

GREAT INTERSTATE CORNER

I-77 & 125 W. Woodlawn Road, Charlotte, NC

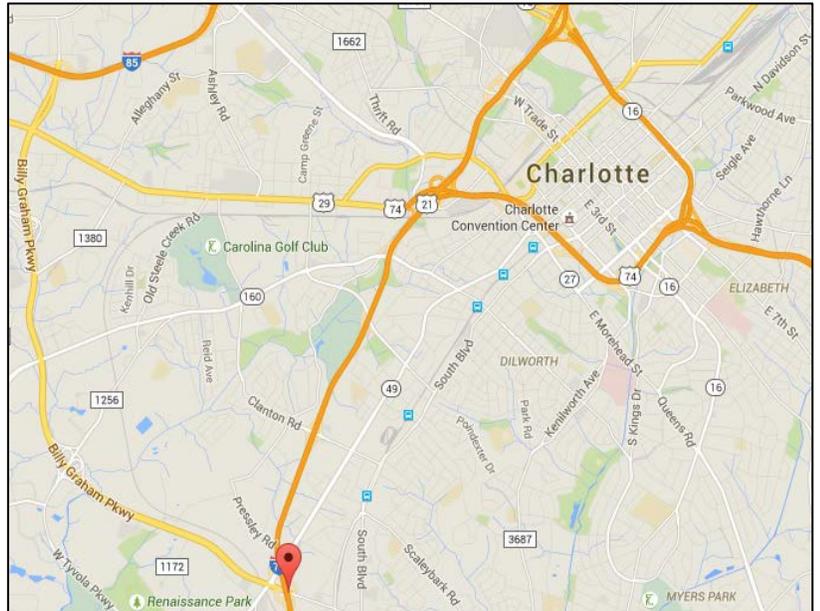


FEATURES

- Location:** I-77 and 125 W. Woodlawn Road frontage
Exit 6 easy right in access
Quick access to Airport, Uptown and Large employers
- Zoning:** I-2 Heavy Industrial
- Tax Parcels:** 169-032-02 and 06
- Topography:** Excellent
- Acres:** 1.08

SALE PRICE: \$1,150,000

Land Lease: \$72,000 per year



FOR FURTHER DETAILS CONTACT:
JOHN N. JONES
Direct: 704-333-8721 | Email: jjones@gsrnc.net

