

Campground Road

PRODUCT DEVELOPMENT Shovel Ready Program Industrial Shell Building

April 19, 2017



Samet Spec. Building Legacy

"You just can't take a man out and show him an open field and expect him to lease, sight unseen, a building you propose to build there. It just doesn't work that way. You have got to have the building up, so the man can see it, can tell if it is really what he wants. Then, you can start talking..."

J.W. Samet

Sunday, July 25, 1965

High Point Enterprise



Recent Spec. Success Simply Southern

2005



2008



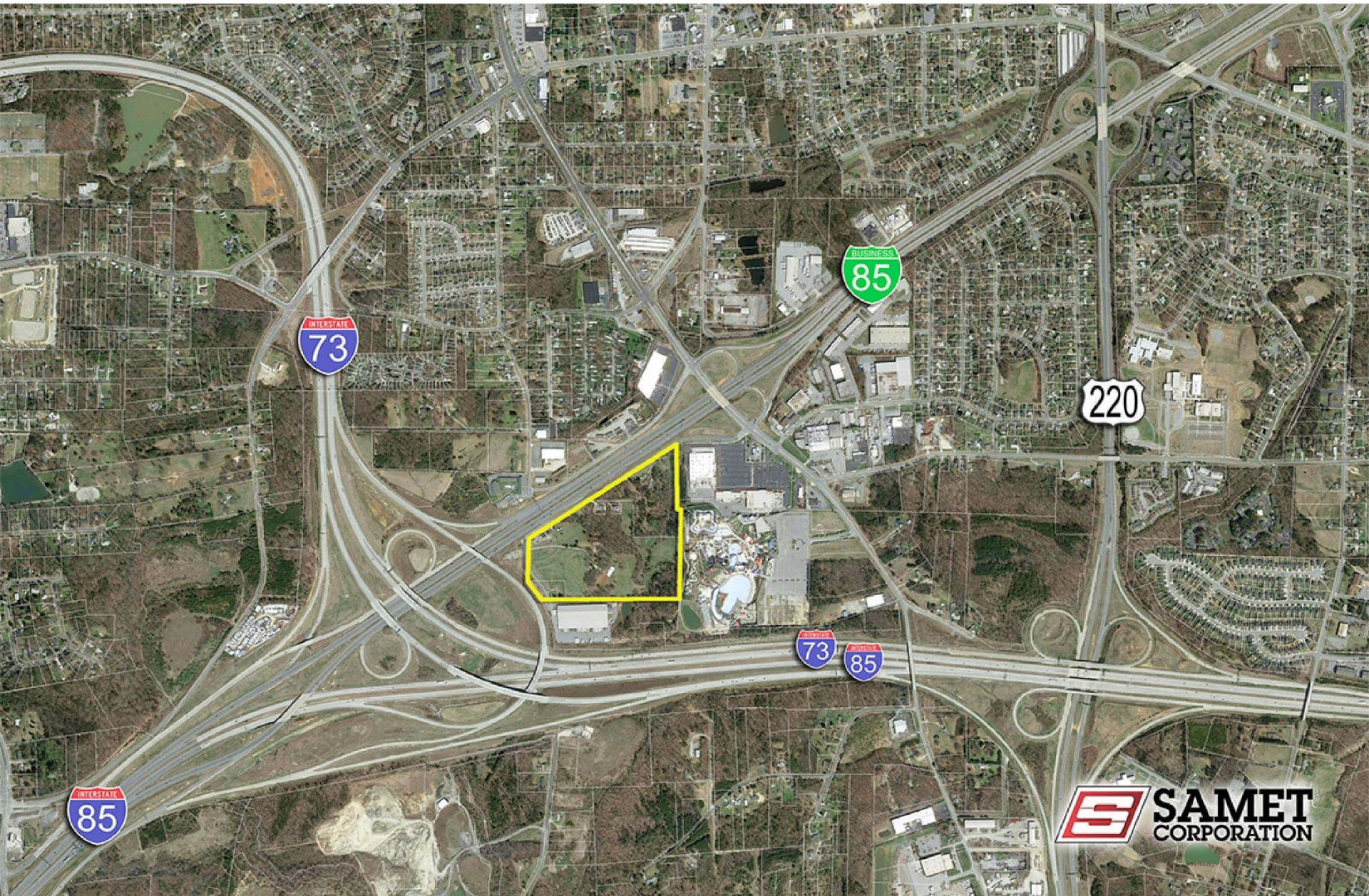
Tues. Nov. 29, 2016



Area Map

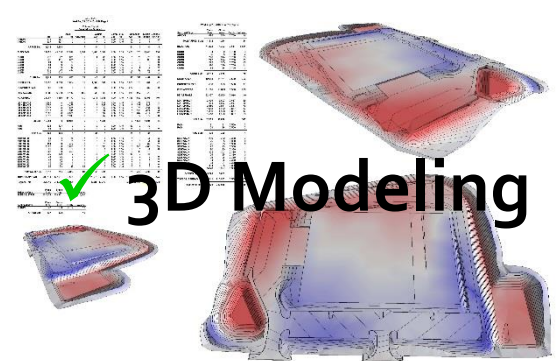
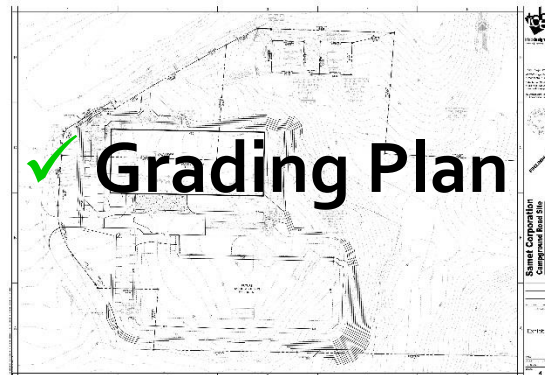
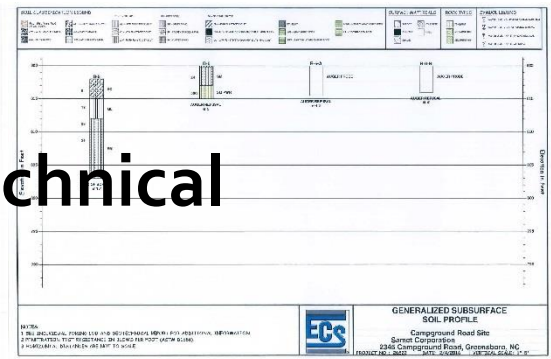
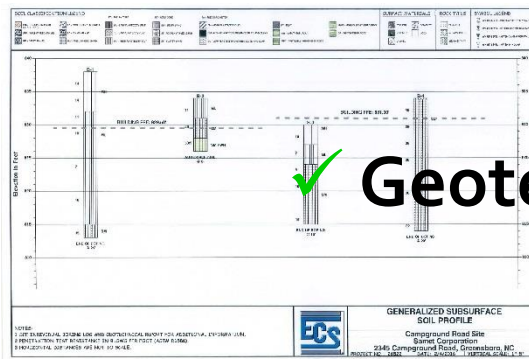


Aerial



Work Complete

✓ SHOVEL READY PROGRAM APPROVAL!!



Challenges

❌ Environmental

✅ SOLUTION

❌ Phase 1

✅ NC DEQ Trust Fund Eligible



Old Gas Station
Soil Contamination
Ground Water

PHASE I LIMITED SITE ASSESSMENT REPORT

2345 CAMPGROUND ROAD
GREENSBORO, GUILFORD COUNTY, NORTH CAROLINA
ECS PROJECT 49-1228A

PREPARED FOR:
SAMET CORP
GREENSBORO, NORTH CAROLINA

MARCH 21, 2016



PAT MCCRORY

Director

DONALD R. VAN DER VAART

Deputy

MICHAEL SCOTT

Director

October 3, 2016

Mr. James H. Oliver, III
Oliver Enterprises of Greensboro, LLC
651 Beech Drive
Lexington, North Carolina 27292

RE: Commercial State Trust Fund Eligibility Application
Oliver Enterprises-Former Service Station
2345 Campground Road
Greensboro, Guilford, North Carolina
Incident #44681

Dear Mr. Oliver:

This letter is to acknowledge receipt of and respond to your request for eligibility determination for access to the North Carolina Leaking Petroleum Underground Storage Tank Cleanup Funds for the above-referenced property. Review of your application by the Underground Storage Tank (UST) Section of the Division of Waste Management is now complete.

