

PHASE I ENVIRONMENTAL ASSESSMENT

ON

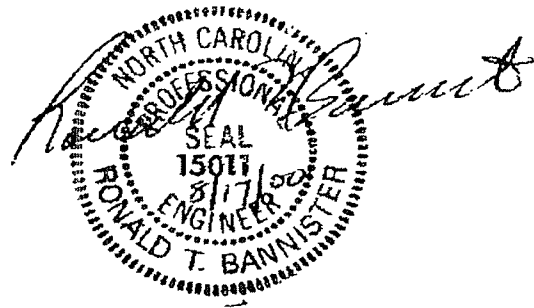
CATAWBA COUNTY EDC/CANSLER PROPERTY, STARTOWN ROAD@ WEST MAIDEN RD, MAIDEN, NC

Prepared for:

CATAWBA COUNTY EDC AND ITS AUTHORIZED
REPRESENTATIVES
NEWTON, NC

Prepared by:

Engineering and Environmental Services, PLLC
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Ronald T. Bannister, P.E.

August 17, 2000

Reference: Job# 00080

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EXECUTIVE SUMMARY

A reasonable, diligent investigation of the environmental status of the property defined in the body of this report has been conducted. The study included investigation into current and previous uses of the land; federal, state, county, and local records relating to known spills or contamination; a limited inspection of the building interior for readily visible friable asbestos containing materials, and a physical inspection of the entire property. The site consists of approximately 56.79 acres and is currently being developed for use as a business park. Its previous uses have been farming, residential, and undeveloped land.

No Recognized Environmental Conditions were identified during the completion of the Phase I Assessment. While it is a possibility that contamination or conditions exist which this investigation has not identified, based on the parameters of this survey and current environmental regulations, it is reasonable to believe that the subject property has suffered no significant adverse environmental impacts and that it does not represent a significant future liability.

1.00 INTRODUCTION

Engineering and Environmental Services, PLLC, a North Carolina Professional Limited Liability Company, was retained by Mr. Scott Milar, on behalf of the Catawba County EDC to conduct a Phase I Environmental Assessment on the property located in the northeast corner of the intersection of Startown Road and West Maiden Road in Maiden, NC.

The purpose of the investigation was to identify Recognized Environmental Conditions and evaluate potential liabilities resulting from those conditions or the need for additional characterization of the identified conditions and related potential impacts. Site location and general topographical maps of the site are located in Appendix A. Site Photographs are located in Appendix B, related documentation is located in Appendix C, and qualifications and an insurance certificate are located in Appendix D.

This Phase I Environmental Assessment has been conducted in general accordance with ASTM Standard E 1527-97 for conducting Phase I Assessments and in compliance with guidelines set forth by the Catawba County EDC. The assessment included reviews of historical documents; local, state, and federal environmental databases; a site inspection including; and a reconnaissance of the area within recommended search distances for sites having significant Environmental Recognized Conditions that represented a potential for impacting the subject site.

The following activities were conducted during the completion of this Phase I Environmental Assessment:

- Review of federal, state, and local data, aerial photos, permits, and historical records.
- Review of present and past property usage and evaluation of current adjacent property usage.
- Review of the property and its use.
- Review of property utility availability

This report summarizes the information found by Engineering and Environmental Services, PLLC during the completion of the assessment, identifies Recognized Environmental Conditions noted during the investigation, and makes recommendations on appropriate further characterization or abatement of the conditions as is deemed appropriate by the Engineer in Responsible Charge of the project.

This Phase I Environmental Site Assessment has been prepared for use by the Catawba County EDC and its designated legal representatives and may be relied upon only by those parties. Other parties may rely on the content of this report without written permission from an authorized representative of Engineering and Environmental Services, PLLC.

2.1 Historical Narrative

The subject site, which currently consists of approximately 56.79 acres, remains undeveloped except as residential property and farmland. The property consists of three separate plats that all ultimately go back to the Cansler family in 1896. The only use of the land during the time between then and now has been as farmland and residences.

Engineering and Environmental Services, PLLC personnel reviewed all databases listed below, with the noted results.

2.2 Environmental Databases

National Priority List(NPL) - The NPL is the USEPA's list of uncontrolled or abandoned hazardous material sites which present a hazard level requiring remedial action under CERCLA(Superfund).

