

EnviroAssessments, PLLC

Property Transaction Assessments
Environmental/Geological Investigations
Asbestos/Mold/Wetlands Surveys

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Phase I and II Environmental Site Assessment

OBEY CREEK / SOUTHPARK SITE - 140 ACRES

Vicinity of U.S. Highway 15/501 and Main Street
Chapel Hill, Orange County, North Carolina

Prepared For:

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November 10, 2003

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11-10-03

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1.0 EXECUTIVE SUMMARY

EnviroAssessments, PLLC (EA) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E 1527-00 of the 140-acre Obey Creek/Southpark property (the "subject site") located in Chapel Hill, Orange County, North Carolina. EA has also performed Phase II ESA activities in order to evaluate potential concerns noted by the Phase I ESA.

The ASTM E-1527 Practice defines "recognized environmental conditions" (RECs) as "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 a 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." RECs pose a potential to adversely-affect environmental conditions at a site, and RECs may represent a potential financial liability to property owners, purchasers and lenders in that local, state and/or federal requirements to address the RECs may be expensive and time-consuming. Additionally, the presence of RECs may adversely affect the "marketability" and "financeability" of the property.

The collective findings of the Phase I and II ESA have revealed no RECs in connection with the property which warrant additional inquiry.

However, an area that was reportedly previously used as a gravel pit and for dumping of construction and demolition debris is located in the northeastern section of the site. EA personnel noted dumped trash and construction debris in this area of the site. EA personnel noted no evidence of the presence of any substantial amounts of hazardous or toxic materials or petroleum substances within the debris. However, due to substantial undergrowth and brush, EA personnel were unable to visually survey all of the dumped material. In order to evaluate the subject property for potential environmental concerns posed by the dump area, EA conducted Phase II ESA activities, the findings of which revealed no evidence of hazardous or toxic materials in ground water in the dump area. However, if the area is proposed for development with residential or commercial structures, the debris may need to be excavated and removed. In the event of development of the area, EA recommends that the property owner conduct a geotechnical evaluation to determine the lateral and vertical extent of any debris in order to evaluate debris removal costs.

2.0 INTRODUCTION

2.1 Purpose and Scope of Services

The purpose of this Phase I and II Environmental Site Assessment (ESA) is to evaluate the property with respect to the range of contaminants within the scope of the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) and petroleum products. The ESA was conducted in general accordance with ASTM Designation: E 1527-00 - *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The intention of the ASTM E 1527 practice is "to permit a user to satisfy one of the requirements to qualify for the *innocent landowner*

defense to CERCLA liability: that is, the practices that constitute 'all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice' as defined in 42 USC § 9601(35)(B)." Specifically, this Phase I ESA included the following scope of services:

(A) *Site and Vicinity Reconnaissance* - EA conducted a site and vicinity reconnaissance, the objective of which was to obtain information indicating the likelihood of the existence of "recognized environmental conditions" in connection with the subject property, as defined in ASTM E-1527-00. EA's site and vicinity reconnaissance included an evaluation of the site and nearby properties with respect to existing conditions and with respect to obvious indications and evidence of past conditions.

(B) *Records Review* - EA conducted a records review, the objective of which was to obtain and review records (of both current and historical significance) in order to help identify "recognized environmental conditions" in connection with the subject property. Those specific records reviewed, including those records that were sought and were not readily available or reasonably ascertainable, are identified in the report.

(C) *Interviews* - EA conducted interviews with persons associated with the subject property and with appropriate local government officials in order to identify "recognized environmental conditions" in connection with the subject property. The specific parties interviewed and the nature and scope of the interviews are described in the report.

(D) *Phase II ESA* - EA conducted ground water sampling activities in order to evaluate potential concerns noted by the Phase I ESA activities. The scope of work and findings are presented in the report.

2.2 Limitations and Exceptions of Assessment

This investigation is site-specific in that it relates to assessment of environmental conditions on the specific subject parcel of commercial real estate. This assessment does not address many additional issues raised in transactions such as purchases of business entities, or interests therein, or of their assets, that may well involve environmental liabilities pertaining to properties previously owned or operated or other off-site environmental liabilities.

As stipulated by the ASTM E-1527 Process, this ESA does not formally address certain non-scope issues including, but not limited to the following:

- Asbestos-containing Materials**
- Mold Growth in Structures**
- Radon**
- Lead-based Paint**
- Lead in Drinking Water**

Wetlands
Cultural and Historic Resources
Industrial Hygiene
Health and Safety
Ecological Resources
Endangered Species
Indoor Air Quality
High Voltage Power Lines
Underground Mine Shafts

2.3 Reliance

Capkov Ventures, Inc. (the Client), the Client's lender, and their respective successors and assigns (collectively, the "Relying Parties") may rely on the contents of the ESA subject to the limitations placed on the scope, nature and type of EA's services as stated in the ESA and subject to those Terms and Conditions as stated in EA's contract with the Client. The Relying Parties are the only parties to whom EA grants the right to rely upon the ESA. No other third party may rely on the ESA unless the express written consent of EA is first obtained.

3.0 SITE SETTING

3.1 Site Location and General Description

The subject site covers approximately 140 acres located in the vicinity of U.S. Highway 15/501 and Main Street in Chapel Hill, Orange County, North Carolina. A Site Location Map is attached as **Figure 1**, and a Site Plan (a 1999 aerial photograph) is attached as **Figure 2**.

The majority of the subject site exists as wooded and undeveloped. Three residential duplexes were noted along a section of the property boundary in the west-central section of the site, on the northern margin of a City of Chapel Hill right-of-way. The right-of way runs east to west and separates the northern and southern property segments addressed by this assessment. Four houses, some of which were vacant, are located on the western half of the southern section.

3.2 Geologic and Hydrogeologic Setting

The geologic and hydrogeologic settings of a site are considered of interest since they may provide information related to the direction and physical mechanisms of contaminant migration, if present, from on-site and off-site sources. EA personnel have reviewed information from the following sources with regard to the geology and hydrogeology of the site and surrounding area:

- USGS Topographic Quadrangle Map of *Chapel Hill, North Carolina*, dated 1948 and photo revised in 1982.

- *The Geology of North America; Region 21, Piedmont and Blue Ridge*, LeGrand, Harry E.; The Geological Society of America, 1988.
- *An Overview of the Southern Appalachians*, Stowell, Harold H.; University of Alabama, 1990.
- *Geologic Map of North Carolina*, North Carolina Geologic Survey, 1985.
- *The EDR Radius Map Report*, Environmental Data Resources, Inc.; May 6, 2003 (Appendix 1).

3.2.1 Geologic Setting

The site is located in the Piedmont Physiographic Province of North Carolina. The province contains extensively weathered and eroded rocks that form an undulating and well-dissected topography. The area is underlain by metamorphosed granite intrusive rock that is well foliated and megacrystic in texture. The bedrock in the Piedmont is typically fractured and overlain by highly weathered rock called saprolite. The saprolite varies in thickness from a few feet near bedrock outcrops to over 100 feet in some areas. The saprolitic material commonly retains some of the original (relict) structural features of the parent rock. Near surface soils are the product of the in place physical and chemical weathering of the saprolite.

3.2.2 Surface Drainage

The site has variable terrain that has a minimal elevation of 340 feet above mean sea level (MSL) to a maximal site elevation of approximately 420 feet above MSL. General slope of the surrounding area is towards the central portion of the site and subsequently to the north via a small creek.

3.2.3 Ground Water

Ground water generally occurs as a result of infiltration of both meteoric and surface water through the relatively permeable overburden. Fractures, joints, bedding planes and other discontinuities in the underlying rock can affect the ground water conditions. Site-specific ground water flow may also be influenced by the proximity of nearby drainage features, sinkholes, creeks, swamps, and pumped ground water wells. Ground water levels and flow directions are typically site specific. In this setting, the surface of the ground water table is expected to be a subdued replica of the ground surface. Ground water may occur at or near the soil/rock interface or it may be contained within the bedrock. Based on EA's review of the topographic map and site inspection, the ground water flow direction is interpreted to be toward the east/west central divide and then north. The topography and hydrology in the site vicinity are variable and several local components of ground water flow may exist.

4.0 RECORDS REVIEW

4.1 Environmental Regulatory Records

EA contracted Environmental Data Resources, Inc. (EDR) to conduct a computerized regulatory database search in accordance with ASTM E 1527-00 standards. The purpose of the search is to identify certain properties and facilities in the vicinity of the subject property (including the subject property, as applicable) which are regulated by the United States Environmental Protection Agency (EPA) and the North Carolina Department of Environment and Natural Resources (NCDENR). Detailed information pertaining to each database researched is presented in the EDR report, a copy of which is attached as **Appendix 1**.

4.1.1 On-site Regulatory Issues

The EDR report revealed no documented violations or enforcement actions regarding discharges of petroleum compounds or hazardous/toxic materials to soil or ground water at the subject site.

4.1.2 Off-site Regulatory Issues

Certain listed incidents, properties and facilities located within specific distances from a subject property are considered "reportable" (and reviewable) as issues of potential environmental concern in accordance with ASTM E 1527-00.

The EDR report identified no listed sites which appear to pose an environmental concern to soil or ground water quality at the subject site.

4.2 Review of Prior Environmental Investigative Reports

EA did not receive or review any prior environmental investigative reports pertaining to the subject property.

4.3 Site Historical Use Records and Sources

EA reviewed information provided by the following historical sources to evaluate past uses of the site and surrounding properties:

- United States Geological Survey *Chapel Hill, North Carolina* quadrangle map, dated 1972 and photo revised in 1985 (**Figure 1**).
- Historical City Directories of the Chapel Hill area.
- Interviews with Rebecah and Les Flemming, tenants of the on-site residence at 1305 U.S. 15/501.

- Interview with David Park of Emergency Services Dept. at Fire Station #5 - Chapel Hill Fire Department.
- Aerial Photographs from the Orange County Soil and Water Conservation Office and Farm Services Office in Hillsborough, North Carolina. The aerials are dated 1938, 1955, 1966, 1972, 1989, 1994 and 1999 (**Figure 2**). The 1989 and 1994 aerials represent a scale of 1 inch equals 660 feet, the 1999 has a scale of 1 inch equals 500 feet, and the remaining aerials represent a scale of 1 inch equals 1320 feet.

EA was able to acquire some information regarding the history of the property from interviews with tenants of the residential properties located on the portions of land to the north and south of the City of Chapel Hill right-of-way. Les and Rebecah Fleming (of 1305 U.S. 15/501) have lived in the area south of the right-of-way for two years and stated that, to the best of their knowledge, the property has existed only as wooded and undeveloped (except for the residential structures). They provided no information regarding any on-site or nearby off-site activities or conditions which appear to pose an environmental concern to soil or ground water quality at the subject site.

EA personnel interviewed Jane and Mark Feehan, residents of one of the duplexes located to the north of the Chapel Hill right-of-way. They stated that they were familiar with the area for at least the past five to seven years and that they were familiar with the properties that existed in the former commercial area fronted by US 15/501. As EA confirmed with a review of City Directories, a motel and pizza restaurant previously existed in the area north of the right of way and fronted by US 15/501. City Directories indicated that the motel and restaurant existed in the area since the 1950s. The structures are no longer present at the site.

Neighboring residents also informed EA personnel that the northeastern section of the property was utilized for a few years as a gravel pit. Some of the gravel pits were subsequently used as a dump area for construction and demolition debris. EA noted trash and construction debris in the site area. In order to evaluate the subject property for potential environmental concerns posed by the dump area, EA conducted Phase II ESA activities, the findings of which are discussed in detail in **Section 6.0** of this report.

None of the interviewees was aware of, (1) any pending, threatened or past litigation relevant to hazardous substances or petroleum products on or from the subject property; (2) any pending threatened or past administrative proceedings relevant to hazardous substances or petroleum products in or on or from the subject property; or (3) any notices from any governmental entity regarding possible violations of environmental laws or possible liability relating to hazardous substances or petroleum products.

EA has not reviewed a certified legal chain-of-title for the subject site.

To summarize the site history, the majority of the subject property has existed only as wooded and undeveloped (except for the residential structures, motel and restaurant in the western margins of the site). The northeastern section of the property was utilized for a few years as a gravel pit and then as a dump area for construction and demolition debris.

5.0 SITE AND VICINITY DESCRIPTION

5.1 Site Description/Site Reconnaissance

In May and October of 2003, EA personnel conducted a physical/visual reconnaissance of the site and surrounding area. Site photographs are included as **Appendix 2**. A Phase I Audit Environmental Screening Inspection Form was completed during the site visit and is attached as **Appendix 3**. A Site Plan is attached as **Figure 2**.

5.1.1 Site Improvements and Current Site Uses

The majority of the subject site exists as wooded and undeveloped. Three residential duplexes were noted along a section of the property boundary in the west-central section of the site, on the northern margin of a City of Chapel Hill right-of-way. The right-of way runs east to west and separates the northern and southern property segments addressed by this assessment. Four houses, some of which were vacant, are located on the western half of the southern section.

The site has a public sewer line and creek that flows south to northwest in the western and central portion of the site. The eastern and western site surfaces therefore slope generally toward the sewer line and creek. An area that was reportedly previously used as a gravel pit is located in the northeastern section of the site (**Figure 2**). According to neighboring residents, some of the gravel pits were subsequently used as a dump area for construction and demolition debris. EA personnel noted dumped trash and construction debris in this area of the site. EA personnel noted no evidence of the presence of any substantial amounts of hazardous or toxic materials or petroleum substances within the debris. However, due to substantial undergrowth and brush, EA personnel were unable to visually survey all of the dumped material. EA personnel also noted the existence of 2 deteriorated ground water monitor wells near the dump area. EA personnel were unable to discern the purpose of the wells. Neighboring residents informed EA that the wells may have been used to evaluate the performance of a septic system belonging to the former pizza restaurant and motel. In order to evaluate the subject property for potential environmental concerns posed by the dump area, EA conducted Phase II ESA activities, the findings of which are discussed in detail in **Section 6.0** of this report.

5.1.2 Site Utilities

EA noted that some of the residences utilize water supply wells and septic systems.

5.1.3 Structural Observations

5.1.3.1 Staining and Chemical Storage and Use Issues

EA noted no evidence of petroleum or chemical-related staining on any ground surfaces.

5.1.3.2 Evidence of Mold on Surfaces

EA personnel were unable to inspect the interior surfaces of the residences for mold issues. However, EA personnel noted no evidence of mold or excessive moisture conditions likely to promote mold growth on any observed residential exterior surfaces.

5.1.3.3 Asbestos-Containing Materials Issues

Many buildings constructed before 1980 contain ACMs in their original construction materials. Such materials commonly consist of floor tiles, spray-applied ceiling texture and boiler and piping insulation, are considered hazardous when in a friable condition (easily crumbled and rendered airborne). Local, state and federal regulations require that certain friable ACMs in commercial structures be properly removed or contained prior to renovation or demolition activities that may disturb the ACMs. Therefore, significant amounts of ACMs may pose a potential financial liability to property owners regarding ACM removal/abatement costs.