Information supplied to the State Trust Fund indicates that one hydraulic oil UST, one heating oil UST, one diesel UST and two gasoline USTs were previously associated with the subject site. The volumes of the tanks are not known. The USTs were removed from the site in 1986. A release from the UST system was discovered on November 20, 2015 during soil and groundwater sampling activities. The release was reported to the Winston-Salem Regional Office on May 5, 2016 in a Limited Site Assessment. Based on the removal in 1986, the diesel and gasoline tanks were not required to be upgraded to meet the federal corrosion protection, leak detection, and spill/overflow prevention standards nor were tank operating fees assessed.

Based on the aforementioned information, the diesel and gasoline release is conditionally eligible for reimbursement from the Commercial Trust Fund for reasonable and necessary costs incurred for any environmental assessment and cleanup of this site. In order to remain eligible, you must proceed with corrective action, if required, by and in accordance with North Carolina Administrative Code (NCAC) 15A 21 .0115 or 15A NCAC 21 .0106, whichever is applicable. Failure to mitigate the spread of contamination may cause you to be determined ineligible to receive reimbursement from the Commercial Trust Fund.

In accordance with North Carolina General Statute (N.C.G.S.) 143-215.94(b)(3), any discharge or release reported on or after January 1, 1994, is subject to a \$20,000 deductible if prior to the discharge or release, the commercial UST from which the discharge or release occurred met the performance standards applicable to tanks installed after December 22, 1988 or met the requirements that USTs must meet by December 22, 1998 (i.e., the UST systems were required to be protected from corrosion and have spill and overflow protection equipment installed prior to release discovery).

Commercial Underground Storage Tank Trust Fund
Eligibility Application Approval
Oliver Enterprises
Greensboro, North Carolina
October 3, 2016
Page 3 of 3

Please be aware that this letter does not constitute a final agency decision. Any additional information or comments to rebut this letter may be submitted to my attention at NCDEQ, Division of Waste Management, UST Section, 1646 Mail Service Center, Raleigh, NC 27699-1646.

Should you require any further assistance, please do not hesitate to call or fax me at (919) 707-8262 or Christina Schroeter at (919) 707-8260.

Sincerely,

P. Vance Jackson, Jr.
P. Vance Jackson, Jr., PG, CPM
Trust Fund Branch Head
Division of Waste Management, NCDEQ

CGS: 44681 2345 Campground Rd
cc: ECS Carolina, LLP, 4811 Koger Boulevard, Greensboro, North Carolina 27407
Winston-Salem Regional Office
STF

✅ \$20,000
Deductible –
State steps into
help w/ Expense



State of North Carolina | Environmental Quality | Waste Management
1601 Mail Service Center | 1601 Mail Service Center | Raleigh, NC 27616-1601
1601 MAIL SERVICE CENTER

Utilities



1 inch = 700 feet

Water and Sewer Study For:
2335 Campground Road
Property

Investment Needed



SITE DEVELOPMENT ESTIMATE

2335 Campground Road, Greensboro, NC

SCHEDULE OF VALUES

DESCRIPTION	Unit Cost	Quantity	TOTAL COST:
Preconstruction, Design Review, Constructability Review & Bidding	\$7,800/EA	1	\$ 7,800.00
Civil Design and Permitting	\$36,100/EA	1	\$ 36,100.00
General Conditions, Project Management, Insurance	\$26,500/MO	3	\$ 79,500.00
8" Gravity Sewer Extension	\$35/LF	800	\$ 28,000.00
2" Force Main	\$10/LF	3000	\$ 30,000.00
Sewer Structures	\$2,000/EA	12	\$ 24,000.00
Lift Station	\$150,000/EA	1	\$ 150,000.00
Water Main Extension	\$30/LF	2100	\$ 63,000.00
Site Grading, Erosion Control, Storm Water Improvments	\$22,500/AC	20	\$ 450,000.00
Existing Structure Demolition	\$58,300.00	1	\$ 58,300.00

☒ \$300,000 offsite
Public Utilities

TOTAL ESTIMATED SITE DEVELOPMENT ESTIMATED COST:

\$ 926,700.00

Experience

- Spec. Industrial Buildings Since 1961
- Over 10,000,000 SF of Industrial Space
- Over 2,000 Industrial Acres Developed
- 100% Occupancy Success Rate



Q&A