Finding: Based on the databases searched, the subject site is not a NPL site and no NPL sites are located within one mile of the subject site.

Recommendations: None.

CERCLIS Sites - Sites which are under consideration and or investigation for inclusion on the NPL based on known or suspected hazardous material activities at the site.

Finding: Based on the databases searched, the subject site is not a Cerclis site. No other CERCLIS sites were found to be located within ½ mile of the subject site.

Recommendations: None.

NC Sites Priority List - This list is the state counterpart to the federal NPL. This is a list of sites with known contamination or disposal of hazardous substances.

Finding: The subject site is not on this list. No other sites within a 1 mile radius of the subject site are on this list.

Recommendations: None.

NC Sites with Evaluations Pending (CERCLIS Equivalent) - The sites on this list are suspected of having contamination or disposal of hazardous materials and are being evaluated for inclusion on the NC Sites Priority List or the NC No Further Action Required List.

Finding: The subject site is not on this list. No other sites within a one mile radius of the subject site are on this list.

Recommendations: None.

RCRA TSD Facilities List and RCRA Non-Permitted CORRACTS Sites -These are the lists of RCRA permitted Hazardous Waste Treatment, Storage, or Disposal Facilities and non RCRA permitted sites which are under Corrective action jurisdiction of RCRA.

Findings: The subject site is not on either of these lists. No other sites within one mile of the subject site are on these lists.

Recommendations: None.

NC Sites Requiring No Further Action - This is a list of sites that were on the NC Sites Priority List and have been evaluated and, as a result, have been removed from the Sites Priority List.

Finding: The subject site is riot on this list. No other sites within one mile are on this list.

Recommendation: None.

RCRA Large Quantity Generators - Facilities that generate at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste.

Finding: The subject site is not on this list. No adjoining properties are on this list.

Recommendation: None.

RCRA Small Quantity Generator - Facilities that generate between 100 and 1000 kg/month of hazardous waste.

Finding: The subject site is not on this list. No other site on adjoining properties is on this list.

Recommendations: None.

RCRA Limited Quantity Generator - Facilities that generate less than 100 kg/month of hazardous waste.

Finding: The subject site is not on this list. No other site on adjoining properties is on this list.

Recommendations: None.

UST Registrations - Facilities with registered UST.

Finding: The subject site is not on this list. The Exxon Station, on the adjacent property to the south of the of the subject site, operates several registered commercial UST's.

Recommendations: None.

LUST - Leaking Underground Storage Tanks Incidents

Finding: The subject site is not on this list. No properties within 1/2 mile of the subject site are on the list.

NC Solid Waste Facilities List

Finding: There are no listed solid waste landfills on the subject site or on any property within one mile of the subject site.

Recommendations: None.

ERNS - Emergency Response Notification System

Finding: The subject site is not on the ERNS list of sites having reported spills or releases.

Recommendations: None.

Findings: Information provided by the NC Division of Radiation Protection indicates that the average Radon level in Catawba County Residences is 2.04 picocuries(pCi/1) per liter of air. This is less than the EPA recommended action level for Radon of 4.0 pCi/1 of air. No confirming analyses were done on the subject site.

Recommendations: None.

2.3 Historical Records

Sanborn Fire Insurance Maps - Sanborn fire insurance maps were often maintained prior to 1950 on municipal areas. These maps, when available are useful in documenting past property uses.

Finding: No Sanborn Maps were available for the area of the subject site.

Other Historical Documents - Business directories, phone books, or other historical documents are often helpful in confirming past uses of property.

No such documentation was used relating to the subject site.

2.4 Title Search - The chain of title was researched by Engineering and Environmental Services, PLLC staff back to 1899 and is presented below.

**Chain of Title
on Catawba County Parcel ID 363817006674
Approximately 53.44 Acres and 362708997665 Approximately 1.7 Acres**

Vernon D. & R. B. Cansler	11/10/61	DB 656 - P 77
Heirs of E.C. Cansler		
C. & V.L Mauney	5/1/47	DB 368 - P 238
A.L. & G. Cansler	1896	DB 53- P 36

**Chain of Title
on Catawba County Parcel ID 363705090673
Approximately 1.65 Acres**

V.D. & R.B. Cansler	10/18/91	DB 1743	P 326
W.K. Cloer	2/29/88	DB 1556	P 985
W.K. & B.M. Cloer	6/28/85	DB 1403	P 734
D.L. Withers	10/30/77	DB 1148	P 142
Heirs of Cansler	See Above		

**Chain of Title
on Catawba County Parcel ID 362708997665
Approximately 1.70 Acres**

See Parcel ID 363817006674 above.