EA personnel were unable to inspect the interior surfaces of the residences; thus a visual inspection for ACMs was not possible. However, considering the size of the houses (1,200 approx. sq. ft.), the potential is low that ACMs exist in sufficient quantity to constitute a significant potential financial liability to a property owner, buyer or lender. However, EA recommends that the property owner consult a state-licensed asbestos inspector prior to conducting any renovation or demolition of the structures.

5.1.3.4 Drains and Sumps

The site contained no buildings or facilities likely to utilize floor drains or sumps.

5.1.4 Exterior Observations

5.1.4.1 Pits, Ponds, or Lagoons

EA personnel noted no industrial pits, ponds or lagoons at the subject site.

5.1.4.2 Stained Soil or Pavement/Stressed Vegetation

EA personnel noted no stained soil or pavement or stressed vegetation at the subject site.

5.1.4.3 Solid Waste

An area that was reportedly previously used as a gravel pit and for dumping of construction and demolition debris is located in the northeastern section of the site (**Figure 2**). EA personnel noted dumped trash and construction debris in this area of the site. EA personnel noted no evidence of the presence of any substantial amounts of hazardous or toxic materials or petroleum substances within the debris. However, due to substantial undergrowth and brush, EA personnel were unable to visually survey all of the dumped material. In order to evaluate the subject property for potential environmental concerns posed by the dump area, EA conducted Phase II ESA activities, the findings of which revealed no evidence of hazardous or toxic materials in ground water in the dump area. However, if the area is proposed for development with residential or commercial structures, the debris may need to be excavated and removed. EA recommends that the property owner conduct a geotechnical evaluation to determine the lateral and vertical extent of any debris in order to evaluate debris removal costs.

5.1.4.4 Waste Water

The subject site does not appear to discharge any waste water other than sanitary sewage to private septic systems.

5.1.4.5 Wells

EA personnel noted two water supply wells that supply all or most of the residences located on the subject site. In addition, EA personnel also noted the existence of 2 deteriorated ground water monitor wells near the landfill area. EA personnel were unable to discern the purpose of the wells. Neighboring residents informed EA that the wells may have been used to evaluate the performance septic system belonging to the former pizza restaurant and motel.

5.1.4.6 Septic Systems

EA personnel noted evidence of private septic tank systems on the property associated with the residences located in the southwestern portion of the subject site.

5.1.4.7 Storage Tanks

A 550-gallon heating oil aboveground storage tank (AST) was noted to the east of one of the vacated houses. EA personnel noted no evidence of substantial leaks or spills of fuel in the AST area.

5.2 Surrounding Land Use

In some situations, past and current uses of surrounding properties may pose a potential environmental concern to a subject site. EA personnel visually inspected, to the extent practical, surrounding properties for current site uses and evidence of past site uses.

EA personnel also utilized readily available historical sources such as aerial photographs, city directories and Sanborn Maps to evaluate past uses of nearby properties.

5.2.1 North

The subject site is fronted to the north by wooded undeveloped tracts and residential property. City directories and aerial photographs indicate that the adjacent property has historically been occupied only by wooded undeveloped land and residential properties.

5.2.2 East

The subject site is fronted to the east by wooded undeveloped tracts and residential property. City directories and aerial photographs indicate that the adjacent property has historically been occupied only by wooded undeveloped land and residential properties.

5.2.3 South

The subject site is fronted to the south by wooded undeveloped tracts with some residential property. City directories and aerial photographs indicate that the adjacent property has historically been occupied only by wooded undeveloped land and residential properties.

5.2.4 West

The subject site is fronted to the west by U.S. Hwy. 15/501 and a residential subdivision. City directories and aerial photographs indicate that the adjacent property has historically been occupied primarily by wooded undeveloped land and residential properties. Some commercial businesses including a motel and pizza restaurant were reportedly located along the east side of Hwy. 15/501 beginning in the 1950s until the 1990s.

6.0 PHASE II ENVIRONMENTAL SITE ASSESSMENT

In order to evaluate potential concerns associated with the dump area in the northeastern section of the site in July and October of 2003.

6.1 July 2003 Investigation (Phase II ESA)

A copy of the July 2003 Phase II ESA report is attached as **Appendix 4**. The July 2003 investigation consisted of the collection of ground water samples from one of the deteriorated monitor wells and from several other locations positioned downgradient from the dump area. The sampling revealed the presence of Benzene in the groundwater in boring location GP-3 at a concentration above the NCAC 2L Drinking Water Standards (2L Standards), the state's minimal action limits. GP-3 was located in an area downgradient of the former gravel pit and in the location of the deteriorated monitoring wells.

The initial groundwater samples were collected using a Geoprobe sampling device equipped with a direct sample extraction probe that collects a groundwater sample immediately upon contact with the groundwater table. The direct extraction method is a commonly used method, as a means of efficiency and cost-effectiveness, to provide a preliminary screening evaluation for the presence of contaminants. The method is considered to be a screening methodology by the state regulatory authority (DENR) and as such, a positive indication of groundwater contamination warrants that a more definitive sampling methodology be subsequently used as a measure of confirmation of the original results. The results of confirmation sampling should be used as the basis for any state reporting requirements.

Therefore, EA recommended that the on-site groundwater in the area of GP-3 be re-sampled for confirmation analyses using a conventional monitoring well. A fixed PVC monitoring well would enable a more thorough purging of water prior to sampling. Confirmation sampling was conducted in October of 2003 and is described in the following **Section 6.2**.

6.2 October 2003 Investigation – Confirmation Sampling

On October 24, 2003, EA personnel supervised the installation of a monitor well in the area of GP-3 (**Figure 2**). The 2-inch diameter PVC well was installed to a total depth of 15 feet below grade and was equipped with a 2-inch diameter 0.010 slotted well screen. The annular space surrounding the well screen was filled with a fine sand filter pack. Prior to sampling, the well was purged of approximate 50 gallons of water.

EA personnel collected a ground water sample from the well using a clean dedicated bailer and submitted the sample to a state-approved laboratory for analysis of the common gasoline constituents Benzene (originally discovered in GP-3), Toluene, Ethylbenzene and Xylenes. A copy of the laboratory report is attached in **Appendix 5**.

As noted on the laboratory report, the ground water sample revealed no detectable concentrations of any of the analytes.

The confirmation sampling revealed no evidence that ground water at the site has been impacted by any contaminant releases from the dump area. No additional inquiry is required by state or federal regulations or warranted by standard environmental due diligence.

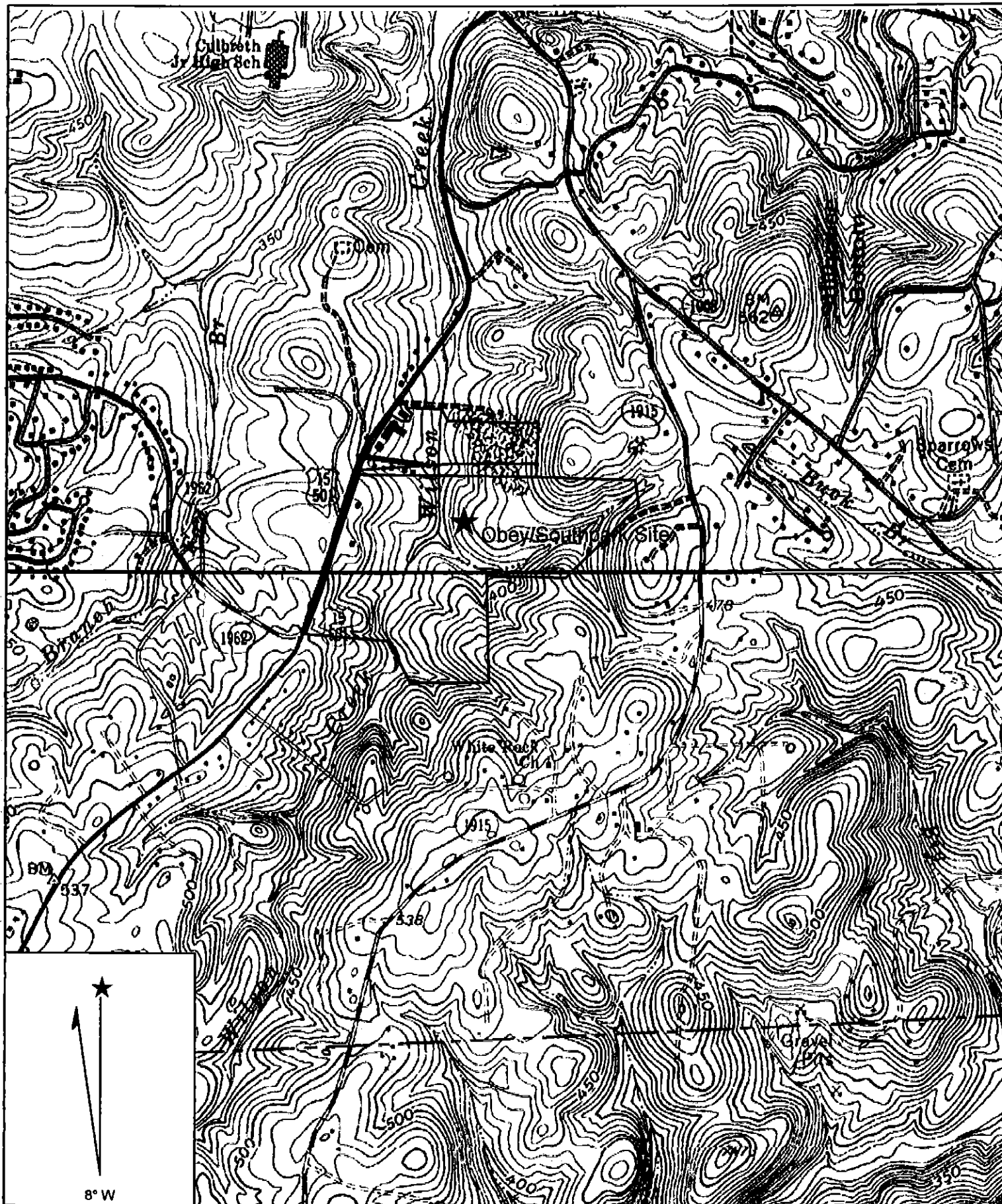
7.0 CONCLUSIONS

EnviroAssessments, PLLC (EA) has performed a Phase I and II Environmental Site Assessment (ESA) in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E 1527-00 of the approximately 140-Acre Obey Creek/Southpark property (the "subject site") located in Chapel Hill, Orange County, North Carolina. Any exceptions to, or deletions from, this practice are described in **Section 2.2** of this report.

This Assessment has revealed no evidence of "recognized environmental conditions" in connection with the property.

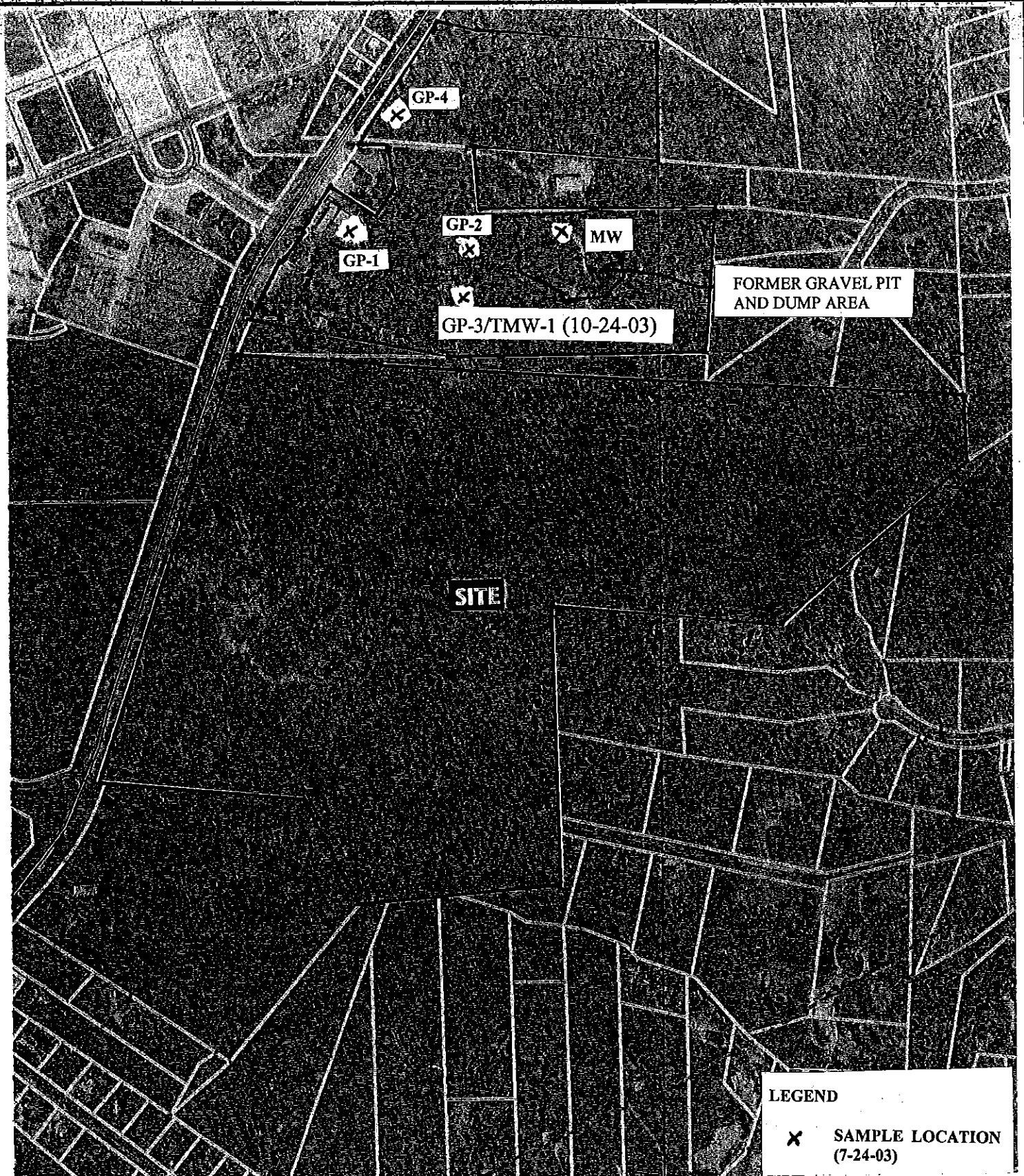
8.0 QUALIFICATIONS

All phases of this ESA were conducted, completed and reviewed by qualified EA personnel experienced in conducting ESAs on similar sites.