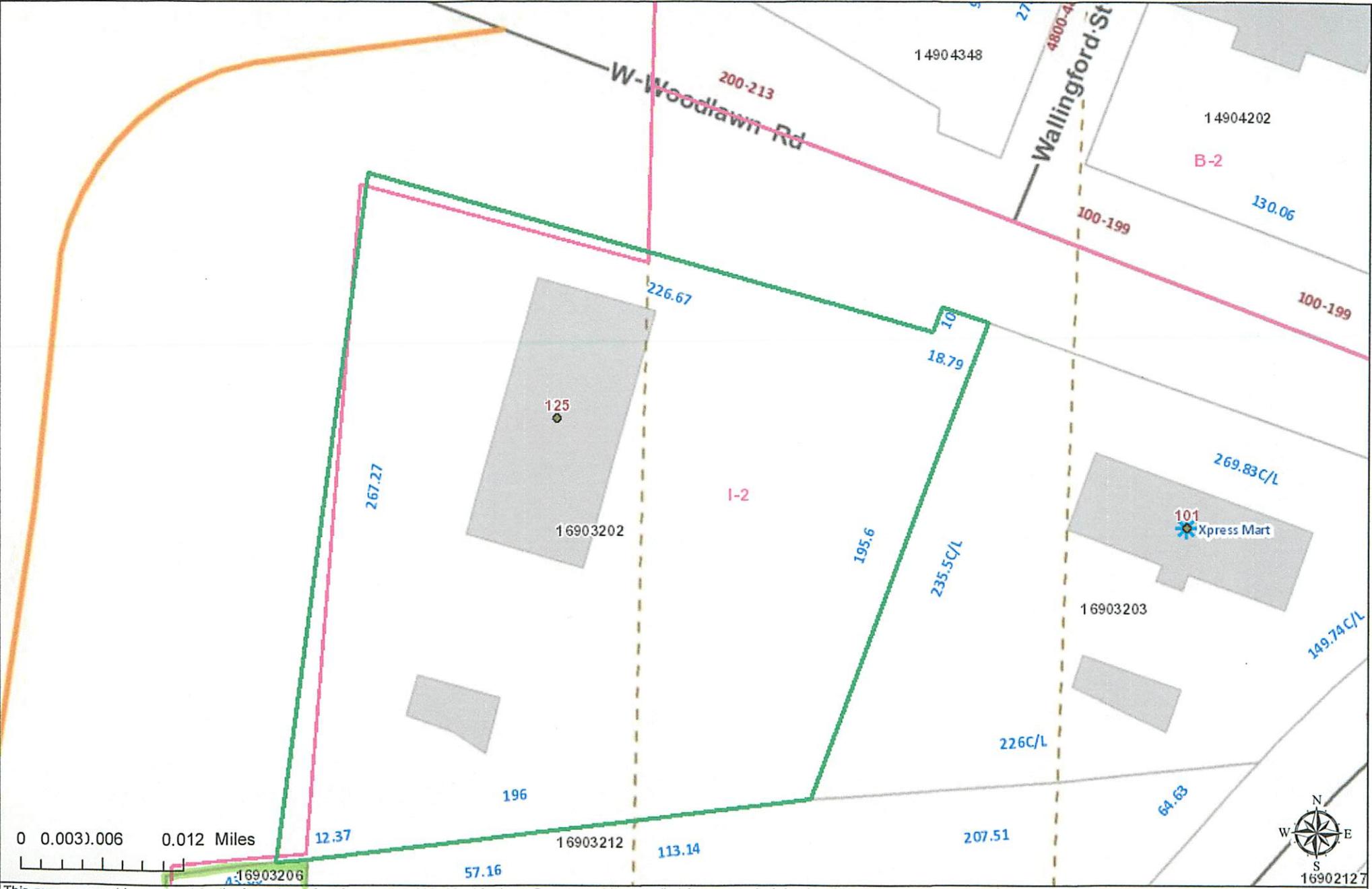
GIBSON SMITH REALTY CO.
1100 Kenilworth Avenue, Suite 200
Charlotte, NC 28204
www.gsrnc.net