No evidence of any environmental liens were noted for the subject property during the title search.

2.5 Aerial Photographs – Aerial Photographs were reviewed at the Catawba County Historical Museum with the following results.

3.0 PROPERTY INSPECTION

3.1 Property Description - Engineering and Environment Services, PLLC representative, Ronald T. Bannister, P.E., visited the subject site for a site inspection on August 9, 2000. The subject site is located at the intersection of Startown Road and West Maiden Road, Maiden, Catawba County, NC. This location is just north of the intersection of Highway 321 and Startown Road. The property was found to consist of approximately 56.79 acres on a site consisting of two residences and farmland. The property was bounded to the east by a residence and farmland or undeveloped land; to the north by farmland and undeveloped land; to the south by West Maiden Road and an Exxon station on an adjacent property just south of West Maiden Road ; and to the west by undeveloped properties and farmland.

3.2 Geologic Description - The subject property is located in the Inner Piedmont Belt of North Carolina. The Inner Piedmont Belt is the most intensely deformed and metamorphosed segment of the Piedmont. The metamorphic rocks include gneiss and schist that have been intruded by younger granitic rocks. The Piedmont is characterized by gently rolling, well rounded hills and long, low ridges with a few hundred feet of elevation difference between the hills and valleys. The Site Location Map depicts the topography.

3.3 Utilities - The facility currently has available city sewer and water. An old out of service well was noted on the property and it is fairly certain that at least one septic system has been operated on the site for domestic sewage. No evidence of UST's was noted during the site inspection.

Power is provided by Duke Power. Several pole-mounted transformers were noted around the property perimeter. They are owned and maintained by Duke Power Company. There was no evidence of leakage or spillage in the area around the transformer.

3.4 No evidence of dying, stressed, or stunted vegetation was noted on the subject property during the inspection.

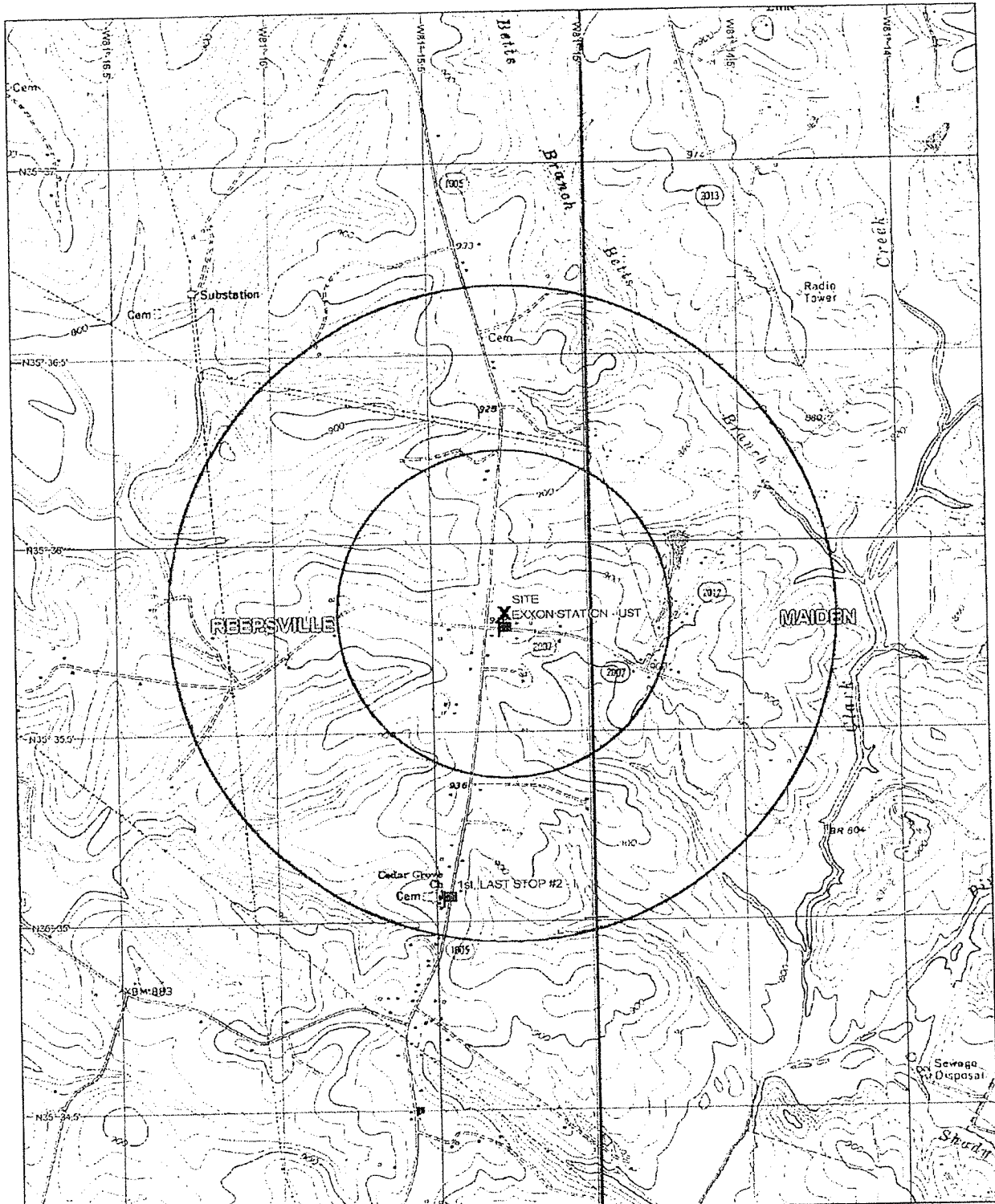
No evidence of the present or past use of any UST on the subject property was noted during the inspection.