Name: FARRINGTON
 Date: 6/20/2003
 Scale: 1 inch equals 1333 feet

Location: 035° 52' 26.4" N 079° 03' 34.3" W
 Caption: Site Location Map
 140 Acre Obey/Southpark Site
 Chapel Hill, NC
 EnviroAssessments, PLLC



This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The county and its mapping companies assume no legal responsibility for the information contained on this map.



1:6000

Orange County GIS

Figure 2: Site Plan (1999 GIS Aerial Overlay Photograph)
140 Acre Obey Creek/Southpark Site
Chapel Hill, North Carolina

EnviroAssessments, PLLC
1" = 500'



The EDR Radius Map™ Report

Obey Creek/Southpark Site - 140 Acres
Main Street/ US Highway 15
Chapel Hill, NC 27517
Inquiry Number: 0971789.1s

May 06, 2003

The Source For Environmental Risk Management Data

3530 Post Road
Southport, Connecticut 06890

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practices for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

MAIN STREET/US HIGHWAY 15
CHAPEL HILL, NC 27517

COORDINATES

Latitude (North): 35.8786500 - 35° 52' 42.6"
Longitude (West): 79.0633000 - 79° 3' 47.9"
Universal Transverse Mercator: Zone 17
UTM X (Meters): 674832.2
UTM Y (Meters): 3972004.5
Elevation: 369 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 2435079-H1 CHAPEL HILL, NC
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERCLIS No Further Remedial Action Planned
CORR-FACTS..... Corrective Action Report
RCRIS-TSD..... Resource Conservation and Recovery Information System
RCRIS-LOG..... Resource Conservation and Recovery Information System
RCRIS-SQG..... Resource Conservation and Recovery Information System
ERNS..... Emergency Response Notification System

STATE ASTM STANDARD

SHWS..... Inactive Hazardous Sites Inventory

EXECUTIVE SUMMARY

UST..... Petroleum Underground Storage Tank Database
OLI..... Old Landfill Inventory
INDIAN UST..... Underground Storage Tanks on Indian Land
VCP..... Responsible Party Voluntary Action Sites

FEDERAL ASTM SUPPLEMENTAL

CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
Delisted NPL..... National Priority List Delineations
FINDS..... Facility Index System/Facility Identification Initiative Program Summary Report
HMIS..... Hazardous Materials Information Reporting System
MLTS..... Material Licensing Tracking System
MINES..... Mines Master Index File
NPL Liens..... Federal Superfund Liens
PADS..... PCB Activity Database System
DOD..... Department of Defense Sites
RAATS..... RCRA Administrative Action Tracking System
TSCA..... Toxic Chemical Releases Inventory System
SSTS..... Toxic Substances Control Act
FTTS..... Section 7 Tracking Systems
FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

NC HSIDS..... Hazardous Substance Disposal Site
AST..... AST Database
LUST TRUST..... State Trust Fund Database
IMID..... Incident Management Database

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas..... Former Manufactured Gas (Coal Gas) Sites

BROWNFIELDS DATABASES

Brownfields..... Brownfields Projects Inventory
VCP..... Responsible Party Voluntary Action Sites

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. EDR's definition of a site with an elevation equal to the target property includes a tolerance of +/- 10 feet. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property (by more than 10 feet). Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in **bold italics** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STATE ASTM STANDARD

SWFLF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Department of Environment & Natural Resources' List of Solid Waste Facility Contacts in Alpha Order.

A review of the SWFLF list, as provided by EDR, has revealed that there is 1 SWFLF site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
M & W DEMO LANDFILL	LYSTRA ROAD	1/4 - 1/2ESE	2	7

LUST: The Leaking Underground Storage Tank Incidents Management Database contains an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environment, & Natural Resources' Incidents by Address.

A review of the LUST list, as provided by EDR, and dated 03/07/2003 has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

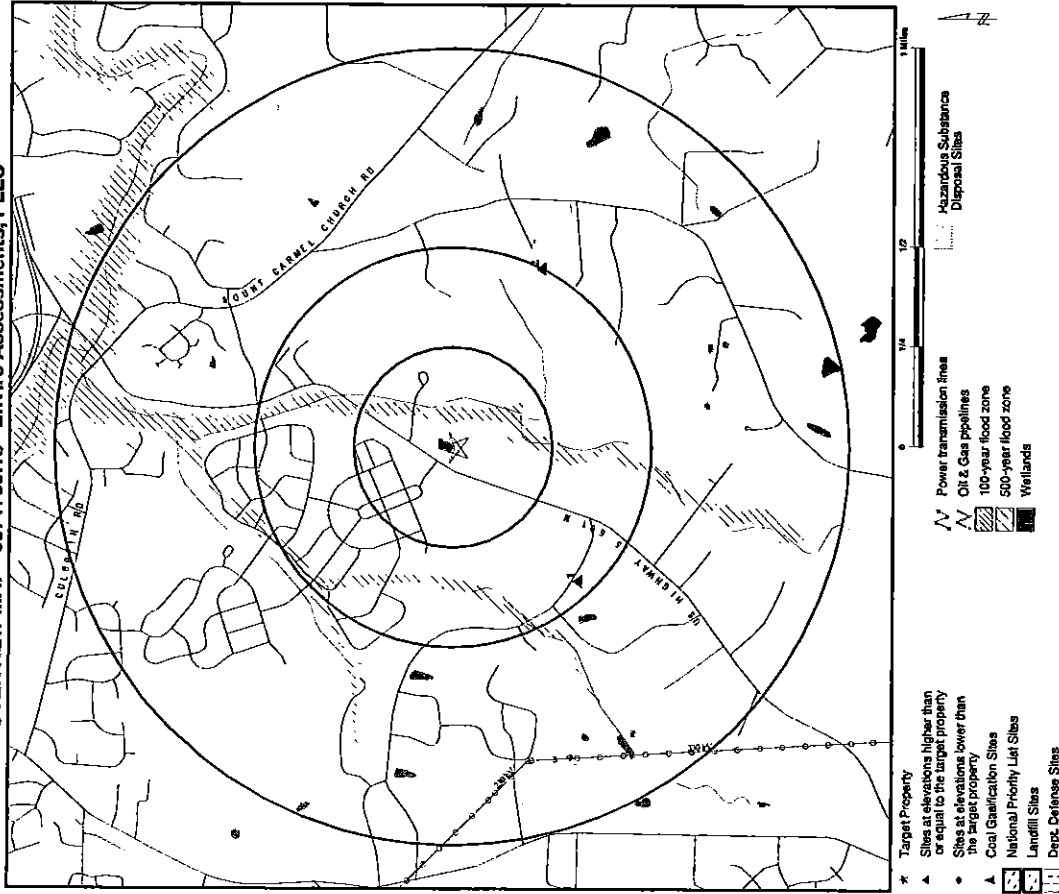
Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
MELLOTT CONTRACTORS-DOGWOOD	55A DOGWOOD ACRES DRIVE	1/4 - 1/2SW	1	6

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
UNIVERSITY OF NC/OLD SANITARY LF	SHWS, OLI
UNIVERSITY OF NC/ARPT WASTE DISP	SHWS
KSP DRY CLEANERS	SHWS, VCP
ORANGE CO. REGIONAL LANDFILL	SHWS
UNIVERSITY OF NC AT CHAPEL HILL	SHWS
ORANGE COUNTY C&D UNIT	SWFLF
TALBERT'S FOOD MART #3	IMD, LUST
PRECISION AUTO FACILITY	LUST
OLD BLAKES LANDSCAPING	IMD, LUST
EXXON - ALLENS	LUST
OETTINGER, ELMER - RESIDENCE	LUST
STAR POINT 88	LUST TRUST
SCHMEL PROPERTY	LUST TRUST
HWY 54 W - CRAWFORD BLDG	LUST
WAS KIRBY'S AMERICAN STATION	UST
CHAPEL HILL QUARRY	UST
JERRY'S STOP & SHOP	UST
CHAPEL HILL/CARRBORO LINCOLN	UST
TALBERT'S AUTO & BODY SHOP INC	UST
MARTIN MARIETTA	UST
CLEORA STERLING CORP	RCRIS-SQG, FINDS
19501 EPHESUS CHURCH RD COLONIAL MOTORS - AUTOMOBILE REPAIR/	RCRIS-SQG, FINDS
SITE ID 371350003	ERNS
SITE ID 371350006	FINDS
SITE ID 371350007	FINDS
SITE ID 371350004	FINDS
SITE ID 371350002	FINDS
UNC-CH MASON FARM SITE LLRWS	IMD
OETTINGER, ELMER - RESIDENCE	OLI
ORANGE CO REGIONAL LDPL	OLI
CHAPEL HILL LANDFILL	OLI

OVERVIEW MAP - 0971789.1s - Enviro Assessments, PLLC

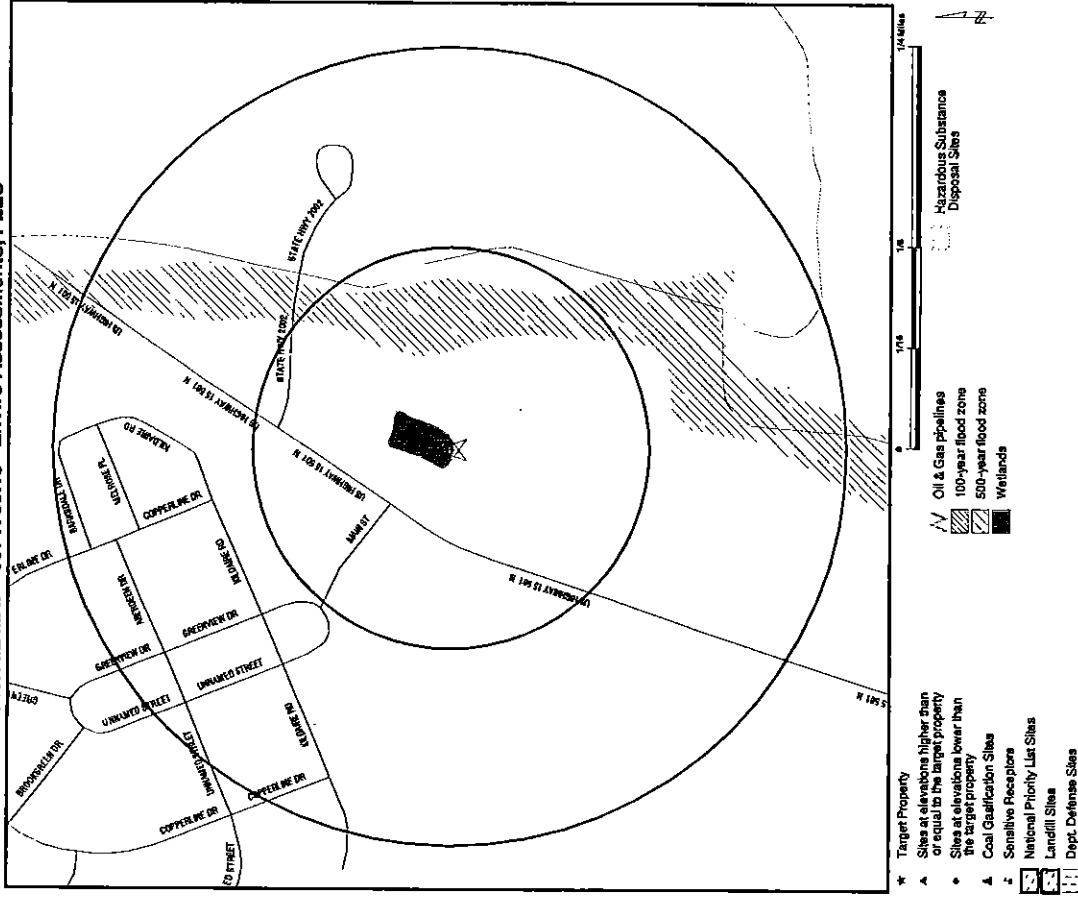


TARGET PROPERTY: Obey Creek/Southpark Site - 140 Acres
ADDRESS: Main Street US Highway 15
CITY/STATE/ZIP: Chapel Hill NC 27517
LAT/LONG: 35.8785178, 0653

CUSTOMER: Enviro Assessments, PLLC
CONTACT: Russell Quinn
INQUIRY #: 0971789.1s
DATE: May 06, 2003 1:31 pm

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DETAIL MAP - 0971789.1s - Enviro Assessments, PLLC



TARGET PROPERTY: Obey Creek/Southpark Site - 140 Acres
ADDRESS: Main Street US Highway 15
CITY/STATE/ZIP: Chapel Hill NC 27517
LAT/LONG: 35.8785178, 0653

CUSTOMER: Enviro Assessments, PLLC
CONTACT: Russell Quinn
INQUIRY #: 0971789.1s
DATE: May 06, 2003 1:32 pm

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MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FEDERAL ASTM STANDARD								
NPL	Proposed NPL	1,000	0	0	0	0	NR	0
CERCLIS	CERCLIS	1,000	0	0	0	0	NR	0
CERC-NFRAP	CERC-NFRAP	0.500	0	0	0	NR	NR	0
CORRACTS	CORRACTS	0.250	0	0	NR	0	NR	0
RCRIS-TSD	RCRIS-TSD	1,000	0	0	0	0	NR	0
RCRIS-Lg. Quan. Gen.	RCRIS-Lg. Quan. Gen.	0.500	0	0	0	NR	NR	0
RCRIS Sm. Quan. Gen.	RCRIS Sm. Quan. Gen.	0.250	0	0	NR	NR	NR	0
ERNS	TP	NR	NR	NR	NR	NR	NR	0
STATE ASTM STANDARD								
State Haz. Waste	State Haz. Waste	1,000	0	0	0	0	NR	0
State Landfill	State Landfill	0.500	0	0	1	NR	NR	1
LUST	LUST	0.500	0	0	NR	NR	NR	1
OLI	OLI	0.250	0	0	NR	NR	NR	0
INDIAN LUST	INDIAN LUST	0.500	0	0	0	NR	NR	0
VCP	VCP	0.250	0	0	0	NR	NR	0
FEDERAL ASTM SUPPLEMENTAL								
CONSENT	CONSENT	1,000	0	0	0	0	NR	0
ROD	ROD	1,000	0	0	0	0	NR	0
Related NPL	Related NPL	1,000	0	0	0	0	NR	0
FMIRS	FMIRS	TP	NR	NR	NR	NR	NR	0
MLTS	MLTS	TP	NR	NR	NR	NR	NR	0
MINES	MINES	0.250	0	0	NR	NR	NR	0
NPL Liens	NPL Liens	TP	NR	NR	NR	NR	NR	0
PAUS	PAUS	TP	NR	NR	NR	NR	NR	0
DOD	DOD	0.500	0	0	0	NR	NR	0
RAATS	RAATS	TP	NR	NR	NR	NR	NR	0
TRIS	TRIS	TP	NR	NR	NR	NR	NR	0
TSCA	TSCA	TP	NR	NR	NR	NR	NR	0
SSTS	SSTS	TP	NR	NR	NR	NR	NR	0
FTTS	FTTS	TP	NR	NR	NR	NR	NR	0
STATE OR LOCAL ASTM SUPPLEMENTAL								
NC HSDS	NC HSDS	1,000	0	0	0	0	NR	0
AST	AST	TP	NR	NR	NR	NR	NR	0
LUST TRUST	LUST TRUST	0.500	0	0	0	NR	NR	0
IMD	IMD	TP	NR	NR	NR	NR	NR	0
EDR PROPRIETARY HISTORICAL DATABASES								
Coal Gas	Coal Gas	1,000	0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
BROWNFIELD'S DATABASES								
Brownfields	Brownfields	0.500	0	0	0	NR	NR	0
VCP	VCP	0.500	0	0	0	NR	NR	0
NOTES: TP = Target Property NR = Not Requested at this Search Distance Sites may be listed in more than one database								