Polaris 3G Map – Mecklenburg County, North Carolina

125 West Woodlawn Road

Date Printed: 5/18/2015 12:39:19 PM

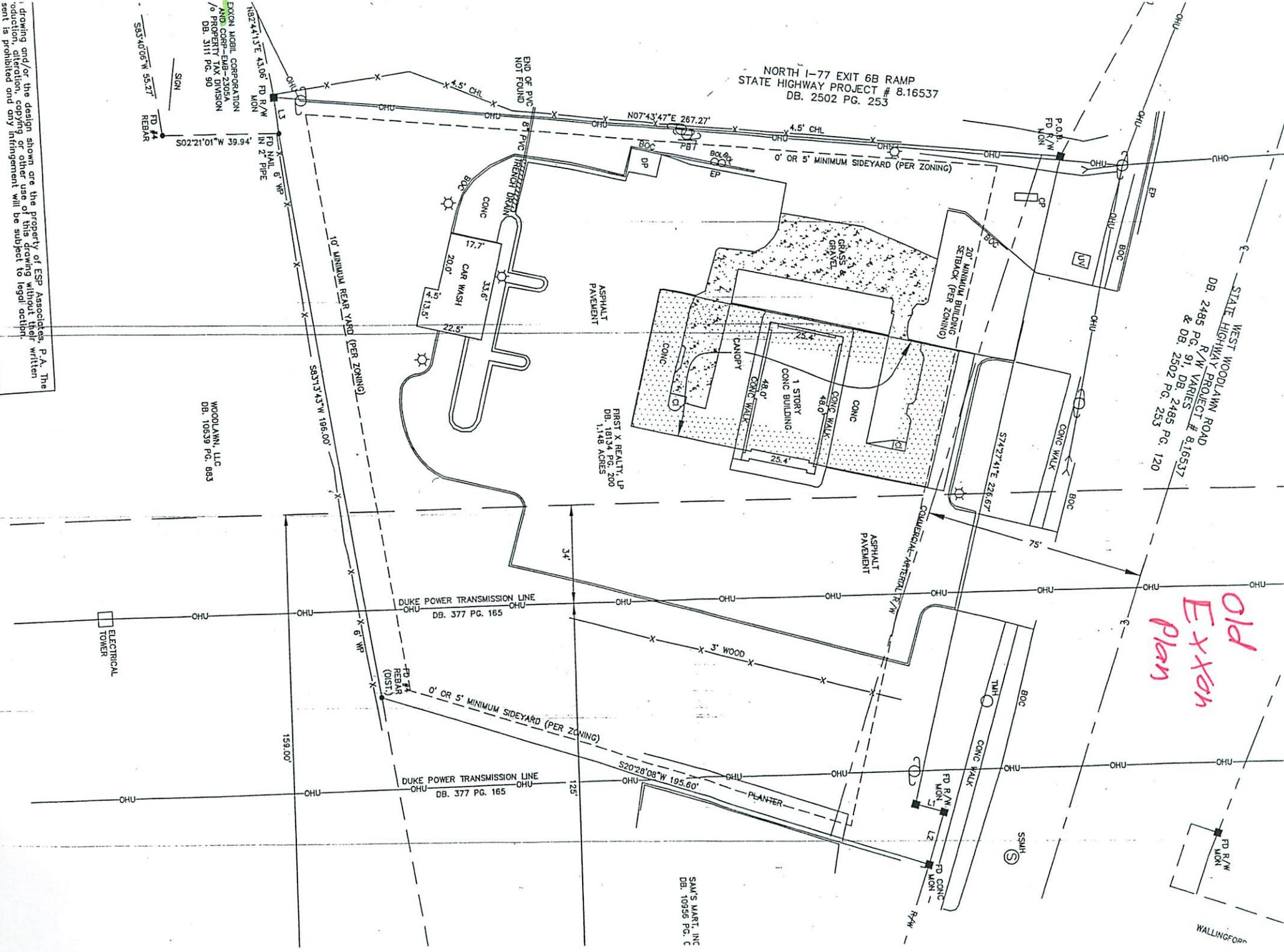


This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

NORTH I-77 EXIT 6B RAMP
STATE HIGHWAY PROJECT # 8.16537
DB. 2502 PG. 253

WEST WOODLAWN ROAD
STATE HIGHWAY PROJECT # 8.16537
R/W VARIES
& DB. 2502 PG. 253
DB. 2485 PG. 91, DB. 2485 PG. 120

*Old
Exxon
Plan*



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II. Groundwater:

| Compound | Maximum Concentration (ug/l) | T15A NCAC 2L Ground Water Standard (ug/l) | Gross Contamination Level (ug/l) |
|------------------------|------------------------------|---|----------------------------------|
| VPH: C5-C8 Aliphatics | 18,900 | 420 | No GCL |
| VPH: C9-C12 Aliphatics | 10,400 | 4,200 | No GCL |
| VPH: C9-C10 Aromatics | 4,660 | 210 | No GCL |
| EPH: C11-C22 Aromatics | 282 | 210 | No GCL |
| Benzene | 2,520 | 1 | 5,000 |
| Toluene | 5,890 | 1,000 | 257,500 |
| Ethylbenzene | 1,200 | 29 | 29,000 |
| Xylenes | 5,190 | 530 | 87,500 |
| MTBE | 140 | 200 | 200,000 |
| Isopropyl ether | 750 | 70 | 70,000 |
| Bromodichloroethane | 30.9 | NE | No GCL |
| Chloroform | 1.9 | 0.190 | No GCL |
| 1,2-Dichloroethane | 3.8 | 0.38 | 380 |
| Ethylene dibromide | 5.5 | 0.0004 | 50 |
| 1,1-Dichloroethene | 6.7 | 7.0 | 7,000 |
| Naphthalene | 51.2 | 21 | 15,500 |
| Lead | 6 | 15 | 15,000 |

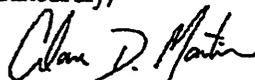
Results shown in bold exceed North Carolina ground water standards

SUMMARY AND CONCLUSIONS

The subject property was operated by ExxonMobil as a gasoline retail station from 1966 until 1998. The site has been idle since 1998. The findings of the 2001 Phase II Limited Site Assessment indicated that petroleum concentrations in soil and ground water do not appear to pose a risk of significant environmental liability and NCDENR issued a risk-based Notice of No Further Action for the site in August 2001. Based on observations made during a site visit conducted in October 2004 and information collected as part of previous site investigations, no further environmental assessment activities are recommended at this time.