It was confirmed in conversations with employees of Catawba County that no landfills were known to exist within one mile of the subject site.

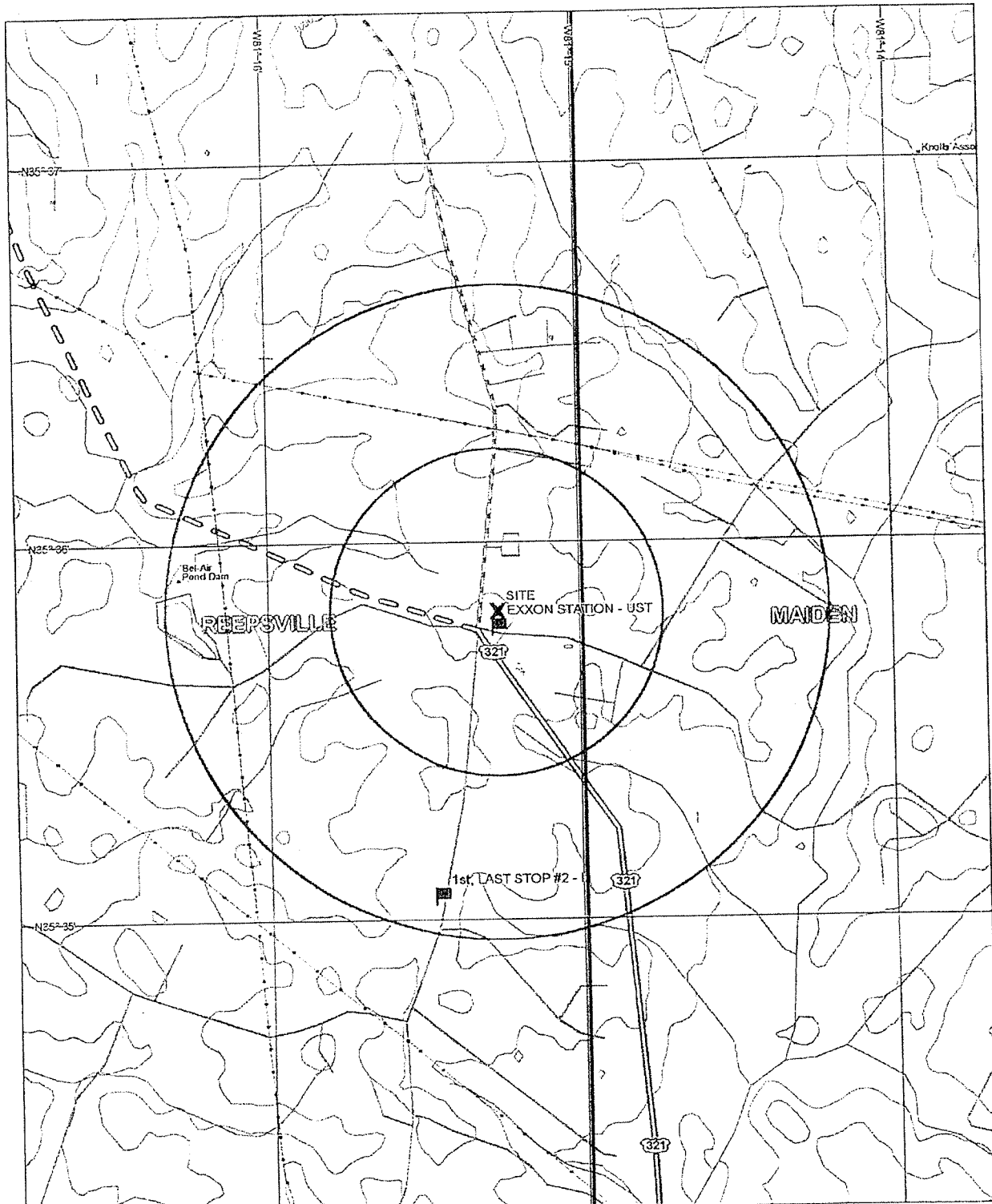
3.5 Surrounding Vicinity - It was noted that an Exxon Station was located to the south. The station operates UST's. The UST's are operated in compliance of UST regulations. It is concluded that the Exxon Station is not a likely source of potential environmental related liabilities of the subject site.