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

1	SW	1/4-1/2	2418 ft.	Relative: Higher	Actual: 481 ft.	MELLOTT CONTRACTORS-DOGWOOD 55A DOGWOOD ACRES DRIVE CHAPEL HILL, NC	IMD \$104157288 LUST N/A	Incident Number: 20481 Date Occurred: 05/27/98 Incident Desc: ONE 4000 GAL. ONE 8000 GAL. LUST REMOVED. 40 CUBIC YDS. OF CONTAMINATED SOIL WERE REMOVED. SOIL CONTAMINATION WAS AROUND DISPENSER, PRODUCT LINES. Owner: CALVIN MELLOTT Site Priority: E Wells Affected: Not reported Leak Long: Not reported Release Code: 0 Facility ID: Not reported Source: Leak-underground Leak Modified: / / Incident Phase: RE NOV Issued: / / 45 Day Report: Not reported Public Meeting Held: Not reported Close-out Report: Not reported Corrective Action Planned: Not reported Reclassification Report: Not reported Closure Request Date: Not reported Incident Number: 20481 Region: RAL Date Occurred: 05/21/98 Submit Date: 07/15/98 GW Contam: Not reported Soil Contam: Not reported Operator: CALVIN MELLOTT 408 JONES PERRY RD. CARBORO, NC Contact Phone: 919-967-2241 Priority Code: Not reported Priority Update: 07/15/98 Site Priority: Not reported Wells Contact: Not reported Wells Affected: Not reported Num Affected: 0 Samples Included: Not reported 7.5 Min Quat: Not reported 5 Min Quat: Not reported Incident Desc: ONE 4000 GAL. & ONE 8000 GAL. LUST REMOVED. 40 CUBIC YDS. OF CONTAMINATED SOIL WERE REMOVED. SOIL CONTAMINATION WAS AROUND DISPENSER & PRODUCT LINES. Ownership: Not reported Operation: Not reported
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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/18/03
 Date Made Active at EDR: 04/08/03
 Database Release Frequency: Quarterly
 CORRACTS: Corrective Action Report
 Source: EPA
 Telephone: 800-424-9346
 CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.
 Date of Government Version: 01/15/03
 Date Made Active at EDR: 03/04/03
 Database Release Frequency: Semi-Annually
 RCNIS: Resource Conservation and Recovery Information System
 Source: EPA/NRIS
 Telephone: 800-424-9346
 Resource Conservation and Recovery Information System. RCNIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).
 Date of Government Version: 08/09/02
 Date Made Active at EDR: 10/28/02
 Database Release Frequency: Varies
 ERNS: Emergency Response Notification System
 Source: National Response Center, United States Coast Guard
 Telephone: 202-260-2342
 Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.
 Date of Government Version: 12/31/01
 Date Made Active at EDR: 07/15/02
 Database Release Frequency: Annually
 Date of Data Arrival at EDR: 03/24/03
 Elapsed ASTM days: 15
 Date of Last EDR Contact: 03/24/03
 Date of Data Arrival at EDR: 01/21/03
 Elapsed ASTM days: 42
 Date of Last EDR Contact: 03/10/03
 Date of Data Arrival at EDR: 06/24/02
 Elapsed ASTM days: 34
 Date of Last EDR Contact: 04/18/03
 Date of Data Arrival at EDR: 07/02/02
 Elapsed ASTM days: 13
 Date of Last EDR Contact: 04/26/03

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System
 Source: EPA/NRIS
 Telephone: 800-424-9346
 The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.
 Date of Government Version: 12/31/89
 Database Release Frequency: Biennially
 Date of Last EDR Contact: 03/17/03
 Date of Next Scheduled EDR Contact: 06/18/03
 CONSENT: Superfund (CERCLA) Consent Decrees
 Source: EPA Regional Offices
 Telephone: Varies
 Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.
 Date of Government Version: N/A
 Database Release Frequency: Varies
 Date of Last EDR Contact: N/A
 Date of Next Scheduled EDR Contact: N/A
 ROD: Records of Decision
 Source: EPA
 Telephone: 703-416-9223
 Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/09/03
 Database Release Frequency: Annually
 DELUSTED NPL: National Priority List Deletions
 Source: EPA
 Telephone: N/A
 The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL in accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL when no further response is appropriate.
 Date of Government Version: 01/28/03
 Database Release Frequency: Quarterly
 Date of Last EDR Contact: 02/04/03
 Date of Next Scheduled EDR Contact: 05/05/03

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA
 Telephone: N/A
 Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Automatic Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCS Activity Data System).
 Date of Government Version: 07/14/03
 Database Release Frequency: Quarterly
 Date of Last EDR Contact: 04/07/03
 Date of Next Scheduled EDR Contact: 07/07/03

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
 Telephone: 202-399-4555
 Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.
 Date of Government Version: 11/30/02
 Database Release Frequency: Annually
 Date of Last EDR Contact: 04/25/03
 Date of Next Scheduled EDR Contact: 07/21/03

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
 Telephone: 301-415-7189
 MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.
 Date of Government Version: 01/18/03
 Database Release Frequency: Quarterly
 Date of Last EDR Contact: 04/07/03
 Date of Next Scheduled EDR Contact: 07/07/03

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration
 Telephone: 303-231-5858
 Date of Government Version: 08/10/02
 Database Release Frequency: Semi-Annually
 Date of Last EDR Contact: 03/31/03
 Date of Next Scheduled EDR Contact: 06/30/03

NPL LIENS: Federal Superfund Liens

Source: EPA
 Telephone: 205-564-1287
 Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PAIDS: PCB Activity Database System
 Date of Government Version: 10/15/91
 Database Release Frequency: No Update Planned
 Date of Last EDR Contact: 02/27/03
 Date of Next Scheduled EDR Contact: 05/26/03

PCBS: PCB Activity Database, PAIDS identifies generators, transporters, commercial stores and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.
 Date of Government Version: 12/12/02
 Database Release Frequency: Annually
 Date of Last EDR Contact: 02/10/03
 Date of Next Scheduled EDR Contact: 05/12/03

DDP: Department of Defense Sites
 Source: USGS
 Telephone: 703-646-5920
 This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.
 Date of Government Version: 10/01/02
 Database Release Frequency: Semi-Annually
 Date of Last EDR Contact: 02/10/03
 Date of Next Scheduled EDR Contact: 05/12/03

RAATS: RCRA Administrative Action Tracking System
 Source: EPA
 Telephone: 202-584-4104
 RCRA Administrative Action Tracking System, RAATS contains records based on enforcement actions issued under RCRA pertaining to major violations and includes administrative and civil actions brought by the EPA. For administrative actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.
 Date of Government Version: 04/17/95
 Database Release Frequency: No Update Planned
 Date of Last EDR Contact: 03/10/03
 Date of Next Scheduled EDR Contact: 06/06/03

TRIS: Toxic Chemical Release Inventory System
 Source: EPA
 Telephone: 202-260-4331
 Toxic Release Inventory System, TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.
 Date of Government Version: 12/31/00
 Database Release Frequency: Annually
 Date of Last EDR Contact: 03/25/03
 Date of Next Scheduled EDR Contact: 06/23/03

TSCA: Toxic Substances Control Act
 Source: EPA
 Telephone: 202-260-5521
 Toxic Substances Control Act, TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.
 Date of Government Version: 12/31/88
 Database Release Frequency: Every 4 Years
 Date of Last EDR Contact: 03/08/03
 Date of Next Scheduled EDR Contact: 06/09/03

FTTS INSP: FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
 Source: EPA
 Telephone: 202-584-2501
 FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
 Date of Last EDR Contact: 06/24/03
 Date of Next Scheduled EDR Contact: 06/23/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SSTS: Section 7 Tracking System
 Source: EPA
 Telephone: 202-584-5003
 Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the type and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.
 Date of Government Version: 12/31/00
 Database Release Frequency: Annually
 Date of Last EDR Contact: 04/23/03
 Date of Next Scheduled EDR Contact: 07/21/03

FTTS: FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
 Source: EPA/Office of Prevention, Pesticides and Toxic Substances
 Telephone: 202-584-2501
 FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.
 Date of Government Version: 01/28/03
 Database Release Frequency: Quarterly
 Date of Last EDR Contact: 03/24/03
 Date of Next Scheduled EDR Contact: 06/29/03

STATE OF NORTH CAROLINA ASTM STANDARD RECORDS

SHWS: Inactive Hazardous Sites Inventory
 Source: Department of Environment, Health and Natural Resources
 Telephone: 919-733-2801
 State Hazardous Waste Sites, State hazardous waste site records are the sites' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.
 Date of Government Version: 02/04/03
 Date Made Active at EDR: 02/28/03
 Database Release Frequency: Annually
 Date of Data Arrival at EDR: 02/10/03
 Elapsed ASTM days: 18
 Date of Last EDR Contact: 04/15/03

SWFLF: List of Solid Waste Facilities
 Source: Department of Environment and Natural Resources
 Telephone: 919-733-0802
 Solid Waste Facilities/Landfill Sites, SWFLF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.
 Date of Government Version: 01/30/03
 Date Made Active at EDR: 02/14/03
 Database Release Frequency: Semi-Annually
 Date of Data Arrival at EDR: 04/30/03
 Elapsed ASTM days: 15
 Date of Last EDR Contact: 04/28/03

LUST: Incident Management Database
 Source: Department of Environment and Natural Resources
 Telephone: 919-733-1315
 Leaking Underground Storage Tank Incident Reports, LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.
 Date of Government Version: 03/07/03
 Date Made Active at EDR: 04/18/03
 Database Release Frequency: Quarterly
 Date of Data Arrival at EDR: 03/10/03
 Elapsed ASTM days: 37
 Date of Last EDR Contact: 03/10/03

UST: Petroleum Underground Storage Tank Database
 Source: Department of Environment and Natural Resources
 Telephone: 919-733-1308
 Registered Underground Storage Tanks, UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/09/02
 Date Made Active at EDR: 12/09/02
 Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 11/13/02
 Elapsed ASTM days: 28
 Date of Last EDR Contact: 03/13/03

OLD: Old Landfill Inventory
 Source: Department of Environment & Natural Resources
 Telephone: 918-733-4888

Date of Government Version: 01/08/03
 Date Made Active at EDR: 02/28/03
 Database Release Frequency: Varies

Date of Data Arrival at EDR: 01/28/03
 Elapsed ASTM days: 29
 Date of Last EDR Contact: 04/28/03

VCP: Responsible Party Voluntary Action Sites
 Source: Department of Environment and Natural Resources
 Telephone: 918-733-4888

Date of Government Version: 02/04/03
 Date Made Active at EDR: 02/28/03
 Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/10/03
 Elapsed ASTM days: 18
 Date of Last EDR Contact: 04/15/03

INDIAN UST: Underground Storage Tanks on Indian Land
 Source: EPA Region 4
 Telephone: 404-562-9424

Date of Government Version: N/A
 Date Made Active at EDR: N/A
 Database Release Frequency: Varies

Date of Data Arrival at EDR: N/A
 Elapsed ASTM days: 0
 Date of Last EDR Contact: N/A

STATE OF NORTH CAROLINA ASTM SUPPLEMENTAL RECORDS

HSDS: Hazardous Substance Disposal Site
 Source: North Carolina Center for Geographic Information and Analysis
 Telephone: 918-733-2090
 Locations of uncontrolled and unregulated hazardous waste sites. The file includes sites on the National Priority List as well as those on the state priority list.

Date of Government Version: 08/21/95
 Database Release Frequency: Biennially

Date of Last EDR Contact: 03/08/03
 Date of Next Scheduled EDR Contact: 06/02/03

AST: AST Database
 Source: Department of Environment and Natural Resources
 Telephone: 918-713-8170
 Facilities with aboveground storage tanks that have a capacity greater than 21,000 gallons.

Date of Government Version: 01/01/03
 Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/21/03
 Date of Next Scheduled EDR Contact: 07/21/03

LUST TRUST: State Trust Fund Database
 Source: Department of Environment and Natural Resources
 Telephone: 918-733-1315
 This database contains information about claims against the State Trust Funds for reimbursements for expenses incurred while remediating Leaking USTs.

Date of Government Version: 02/07/03
 Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/10/03
 Date of Next Scheduled EDR Contact: 05/12/03

IMD: Incident Management Database
 Source: Department of Environment and Natural Resources
 Telephone: 918-733-1315
 Groundwater and/or soil contamination incidents

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/24/03
 Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/28/03
 Date of Next Scheduled EDR Contact: 07/28/03

EDR PROPRIETARY HISTORICAL DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

STATE OF NORTH CAROLINA BROWNFIELDS DATABASES RECORDS

Brownfields: Brownfields Projects Inventory
 Source: Department of Environment and Natural Resources
 Telephone: 918-733-4888

A brownfield site is an abandoned, blighted, or underused property where the threat of environmental contamination has hindered its redevelopment. All of the sites in the inventory are working toward a brownfield agreement for cleanup and liability control.

