTY LINE
W	..... WATER VALVE	R/W	..... RIGHT-OF-WAY
WH	..... WATER METER	GRS	..... GRIP AND ANTI-TURN
WPC	..... WATER PIPEROCKER	RCP	..... REINFORCED CONG PIPE
FDG	..... FIRE DEPT CONNECTION	EM	..... ELECTRIC METER
IF	..... FIRE HYDRANT	PO	..... POWER POLE
W	..... WATER LINE	LP	..... LAMP POST
SS	..... SANITARY SENDER LINE	GP	..... GUY WIRE
SS	..... SANITARY SENDER MANHOLE	OP	..... OVERHEAD WIRE
GO	..... SANITARY CLEANOUT	UE	..... UNDERGROUND ELECTRIC
SD	..... STORM DRAIN PIP	EB	..... ELECTRIC BOX
SI	..... SUMP INLET	TR	..... TRANSFORMER
CB	..... CATCH BASIN	UC	..... UNDERGROUND CABLE/TRENCH
SD	..... STORM DRAIN MANHOLE	FB	..... FIBER OPTIC MANHOLE
NGL	..... NATURAL GAS LINE	TP	..... TELEPHONE PEDESTAL
GV	..... GAS VALVE	TM	..... TELEPHONE MANHOLE
GM	..... GAS METER	SP	..... SINGLE POST SIGN
		FE	..... 100 YEAR FLOOD ELEVATION

City of High Point

Randy E. McCaslin  
INTERIM CITY MANAGER



February 22, 2021

Ms. Caroline Goodwin  
Brownfield Project Manager  
Division of Waste Management  
Department of Environmental Quality  
1646 Mail Service Center  
Raleigh, NC 27699-1646

Reference: GCWA Partners, LLC  
Brownfield Property Application  
Approximately 28 acres  
Guilford College Road  
High Point, NC

Dear Ms. Goodwin:

It is our understanding that GCWA Partners, LLC through its Manager Barry Siegal, has submitted a Brownfields Property Application to the North Carolina Brownfields Program for the redevelopment of a 28 acre tract into a planned unit development (PUD) to permit construction of 400 multifamily dwellings and four commercial outparcels. This property is part of the James Landing Development that Mr. Siegal developed in the mid 1990's and early 2000's. Since its initial development in the 1990's, Mr. Siegal has developed additional properties contiguous to this tract which has complimented the Piedmont Centre, a large multi-tenant office and industrial development. Together, these developments provided thousands of jobs in High Point, North Carolina.

Approval of the Brownfield Application submitted by GCWA Partners will provide much needed housing and will infill an area which remains undeveloped and barren. The City of High Point and Guilford County would reap a tremendous benefit from the redevelopment, with a tax base increase of \$40,000,000 to \$50,000,000, which would be most welcomed during these tough economic times. Furthermore, based on the quality of previous development completed by Mr. Siegal, the anticipated quality, style, and character would further enhance the desirability of our city. Accordingly, we respectfully request that you approve his application.

Sincerely,

A handwritten signature in black ink that reads "Randy E. McCaslin". The signature is written in a cursive, flowing style.

Randy E. McCaslin  
Interim City Manager

February 23, 2021

To: Tracy Wahl  
Western District Supervisor  
Brownfields DWM North Carolina Department of Environmental Quality

Re: GCWA Partners, LLC - Barry S. Siegal

To: To Whom it May Concern

The purpose of this correspondence is to document and confirm the relationship with Barry S. Siegal and his various business entities, with Pinnacle Bank. As an individual, developer, general contractor and investor of residential and commercial real estate properties, he has had a satisfactory banking relationship beginning in 2007. There are currently numerous deposit accounts with combined balances over low seven figures, all handled as agreed with no overdraft. Over this same period, Mr. Siegal has had loan facilities that have combined exposure of over mid-eight figures, all paying as agreed.

Pinnacle Bank is honored to have the relationship with Mr. Siegal and look forward to serving as their financial partner in the future. Any further questions or concerns may be presented to me directly at 33.433.5256.

Sincerely,



Heather Matkins  
SVP/CRE FA  
Greensboro NC

February 11, 2021

North Carolina Department of Environmental Quality  
217 West Jones Street, Raleigh NC, 27603

To Whom it May Concern,

I am writing in reference of the application for a Brownsfield Property Agreement on behalf of GCWA Partners LLC. to discuss the environmentally friendly construction techniques that we plan to utilized throughout the construction of the proposed project. Below is a list of environmentally friendly techniques we specify as standard for our projects.

- Each structure within our projects is designed to include R15 foundation and wall Insulation as well as R38 ceiling insulation. We also take extra precaution to ensure all plates, windows, doors or other gaps in framing members are properly sealed to minimize heat loss.
- Specify all window to be thermo-pane, low E and use solid insulated exterior doors.
- Specify all heating/cooling systems to be heat pumps to eliminate the carbon emissions associated with gas furnace systems and to reduce energy cost.
- We specify primary LED type lighting fixtures throughout our projects to reduce energy cost and minimize waste generated with short life spans of other bulb types
- All appliances selected are GE Energy Star models.
- All plants are diligently selected based on the climate of the area to ensure drought resistance and eliminate the need for regular irrigation.

Thank you,

Matt Rowell  
Project Manager  
RHNC Builders LLC.