4.00 Conclusions and Recommendations - It is concluded that the Recognized Environmental Conditions that were identified during this investigation give rise to no concern for future potential impacts. There are no recommendations for further investigation relating to this site.

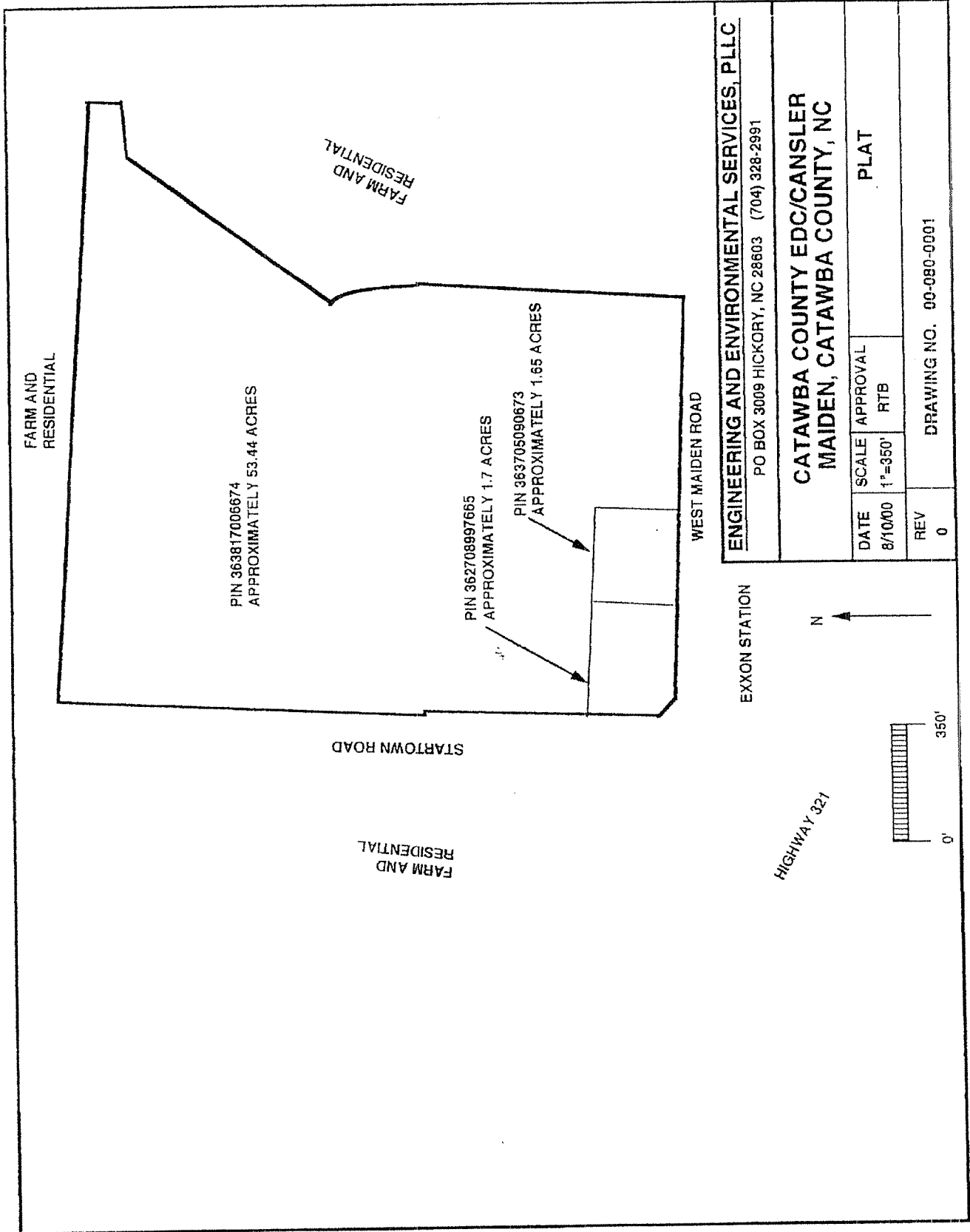
APPENDIX A
FIGURES



3-D TopoQuads Copyright © 1999 DeLorme Yarmouth, ME 04096 Source Data: USGS | 950 ft Scale: 1 : 24,000 Detail: 1:3-4 Datum: WGS84

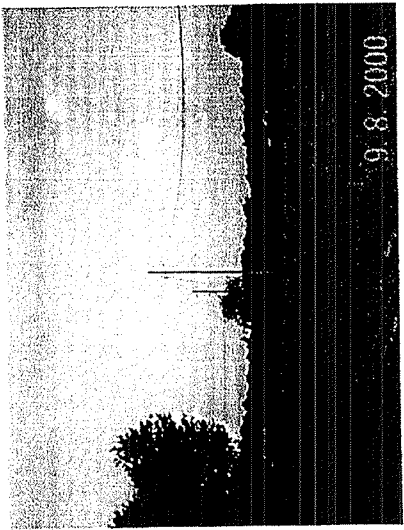


3-D TopoQuads Copyright © 1999 DeLorme Yarmouth, ME 04096 | 950 R Scale: 1:24,000 Detail: 12:7 Datum: WGS84

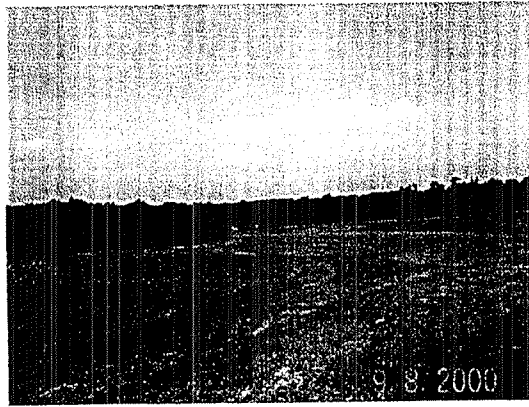


ENGINEERING AND ENVIRONMENTAL SERVICES, PLLC		PO BOX 3009 HICKORY, NC 28603 (704) 328-2991	
CATAWBA COUNTY EDC/CANSLER MAIDEN, CATAWBA COUNTY, NC			
DATE	SCALE	APPROVAL	PLAT
8/10/00	1"=350'	RTB	
REV	DRAWING NO. 00-090-0001		
0			

APPENDIX B
PHOTOGRAPHS



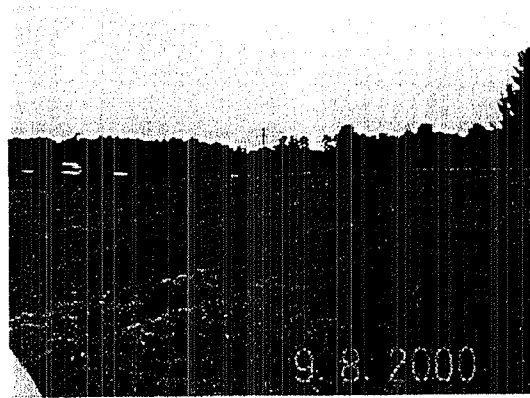
LOOKING ACROSS PROPERTY



LOOKING NE FROM PROPERTY



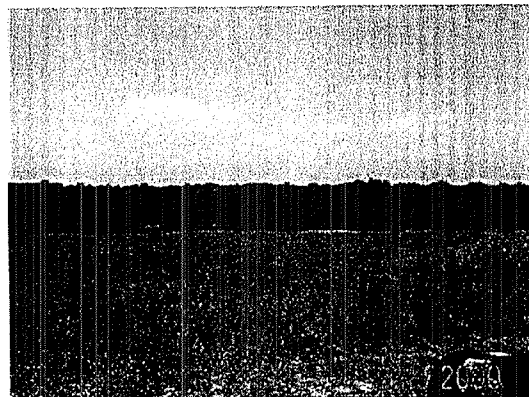
LOOKING EAST FROM PROPERTY



LOOKING EAST FROM PROPERTY

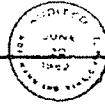


OLD WELL AND OUTBUILDING



LOOKING NORTH ACROSS PROPERTY

APPENDIX C
DOCUMENTS



WARRANT DEED—CATAWBA COUNTY.

STATE OF NORTH CAROLINA—Catawba County.

THIS DEED Made this 10th day of November, 1961, by Lillie G. Casler, widow of E. C. Casler, Lillie G. Casler, Administratrix of the Estate of E. C. Casler; Alice C. O'Connell, Carl F. Casler, Josephine Casler, Marshall E. Casler, Fanny Casler; Richard S. Casler, Arcola Casler, P. W. Whitmore, Mildred C. Whitmore, Paul E. Casler, Carroll Casler, Edward Casler, Beryl Casler, Roy P. Casler, and others, of Catawba County and State of North Carolina, of the first part;

Vernon D. Casler and wife, Ruth B. Casler of Catawba County and State of North Carolina, of the second part;

WITNESSETH, That said parties of the first part in consideration of Ten (\$10.00) Dollars and other valuable considerations between them paid by parties of the second part the receipt of which is hereby acknowledged, have

been and assigns, a certain tract, more or less of land in Catawba County, State of North Carolina, adjoining the lands of Ray Sigmon, T. D. McCaslin, Vernon D. Casler, Willson Wadlick and others

and others, bounded as follows, viz:

BEGINNING at a nail in the center of the intersection of the Maiden-Startown Road and the Lincolnton-Startown Road, said intersection being known as Casler's Crossroads and running thence with the center of the Maiden-Startown Road South 82° 39' East 357.0 feet to a nail in the center line of said Road; thence North 6° 31' East 239.2 feet to an iron pin; thence South 82° 59' East 300 feet to an iron pin; thence South 6° 31' West 290.0 feet to a nail in the center line of the Road; thence South 82° 56' East 425.4 feet to a corner in the center of said Road, the Southwestern corner of the property heretofore conveyed to the parties of the second part by Deed recorded in Book No. 598, at page No. 545, Catawba County Registry; thence North 7° 25' East 700.0 feet to an iron pin; thence North 86° 55' East 568.0 feet to an iron pin; thence South 25° 05' East 917.2 feet to an iron pin in the Northern line of T. D. McCaslin; thence South 82° 04' East 623.5 feet, more or less, to an iron pin, Ray Sigmon's Southwestern corner at the Western margin of the old Lincolnton Road; thence North 16° 00' West with the Western lines of Ray Sigmon and others 4271 feet, more or less to an iron pin near a large post oak; thence South 74° 25' West 618.0 feet to an iron pin; thence South 35° 10' West 571.6 feet to an iron pin, said iron pin being near the Eastern margin of the Lincolnton-Startown Road and being the Southwestern corner of the Haso Property; thence South 10° 00' East 363.0 feet to an iron pin; thence South 2° 30' West 279.0 feet to an iron pin, thence South 63° 45' West 125.0 feet to a nail in the center line of the Lincolnton-Startown Road; thence with said center line of said Road South 8° 24' West 2895.5 feet to the point of BEGINNING, containing 150.62 acres, more or less, and including a portion of the property described in Book No. 216, at page No. 97, and Book No. 368, at page No. 238, all in the office of the Register of Deeds for Catawba County, North Carolina.