Date of Government Version: 09/30/02
 Database Release Frequency: Varies

Date of Last EDR Contact: 02/03/03
 Date of Next Scheduled EDR Contact: 05/05/03

VCP: Responsible Party Voluntary Action Sites
 Source: Department of Environment and Natural Resources
 Telephone: 918-733-4888

Date of Government Version: 02/04/03
 Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/15/03
 Date of Next Scheduled EDR Contact: 07/14/03

OTHER DATABASES(3)

Depending on the geographic area covered by the report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation
 Telephone: (800) 823-8277
 This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individual deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AMA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-290-5891

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-788-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-8248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7200

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7200

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Facility List

Source: Department of Health & Human Services

Telephone: 819-862-4489

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1989 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWIS: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

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EDR Site Report™

M & W DEMO LANDFILL
LYSTRA ROAD
CHAPEL HILL, NC

Inquiry Number:

August 27, 2003



The Source For Environmental Risk Management Data

3530 Post Road
Southport, Connecticut 06890

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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The EDR-Site Report™ is a comprehensive presentation of government filings on a facility identified in a search of over 4 million government records from more than 600 federal, state and local environmental databases. The report is divided into three sections:

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Summary of facility filings including a review of the following areas: waste management, waste disposal, multi-media issues, and Superfund liability.	
Section 2: Facility Detail Reports	Page 4
All available detailed information from databases where sites are identified.	
Section 3: Databases Searched and Update Information	Page 5
Name, source, update dates, contact phone number and description of each of the databases searched for this report	

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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SECTION 1: FACILITY SUMMARY

SECTION 2: FACILITY DETAIL REPORTS

AREA	FACILITY	FACILITY 1
		M & W DEMO LANDFILL LYSTRA ROAD CHAPEL HILL, NC EDR ID #S105183609
WASTE MANAGEMENT		
Facility generates hazardous waste (RCRIS)		NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRIS/SDP)		NO
Facility has received Notices of Violations (RCRIS/NOV)		NO
Facility has been subject to RCRA administrative actions (RAATS)		NO
Facility has been subject to corrective actions (CORRACTS)		NO
Facility handles PCBs (PACB)		NO
Facility uses radioactive materials (RLTS)		NO
Facility manages regulated aboveground storage tanks (AST)		NO
Facility manages regulated underground storage tanks (UST)		NO
Facility has reported emergency releases to the soil (ERNS)		NO
Facility has reported hazardous material incidents to DOT (RHHS)		NO
WASTE DISPOSAL		
Facility is a Superfund Site (NPL)		NO
Facility has a known or suspected abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)		NO
Facility has a reported Superfund Lien on it (LENS)		NO
Facility is listed as a state hazardous waste site (SHWS)		NO
Facility has disposed of solid waste on-site (SWF/LF)		YES - #4
MULTIMEDIA		
Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)		NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)		NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)		NO
Facility has transactions under RFRA, TSCA or EPCRA (FTTS)		NO
Facility is listed in EPA's Index system (FNDS)		NO
Facility is listed in a county/local unique database (LOCAL)		NO
POTENTIAL SUPERFUND LIABILITY		
Facility has a list of potentially responsible parties PRP		NO
TOTAL (YES)		1

WASTE DISPOSAL

Facility has disposed of solid waste on-site

DATABASE: Permitted Solid Waste Facilities (SWF/LF)

M & W DEMO LANDFILL
LYSTRA ROAD
CHAPEL HILL, NC
EDR ID #S105183609

LF:

Facility ID:
Facility Telephone:
Facility FIC
Contact
Name
Village Mgmt Specialist
Contact Address:
P.O. Box/Heir:
Facility Status:
Lines:
Facility Type 1:

P0473
(919) 933-0790
Not reported
NELSON WALL
Robert Heam
84 WILLOW WAY
CHAPEL HILL, NC 27518
PRIVATE
Closed
False
Land Clearing and Inert Debris

SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

DELISTED NPL: National Priority List Deletions Source: EPA Telephone: Not reported Description: Comprehensive Superfund Site List (CSSL) identifies sites that the EPA uses to delete sites from the NPL in accordance with 40 CFR 300.425.(c). Sites may be deleted from the NPL where no further response is appropriate. Date of Government Version: 07/22/2003 Date Made Active at EDR: 08/28/2003 Database Release Frequency: Quarterly	CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System Source: EPA Telephone: 703-415-0023 Description: CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains data which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. Date of Government Version: 08/16/2003 Date Made Active at EDR: 08/28/2003 Database Release Frequency: Quarterly	CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned Source: EPA Telephone: 703-413-0023 Description: As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the EPA has removed approximately 25,000 NFRAP sites to lift the unintended burden to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites. Date of Government Version: 08/17/2003 Date Made Active at EDR: 08/28/2003 Database Release Frequency: Quarterly	NPL LIENS: Federal Superfund Liens Source: EPA Telephone: 202-594-4287 Description: Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner refuses notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens. Date of Government Version: 10/15/1991 Date Made Active at EDR: 03/30/1994 Database Release Frequency: No Update Planned	NC SHWS: Inactive Hazardous Sites Inventory Source: Department of Environment, Health and Natural Resources Telephone: 919-733-2901 Description: State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup are listed on the NC SHWS. Sites are listed on the SHWS and are subject to monitoring and cleanup will be paid for by potentially responsible parties. Available information varies by state. Date of Government Version: 07/14/2003 Date Made Active at EDR: 07/14/2003 Database Release Frequency: Quarterly	NC SWPLF: List of Solid Waste Facilities Source: Department of Environment and Natural Resources Telephone: 919-733-0892 Description: Solid Waste Facilities (SWPLF) Sites. SWPLF sites typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. Date of Government Version: 04/28/2003 Date Made Active at EDR: 04/28/2003 Database Release Frequency: Semi-Annually
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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

MULTIMEDIA TRIS: Toxic Chemical Release Inventory System Source: EPA Telephone: 202-594-1531 Description: Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III, Section 313. Date of Government Version: 12/31/2001 Date Made Active at EDR: 08/27/2003 Database Release Frequency: Annually	STIS: Section 7 Tracking Systems Source: EPA Telephone: 202-594-6008 Description: Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (82 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency (EPA) each year. Each establishment must report the types and amounts of pesticides, fertilizers, insecticides and devices being produced and those having been produced and sold or distributed in the past year. Date of Government Version: 12/31/2000 Date Made Active at EDR: 08/27/2003 Database Release Frequency: Annually	TSCA: Toxic Substances Control Act Source: EPA Telephone: 202-380-5521 Description: Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site. Date of Government Version: 12/31/1998 Date Made Active at EDR: 08/27/2003 Database Release Frequency: N/A	FTTS: FTTS TSCA Tracking System - FTTS identifies manufacturers, fungicide, and rodenticide Act/TSCA (Toxic Substances Control Act) trade administrative cases and pesticide enforcement actions and compliance activities related to FTTS. TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis. Date of Government Version: 04/15/2003 Date Made Active at EDR: 08/27/2003 Database Release Frequency: Quarterly	FTTS INSP: FTTS TSCA Tracking System - FTTS (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act) Source: EPA Telephone: 202-594-2301 Description: FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FTTS. TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis. Date of Government Version: 04/15/2003 Date Made Active at EDR: 08/27/2003 Database Release Frequency: Quarterly	FINDS: Facility Index System/Facility Identification Initiative Program Summary Report Source: EPA Telephone: Not reported Description: Facility Index System. FINDS contains both facility information and pointers to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIPS (Automated Information Retrieval System), DOCKET (Enforcement Docket used to manage enforcement actions related to air quality), and UNDERGROUND (Enforcement Docket used to track criminal enforcement actions for all environmental statutes). FTTS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PAOS (PCB Activity Data System). Date of Government Version: 07/25/2003 Date Made Active at EDR: 07/25/2003 Database Release Frequency: Quarterly
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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

NC HSDS: Hazardous Substance Disposal Site
Source: North Carolina Center for Geographic Information and Analysis
Telephone: 919-733-2080
Locations of uncontrolled and unregulated hazardous waste sites. The file includes sites on the National Priority List as well as those on the state priority list.
Date of Government Version: 06/21/1995
Database Release Frequency: Biennially
Date of Last EDR Contact: 06/02/2003
Date of Next Scheduled Update: 06/01/2003

NC BROWNFIELD: Brownfields Projects Inventory
Source: Department of Environment and Natural Resources
Telephone: 919-733-4886
A brownfield site is an abandoned, idle, or underused property where the threat of environmental contamination has hindered its redevelopment. All of the sites in the inventory are working toward a brownfield agreement for cleanup and liability control.
Date of Government Version: 12/31/2002
Database Release Frequency: Varies
Date of Last EDR Contact: 09/18/2003
Date of Next Scheduled Update: 11/03/2003

NC INDIAN LUST: Underground Storage Tanks on Indian Land
Source: EPA Region 4
Telephone: 404-562-9424

NC INSTITUTIONAL CONTROL: No Further Action Sites With Land Use Restrictions Monitoring
Source: Department of Environment, Health and Natural Resources
Telephone: 919-733-2861
Date of Government Version: 07/14/2003
Database Release Frequency: Quarterly
Date of Last EDR Contact: 07/22/2003
Date of Next Scheduled Update: 10/13/2003

NC IMP: Incident Management Database
Source: Department of Environment and Natural Resources
Telephone: 919-733-1315
Groundwater and/or soil contamination incidents
Date of Government Version: 07/24/2003
Database Release Frequency: Quarterly
Date of Last EDR Contact: 07/28/2003
Date of Next Scheduled Update: 10/27/2003

NC OLI: Old Landfill Inventory
Source: Department of Environment and Natural Resources
Telephone: 919-733-4886
Date of Government Version: 07/02/2003
Database Release Frequency: Varies
Date of Last EDR Contact: 07/28/2003
Date of Next Scheduled Update: 10/27/2003

NC VCP: Responsible Party Voluntary Action Sites
Source: Department of Environment and Natural Resources
Telephone: 919-733-4886
Date of Government Version: 06/05/2003
Database Release Frequency: Semi-Annually
Date of Last EDR Contact: 06/05/2003
Date of Next Scheduled Update: 10/13/2003

Former Manufactured Gas (Coal Gas) Sites. The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. (C) Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

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SECTION 3: DATABASES SEARCHED AND UPDATE DATES

...Continued...

POTENTIAL SUPERFUND LIABILITY
PRP: Potentially Responsible Parties
Source: EPA
Telephone: 202-684-6984
A listing of verified Potentially Responsible Parties
Date of Government Version: 06/24/2003
Database Release Frequency: Quarterly
Date of Last EDR Contact: 07/07/2003
Date of Next Scheduled Update: 10/08/2003



View east at southern site boundary of site on US 15/501



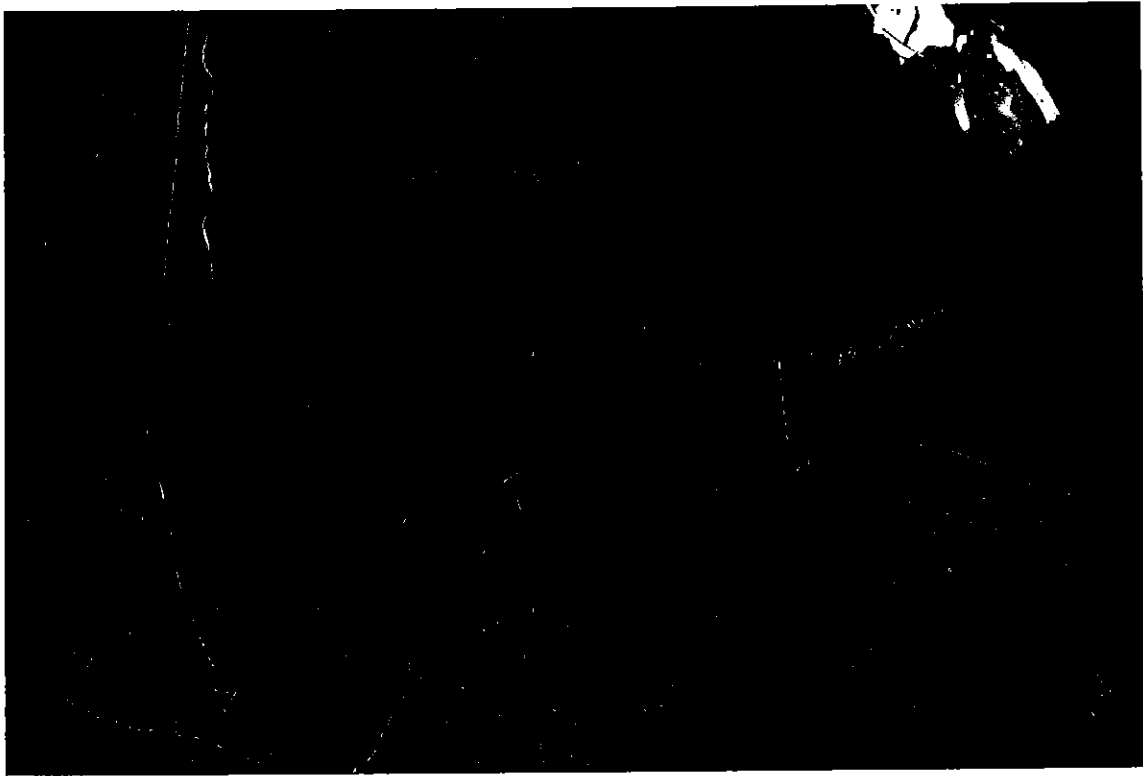
View northeast along southwestern site boundary



View north along US 15/501 in former commercial area of site and dumpster



View northeast in former commercial area



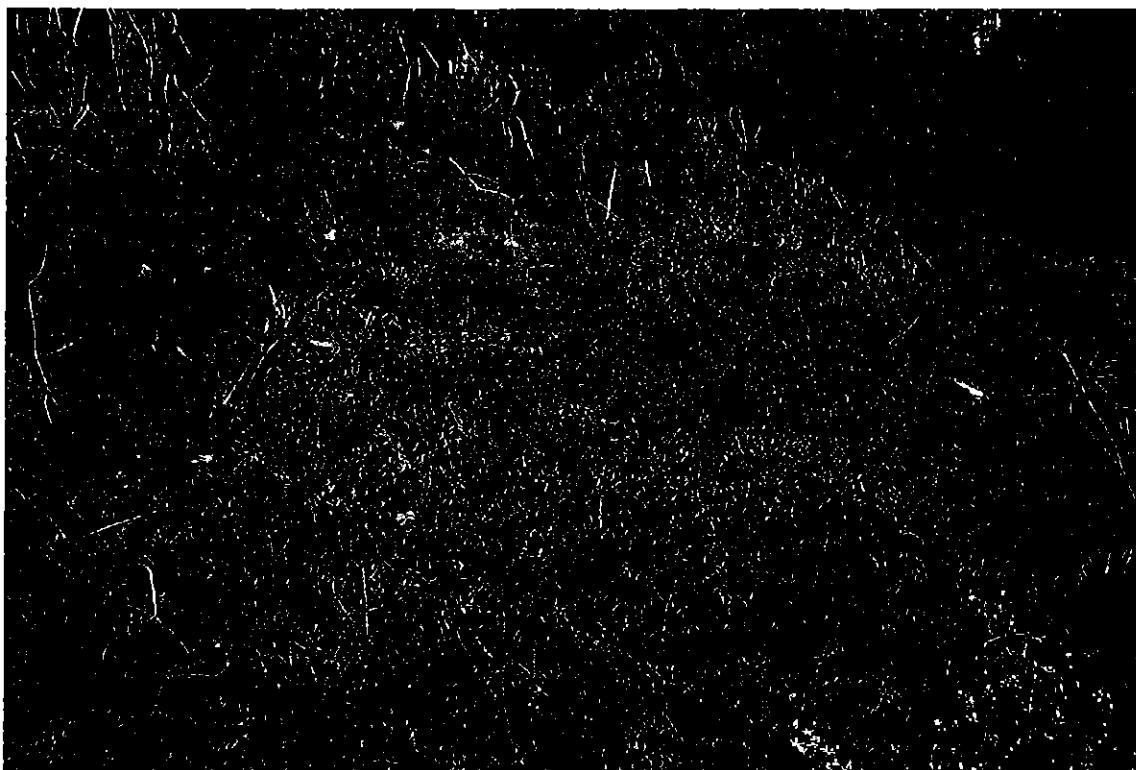
Views of example dumped objects in northeast section





Views of pit hole and retaining wall found in dump area.