Please call if you have any questions.

Sincerely,

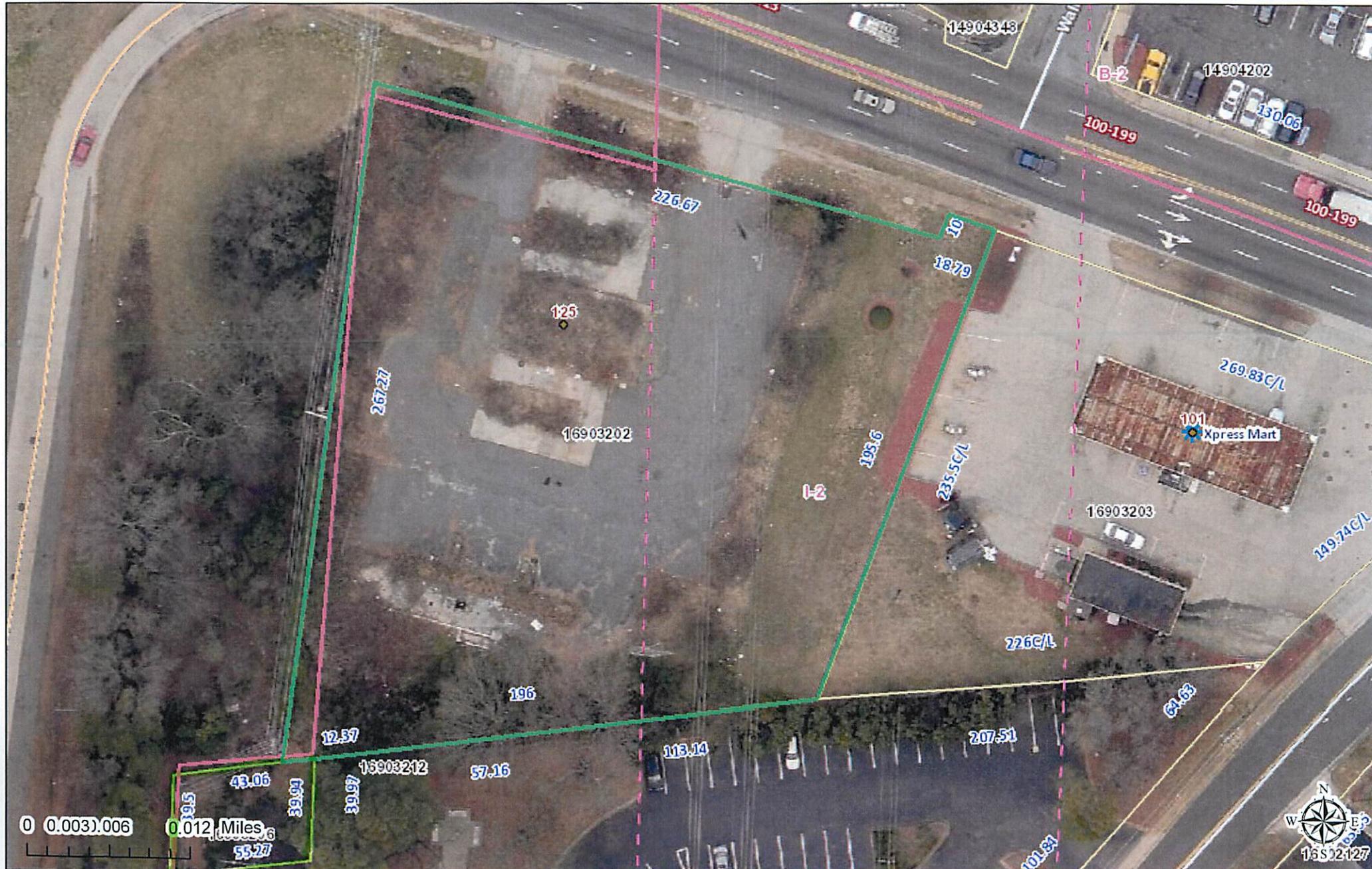

 Alan Martin, P.G.
 Project Manager

Enclosures: Divestment Environmental Summary
 Phase II LSA Figures and Tables
 Current Site Photographs

