

**Bank of America**  
**525 North Tryon Street**  
**Mail Stop NC1-023-05-23**  
**Charlotte, NC 28255**

**Phase I Environmental Site  
Assessment**

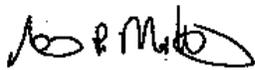
1100 West Trade Street  
Charlotte, North Carolina 28202  
Mail Code: NCW-290

April 29, 2011



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Sean D. Drain  
Staff Scientist



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Stephen P. McCarthy  
Senior Environmental Scientist

*The environmental assessment described herein was conducted by the undersigned of ARCADIS U.S., Inc. (ARCADIS). ARCADIS' investigation consisted solely of the activities described in the Introduction of this report, in accordance with the Bank of America Phase I Environmental Site Assessment Standard Scope of Work and Report Outline, and is subject to the Limitations and Service Constraints provided in Section 6.0 and the Terms and Conditions of the Standard Consulting Services Agreement signed prior to initiation of the assessment.*

## Phase I Environmental Site Assessment

Prepared for:  
Bank of America  
525 North Tryon Street  
Charlotte, NC 28255

Prepared by:  
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Our Ref.:  
HT118882.0003

Date:  
April 29, 2011

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Mr. Barrett Fowler  
Bank of America  
13510 Ballantyne Corporate Place  
Division Mail Stop CT2-545-01-02  
Charlotte, North Carolina 28277

Subject:  
Phase I Environmental Site Assessment  
Bank of America  
1100 West Trade Street  
Charlotte, North Carolina 28202  
Mail Code: NCW-290

Dear Mr. Fowler:

Attached is the Phase I Environmental Site Assessment report completed for the property located at 1100 West Trade Street in Charlotte, Mecklenburg County, North Carolina. The conclusions presented in this report are based on the results of a reconnaissance-level site visit conducted by ARCADIS U.S., Inc. (ARCADIS) personnel, review of available and pertinent background information and a regulatory file search.

ARCADIS appreciates this opportunity to provide consulting services to you. If you have any questions concerning this project, or would like to discuss other environmental concerns, please contact me at (781) 356-7300.

Sincerely,

ARCADIS U.S., Inc.

Stephen P. McCarthy  
Senior Environmental Scientist

Attachment:

Imagine the result



The environmental assessment described herein was conducted by the undersigned of ARCADIS U.S., Inc. (ARCADIS). ARCADIS' investigation consisted solely of the activities described in the Introduction of this report, in accordance with the Bank of America Phase I Environmental Site Assessment Standard Scope of Work and Report Outline, and is subject to the Limitations and Service Constraints provided in Section 6.0 and the Terms and Conditions of the Standard Consulting Services Agreement signed prior to initiation of the assessment.

Report Prepared By:

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Sean D. Drain  
Staff Scientist

Report Reviewed By:

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Stephen P. McCarthy  
Senior Environmental Scientist

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Figure 1 Vicinity Map

Figure 2 Site Plan

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- A Site Photographs
- B Regulatory Agency Database Information (EDR Report)
- C Historical Resources
- D User Provided Information
- E Qualifications of Environmental Professionals



## Executive Summary of Findings

ARCADIS U.S., Inc. (ARCADIS) was retained by Bank of America to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 1100 West Trade Street in Charlotte, Mecklenburg County, North Carolina ("the Site"). The Site consists of an approximately 0.26-acre parcel of land that is currently undeveloped.

On March 1, 2011, Mr. Sean Drain of ARCADIS visited the Site to evaluate the possible presence of petroleum products or hazardous materials/wastes at the Site. ARCADIS' investigation included a reconnaissance of the Site and adjacent properties, background research, and review of available local, state and federal regulatory records regarding the presence of petroleum products or hazardous materials/wastes at or in the vicinity of the Site. ARCADIS did not observe the use or storage of hazardous substances or petroleum products at the Site or in the vicinity.

Based on the work completed, the following findings of environmental interest were identified:

- The Site was identified on the Incident Management Database (IMD), the Leaking underground storage tank (LUST), UST, and EDR Historical Auto Stations (a proprietary database listing provided by Environmental Data Resources, Inc. (EDR)) databases. The Site appears to have been undeveloped circa 1935, when a gasoline filling station was constructed. A gasoline filling station and/or auto repair facility occupied the Site until the late 1990s. According to information presented in a regulatory database search prepared by EDR, the following registered USTs were located at the Site: two 4,000-gallon steel USTs that were installed in October 1971 and removed in August 1990; four 2,000-gallon steel gasoline USTs that were installed in May 1951 and removed in August 1990; and, a 500-gallon used oil UST that was installed in August 1951 and removed in August 1990. Documentation pertaining to the closure of these USTs was not encountered in the course of this assessment. However, ARCADIS reviewed a March 22, 2000 UST closure report which documented the removal of four USTs from the Site. It is not known if these USTs were in addition to the seven USTs reportedly removed in 1990, or are part of the registered USTs for the Site and the database listing is not accurate. The Site appears to have been cleared in the early 2000s.
- The database search indicates a release was reported at the Site on December 15, 1999 during an UST closure. ARCADIS contacted the North Carolina Department of Environmental and Natural Resources (DENR) to review available records on file regarding this release. ARCADIS reviewed a March 22, 2000 UST Closure Report, Former Elmer's Service Station Site, 1100 West Trade Street, Charlotte, North Carolina and a November 14, 2000 Soil Contamination Report, Former Elmer's Service Station Site, 1100 West Trade Street, Charlotte, North Carolina, prepared by Law Engineering and Environmental Services, Inc. (LAW). According to the UST Closure Report, although USTs had reportedly been removed in the past, three 1,200-gallon USTs and an approximate 30-gallon tank associated with a hydraulic lift were discovered during site investigation activities conducted in June 1999. A fourth UST



was discovered during excavation activities. The USTs were removed on December 14, 1999 by McCall Brothers, Inc. A total of 2,043 gallons of water/gasoline mixture were removed from the four USTs. The USTs exhibited minor surface corrosion, but no holes were noted. Discolored soil and a mild “weathered gasoline” odor were noted around one of the USTs. Approximately 35 tons of petroleum-impacted soil was removed from the excavation. Soil samples were collected from 1 foot below the USTs and screen for volatile organic vapors (VOAs) using an organic vapor analyzer (OVA). The screening yielded results of less than 1 part-per million (ppm), except for the sample collected from where staining and an odor were detected. This sample exhibited results of 100 ppm. Seven confirmatory soil samples collected from the excavation were submitted for laboratory analysis of total petroleum hydrocarbons (TPH) by EPA Method 5030/8015M. One of the samples was found to contain TPH at a concentration of 430 milligrams per kilogram (mg/kg). TPH was not detected in the other soil samples submitted for laboratory analysis above the method detection limits.

In September 2000, LAW advanced five soil borings in the area of the removed USTs. One boring was advanced to a depth of 7 feet in the location where TPH was previously detected. The other four borings were advanced to a depth of 5 feet to assess the sidewalls of the UST grave. The soil samples were analyzed for volatile organic compounds (VOCs) using EPA method 8260 and volatile petroleum hydrocarbons (VPH). Naphthalene was detected in one of the soil samples at a concentration of 0.01 mg/kg, which was below the Soil-to-Groundwater Maximum Soil Contaminant Concentration of 0.58 mg/kg. VOCs or VPH were not detected in the other soil samples above method detection limits. Based on the results of the assessment, LAW did not recommend additional action for the site. In a letter dated December 5, 2000, the NCDENR concurred that no further action was required for the incident based on the results of the Soil Contamination Report prepared by LAW.

No other on-Site or off-Site environmental concerns were identified during the ESA.

## **Conclusion**

ARCADIS has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527 of 1100 West Trade Street in Charlotte, Mecklenburg County, North Carolina. Any exceptions to, or deletions from, this practice are described in Section 5.3 of this report. This assessment has revealed no evidence of RECs in connection with the Site, except for the past use of the Site as a gasoline station and/or auto repair facility from circa 1935-1990s and USTs for which closure documentation was not reviewed.



## **1. Introduction**

ARCADIS U.S., Inc. (ARCADIS) performed a Phase I Environmental Site Assessment (ESA) of the property located at 1100 West Trade Street in Charlotte, Mecklenburg County, North Carolina ("the Site"). The Site consists of an approximately 0.26-acre parcel of land that is undeveloped. This ESA document has been prepared and issued in a format as prescribed by and in accordance with Bank of America requirements.

The Site location is identified on Figure 1. The Site layout is detailed on Figure 2. Site photographs are included as Appendix A.

### **1.1 Purpose**

The Phase I ESA has been requested by Bank of America (Client). The purpose of this Phase I ESA is to provide appropriate inquiry into the previous ownership and use of the Site consistent with good commercial and customary practice in an effort to minimize liability. ARCADIS assumes that the information provided by the Client, the site contact, the regulatory database provider, and local government agency is true and reliable.

The objective of the ESA was to identify recognized environmental conditions (RECs) in connection with the property, to the extent feasible pursuant to the processes prescribed in ASTM International E-1527-05 guidelines. The term "REC," as defined by ASTM, is "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or the material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property." The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

### **1.2 Involved Parties**

This Phase I ESA was conducted for the use and reliance by Bank of America and its successors and assignees, and may be relied upon by such parties. No use of the information contained in this report by others is permissible without receiving prior written authorization to do so from ARCADIS. ARCADIS is not responsible for independent conclusions, opinions, or recommendations made by others or otherwise based on the findings presented in this report.



### **1.3 Scope of Work**

To complete this assessment, ARCADIS' scope of services included the following:

- Review of Federal and State regulatory agency databases identified by ASTM for the Site and a selected radius around the Site.
- Contact with local environmental regulatory agencies to inquire about environmental conditions at the Site and its vicinity.
- Review of the Site history through available ASTM Standard Historical Sources.
- A reconnaissance of the Site to make surficial observations for evidence of recognized environmental conditions.
- A review of adjoining properties to identify the potential use of hazardous materials.
- Interviews with people knowledgeable about the Site regarding current and past site usage and facility operations.
- Preparation of this report.

## **2. General Site Characteristics**

### **2.1 Site Ownership and Location**

The Site is located at 1100 West Trade Street in Charlotte, Mecklenburg County, North Carolina. According to the Mecklenburg County Assessor's Office, the Site is identified as parcel identification number 07815214, and as owned by NationsBank N A (Carolinas) c/o Cousins Properties. The Site is located on the northwest corner of the intersection of West Trade Street and North Sycamore Street.



## 2.2 Adjacent Properties

The Site and surrounding properties are located in a mixed commercial and residential area of Charlotte, North Carolina. The use of the adjacent properties at the time of ARCADIS' investigation is summarized as follows:

North/Northwest: A bike path and Irwin Creek abut the Site to the north/northwest.

Northeast: Undeveloped land abuts the Site to the northeast.

East: North Sycamore Street abuts the Site to the east, beyond which is an undeveloped surface parking lot.

South/Southwest: West Trade Street abuts the Site to the southwest, beyond which is a bike path, Irwin Creek, South Sycamore Street and residential apartment buildings.

West: A bike path and Irwin Creek abut the Site to the west.

## 2.3 Site Description and Current Site Uses/Operations

The Site consists of an approximately 0.26-acre parcel of land that is undeveloped.

There are no utilities servicing the Site. The site area is serviced with municipal water and sewer provided by the Charlotte-Mecklenburg Utilities Department. Duke Energy provides electricity to the area. Piedmont Natural Gas provides natural gas to the area. A sewer man-hole cover was observed along the northwest boundary of the Site property.

## 2.4 Former Site Uses/Operations

The Site appears to have been undeveloped circa 1935, when a gasoline filling station was constructed. A gasoline filling station and/or auto repair facility occupied the Site until the late 1990s. The Site appears to have been cleared in the early 2000s. According to information presented in a regulatory database search, the following registered underground storage tanks (USTs) were located at the Site:

- two 4,000-gallon steel USTs that were installed in October 1971 and removed in August 1990;
- four 2,000-gallon steel gasoline USTs that were installed in May 1951 and removed in August 1990; and,
- a 500-gallon used oil UST that was installed in August 1951 and removed in August 1990.

Refer to Section 4.2 for additional information pertaining to UST removal activities conducted at the Site.



### **3. Environmental Setting**

#### **3.1 Regional Physiographic Conditions**

The United States Geological Survey (USGS) 7.5 Minute Topographic Map of the Charlotte East, North Carolina Quadrangle depicts the site elevation as approximately 650 feet above mean sea level. The Site is relatively flat with a gently slope towards the northwest. The area surrounding the Site has a gentle slope to the northwest towards Irwin Creek.

#### **3.2 Soil Conditions**

According to the U.S. Department of Agriculture (USDA) Soil Survey data, the Site is comprised of Cecil-Urban Land. Cecil-Urban Land has 8 to 15 percent slopes, are well drained, and depth to water table is more than 80 inches. A typical soil profile consists of sandy clay loam to 6 inches, clay to 40 inches, clay loam to 55 inches and sandy loam to 80 inches.

Soil noted during closure of USTs in 1999 was identified as fill (red fine to medium sandy silt) from the surface to three feet below ground surface (bgs), underlain by brown tan fine to medium sandy silt to 6 feet bgs.

#### **3.3 Geologic Conditions**

Based on review of the 1985 Geologic Map of North Carolina, the Site is located within the Charlotte Belt of the Piedmont Physiographic Province. The surficial geology within this Province generally consists of residual soils that have weathered in-place from the underlying bedrock. The topography of the Province consists of rolling hills and broad ridges. Bedrock was not encountered during closure of the USTs. According to the UST Closure Report prepared by LAW, the Site is located within the Charlotte Belt of the Piedmont Physiographic Province consisting of low rounded hills and long rolling northeast to southwest trending ridges with incised creek channels. According to the geologic map, the bedrock underlying the subject property generally consists of massive to weakly foliated granitic rock.

#### **3.4 Surface Water and Groundwater Characteristics**

There are no surface water bodies on the Site. Irwin Creek is located to northwest of the Site beyond an abutting bike path.

Based on topography and nearby surface water features, groundwater is inferred to flow to the northwest. Groundwater is anticipated to be within 20 feet of the ground surface. Groundwater was not encountered during UST removal activities conducted in 1999.



#### 4. Results of Investigation

Mr. Sean Drain of ARCADIS conducted a site inspection on March 1, 2011. The weather at the time of the investigation was sunny and a temperature of approximately 70 degrees Fahrenheit. Mr. Drain was unaccompanied during the Site visit.

##### 4.1 Site Inspection Observations

###### Underground Storage Tanks (USTs) and Aboveground Storage Tanks (ASTs)

ARCADIS did not observe visual evidence of USTs (fill pipes, vent pipes, etc.) or ASTs at the Site.

###### Hazardous Substances and Petroleum Products

ARCADIS did not observe the use or storage of hazardous substances or petroleum products at the Site.

###### Unlabeled Drums/Containers

ARCADIS did not observe unlabeled drums or containers at the Site.

###### Staining/Corrosion

ARCADIS did not observe stained or corroded surfaces at the Site.

###### Stressed Vegetation

ARCADIS did not observe stressed vegetation at the Site.

###### Electrical Transformers/Equipment

ARCADIS observed a pole-mounted electrical transformer near the west corner of the Site. The transformer visually appeared to be in good condition with no evidence of leaks or staining noted on or beneath the transformer. The transformer is owned and maintained by the local electrical utility company.

ARCADIS did not observe other electrical transformers or hydraulic equipment at the Site.



Drywells, Sumps, Catch Basins and Floor Drains

ARCADIS did not observe drywells, sumps, or catch basins at the Site.

Pits, Ponds, Lagoons and Pools of Liquid

ARCADIS did not observe pits, ponds, lagoons or pools of liquid at the Site.

Wells

ARCADIS did not observe evidence of groundwater monitoring wells, water supply wells, irrigation wells, or other wells at the Site.

Solid Waste

ARCADIS did not observe evidence of solid waste disposal or dumping on the Site.

Process Wastewater

ARCADIS did not observe the generation or discharge of process wastewater at the Site.

Septic Systems/Sewer

ARCADIS did not observe evidence of an on-site septic system. ARCADIS observed a sanitary sewer manhole cover along the northwest boundary of the Site.

Source of Potable Water

There is no potable water service to the Site.

Heating and Cooling Systems

The Site is undeveloped.

Other Observations

No other significant observations were noted during the site inspection.



#### 4.2 Standard Environmental Record Sources

ARCADIS contracted with Environmental Data Resources, Inc. (EDR) to conduct a search of state and federal regulatory databases that provide information on the regulatory status of a property and incidents involving the use, storage, spills or transportation of hazardous materials and petroleum products at properties located within the radii specified by ASTM E 1527-05. A compilation of Federal and State database listings is provided in the EDR Radius Map Report in Appendix B.

The Site was identified on the Incident Management Database (IMD), the Leaking underground storage tank (LUST), UST, and EDR Historical Auto Stations (a proprietary database listing provided by Environmental Data Resources, Inc. (EDR)) databases. The Site appears to have been undeveloped circa 1935, when a gasoline filling station was constructed. A gasoline filling station and/or auto repair facility occupied the Site until the late 1990s. According to information presented in a regulatory database search prepared by EDR, the following registered USTs were located at the Site: two 4,000-gallon steel USTs that were installed in October 1971 and removed in August 1990; four 2,000-gallon steel gasoline USTs that were installed in May 1951 and removed in August 1990; and, a 500-gallon used oil UST that was installed in August 1951 and removed in August 1990. Documentation pertaining to the closure of these USTs was not encountered in the course of this assessment. However, ARCADIS reviewed a March 22, 2000 UST closure report which documented the removal of four USTs from the Site. It is not known if these USTs were in addition to the seven USTs reportedly removed in 1990, or are part of the registered USTs for the Site and the database listing is not accurate. The Site appears to have been cleared in the early 2000s.

The database search indicates a release was reported at the Site on December 15, 1999 during an UST closure. ARCADIS contacted the North Carolina Department of Environmental and Natural Resources (DENR) to review available records on file regarding this release. ARCADIS reviewed a March 22, 2000 UST Closure Report, Former Elmer's Service Station Site, 1100 West Trade Street, Charlotte, North Carolina and a November 14, 2000 Soil Contamination Report, Former Elmer's Service Station Site, 1100 West Trade Street, Charlotte, North Carolina, prepared by Law Engineering and Environmental Services, Inc. (LAW). According to the UST Closure Report, although USTs had reportedly been removed in the past, three 1,200-gallon USTs and an approximate 30-gallon tank associated with a hydraulic lift were discovered during site investigation activities conducted in June 1999. A fourth UST was discovered during excavation activities. The USTs were removed on December 14, 1999 by McCall Brothers, Inc. A total of 2,043 gallons of water/gasoline mixture were removed from the four USTs. The USTs exhibited minor surface corrosion, but no holes were noted. Discolored soil and a mild "weathered gasoline" odor were noted around one of the USTs. Approximately 35 tons of petroleum-impacted soil was removed from the excavation. Soil samples were collected from 1 foot below the USTs and screen for volatile organic vapors (VOAs) using an organic vapor analyzer (OVA). The screening yielded results of less than 1 part-per million (ppm), except for the sample collected from where staining and an odor were detected. This sample exhibited results of 100 ppm. Seven confirmatory soil samples collected from the excavation were submitted for laboratory analysis of total petroleum hydrocarbons (TPH) by EPA Method 5030/8015M. One of the samples was found to contain TPH



at a concentration of 430 milligrams per kilogram (mg/kg). TPH was not detected in the other soil samples submitted for laboratory analysis above the method detection limits.

In September 2000, LAW advanced five soil borings in the area of the removed USTs. One boring was advanced to a depth of 7 feet in the location where TPH was previously detected. The other four borings were advanced to a depth of 5 feet to assess the sidewalls of the UST grave. The soil samples were analyzed for volatile organic compounds (VOCs) using EPA method 8260 and volatile petroleum hydrocarbons (VPH). Naphthalene was detected in one of the soil samples at a concentration of 0.01 mg/kg, which was below the Soil-to-Groundwater Maximum Soil Contaminant Concentration of 0.58 mg/kg. VOCs or VPH were not detected in the other soil samples above method detection limits. Based on the results of the assessment, LAW did not recommend additional action for the site. In a letter dated December 5, 2000, the NCDENR concurred that no further action was required for the incident based on the results of the Soil Contamination Report prepared by LAW.

Refer to Appendix C for a copy of the above-referenced LAW reports and the NCDENR notice of No Further Action.

Based upon their distance, regulatory status and/or inferred direction of groundwater flow, none of the off-site properties identified by the database search represent an issue of environmental concern, except for the following:

- **Holcomb's Amoco Service** at 1000 West Trade Street was formerly located approximately 350 feet east-southeast of the Site. According to historical records reviewed, the property was occupied by a gas station from 1937 to 1964. This facility is not identified as a known release site. Based on current status, distance and direction, this facility does not represent an REC in connection with the Site.
- **Segrest Cleaners** at 1125 West 5<sup>th</sup> Street was approximately 75 feet to the north and hydraulically downgradient of the Site. This facility was identified as a dry cleaner circa 1964. Interstate 77, which is located north and west of the Site, was constructed in the late-1960s/ early-1970s. This work resulted in the relocation of Irwin Creek. The relocated creek channel was constructed on a portion of the land on which the drycleaners was once located. Based on redevelopment activities conducted in the early 1970s and direction with respect to the Site, this facility does not represent an REC in connection with the Site.



### 4.3 Results of Site History/Land Use Review

#### 4.3.1 Personnel Site Interviews

##### Interview with Owner/Key Site Manager

ARCADIS interviewed the property manager for the Site who indicated that he was not aware of environmental issues at the property.

##### Interviews with Local Government Officials

ARCADIS visited various municipal offices to review available records on file for the Site. Refer to the section below for additional information.

#### 4.3.2 Municipal File Review

ARCADIS visited the City of Charlotte municipal offices on March 2, 2011 in an attempt to review available documents on file for the Site. ARCADIS contacted the Land Use and Environmental Services Agency for records regarding the Site. No records relating to a septic system, USTs or other environmental issues were found. The Planning Department indicated the Site is zoned UMUD-Uptown Mixed Use District and is not in a distressed business district. According to Calvin Wright, Senior Fire Inspector with the Charlotte Fire Department (CFD), no records are on file regarding spills or hazardous materials at the Site and there have been no CFD responses involving petroleum or other hazardous materials.

The Mooresville office of the NCDENR was contacted for information regarding the Site that has been discussed in Section 4.2.

#### 4.3.3 Aerial Photographs

ARCADIS reviewed aerial photographs provided by EDR for the years 1950, 1968, 1973, 1983, 1988, 1996 and 2006 and identified the following information:

1950: The 1950 aerial photograph depicts the Site as developed with a structure. Residential-type structures are located north, south and east of the Site. Irwin Creek abuts the Site to the west, beyond which is undeveloped land and a parking lot.

1968: The 1968 aerial photograph depicts the Site and surrounding area similar to the 1950 aerial with the exception of two commercial type structures depicted to the west across Irwin Creek.



1973: The 1973 aerial photograph depicts the Site as developed with a structure. The western portion of the Site appears to have been redeveloped during the construction of the highway to the west.

1983: Due to scale and quality, observations are limited.

1988: Due to scale and quality, observations are limited.

1996: The 1996 aerial photograph depicts the Site appears to be developed with a structure. The surrounding area to the north and east appears to be undeveloped. The south adjacent properties appear to be developed with residential type structures.

2006: The 2006 aerial photograph depicts the Site as undeveloped. The east adjacent property is depicted as a surface parking lot. The south adjacent properties are developed with residential apartment buildings. Irwin Creek abuts the Site to the west and undeveloped land is depicted to the north.

Refer to Appendix D for copies of the foregoing aerial photographs.

#### 4.3.4 Fire Insurance Maps

ARCADIS reviewed historic Sanborn Fire Insurance (Sanborn) maps provided by EDR for the years 1929, 1950, 1953 and 1963 and identified the following information:

1929: The 1929 map depicts the Site as undeveloped. Residential dwellings are depicted to the north. West Trade Street abuts the Site to the south, beyond which are residential dwellings. North Sycamore abuts the Site to the east, beyond which are residential dwellings. Irwin Creek abuts the Site to the west.

1950: The 1950 map depicts the Site as developed with a filling station and an alley. The surrounding properties appear similar to the 1929 map with the exception of a store and an auto glass shop depicted to the southwest of the Site across West Trade Street.

1953: The 1953 map is essentially unchanged from the 1950 map.

1963: The 1963 map depicts the Site as developed with a filling station and a smaller one-story structure. The surrounding area appears similar to the 1953 map with the exception of a dry cleaner is depicted further to the north beyond the residential dwellings.

Refer to Appendix D for a copy of the Sanborn maps.



#### 4.3.5 City Directories

ARCADIS contracted EDR to conduct a city directory search for the Site. EDR provided city directory information at approximate five-year intervals from 1921 to 2005. ARCADIS also reviewed city directories at the Charlotte-Mecklenburg Library at approximate five-year intervals for the years 1931 to 2010, as available.

The Site was first identified in 1935 as Puckett's Gas Station. A gasoline station and/or auto repair facility is listing as occupying the Site through 1995.

The surrounding area is listed as residential or retail stores except for the following:

- **1101 West Trade Street:** an auto repair facility is listed in 1937; doctor's office and a laundry company are listed in 1944; a doctor's office and a radio repair shop are listed in 1949 and 1953; a jewelry store and a home electronics shop are listed in 1959; home electronics store is listed in 1964; an office in 1969; and, Allright Parking Inc. in 1994.

Refer to Appendix D for a copy of the City Directory Abstract.

#### 4.3.6 Topographic Maps

Topographic maps were obtained from EDR for the years 1905, 1942, 1949, 1967, 1980 and 1988 and identified the following information:

1905: The 1905 map is a 15-minute map encompassing the Charlotte quadrangle and does not depict structures in the site vicinity.

1942: The 1942 map is a 30-minute map encompassing the Charlotte quadrangle and does not depict structures.

1949-1988: These maps are 7.5-minute maps encompassing the Charlotte East quadrangle. None of the maps depicts structures at the Site; the Site is depicted as being in an urban area.

The EDR Topographic Map report is included in Appendix D.

#### 4.4 Synopsis of Previous Environmental Investigations

ARCADIS was not provided with prior ESA reports for the Site.



#### 4.5 User Provided Information

Mr. Mark Thorson, Lincoln Harris Property Manager, completed a User Questionnaire on behalf of Bank of America. The User Questionnaire is provided in Appendix D.

##### 4.5.1 Title Records

Title records were not provided to ARCADIS.

##### 4.5.2 Environmental Liens or Activity and Use Limitations

The representative of the client was asked the following questions as part of the assessment:

- Are you aware of any environmental cleanup liens that have been filed or recorded against the Site under federal, tribal, state, or local law? **Answer: No.**
- Are you aware of any activity or land use limitations, such as engineering controls, land use restrictions, or institutional controls, that are in place at the Site and/or have been filed or recorded against the Site in a registry under federal, tribal, state, or local law? **Answer: No.**

##### 4.5.3 Specialized Knowledge

The representative of the client was asked the following questions as part of the assessment:

- Do you have any specialized knowledge or experience related to the Site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? **Answer: No.**
- Are you aware of commonly known or reasonably ascertainable information about the Site that would help the environmental professional to identify conditions indicative of releases or threatened releases? **Answer: No.**
- Do you know the past uses of the Site? **Answer: No.**
- Do you know of specific chemicals that are present or once were present at the Site? **Answer: No.**
- Do you know of spills or other chemical releases that have occurred at the Site? **Answer: No.**
- Do you know of any environmental cleanups that have occurred at the Site? **Answer: No.**



- Do you know of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Site? **Answer: No.**
- Do you know of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Site? **Answer: No.**
- Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? **Answer: No.**

#### 4.5.4 Commonly Known or Reasonably Ascertainable Information

The representative of the client was asked the following questions as part of the assessment:

- Based on your knowledge and experience related to the Site, are there any obvious indicators that point to the presence or likely presence of contamination at the Site? **Answer: No.**

#### 4.5.5 Valuation Reduction for Environmental Issues

Since Bank of America or related subsidiary is the current owner of the Site, Bank of America has not conducted an analysis of a hypothetical prospective purchase price.

#### 4.5.6 Owner, Property Manager and Occupant Information

According to the Mecklenburg County Assessor's Office, the Site is owned by NationsBank. The Site is currently undeveloped.

#### 4.5.7 Reason for Performing Phase I

The Phase I ESA is being performed to evaluate the present environmental status of the Site.

#### 4.5.8 Other Information

No other pertinent information is available.

### 4.6 Results of Limited ACM Screening

Testing for ACM was not conducted as part of this assessment.



#### **4.7 Results of Radon Investigation**

Testing for radon was not conducted as part of this assessment.

#### **4.8 Results of Mold Investigation**

ARCADIS did not conduct a mold investigation as part of this assessment.

### **5. Findings and Conclusions**

#### **5.1 Known or Suspect RECs**

Based upon the information obtained during the Phase I ESA, this assessment has not revealed environmental concerns in connection with the Site with the exception of the former gasoline fueling operations and auto repair activities conducted at the Site and the lack of UST closure documentation.

#### **5.2 De minimis Conditions**

No *de minimis* conditions were identified during this assessment.

#### **5.3 Deviations/Data Gaps**

The report deviates from the ASTM E1527-05 standard in that it has been prepared in accordance with a table of contents recommended by Bank of America. The informational content of the report and the objective of the Phase I ESA generally conform to the standard.

The lack of documentation pertaining to the former USTs utilized at the Site represents a data gap as defined by ASTM E1527-05.

#### **5.4 Conclusions**

ARCADIS has performed a Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527 of 1100 West Trade Street in Charlotte, Mecklenburg County, North Carolina. Any exceptions to, or deletions from, this practice are described in Section 5.3 of this report. This assessment has revealed no evidence of RECs in connection with the Site, except for the past use of the Site as a gasoline station and/or auto repair facility from circa 1935-1990s and USTs for which closure documentation was not reviewed.



## 6. Limitations

The opinions and recommendations presented in this report are based upon the scope of services, information obtained through the performance of the services, and the schedule as agreed upon by ARCADIS and the original party for whom this report was originally prepared. This report is an instrument of professional service and was prepared in accordance with the generally accepted standards and level of skill and care under similar conditions and circumstances established by the environmental consulting industry. To the extent that ARCADIS relied upon any information prepared by other parties not under contract to ARCADIS, ARCADIS makes no representation as to the accuracy or completeness of such information. Only the party for whom this report was originally prepared, and other specifically named parties, may make use of and rely upon the information in this report, in its entirety, for a period not to exceed 180 days in accordance with the American Society for Testing and Materials' (ASTM's) "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" ASTM Designation E 1527-00 dated May 10, 2000, ASTM's "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" ASTM Designation E 1527-05 dated November 1, 2005, and/or the Code of Federal Regulations (CFR) 40CFR Part 312 "Standards and Practices for All Appropriate Inquiries: Final Rule" dated November 1, 2005. After 180 days and prior to using the information contained herein, the report should be updated in accordance with ASTM Standards and Federal regulations.

The findings presented in this report apply solely to site conditions existing at the time when ARCADIS' assessment was performed. It must be recognized, however, that an Environmental Site Assessment ("ESA") is intended for the purpose of evaluating the potential for contamination through limited research and investigative activities and in no way represents a conclusive or complete site characterization. Conditions in other parts of the project site may vary from those at the locations where data were collected. ARCADIS' ability to interpret investigation results is related to the availability of the data and the extent of the investigation activities. As such, 100% confidence in ESA conclusions cannot reasonably be achieved.

ARCADIS, therefore, does not provide any guarantees, certifications, or warranties (express or implied) that a property is free from environmental contamination. Furthermore, nothing contained in this document shall relieve any other party of its responsibility to abide by contract documents and all applicable laws, codes, regulations, or standards.



## 7. References

### Record of Personal Communications

Mr. Mark Thorson, Property Manager with Lincoln Harris

### **City of Charlotte:**

- Fire Department
- Planning Department
- Zoning Administrator
- Land Use and Environmental Services
- Permitting

### **Mecklenburg County:**

- Assessor's Office
- GIS Department
- Library

### **State of Connecticut:**

- North Carolina Department of Environmental and Natural Resources, Mooreville's Office

### Map, Aerial Photo and Other Geographic References

Environmental Data Resources, Inc. – Aerial Photographs, 1950, 1968, 1973, 1983, 1988, 1996 and 2006, Gateway Area, Charlotte, NC 28202, Inquiry Number 2999896.5, February 25, 2011.

Environmental Data Resources, Inc. – The EDR Radius Map with GeoCheck®, Gateway Area, Charlotte, NC 28202, Inquiry Number 2999896.2s, February 25, 2011.

Environmental Data Resources, Inc. – Certified Sanborn Map Report, 1929, 1950, 1953 and 1963, 1100 West Trade Street, Charlotte, NC 28202, Inquiry Number 2999896.3, February 25, 2011.

Environmental Data Resources, Inc. – City Directory Abstract – 1921 - 2005, Gateway Area, Charlotte, NC 28202, Inquiry Number 2999896.6, March 22, 2011.

Environmental Data Resources, Inc. – EDR Historical Topographic Map Report – 1905, 1942, 1949, 1967, 1980 and 1988, Gateway Area, Charlotte, NC 28202, Inquiry Number 2999896.4, February 25, 2011.



**8. Statement of Environmental Professional(s)**

I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in §312.10 of 40 C.F.R. 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Part 312.

A handwritten signature in cursive script that reads "Sean Drain".

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Sean D. Drain  
Staff Scientist

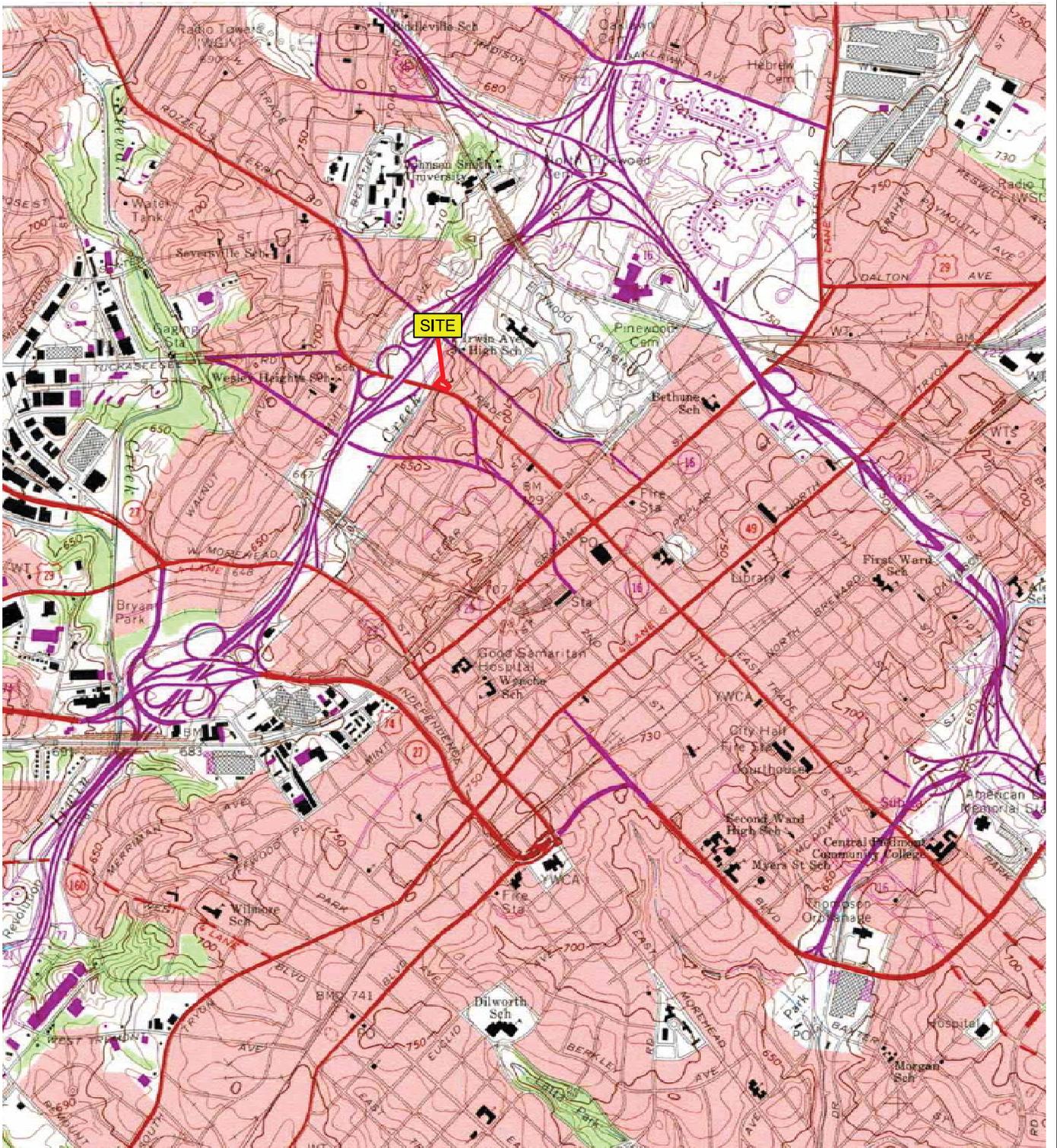
A handwritten signature in cursive script that reads "Stephen P. McCarthy".

---

Stephen P. McCarthy  
Senior Environmental Scientist

ARCADIS

**Figures**



QUAD: CHARLOTTE EAST  
 DATED: 1988

NCW-290  
 1100 WEST TRADE STREET  
 CHARLOTTE, NC

**SITE LOCATION MAP**

	FIGURE <b>1</b>
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ARCADIS

Appendix A

Site Photographs



**Photograph #1**

**Description of Photograph:**

View across the Site facing west.

**Site Location:**

1100 W Trade Street  
Charlotte, North Carolina

**Photograph Taken By:**

Sean Drain

**Date of Photograph:**

March 1, 2011



**Photograph #2**

**Description of Photograph:**

Another view across the Site facing west.

**Site Location:**

1100 W Trade Street  
Charlotte, North Carolina

**Photograph Taken By:**

Sean Drain

**Date of Photograph:**

March 1, 2011



**Photograph #3**

**Description of Photograph:**

View across the Site facing north.

**Site Location:**

1100 W Trade Street  
Charlotte, North Carolina

**Photograph Taken By:**

Sean Drain

**Date of Photograph:**

March 1, 2011



**Photograph #4**

**Description of Photograph:**

View of the sewer man hole cover along the west edge of the Site.

**Site Location:**

1100 W Trade Street  
Charlotte, North Carolina

**Photograph Taken By:**

Sean Drain

**Date of Photograph:**

March 1, 2011



**Photograph #5**

**Description of Photograph:**

View of the west abutting creek and bike path.

**Site Location:**

1100 W Trade Street  
Charlotte, North Carolina

**Photograph Taken By:**

Sean Drain

**Date of Photograph:**

March 1, 2011



**Photograph #6**

**Description of Photograph:**

View of the north abutting property.

**Site Location:**

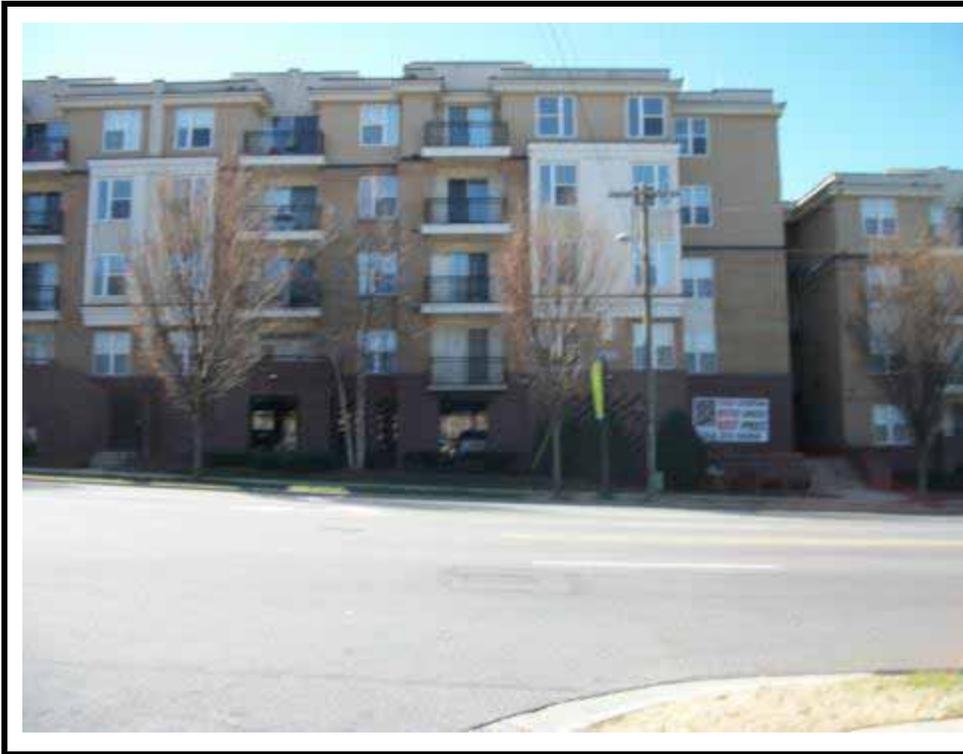
1100 W Trade Street  
Charlotte, North Carolina

**Photograph Taken By:**

Sean Drain

**Date of Photograph:**

March 1, 2011



**Photograph #7**

**Description of Photograph:**  
View of the south adjacent residential condos.

**Site Location:**  
1100 W Trade Street  
Charlotte, North Carolina

**Photograph Taken By:**  
Sean Drain

**Date of Photograph:**  
March 1, 2011



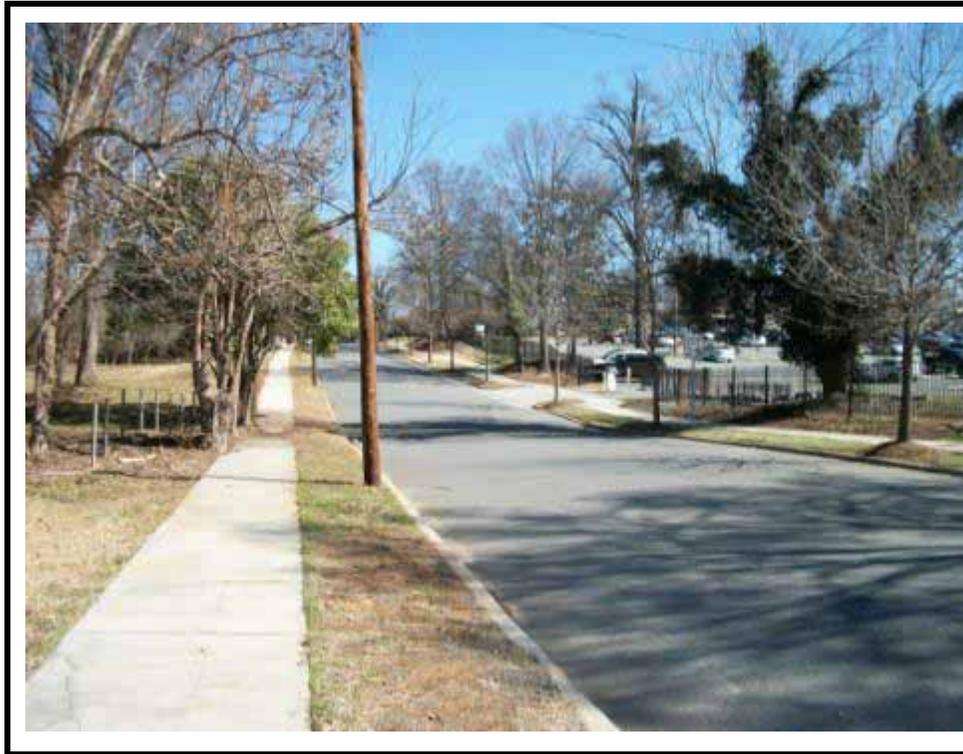
**Photograph #8**

**Description of Photograph:**  
View of the east adjacent parking lot.

**Site Location:**  
1100 W Trade Street  
Charlotte, North Carolina

**Photograph Taken By:**  
Sean Drain

**Date of Photograph:**  
March 1, 2011



**Photograph #9**

**Description of Photograph:**  
View of the east abutting properties.

**Site Location:**  
1100 W Trade Street  
Charlotte, North Carolina

**Photograph Taken By:**  
Sean Drain

**Date of Photograph:**  
March 1, 2011



**Photograph #10**

**Description of Photograph:**  
View of the west abutting creek and bike path.

**Site Location:**  
1100 W Trade Street  
Charlotte, North Carolina

**Photograph Taken By:**  
Sean Drain

**Date of Photograph:**  
March 1, 2011