Views of rubble and construction dump area



ENVIRONMENTAL SCREENING INSPECTION (ESI) FORM

(Print or type information and check all appropriate boxes)
DO NOT LEAVE ANY CATEGORIES UNANSWERED

Subject Property Name: Obeey Creek - Southpark Site
Address/Location: US 15/501
City: Chapel Hill County: Orange State: NC
Inspected by: Russell Quinn Signature: Russell Quinn
Job Number: 03-3146.1 Date: 05.10.03 (✓)AM ()PM
Site Access Contact: _____ Phone: (____) _____

Instructions:

This Environmental Screening Inspection Form defines the scope of work to be performed in a checklist format and is the document on which the Inspector shall record the observations during the inspection.

This Inspection Form shall be completed in the field by the Inspector performing the non-destructive physical inspection of the subject property to document his/her observations on-site and, to the extent possible, on the adjacent property. The Inspector shall not disturb, dismantle or rearrange any materials, containers or equipment in performance of the inspection. The Inspector should be equipped with binoculars, a camera, a compass and a site plan depicting the legal boundaries of the subject property to perform the inspection. The Inspector is responsible for arranging access to the property and making all necessary preparations, including personal safety provisions, such as appropriate protective footwear and clothing.

The Inspector shall walk the entire perimeter boundary of the subject property, walk each side of all on-site wet and dry drainage arteries, walk around all on-site portions of water bodies, walk all roads, drives, and pathways, walk around and through all building improvements, and walk an appropriate grid pattern over the remaining area not covered above, including wooded/overgrown areas, to observe and record evidence of environmental concern. The Inspector shall take photographs depicting the general overall condition of the property/improvements and photograph each item of environmental concern observed to document its condition and delineate its location on a site plan drawing. Check-mark all boxes that indicates the conditions observed, appropriately fill in the blanks when applicable plus initial and date each sheet.

- I. **Property Description:** ~140 acres () undeveloped land
() paving & utility improvements (✓) building improvements
(✓) occupied () unoccupied () fenced # of buildings 4-5
- II. **Utilities Serving the Subject Property:**
() city sewer (✓) septic system () floor drains
() city water (✓) well water

III. Off-Site Adjacent Properties:

The Inspector shall observe to the extent possible conditions of concern on all adjacent properties from the subject property's perimeter boundary and from public streets, alleys, sidewalks, etc. An "adjacent property" means the property is 1) abutting, where it shares the same property line, or 2) separated from the subject property only by an easement such as a road, street, alley, highway, railroad, etc., which would otherwise be abutting. Check the appropriate boxes to define the observed relationship and characteristics of the adjacent sites.

TABLE I OFF-SITE ADJACENT PROPERTIES				
OBSERVED CONCERNS	This adjacent property to the the: () North () Northeast	This adjacent property to the the: () East () Southeast	This adjacent property to the the: () South () Southwest	This adjacent property to the the: () West () Northwest
		12. <i>Variable</i> () Uphill from () Downhill from () Level with the subject property.	13. () Uphill from () Downhill from () Level with the subject property.	14. () Uphill from () Downhill from () Level with the subject property.
Underground Storage Tanks	()	()	()	()
Impoundment/holding ponds	()	()	()	()
Remedial clean-up activity	()	()	()	()
Monitoring wells	()	()	()	()
Chemical odors	()	()	()	()
Air emissions	()	()	()	()
Industrial/manufacturing activity	()	()	()	()
Aboveground storage tanks	()	()	()	()
Storage drums/containers	()	()	()	()
Dumping	()	()	()	()
Landfill/burial activity	()	()	()	()
Stained/discolored soil	()	()	()	()
Evidence of spills or releases	()	()	()	()
Waste water discharges	()	()	()	()
CURRENT USE	<i>Mixed Wooded and Residential</i>			
OCCUPIED/UNOCCUPIED	<i>Mixed</i>			

IV. On-Site Industrial/Manufacturing Activity

When an industrial/manufacturing activity is now, or evidence indicates it has previously been in operation on the subject property that may be involved with the generation, storage, treatment, transportation, recycling or disposal of hazardous, or toxic wastes, the Inspector shall appropriately check-mark below and photograph the environmentally sensitive activities or evidence observed.

The following activity, or evidence thereof, was observed on-site:

Dispensing of petroleum products into vehicles (i.e.; gasoline, diesel/kerosene, oil, etc.)	☒ No ☐ Yes
Motor vehicle repairs/maintenance	☒ No ☐ Yes
Vehicle/equipment degreasing/washing	☒ No ☐ Yes
Hazardous waste transportation, storage and disposal	☒ No ☐ Yes
Freight terminal	☒ No ☐ Yes
Machine shops	☒ No ☐ Yes
Landfill <i>dump area</i>	☒ No ☐ Yes
Wastewater treatment process	☒ No ☐ Yes
Incineration furnace/air emissions	☒ No ☐ Yes
Recycling process	☒ No ☐ Yes
Junk/scrap yard	☒ No ☐ Yes
Gasoline station/convenience store	☒ No ☐ Yes
Airport	☒ No ☐ Yes
Railroad yard/spur	☒ No ☐ Yes
Military base	☒ No ☐ Yes
Power plant	☒ No ☐ Yes
Asphalt or cement plant	☒ No ☐ Yes
Oil & gas exploration/production/refining	☒ No ☐ Yes
Mining	☒ No ☐ Yes
Foundries/casting operations	☒ No ☐ Yes
Herbicide/pesticide manufacturing/storage	☒ No ☐ Yes
Chemical manufacturing/treatment	☒ No ☐ Yes
Metal plating or finishing	☒ No ☐ Yes
Metal fabrication or production	☒ No ☐ Yes
Textile and leather manufacturing	☒ No ☐ Yes
Wood preservation or finishing	☒ No ☐ Yes
Paper manufacturing	☒ No ☐ Yes
Printing industries	☒ No ☐ Yes
Pharmaceutical production	☒ No ☐ Yes
Plastic fabrication and manufacturing	☒ No ☐ Yes
Livestock feed lots	☒ No ☐ Yes
Agricultural/horticultural production	☒ No ☐ Yes
Explosives manufacturing	☒ No ☐ Yes
Dry cleaning facilities	☒ No ☐ Yes
Inks, dye and paint manufacturing or use	☒ No ☐ Yes
Photochemical laboratories	☒ No ☐ Yes
Analytical testing laboratories	☒ No ☐ Yes
Fertilizer manufacturing	☒ No ☐ Yes

V. SPECIFIC ON-SITE CONDITIONS OF CONCERNS

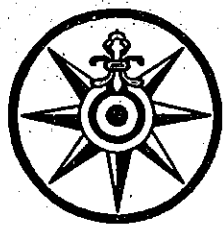
The following specific conditions or items of concern were observed on the subject property:

- | | | | |
|----|--|----------------|----------------|
| a. | Aboveground storage tanks (AST) | () No (X) Yes | Photos # _____ |
| b. | Underground storage tanks (UST) | (X) No () Yes | Photos # _____ |
| c. | Pipes lines | (X) No () Yes | Photos # _____ |
| d. | Damaged/leaking transformers | (X) No () Yes | Photos # _____ |
| e. | Surface impoundment/holding ponds
(other than storm water retention) | (X) No () Yes | Photos # _____ |
| f. | Monitoring wells | () No (X) Yes | Photos # _____ |
| g. | Remedial cleanup activity | (X) No () Yes | Photos # _____ |
| h. | Landfill/burial activity | (X) No () Yes | Photos # _____ |
| i. | Chemical spills or releases | (X) No () Yes | Photos # _____ |
| j. | Gas/oily sheens on water
(excluding parking lot ponding on well-paved lots) | (X) No () Yes | Photos # _____ |
| k. | Chemical/petroleum odors | (X) No () Yes | Photos # _____ |
| l. | Stained or discolored soil | (X) No () Yes | Photos # _____ |
| m. | Distressed/discolored vegetation
(chemically impacted) | (X) No () Yes | Photos # _____ |
| n. | Dumping | () No (X) Yes | Photos # _____ |
| o. | Stored substances/drums/containers/vats | (X) No () Yes | Photos # _____ |
| p. | Spray rigs/tankers/mobile storage tanks | (X) No () Yes | Photos # _____ |
| q. | Sprayed on structural fire proofing | (X) No () Yes | Photos # _____ |
| r. | Sprayed on acoustical/textured ceilings | (X) No () Yes | Photos # _____ |
| s. | Friable/damaged thermal insulation | (X) No () Yes | Photos # _____ |
| t. | Marshes/low lying wetlands <i>not formally</i> | () No () Yes | Photos # _____ |
| u. | Farm wastes/manure stockpiles <i>addressed</i> | (X) No () Yes | Photos # _____ |
| v. | Vehicle wash areas | (X) No () Yes | Photos # _____ |

Note: Photograph each item checked "Yes" above to appropriately document its condition. More than one photo may be required on multiple conditions or locations.

VI. Attachment: Site Plan Drawing(s) (X) Yes () No

VII. Attachment: Color Photographs (X) Yes () No



EnviroAssessments, PLLC

Property Transaction Assessments
Environmental/Geological Investigations
Asbestos/Mold/Wetlands Surveys

9111 Monroe Road
Suite 195
Charlotte, NC 28270

Office: (704) 846-8853
Fax: (704) 846-3271

August 25, 2003

Mr. Eric B. Chupp
C/o Capkov Ventures, Inc.
P.O. Box 16815
Chapel Hill, NC 27516

Subject: **Report of a Phase II Environmental Site Assessment
Obey Creek/Southpark – 140 Acres
US 15/501
Chapel Hill, North Carolina
EA Project No. 03-3146.1**

Dear Mr. Chupp:

On behalf of Capkov Ventures, Inc., *EnviroAssessments, PLLC (EA)* personnel performed Phase II environmental site assessment (Phase II ESA) activities at the subject site in July 2003 (Figures 1 and 2). Included in this report is a description of the field activities, the results obtained, and our conclusions and recommendations.

1.0 Field Activities

On July 24, 2003, EA personnel conducted environmental activities to evaluate the groundwater quality at selected locations of the property. EA personnel contracted a truck-mounted Geoprobe to drill borings and collect groundwater samples near the environmental concerns identified by our Phase I ESA field inspection as follows:

1. areas near former commercial businesses and a possible dry-cleaner along US 15/501 (Borings GP-1 and GP-4)
2. areas near a gravel pit (where some surficial debris was noted) and near existing monitoring wells (Borings GP-2 and GP-3 and one existing monitoring well – identified for this report as MW).

The four borings were drilled to auger refusal (GP-1 – 28 feet, GP-2 – 6 feet, GP-3 – 7 feet, GP-4 – 16 feet below ground surface). The locations of the borings are shown on **Figure 2**. EA and its subcontractor collected groundwater samples from borings GP-1, GP-3, and one existing monitoring well (identified for this study as MW). No water was encountered in borings GP-2 and GP-4 on the date of drilling, therefore, no groundwater sample was collected from these boreholes.

The groundwater samples were collected using an ISCO sampling pump and tubing inserted into the boreholes. The groundwater samples were placed into appropriate sample containers and labeled with the project name, time and date of collection, and analysis to be performed. The filled sample containers were placed in a cooler containing ice and transported to Meritech, Inc. laboratory in Reidsville, North Carolina. A chain-of-custody form was maintained with the samples.

2.0 Laboratory Results

The groundwater samples were analyzed for volatile organic compounds (VOCs) using EPA Method 8260. The results of the laboratory analysis are summarized below:

- No VOCs were detected in the groundwater sample collected in existing monitoring well MW.
- Toluene was detected in the groundwater in boring GP-1. Benzene, ethylbenzene, toluene, and 1,3,5-trimethylbenzene were detected in the groundwater in boring GP-3.

The laboratory report and chain of custody form are presented in the Appendix. **Table 1** presents a summary of the groundwater constituents detected at the site in July 2003.

3.0 Conclusions and Recommendations

No water was encountered in the borings GP-2 and GP-4, therefore, these boring locations were not sampled. Several volatile organic compounds were detected in the groundwater in borings GP-1 and GP-3 in July 2003. Benzene was detected in the groundwater in boring GP-3 at a concentration above the NCAC 2L Drinking Water Standards (2L Standards), the state's minimal action limits. GP-3 is located in an area downgradient of the former gravel pit and the location of several abandoned monitoring wells. The

compounds detected are common constituents of gasoline and some industrial solvents and may be the result of leaks or spills of petroleum in this area.

Any concentrations of constituents in groundwater above the 2L Standards are considered contamination incidents and, by law, must be reported, by the responsible party (RP), to the state's environmental regulatory authority, the North Carolina Department of Environment and Natural Resources (DENR). The RP is generally defined as the person or persons who have or had control over the contaminant source and/or the property owner at the time of discovery of the contamination incident. The DENR will then instruct the RP as to the state's requirements for assessment and/or remediation of the contamination.

However, EA notes that the groundwater samples were collected using a Geoprobe sampling device equipped with a direct sample extraction probe that collects a groundwater sample immediately upon contact with the groundwater table. The direct extraction method is a commonly used method, as a means of efficiency and cost-effectiveness, to provide a preliminary screening evaluation for the presence of contaminants. The method is considered to be a screening methodology by the DENR and as such, a positive indication of groundwater contamination warrants that a more definitive sampling methodology be subsequently used as a measure of confirmation of the original results. The results of confirmation sampling should be used as the basis for any state reporting requirements.

Therefore, EA recommends that the on-site groundwater in the area of GP-3 be re-sampled for confirmation analyses using a conventional monitoring well. A fixed PVC monitoring well would enable a more thorough purging of water prior to sampling. In some cases, depending on site-specific subsurface hydrogeological conditions, this methodology may yield groundwater samples which may be considered more representative of true aquifer conditions. While EA attempted to use the existing monitoring wells, only one of the wells (identified as MW) yielded any water, and this sample is considered suspect due to the unknown age and subsurface condition of the well. The other wells were damaged and corroded due to their age and EA was unable to sample those wells.