Polaris 3G Map – Mecklenburg County, North Carolina

125 W. Woodlawn Road and I-77

Date Printed: 6/8/2015 9:52:43 AM

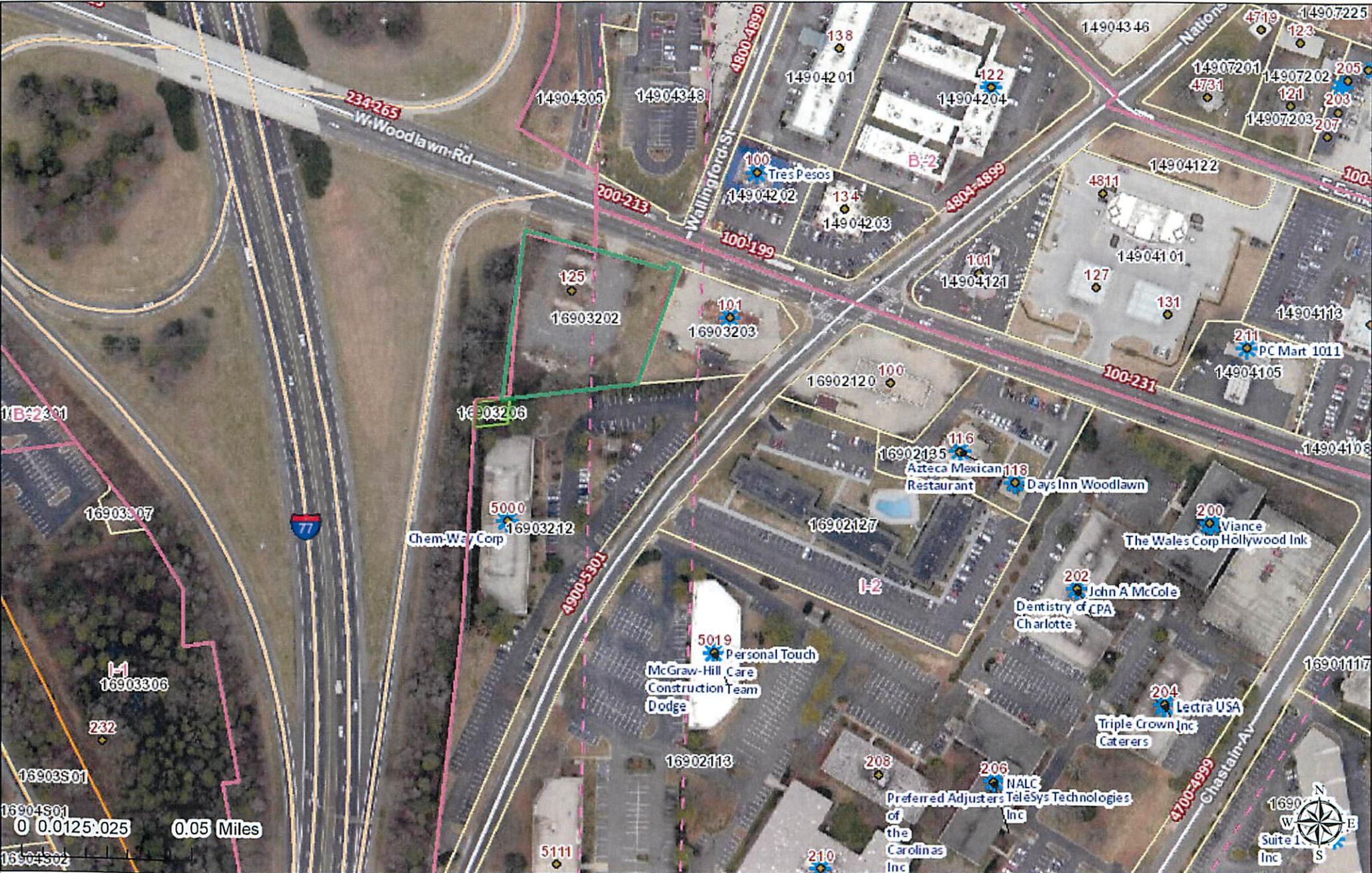


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Polaris 3G Map – Mecklenburg County, North Carolina

125 W. Woodlawn Road and I-77

Date Printed: 6/8/2015 9:54:08 AM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



Print
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Parcel Information

| | | | |
|------------------------------|-------------------------------|---------------|-----------------|
| Parcel ID 16903206 | Account NON-NC CORP | Parent | Previous |
|------------------------------|-------------------------------|---------------|-----------------|

Owner(s)

| | | |
|--|--|---|
| Owner Name JUNG PROPERTIES LLC | Mailing Address 2231 RICHARDSON DR | City/State CHARLOTTE NC 28211 |
|--|--|---|

Legal Information

| | | | | | |
|-------------------------------------|----------------------------------|---------------------|-------------------------|---|---------------------|
| Legal P11 B1 M6-365 & STR | Municipality CHARLOTTE | Date Annexed | Special District | Fire District CITY OF CHARLOTTE | Acreage 0 |
|-------------------------------------|----------------------------------|---------------------|-------------------------|---|---------------------|

Total Parcel Assessment

| Building | Land | Features | Total | Exemptions | | | |
|----------|------|----------|-------|------------|---------------|-------------|--------|
| 0 | 7600 | 0 | 7600 | Exemption | Year Approved | Review Date | Amount |

Sales Information

| Sale | Price | Stamps | Qualify | VI | Type | Legal Ref. | Grantor |
|-------------|-------|--------|-------------|-----|--------------|------------|----------------------|
| Sep 15 2005 | | 820 | MULTIPARCEL | IMP | MULT LISTING | 19346-118 | FIRST X REALTY LP, |
| Dec 17 2004 | | 550 | MULTIPARCEL | IMP | MULT LISTING | 18134-200 | EXXON MOBIL CORPORAT |
| Jun 30 1969 | 0 | | | VAC | WARRANTY D | 03111-090 | |

Land Use

| Use | Units | Type | Neighborhood | Assessment |
|------|-------|------|--------------|------------|
| O400 | 2178 | SF | OF03 | 7600 |

Building Information

| Bldg | Description | Type | Year | Property Location |
|------|-------------|------|------|-------------------------|
| | | | | W WOODLAWN RD CHARLOTTE |

| Bldg | Story | Units | Total SqFt | Heated SqFt | Foundation | Ext. Wall | Grade | Value |
|------|-------|-------|------------|-------------|------------|-----------|-------|-------|
|------|-------|-------|------------|-------------|------------|-----------|-------|-------|

| Bldg | Heat | Fuel | Fire Place | AC | Fixtures | Bedrooms | Full Baths | 3/4 Baths | 1/2 Baths |
|------|------|------|------------|----|----------|----------|------------|-----------|-----------|
|------|------|------|------------|----|----------|----------|------------|-----------|-----------|

Sub Area

| Bldg | Description | Size |
|------|-------------|------|
|------|-------------|------|

Depreciation

| Bldg | Physical | Functional | Economic | Special | Override |
|------|----------|------------|----------|---------|----------|
|------|----------|------------|----------|---------|----------|

Special Features & Yard Items

| Bldg | Built | Type | Quantity | Units | Value |
|------|-------|------|----------|-------|-------|
|------|-------|------|----------|-------|-------|

Notes

| Tax Year | Notes | Note Date |
|----------|-------|-----------|
|----------|-------|-----------|

Value Changes

| Notice Date | Tax Year | Reason | Changed To | Deferred |
|-------------|----------|--|------------|----------|
| Mar 21 2011 | 2011 | Countywide Revaluation | 7600 | 0 |
| Apr 27 2007 | 2007 | Correction of Land Area | 7600 | 0 |
| Apr 27 2007 | 2007 | Correction of Land Area: Acreage/Sw ftg/ | 7600 | 0 |
| Mar 21 2003 | 2003 | Countywide Revaluation | 7700 | 0 |
| Oct 22 1998 | 1998 | Reviewed - No change in value | 4620 | |
| Feb 20 1998 | 1998 | Countywide Revaluation | 4620 | |
| Jan 2 1991 | 1991 | Countywide Revaluation | 4400 | |



Print
Close

Parcel Information

| | | | |
|------------------------------|---------------------------|---------------|-----------------|
| Parcel ID 16903202 | Account NC CORP | Parent | Previous |
|------------------------------|---------------------------|---------------|-----------------|

Owner(s)

| | | |
|--|--|---|
| Owner Name JUNG PROPERTIES LLC | Mailing Address 2231 RICHARDSON DR | City/State CHARLOTTE NC 28211 |
|--|--|---|

Legal Information

| | | | | | |
|---|----------------------------------|---------------------|-------------------------|---|----------------|
| Legal L93-94P1-9&98M4-589&STR | Municipality CHARLOTTE | Date Annexed | Special District | Fire District CITY OF CHARLOTTE | Acreage |
|---|----------------------------------|---------------------|-------------------------|---|----------------|

Total Parcel Assessment

| Building | Land | Features | Total | Exemptions | Year Approved | Review Date | Amount |
|----------|--------|----------|--------|------------|---------------|-------------|--------|
| 0 | 750100 | 0 | 750100 | Exemption | | | |

Sales Information

| Sale | Price | Stamps | Qualify | VI | Type | Legal Ref. | Grantor |
|-------------|--------|--------|-------------|-----|--------------|------------|----------------------|
| Sep 15 2005 | | 820 | MULTIPARCEL | IMP | MULT LISTING | 19346-118 | FIRST X REALTY LP, |
| Dec 17 2004 | 275000 | 550 | MULTIPARCEL | IMP | SPEC WARRNTY | 18134-200 | EXXON MOBIL CORPORAT |
| Jan 1 1975 | 0 | | | IMP | WARRANTY D | 02724-349 | |

Land Use

| Use | Units | Type | Neighborhood | Assessment |
|------|-------|------|--------------|------------|
| C700 | 50006 | SF | RE03 | 750100 |

Building Information

| Bldg | Description | Type | Year | Property Location |
|------|-------------|------|------|-----------------------------|
| | | | | 125 W WOODLAWN RD CHARLOTTE |

| Bldg | Story | Units | Total SqFt | Heated SqFt | Foundation | Ext. Wall | Grade | Value |
|------|-------|-------|------------|-------------|------------|-----------|-------|-------|
|------|-------|-------|------------|-------------|------------|-----------|-------|-------|

| Bldg | Heat | Fuel | Fire Place | AC | Fixtures | Bedrooms | Full Baths | 3/4 Baths | 1/2 Baths |
|------|------|------|------------|----|----------|----------|------------|-----------|-----------|
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|------|----------|------------|----------|---------|----------|
|------|----------|------------|----------|---------|----------|

Special Features & Yard Items

| Bldg | Built | Type | Quantity | Units | Value |
|------|-------|------|----------|-------|-------|
|------|-------|------|----------|-------|-------|

Notes

| Tax Year | Notes | Note Date |
|----------|----------------------------------|------------|
| 2011 | Informal Review Request Received | 04/30/2011 |

Value Changes

| Notice Date | Tax Year | Reason | Changed To | Deferred |
|-------------|----------|--|------------|----------|
| Mar 21 2011 | 2011 | Countywide Revaluation | 750100 | 0 |
| Apr 27 2007 | 2007 | Correction of Land Area | 750100 | 0 |
| Apr 27 2007 | 2007 | Correction of Land Area: Acreage/Sw ftg/ | 750100 | 0 |
| Mar 21 2003 | 2003 | Countywide Revaluation | 941400 | 0 |
| Oct 22 1998 | 1998 | Equalization of Value | 726200 | |
| Feb 20 1998 | 1998 | Countywide Revaluation | 747520 | |
| Jan 2 1991 | 1991 | Countywide Revaluation | 577080 | |