



May 9, 2008

Mr. Jerry Baker
c/o Kannapolis Real Estate
500 South Cannon Boulevard
Kannapolis, North Carolina 28083

Attention: Mr. Tony Sherrill

Subject: Environmental Services
1599 Bethpage Road
Kannapolis, North Carolina
CESI Project No. 080501.000

Gentlemen:

CESI has completed the Environmental Services at 1599 Bethpage Road, Kannapolis, North Carolina also identified as Cabarrus County tax parcel number 5603860308. Our services were performed in general conformance with our proposal number 08-04-93 dated April 30, 2008. Mr. Jerry Baker authorized the proposal in writing on May 1, 2008.

SCOPE OF SERVICES AND FINDINGS

On May 5, 2008, a subcontractor to CESI excavated 23 test pits on the subject property in an attempt to characterize the contents of any onsite debris and to determine the vertical and horizontal limits of the debris layer. The test pit locations were mapped with GPS technology and are illustrated on Drawing 3. The debris on the ground surface and in the test pits was observed and documented with representative photographs on Photo Sheets 1 through 3. The approximate thicknesses of the cover fill and debris layers, the depth to residual soil, and the composition of the debris are summarized on Table 1.

Debris was observed in all of the Test Pits (TP) with the exception of TP-1, and TP-19. The debris observed in the remaining test pits was observed to consist predominantly of stumps, logs, concrete, brick, tires and household trash (Photos D through K). The top of the debris layer was encountered from approximately 0 to 8 feet below ground surface (bgs). The thickness of the debris layer ranged from approximately 4 to 18 feet thick (Table 1). Two metal storage tanks were excavated from the test pits. No stains or odors indicating the release of petroleum products and/or hazardous materials were observed in the tests pits.

Six metal storage tanks were observed on the ground surface on the subject property (Photos B, C, M and O). Surface soils beneath the tanks were observed for stains and odors indicating a release of hazardous materials or petroleum products. Stained soil with petroleum odors was observed beneath one of the tanks (Photo B). A shovel was used to excavate the stained

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soil to determine the vertical limit of the release. The presence of stained and/or odorous soil was not observed beyond 6 inches bgs. This release of petroleum to the soil is considered *de minimis* which is a condition that does not present a threat to human 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.

One of the storage tanks on the ground surface contained approximately 12 inches of a mixture of gas and water (Photo O). On May 7, 2008, a professional reclamation company mobilized to the site and removed 123 gallons a gas/water mixture with a vacuum tanker truck (Attachment 1, Photo Q). The opening of the storage tank was temporarily sealed with plastic film and duct tape. According to Mr. Tony Sherrill of Kannapolis Realty, the storage tanks will be removed from the subject property by a third party.

CLOSURE

It is our opinion that mass excavation of the site would be necessary to determine the exact composition of the surface and buried debris and to ascertain the presence of all hazardous materials, petroleum products and storage tanks associated with the site.

ACKNOWLEDGMENT

CESI appreciates the opportunity to provide this service. If you have questions or require additional assistance regarding these Environmental Services performed at 1599 Bethpage Road, Kannapolis, North Carolina, please contact us.

Respectfully submitted,

CESI



Donna R. Allen
Environmental Scientist

ATTACHMENTS

Drawing 1: Site Location Map

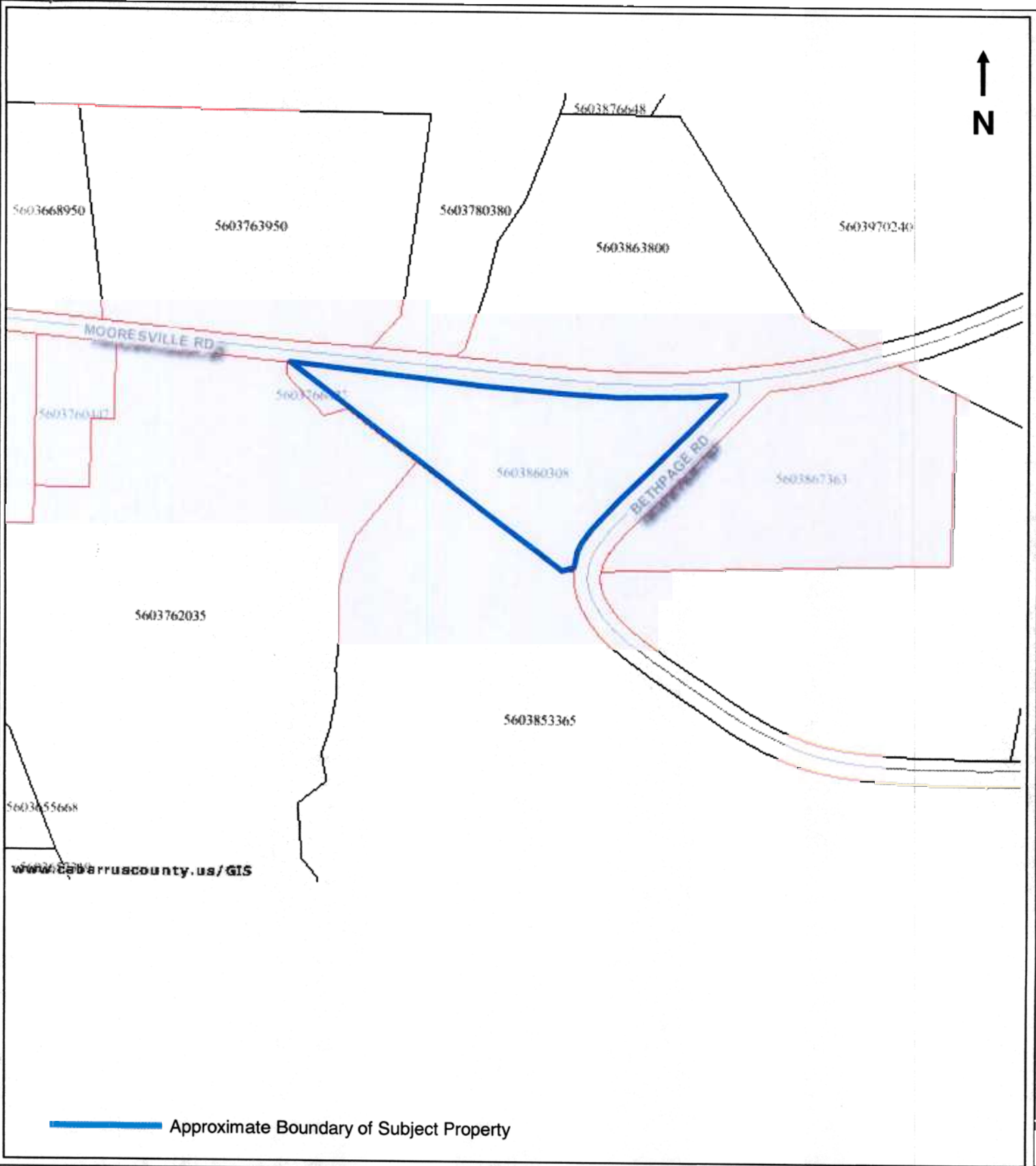
Drawing 2: 2005 Aerial Photo with Site Photo Locations

Drawing 3: Test Pit Locations


Photo Sheets: Site Photographs

Table 1: Test Pit Data

Exhibit A: Material Manifest for Removal of Gas/Water Mixture



www.cabarruscounty.us/GIS

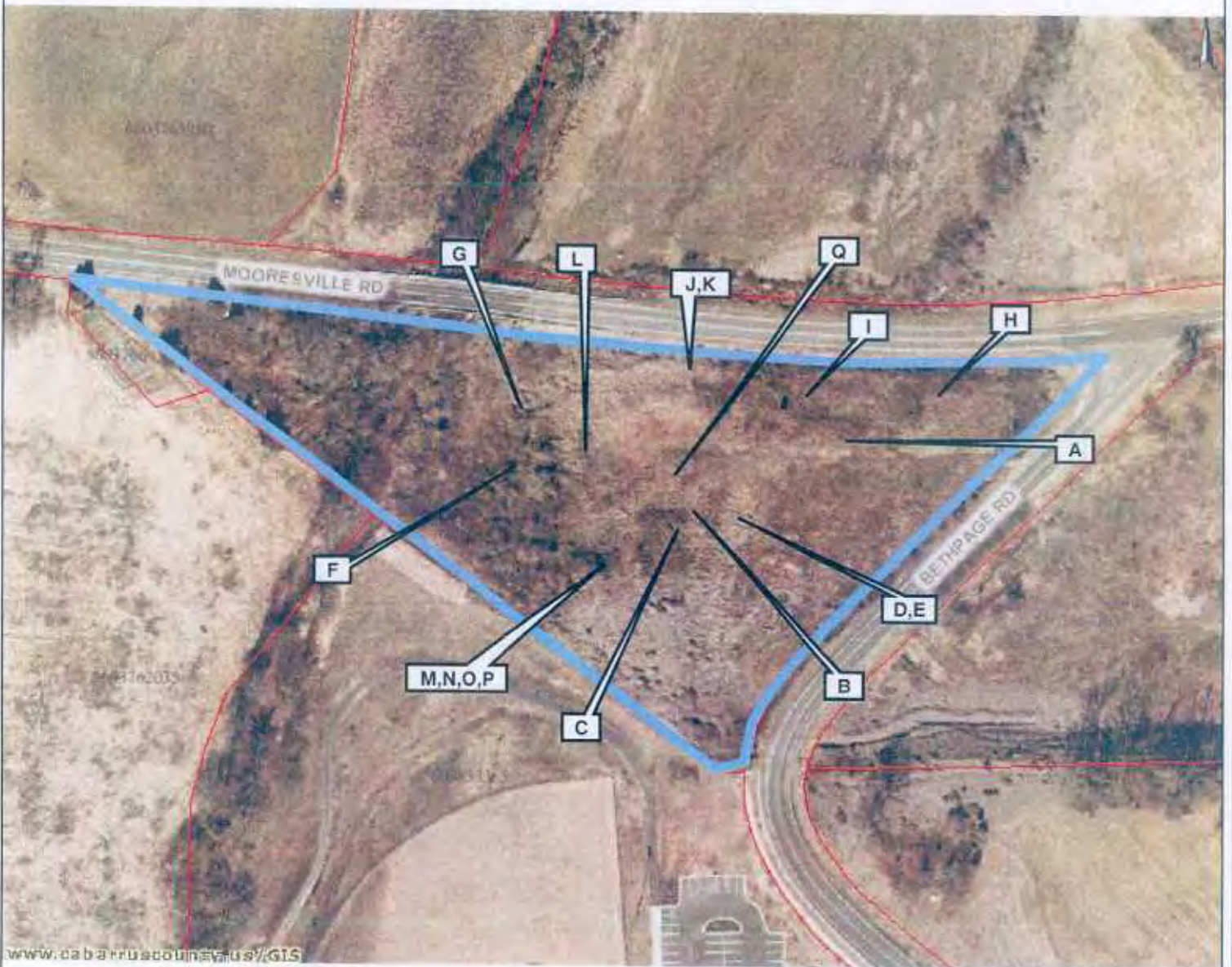
 Approximate Boundary of Subject Property



ENGINEERS - SURVEYORS - PLANNERS
NSPE PENC ACSM NSPS NCSS ASHE ASCE
45 Spring Street SW
PO Box 268
Concord, North Carolina, 28026-0268
Phone: (704) 786-5404
Fax: (704) 786-7454
<http://www.cesilds.com>

**SITE LOCATON MAP
ENVIRONMENTAL SERVICES
1599 BETHPAGE ROAD
KANNAPOLIS, NORTH CAROLINA**

DATE:	5/8/2008
DRAWN BY:	DRA
PROJ. NO.:	080501.000
SCALE:	NTS
DRAWING NO.:	1



www.cabarruscountynorthcarolina.com/GIS

— Approximate Boundary of Subject Property

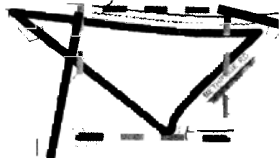
Photograph Location



ENGINEERS - SURVEYORS - SCANNERS
NOTE: FIRM ACDM HAS BEEN ACQUIRED BY
45 Spring Street SW
PO Box 268
Concord, North Carolina, 28026-0268
Phone: (704) 786-5404
Fax: (704) 786-7454
http://www.cesiids.com

**2005 AERIAL PHOTOGRAPH
ENVIRONMENTAL SERVICES
1599 BETHPAGE ROAD
KANNAPOLIS, NORTH CAROLINA**

DATE:	5/8/2008
DRAWN BY:	DRA
PROJ. NO.:	080501.000
SCALE:	NTS
DRAWING NO.:	2



MOORESVILLE RD



Approximate Boundary of Subject Property



Approximate Location of Debris Field



Enlargement of Inset



Test Pit Locations



ENGINEERS - SURVEYORS - PLANNERS
 NSPE PENC ACSM NSPS NCSS ASHE ASCE
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 Fax: (704) 786-7454
<http://www.cesilds.com>

**TEST PIT LOCATIONS
 ENVIRONMENTAL SERVICES
 1599 BETHPAGE ROAD
 KANNAPOLIS, NORTH CAROLINA**

DATE:	5/8/2008
DRAWN BY:	DRA
PROJ. NO.:	080501.000
SCALE:	As Shown
DRAWING NO.:	3



Photo A: View of subject property looking west from Bethpage Road.



Photo B: *De minimis* petroleum stains where the tank was on the ground surface.



Photo C: Tank on the ground surface near TP-21.



Photo D: Concrete culvert on ground surface at TP-11.



Photo E: Large stumps and trash in TP-11.



Photo F: Tank on ground surface at TP-7.

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**SITE PHOTOGRAPHS
 ENVIRONMENTAL SERVICES
 1599 BETHPAGE ROAD
 KANNAPOLIS, NORTH CAROLINA**

DATE: 5/8/2008

PHOTOS BY: DRA

PROJ. NO.: 080501.000

SCALE: N/A

SHEET NO.: 1



Photo G: Water in TP-8.



Photo H: Shingles and trash in TP-14.



Photo I: Many Tire and debris in TP-15.



Photo J: Debris in TP-16.



Photo K: Concrete, wood and trash in TP-16.



Photo L: The soil and debris strata in TP-17.

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 NCEM P.E. NCMA MSEP NCES 4596 RSCC

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**SITE PHOTOGRAPHS
 ENVIRONMENTAL SERVICES
 1599 BETHPAGE ROAD
 KANNAPOLIS, NORTH CAROLINA**

DATE: 5/8/2008

PHOTOS BY: DRA

PROJ. NO.: 080501.000

SCALE: N/A

SHEET NO.: 2



Photo M: Three tanks on the ground surface were overgrown with vegetation.



Photo N: No petroleum stains were noted on the ground beneath the tanks at TP-21.



Photo O: Tank containing approximately 11 inches of gas and water..



Photo P: Tank excavated from TP-21.



Photo Q: Haz-mat Tanker onsite to vacuum gas and water from tank.

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 WIRE MESH ACER 45PS W/SD ASHT A/DL

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 Fax: (704) 786-7454
<http://www.cesids.com>

**SITE PHOTOGRAPHS
 ENVIRONMENTAL SERVICES
 1599 BETHPAGE ROAD
 KANNAPOLIS, NORTH CAROLINA**

DATE: 5/8/2008

PHOTOS BY: DRA

PROJ. NO.: 080501.000

SCALE: N/A

SHEET NO.: 3

TABLE 1
Test Pit Information for Environmental Services at 1599 Bethpage Road, Kannapolis, NC
CESI Project Number 080501.000

Test Pit Number	Associated Photos	Cover Fill Thickness (ft)	Debris Thickness (ft)	Depth to Residual Soil (ft)	Composition of Debris (ft)	GPS Northing	GPS Easting
1		6	0	6	<i>no debris observed</i>	636131	1508159
2		4	4	8	brick, concrete, stumps, trash	636156	1508126
3		0	6	6	steel beams, trash, concrete (DAS)	636196	1508098
4		0	6	6	brick, concrete, stumps, roofing tin (DAS)	636223	1508064
5		0	8	8	brick, concrete, stumps, trash (DAS)	636231	1508039
6		2	8	10	brick, concrete, stumps	636276	1508009
7	F	5	10	16	tank, brick, concrete, stumps	636335	1507996
8	G	6	8	14	stumps (water table encountered)	636390	1508002
9		6	8	14	brick, concrete, stumps, trash	636426	1508029
10		0	8	10	concrete culvert, stumps (DAS)	636306	1508254
11	D,E	2	14	16	concrete culvert, trash, stumps	636330	1508234
12		2	14	16	stumps, trash, tires	636356	1508220
13		5	11	16	stumps, trash, tires	636385	1508291
14	H	7	11	18	concrete, shingles, stumps	636433	1508336
15	I	5	13	18	many tires, trash, wood	636414	1508233
16	J,K	8	10	18	brick, concrete, stumps, trash	636436	1508136
17	L	5	10	15	brick, concrete, stumps, trash	636351	1508061
18		0	10	10	brick, concrete (DAS)	636371	1508147
19		10	0	10	<i>no debris observed</i>	636370	1508349
20		8	4	12	stumps	636253	1508262
21	M,N,O,P	0	18	18	tanks, trash, concrete, metal, brick (DAS)	636262	1508127
22		8	4	12	stumps	636195	1508217
23		5	7	12	brick, concrete, stumps, trash	636209	1508176

DAS = Debris At Surface

EMERGENCY PHONE NO.
(800) 434 - 7750

POST OFFICE BOX 484
HIGH POINT, NC 27261

TEL (336) 434-7750
FAX (336) 434-7752

A & D Job No.

GENERATOR INFORMATION

Street Address		Mailing Address	US EPA ID No.
			Phone No.
			Contact

DESCRIPTION OF MATERIALS

a.	HM	USDOT Proper Shipping Name (Complete All Items for Hazardous Materials)	Hazard Class or Div.	UN / NA ID No.	Packing Group	Containers		Total Quantity	Unit Wt./ Vol.
						Qty.	Type		
b.									
c.									

ADDITIONAL INFORMATION	ERG No.	A & D Profile Code	Facility Use
b.			
c.			

GENERATOR'S CERTIFICATION

This is to certify that the above-described materials are properly classified, described, packaged, marked and labeled, and are in proper condition for transportation according to the applicable regulations of the Department of Transportation. I further certify that none of the materials described above are a hazardous waste as defined by EPA 40 CFR Part 261 or any applicable state law, and unless specifically identified above, the materials contain less than 1,000 ppm total halogens and do not contain quantifiable levels (2 ppm) of PCBs as defined by EPA 40 CFR Parts 279 and 761.

Printed / Typed Name	Signature	Mo. / Day / Yr.
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TRANSPORTER INFORMATION

Transporter	<i>I hereby acknowledge receipt of the above-described materials for transport from the generator site listed above.</i>	
Address	Signature	Shipment Date
Transporter or EPA ID No.	Unit No.	<i>I hereby acknowledge that the above-described materials were received from the generator site and were transported to the facility listed below.</i>
Phone	Signature	Delivery Date

FACILITY INFORMATION

Facility	<i>I hereby acknowledge receipt of the materials covered by this manifest except for any discrepancy noted below.</i>	
Address	Signature	Receipt Date
Facility or EPA ID No.	Discrepancies / Routing Codes / Handling Methods	
Contact	a.	
	b.	
	c.	