The cost to install and sample a fixed well is approximately \$3,500.00, including laboratory analytical charges with a standard turnaround time of approximately 10 business days.

**Report of a Phase II Environmental Site Assessment
Obey Creek/Southpark – 140 Acres
Chapel Hill, North Carolina
EA Project No. 03-3146.1
August 25, 2003**

4

If contaminant levels are confirmed by the re-sampling, then EA recommends that, prior to a new buyer or lender consummating a financial transaction involving the subject property, the current owner of the subject property notify the DENR of the release and the suspected source. Such action should provide sufficient documentation that the contamination was present on the property prior to the transaction. EA would be pleased to assist the property owner in providing the appropriate notification. If contaminant levels are below the 2L Standards during the re-sampling, then the issues may be considered "de minimis" (i.e.; an issue that does not pose an imminent threat to human health or the environment and that would not result in regulatory action if brought to the attention of the responsible regulatory agency), and no state notification or additional assessment may be required.

We appreciate your consideration of this report. Please contact the undersigned if you have any questions concerning this report or this project.

Sincerely,

EnviroAssessments, PLLC



Jeffrey L. Gerlock, L.G.
Project Manager

Attachments



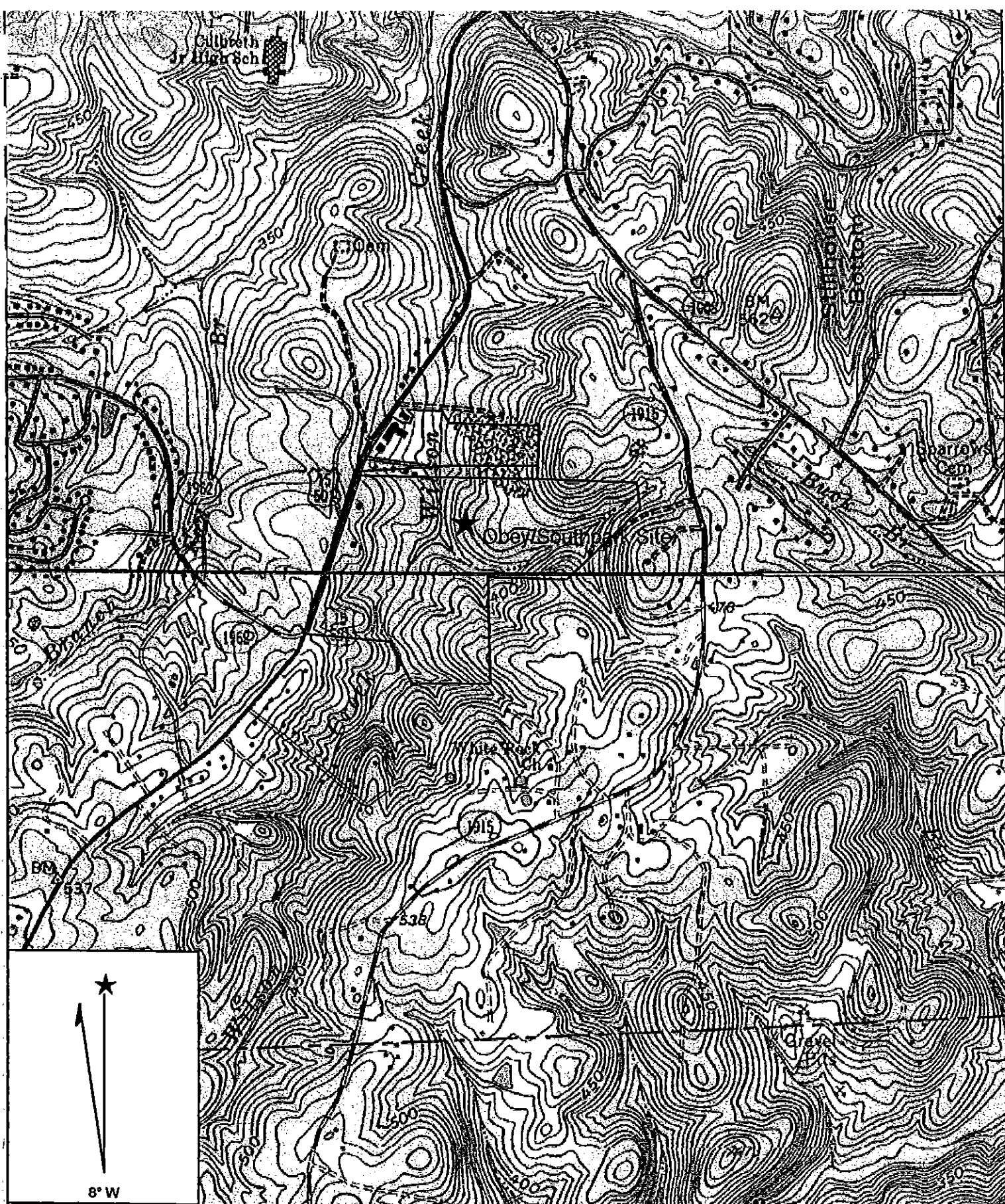
Gary K. Sawyer, L.G.
Principal/NC Licensed Geologist #1337

APPENDIX

FIGURES

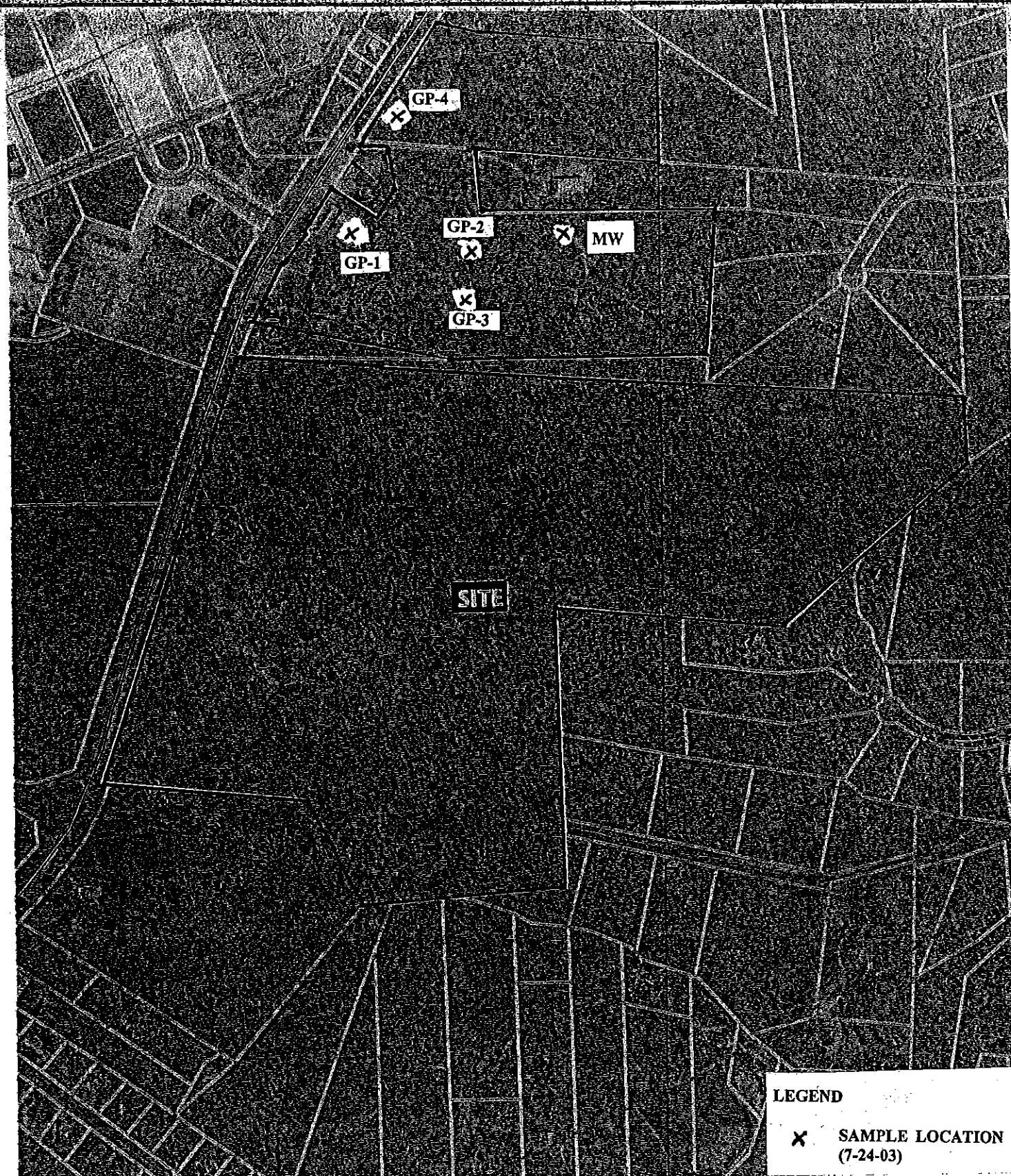
TABLE

LABORATORY REPORT



Name: FARRINGTON
Date: 6/20/2003
Scale: 1 inch equals 1333 feet

Location: 035° 52' 26.4" N 079° 03' 34.3" W
Caption: Site Location Map
140 Acre Obey/Southpark Site
Chapel Hill, NC
EnvironAssessments, PLLC



LEGEND

X SAMPLE LOCATION
(7-24-03)



This map contains parcels prepared for the Inventory of real property within Orange County, and is compiled from recorded deed, plat, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The county and its mapping companies assume no legal responsibility for the information contained on this map.



1:6000

Orange County GIS

Figure 2: Site Plan (1999 GIS Aerial Overlay Photograph)
140 Acre Obey Creek/Southpark Site
Chapel Hill, North Carolina

EnviroAssessments, PLLC
1" = 500'

TABLE 1

SUMMARY OF GROUNDWATER SAMPLING RESULTS

OBEY CREEK - 140 ACRES (CAPKOV VENTURES, INC. PROPERTY)

US 15/501

CHAPEL HILL, NORTH CAROLINA

ENVIROASSESSMENTS PROJECT NO. 03-3146.1

	Analytical Results			
Sample ID Collection Date	GP-1 7/24/2003	GP-3 7/24/2003	MW 7/24/2003	2L Groundwater Quality Standard
Volatile Organic Compounds				
Benzene	ND	2.95	ND	1
Ethylbenzene	ND	2.71	ND	29
Toluene	1.18	4.62	ND	1,000
1,3,5-Trimethylbenzene	ND	1.08	ND	350
Xylenes	ND	ND	ND	530

Notes:

All concentrations are reported in micrograms per liter (ug/L).

Samples were analyzed by EPA Method 8260

ND - Not Detected

Bold values are above 2L State Groundwater Quality Standards

MERITECH, INC.

Environmental Laboratories

A Division of Water Technology and Controls, Inc.

Client: Jeff Gerlock
Project: Kapkov
Client Sample ID: GP-1
Sample Collection: 07/24/03

Meritech ID#: 07290301
Analysis: 08/01/03
Analyst: CAL

SW-846-8260 VOLATILE ORGANICS - Water

Benzene	<1.00 ug/L	cis-1,3-Dichloropropene	<1.00 ug/L
Bromobenzene	<1.00 ug/L	trans-1,3-Dichloropropene	<1.00 ug/L
Bromodichloromethane	<1.00 ug/L	Ethyl benzene	<1.00 ug/L
Bromochloromethane	<1.00 ug/L	Hexachlorobutadiene	<1.00 ug/L
Bromoform	<1.00 ug/L	Isopropylbenzene	<1.00 ug/L
Bromomethane	<5.00 ug/L	p-Isopropyltoluene	<1.00 ug/L
n-Butylbenzene	<1.00 ug/L	Methylene chloride	<1.00 ug/L
sec-Butylbenzene	<1.00 ug/L	Naphthalene	<1.00 ug/L
tert-Butylbenzene	<1.00 ug/L	n-Propylbenzene	<1.00 ug/L
Carbon Tetrachloride	<1.00 ug/L	Styrene	<1.00 ug/L
Chlorobenzene	<1.00 ug/L	1,1,1,2-Tetrachloroethane	<1.00 ug/L
Chloroethane	<5.00 ug/L	1,1,2,2-Tetrachloroethane	<1.00 ug/L
Chloroform	<1.00 ug/L	Tetrachloroethene	<1.00 ug/L
Chloromethane	<5.00 ug/L	Toluene	1.18 ug/L
2-Chlorotoluene	<1.00 ug/L	1,1,1-Trichloroethane	<1.00 ug/L
4-Chlorotoluene	<1.00 ug/L	1,1,2-Trichloroethane	<1.00 ug/L
Dibromochloromethane	<1.00 ug/L	Trichloroethene	<1.00 ug/L
1,2-Dibromo-3-chloropropane	<1.00 ug/L	1,2,3-Trichlorobenzene	<1.00 ug/L
1,2-Dibromoethane (EDB)	<1.00 ug/L	1,2,4-Trichlorobenzene	<1.00 ug/L
Dibromomethane	<1.00 ug/L	1,2,3-Trichloropropane	<1.00 ug/L
Dichlorodifluoromethane	<5.00 ug/L	Trichlorofluoromethane	<5.00 ug/L
1,1-Dichloroethane	<1.00 ug/L	1,2,4-Trimethylbenzene	<1.00 ug/L
1,2-Dichloroethane	<1.00 ug/L	1,3,5-Trimethylbenzene	<1.00 ug/L
1,4-Dichlorobenzene	<1.00 ug/L	Vinyl chloride	<5.00 ug/L
1,2-Dichlorobenzene	<1.00 ug/L	m/p-Xylenes	<2.00 ug/L
1,3-Dichlorobenzene	<1.00 ug/L	o-Xylene	<1.00 ug/L
1,1-Dichloroethene	<1.00 ug/L		
cis-1,2-Dichloroethene	<1.00 ug/L		
trans-1,2-Dichloroethene	<1.00 ug/L		
1,2-Dichloropropane	<1.00 ug/L		
1,3-Dichloropropane	<1.00 ug/L		
2,2-Dichloropropane	<1.00 ug/L		
1,1-Dichloropropene	<1.00 ug/L		
1,2-Dichloropropene	<1.00 ug/L		

I hereby certify that I have reviewed and approve these data.



Laboratory Representative



MERITECH, INC.

Environmental Laboratories

A Division of Water Technology and Controls, Inc.

Client:
Project:
Client Sample ID:
Sample Collection:

Jeff Gerlock
Kapkov
GP-3
07/24/03

Meritech ID#: 07290302
Analysis: 08/01/03
Analyst: CAL

SW-846-8260 VOLATILE ORGANICS - Water

Benzene	2.95 ug/L	cis-1,3-Dichloropropene	<1.00 ug/L
Bromobenzene	<1.00 ug/L	trans-1,3-Dichloropropene	<1.00 ug/L
Bromodichloromethane	<1.00 ug/L	Ethyl benzene	2.71 ug/L
Bromochloromethane	<1.00 ug/L	Hexachlorobutadiene	<1.00 ug/L
Bromoform	<1.00 ug/L	Isopropylbenzene	<1.00 ug/L
Bromomethane	<5.00 ug/L	p-Isopropyltoluene	<1.00 ug/L
n-Butylbenzene	<1.00 ug/L	Methylene chloride	<1.00 ug/L
sec-Butylbenzene	<1.00 ug/L	Naphthalene	<1.00 ug/L
tert-Butylbenzene	<1.00 ug/L	n-Propylbenzene	<1.00 ug/L
Carbon Tetrachloride	<1.00 ug/L	Styrene	<1.00 ug/L
Chlorobenzene	<1.00 ug/L	1,1,1,2-Tetrachloroethane	<1.00 ug/L
Chloroethane	<5.00 ug/L	1,1,2,2-Tetrachloroethane	<1.00 ug/L
Chloroform	<1.00 ug/L	Tetrachloroethene	<1.00 ug/L
Chloromethane	<5.00 ug/L	Toluene	4.62 ug/L
2-Chlorotoluene	<1.00 ug/L	1,1,1-Trichloroethane	<1.00 ug/L
4-Chlorotoluene	<1.00 ug/L	1,1,2-Trichloroethane	<1.00 ug/L
Dibromodichloromethane	<1.00 ug/L	Trichloroethene	<1.00 ug/L
1,2-Dibromodichloropropane	<1.00 ug/L	1,2,3-Trichlorobenzene	<1.00 ug/L
1,2-Dibromodichloroethane (EDB)	<1.00 ug/L	1,2,4-Trichlorobenzene	<1.00 ug/L
Dibromomethane	<1.00 ug/L	1,2,3-Trichloropropane	<1.00 ug/L
Dichlorodifluoromethane	<5.00 ug/L	Trichlorofluoromethane	<5.00 ug/L
1,1-Dichloroethane	<1.00 ug/L	1,2,4-Trimethylbenzene	<1.00 ug/L
1,2-Dichloroethane	<1.00 ug/L	1,3,5-Trimethylbenzene	1.08 ug/L
1,4-Dichlorobenzene	<1.00 ug/L	Vinyl chloride	<5.00 ug/L
1,2-Dichlorobenzene	<1.00 ug/L	m/p-Xylenes	<2.00 ug/L
1,3-Dichlorobenzene	<1.00 ug/L	o-Xylene	<1.00 ug/L
1,1-Dichloroethene	<1.00 ug/L		
cis-1,2-Dichloroethene	<1.00 ug/L		
trans-1,2-Dichloroethene	<1.00 ug/L		
1,2-Dichloropropane	<1.00 ug/L		
1,3-Dichloropropane	<1.00 ug/L		
2,2-Dichloropropane	<1.00 ug/L		
1,1-Dichloropropene	<1.00 ug/L		
1,2-Dichloropropene	<1.00 ug/L		

I hereby certify that I have reviewed and approve these data.



Laboratory Representative

MERITECH, INC.

Environmental Laboratories

A Division of Water Technology and Controls, Inc.

Client:	Jeff Gerlock	Meritech ID#:	07290303
Project:	Kapkov	Analysis:	08/01/03
Client Sample ID:	MW	Analyst:	CAL
Sample Collection:	07/24/03		

SW-846-8260 VOLATILE ORGANICS - Water

Benzene	<5.00 ug/L	cis-1,3-Dichloropropene	<5.00 ug/L
Bromobenzene	<5.00 ug/L	trans-1,3-Dichloropropene	<5.00 ug/L
Bromodichloromethane	<5.00 ug/L	Ethyl benzene	<5.00 ug/L
Bromochloromethane	<5.00 ug/L	Hexachlorobutadiene	<5.00 ug/L
Bromoform	<5.00 ug/L	Isopropylbenzene	<5.00 ug/L
Bromomethane	<25.0 ug/L	p-Isopropyltoluene	<5.00 ug/L
n-Butylbenzene	<5.00 ug/L	Methylene chloride	<5.00 ug/L
sec-Butylbenzene	<5.00 ug/L	Naphthalene	<5.00 ug/L
tert-Butylbenzene	<5.00 ug/L	n-Propylbenzene	<5.00 ug/L
Carbon Tetrachloride	<5.00 ug/L	Styrene	<5.00 ug/L
Chlorobenzene	<5.00 ug/L	1,1,1,2-Tetrachloroethane	<5.00 ug/L
Chloroethane	<25.0 ug/L	1,1,2,2-Tetrachloroethane	<5.00 ug/L
Chloroform	<5.00 ug/L	Tetrachloroethene	<5.00 ug/L
Chloromethane	<25.0 ug/L	Toluene	<5.00 ug/L
2-Chlorotoluene	<5.00 ug/L	1,1,1-Trichloroethane	<5.00 ug/L
4-Chlorotoluene	<5.00 ug/L	1,1,2-Trichloroethane	<5.00 ug/L
Dibromochloromethane	<5.00 ug/L	Trichloroethene	<5.00 ug/L
1,2-Dibromo-3-chloropropane	<5.00 ug/L	1,2,3-Trichlorobenzene	<5.00 ug/L
1,2-Dibromoethane (EDB)	<5.00 ug/L	1,2,4-Trichlorobenzene	<5.00 ug/L
Dibromomethane	<5.00 ug/L	1,2,3-Trichloropropane	<5.00 ug/L
Dichlorodifluoromethane	<25.0 ug/L	Trichlorofluoromethane	<25.0 ug/L
1,1-Dichloroethane	<5.00 ug/L	1,2,4-Trimethylbenzene	<5.00 ug/L
1,2-Dichloroethane	<5.00 ug/L	1,3,5-Trimethylbenzene	<5.00 ug/L
1,4-Dichlorobenzene	<5.00 ug/L	Vinyl chloride	<25.0 ug/L
1,2-Dichlorobenzene	<5.00 ug/L	m/p-Xylenes	<2.00 ug/L
1,3-Dichlorobenzene	<5.00 ug/L	o-Xylene	<5.00 ug/L
1,1-Dichloroethene	<5.00 ug/L		
cis-1,2-Dichloroethene	<5.00 ug/L		
trans-1,2-Dichloroethene	<5.00 ug/L		
1,2-Dichloropropane	<5.00 ug/L		
1,3-Dichloropropane	<5.00 ug/L		
2,2-Dichloropropane	<5.00 ug/L		
1,1-Dichloropropene	<5.00 ug/L		
1,2-Dichloropropene	<5.00 ug/L		

* Elevated reporting limits due to complex sample matrix

I hereby certify that I have reviewed and approve these data.



Laboratory Representative

642 Tamco Road * Reidsville, NC 27320
(336) 342-4748 Ph * (336) 342-1522 Fax



11/ 3/03

CASE NARRATIVE

ENVIROASSESSMENTS 2165

9111 MONROE RD, STE 195

CHARLOTTE, NC 28270

This report includes the analytical certificates of analysis for all samples listed below. These samples relate to your project identified below:

Project Name: CAPKOV

Project Number: 03-3146.0.

Laboratory Project Number: 351949.

An executed copy of the chain of custody, the project quality control data, and the sample receipt form are also included as an addendum to this report. Any QC recoveries outside laboratory control limits are flagged individually with an #. Sample specific comments and quality control statements are included in the Laboratory notes section of the analytical report for each sample report. If you have any questions relating to this analytical report, please contact your Laboratory Project Manager at 1-800-765-0980. Any opinions, if expressed, are outside the scope of the Laboratory's accreditation.

Page 1

Sample Identification	Lab Number	Collection Date
-----	-----	-----
TMW-1	03-A168392	10/24/03

Sample Identification

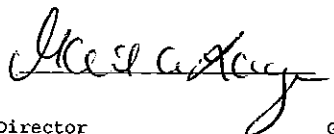
Lab Number

Collection Date

These results relate only to the items tested.

This report shall not be reproduced except in full and with permission of the laboratory.

Report Approved By:



Report Date: 11/ 3/03

Ashley Morris, Lab Director

Gail A. Lage, Technical Serv.

Michael H. Dunn, M.S., QA/QC Director

Glenn L. Norton, Technical Serv.

Johnny A. Mitchell, Operations Manager Organics

Kelly S. Comstock, Technical Serv.

Eric S. Smith, Assistant Technical Director

Pamela A. Langford, Technical Serv.

Roxanne L. Connor, Technical Services

Laboratory Certification Number: 387

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ANALYTICAL REPORT

ENVIROASSESSMENTS 2165
9111 MONROE RD, STE 195
CHARLOTTE, NC 28270

Lab Number: 03-A168392
Sample ID: TMW-1
Sample Type: Water
Site ID:

Project: 03-3146.0
Project Name: CAPKOV
Sampler: RUSS QUINN

Date Collected: 10/24/03
Time Collected: 14:00
Date Received: 10/28/03
Time Received: 10:15
Page: 1

Analyte	Result	Units	Report Limit	Dil Factor	Analysis Date	Analysis Time	Analyst	Method	Batch
ORGANIC PARAMETERS									
Benzene	ND	ug/L	1.0	1.0	10/31/03	15:54	A. Cobbs	602	2709
Toluene	ND	ug/L	1.0	1.0	10/31/03	15:54	A. Cobbs	602	2709
Ethylbenzene	ND	ug/L	1.0	1.0	10/31/03	15:54	A. Cobbs	602	2709
Xylenes, total	ND	ug/L	1.0	1.0	10/31/03	15:54	A. Cobbs	602	2709

Surrogate	% Recovery	Target Range
BTEX/GRO Surr., a,a,a-TFT	96.	69. - 129.

LABORATORY COMMENTS:

ND = Not detected at the report limit.

B = Analyte was detected in the method blank.

J = Estimated Value below Report Limit.

E = Estimated Value above the calibration limit of the instrument.

= Recovery outside Laboratory historical or method prescribed limits.

End of Sample Report.

PROJECT QUALITY CONTROL DATA

Project Number: 03-3146.0

Project Name: CAPKOV

Page: 1

Laboratory Receipt Date: 10/28/03

Matrix Spike Recovery

Note: If Blank is referenced as the sample spiked, insufficient volume was received for the defined analytical batch for MS/MSD analysis on an true sample matrix. Laboratory reagent water was used for QC purposes.

Analyte	units	Orig. Val.	MS Val	Spike Conc	Recovery	Target Range	Q.C. Batch	Spike Sample

UST ANALYSIS								
Benzene	mg/l	< 0.0010	0.0539	0.0500	108	39. - 150.	2709	03-A168307
Toluene	mg/l	< 0.0010	0.0536	0.0500	107	46. - 148.	2709	03-A168307
Ethylbenzene	mg/l	< 0.0010	0.0516	0.0500	103	32. - 160.	2709	03-A168307
Xylenes, total	mg/l	< 0.0010	0.0980	0.100	98	64. - 135.	2709	03-A168307
BTEX/GRO Surr., a,a,a-TFT	% Recovery				94	69 - 129	2709	

Matrix Spike Duplicate

Analyte	units	Orig. Val.	Duplicate	RPD	Limit	Q.C. Batch

Laboratory Control Data

Analyte	units	Known Val.	Analyzed Val	% Recovery	Target Range	Q.C. Batch

UST PARAMETERS						
Benzene	mg/l	0.100	0.0947	95	39 - 150	2709
Toluene	mg/l	0.100	0.0928	93	46 - 148	2709
Ethylbenzene	mg/l	0.100	0.0892	89	32 - 160	2709
Xylenes, total	mg/l	0.200	0.170	85	78 - 113	2709

Project QC continued . . .

PROJECT QUALITY CONTROL DATA

Project Number: 03-3146.0

Project Name: CAPKOV

Page: 2

Laboratory Receipt Date: 10/28/03

BTEX/GRO Surr., a,a,a-TFT % Recovery 87 69 - 129 2709

Duplicates

Analyte	units	Orig. Val.	Duplicate	RPD	Limit	Q.C. Batch	Sample Dup'd
-----	-----	-----	-----	-----	-----	-----	-----

Blank Data

Analyte	Blank Value	Units	Q.C. Batch	Date Analyzed	Time Analyzed
-----	-----	-----	-----	-----	-----

UST PARAMETERS

Benzene	< 0.0002	mg/l	2709	10/31/03	11:37
Toluene	< 0.0004	mg/l	2709	10/31/03	11:37
Ethylbenzene	< 0.0002	mg/l	2709	10/31/03	11:37
Xylenes, total	< 0.0005	mg/l	2709	10/31/03	11:37
BTEX/GRO Surr., a,a,a-TFT	99.	% Recovery	2709	10/31/03	11:37

= Value outside Laboratory historical or method prescribed QC limits.

End of Report for Project 351949

351949

Fax COC to

Charlotte office

FAX# (704) 392-9073

TestAmerica
INCORPORATED

Client Name

Enviros Assessments, LLC Client #: 2165

Address:

9111 Monroe E 205 STE 175

City/State/Zip Code:

CHARLOTTE NC 28270

Project Manager:

G. SAWYER

Telephone Number:

704 846-8853 Fax 704 846-3271

Sampler Name: (Print Name)

RUSSELL QUINN

Sampler Signature:

R Quinn

Quote #:

PO#:

Project Name:

CAPKOV

Project #:

03-3146.2

Site/Location ID:

CHARLE HILL

State:

NC

Report To:

G. SAWYER

Invoice To:

G. SAWYER

To assist us in using the proper analytical methods,
is this work being conducted for regulatory purposes?
Compliance Monitoring NOTAT
Standard
Rush (surcharges may apply)

Date Needed: 11-3-03

Fax Results: Y (N)

SAMPLE ID

TAW-1

Date Sampled

10-24-03

Time Sampled

1400

G = Grab, C = Composite

G

Field Filtered

G

Matrix

SL - Sludge DW - Drinking Water

GW - Groundwater S - Soil/Solid

WW - Wastewater Specity Other

None

Methanol

H₂SO₄

NaOH

HCl

HNO₃

Other (Specify)

RTX

Analyze For

QC Deliverables

None

Level 2

(Batch QC)

Level 3

Level 4

Other:

REMARKS

11/24/03

Special Instructions:

LABORATORY COMMENTS:

Init Lab Temp:

Rec Lab Temp:

-0.5

Relinquished By:

Date: 10/27/03

Time: 900

Received By:

Date: 10/27/03

Time: 900

Relinquished By:

Date: 10/27/03

Time: 900

Received By:

Date: 10/27/03

Time: 900

Relinquished By:

Date: 10/27/03

Time: 900

Received By:

Date: 10/27/03

Time: 900

Method of Shipment: