December 26, 2006

City of Charlotte Engineering and Property Management
600 East 4th Street
Charlotte, NC 28202

Attention: Mr. David Wolfe

Reference: **Soil Sampling and Environmental Monitoring Report**
Potential Sale Parcels
NASCAR Hall Of Fame I-277/Caldwell Interchange Improvements
Charlotte, Mecklenburg County, North Carolina
S&ME Project No. 1354-05-893C

Dear Mr. Wolfe:

S&ME, Inc. (S&ME) submits this report summarizing soil sampling and environmental monitoring of borings on land parcels in the I-277 corridor being considered for sale by the City. S&ME personnel monitored 28 geotechnical borings drilled by Boyle Engineering on Parcels 1, 2 and 4 and also performed eight Geoprobe test borings on Parcels 1, 4 and 5. Based on a prior Phase I Environmental Site Assessment (ESA) of the transportation corridor, no suspected contaminant sources were identified on Parcel 3, and therefore, no Geoprobe borings were performed there. The limits of the transportation corridor and the five parcels being considered for sale are shown on Figure 1.

The sampling services were performed in general accordance with our proposal number 1354-16792-06 dated August 2, 2006. The focus of the vapor screenings was limited to areas of the transportation corridor that the City is considering for sale. A figure depicting the locations of the monitored geotechnical borings and the eight Geoprobe borings is attached as Figure 2 in this report.

conditions were identified during a Phase I ESA, the City requested S&ME to monitor geotechnical borings located within the parcels being considered for sale. Soils were screened using a Toxic Vapor Analyzer (TVA) at approximately 3-foot depth intervals. Readings from photo-ionization (PID) and flame-ionization (FID) detectors were recorded. If levels were encountered above background, the environmental professional discussed the results with the S&ME project manager who in turn determined whether laboratory analyses were necessary. The results of the TVA readings for the geotechnical borings (identified with "P" and "B" prefixes) are displayed in Table 1. The geotechnical program did not involve any borings on Parcels 3 or 5. A total of nine soil samples from Parcels 1, 2 and 4 were analyzed at Prism Laboratories for Method 8260 volatile organic compounds, Method 9071 Oil and Grease, and Method 8015 Total Petroleum Hydrocarbons, Gasoline-Range and Diesel-Range Organics.

The one sample (P-16) from Parcel 1 was reported with a concentration of 23 milligrams per kilogram (mg/kg) TPH-DRO. Three of the four samples analyzed from Parcel 2 indicated contaminants above the laboratory reporting limits. None of the samples analyzed from Parcel 4 reported any contaminants above the laboratory reporting limits. Table 2 presents a summary of the soil sampling data.

ADDITIONAL GEOPROBE SAMPLING

S&ME conducted Geoprobe drilling on-site to further investigate potential recognized environmental conditions at Parcels 1, 4, and 5. No Geoprobe borings were performed in Parcel 2 because there were considered to be an adequate number of geotechnical borings there to satisfy environmental concerns. Also, no Geoprobe borings were performed on Parcel 3 because no recognized environmental conditions were identified there. Soils were screened using a Toxic Vapor Analyzer (TVA) at approximately 2-foot depth intervals during the investigation down to a depth of probe refusal or 15 feet, whichever was shallower. Readings from a photo-ionization detector (PID) and flame-ionization detector (FID) were taken without a carbon filter. Based on the TVA readings, soil samples were selected for laboratory analyses, however at least one sample per boring was analyzed. The results of the TVA readings are summarized in Table 1.

Soil samples SP-1 through SP-8 were obtained on November 16, 2006. The approximate locations of these borings are illustrated on Figure 2. The soil samples were submitted to Prism Laboratories for

analysis of Volatile Organic Compounds by EPA Method 8260, Oil and Grease by EPA Method 9071, and Method 8015 Total Petroleum Hydrocarbons, Gasoline-Range and Diesel-Range Organics. The laboratory results are summarized in Table 2 and copies of the laboratory reports are attached.

RESULTS

Parcel 1

A total of eleven geotechnical and three Geoprobe borings were drilled from which four soil samples were analyzed. Each of the four samples was reported with detectable contaminants, principally TPH-DRO and Oil and Grease. Only Oil and Grease in one sample at 260 mg/kg was reported above its North Carolina Dept. of Environment and Natural Resources (NCDENR), Aquifer Protection Section (APS) cleanup level of 250 mg/kg. The only recognized environmental condition known to have been located in this area was a former auto repair shop.

Parcel 2

A total of eleven geotechnical borings, but no Geoprobe borings, were drilled from which four soil samples were analyzed. Each of the four samples indicated detectable levels of contaminants, although only one sample (P-7 @ 8.5 ft.) reported results above the soil cleanup levels published by the NCDENR-APS. Boring P-7 was drilled at a location near a former filling station identified on a 1969 Sanborn map. The analytical results for sample P-7 @ 8.5 ft., while above the NCDENR-APS limits, were all below the NCDENR, UST Section Residential and Industrial/Commercial maximum soil contaminant concentrations (MSCCs) for UST sites.

Parcel 3

None of the geotechnical borings happened to be located within Parcel 3. Also, no recognized environmental conditions identified in the previous Phase I ESA were noted to be located in Parcel 3, thus no Geoprobe borings were considered necessary on this parcel.

Parcel 4

A total of five geotechnical and two Geoprobe borings were drilled, from which six soil samples were analyzed. No contaminants were detected above the laboratory reporting limits.

Parcel 5

No geotechnical borings happened to be located in Parcel 5, but three Geoprobe borings were drilled there due to recognized environmental conditions in the form of the suspected presence of a former auto service station and a former dry cleaner in this area. Three soil sample samples were analyzed, but none were reported with contaminants above the laboratory reporting limit except for 0.023 and 0.035 mg/kg acetone in two samples. The acetone detection could be a laboratory artifact although acetone was not detected in the method blank as indicated by the laboratory QC documentation. In any case, the results are below the cleanup levels published by the NCDENR-APS and the NCDENR-UST.

CLOSURE

Borings were drilled and soil samples were analyzed from four of five parcels within the transportation corridor that are being considered for sale by the City. No borings were performed on Parcel 3 because assessment of prior land use in this area did not identify any potential recognized environmental conditions.

Among the seventeen soil samples analyzed, only two samples reported results above applicable NCDENR cleanup levels. Oil and grease was reported at 260 mg/kg in one sample from Parcel 1 (SP-8 @ 2 ft.) near a former auto repair shop. This level is above the NCDENR-APS cleanup level of 250 mg/kg. Several volatile organic compounds as well as TPH-GRO and TPH-DRO were reported in sample P-7 @ 8.5 ft. on Parcel 2. The volatile organic compounds were noted to be above the soil-to-water MSCCs but below the Residential and Industrial/Commercial MSCCs published by the NCDENR-UST Section. The levels of TPH-GRO and TPH-DRO were above NCDENR-APS cleanup

levels of 10 mg/kg and 40 mg/kg, respectively. Note that the deeper sample at this location (P-7 @ 13.5 ft) did not contain contaminant levels above the NCDENR-APS or UST Section cleanup levels.

We hope this report fulfills your needs for this project. If you have any questions regarding this report, please contact us at your convenience.

Sincerely,

S&ME, Inc.

Al Quarles, L.G.
Senior Hydrogeologist

Dane A. Horna, P.E.
Senior Consultant/Vice President

Enclosures:

Table 1, Summary of Toxic Vapor Analyzer Readings
Table 2, Summary of Soil Sampling Results
Figure 1, 2004 Aerial Photograph
Figure 2, Boring Location Plan
Appendix, Copies of Prism Laboratories Reports

Table 1
Summary of Toxic Vapor Analyzer Readings

DEPTH (FEET)	PID (PPM)	FID (PPM)	COMMENTS
Parcel 1			
P-10			
1.0-2.5	30	0.5	No odor
3.5-5.0	16.12	4.31	No odor
6.0-7.5	15.02	6.24	No odor
8.5-10	10.95	2.12	No odor
13.5-15	16.75	2.60	No odor
18.5-20	15.21	0.31	No odor
23.5-25	18.02	0.30	No odor
28.5-30	11.40	0.15	No odor
P-11			
1.0-2.5	-70	0.50	No odor
3.5-5.0	-62	5.20	No odor
6.0-7.5	-70	5.10	No odor
8.5-10	-67	20.67	No odor
13.5-15	-69	8.70	No odor
18.5-20	-67	16.73	No odor
P-12			
1.0-2.5	5.0	-1.30	No odor
3.5-5.0	5.05	-1.04	No odor
6.0-7.5	7.5	0.22	No odor
8.5-10	6.4	3.32	No odor
13.5-15	8.21	25.0	No odor
18.5-20	8.0	3.12	No odor
23.5-25.0	6.3	0.10	No odor
28.5-30	6.15	0.74	No odor
P-13			
1.0-2.5	1.0	0.80	No odor
3.5-5.0	-46	1.90	No odor
6.0-7.5	-36	2.10	No odor
8.5-10	-15	4.0	No odor
P-14			
1.0-2.5	253	0.59	No odor
3.5-5.0	294	1.62	No odor
6.0-7.5	50	2.0	No odor
8.5-10	100	3.0	No odor
13.5-15	62	1.70	No odor
18.5-20	180	2.90	No odor
P-15			
1.0-2.5	1500	-2.98	No odor
3.5-5.0	445	0.60	No odor
6.0-7.5	520	6.07	No odor
8.5-10	No Recovery		No odor

Table 1
Summary of Toxic Vapor Analyzer Readings

13.5-15	780	1.77	No odor
P-16			
1.0-2.5	1500	0.10	No odor
3.5-5.0	1530	0.18	No odor, lab sample
6.0-7.5	550	0.29	No odor
8.5-10	360	1.05	No odor
13.5-15	12.78	1.20	No odor
B-24			
1.0-2.5	5.12	-2.25	No odor
3.5-5.0	10.45	25.33	No odor
6.0-7.5	9.13	115.03	No odor
8.5-10	9.54	28	No odor
13.5-15	6.52	29.67	No odor
18.5-20	6.71	15.43	No odor
B-25			
1.0-2.5	20	-0.10	No odor
B-26			
1.0-2.5	13.1	-0.41	No odor
3.5-5.0	14.11	0.85	No odor
6.0-7.5	16.3	0.45	No odor
8.5-10	11.89	5.43	No odor
B-27			
1.0-2.5	6.12	-1.57	No odor
3.5-5.0	8.62	-0.88	No odor
6.0-7.5	6.59	-1.31	No odor
8.5-10	7.30	-1.22	No odor
SP-6			
1-2	0.20	1.32	No odor, lab sample
SP-7			
1-2	0.13	1.32	No odor
3-4	0.08	1.29	No odor
5-6	0.20	1.54	No odor
7-8	0.19	1.76	No odor, lab sample
SP-8			
1-2	0.16	1.32	No odor, lab sample
Parcel 2			
P-1			
1.0-2.5	2.01	6.36	No odor
3.5-5.0	3.25	11.61	No odor
6.0-7.5	2.24	7.20	No odor
8.5-10	1.63	5.25	No odor
13.5-15	2.20	7.80	No odor
18.5-20	1.63	5.25	No odor
23.5-25	1.0	4.67	No odor
P-2			
1.0-2.5	1.78	7.20	No odor
3.5-5.0	1.90	7.08	No odor
6.0-7.5	2.74	13.35	No odor

Table 1
Summary of Toxic Vapor Analyzer Readings

8.5-10	2.60	10.26	No odor
13.5-15	No Recover		No odor
18.5-20	1.01	11.33	No odor
23.5-25.0	1.30	23.50	No odor
28.5-30	0.75	6.51	No odor
33.5-35.0	1.05	6.36	No odor
P-3			
1.0-2.5	12.36	1662	No odor
3.5-5.0	10.63	1609	No odor, lab sample
6.0-7.5	13.3	958	No odor
P-4			
1.0-2.5	1.14	19.06	No odor
3.5-5.0	0.61	3.21	No odor
6.0-7.5	1.67	7.13	No odor
8.5-10	6.80	55.0	No odor
13.5-15.0	1.44	427	No odor, lab sample
18.5-20	0.64	3.96	No odor
23.5-25	0.54	3.89	No odor
28.5-30	0.86	5.56	No odor
P-5			
1.0-2.5	1.5	5.75	No odor
3.5-5.0	1.88	7.05	No odor
6.0-7.5	1.82	5.65	No odor
8.5-10	1.20	4.60	No odor
13.5-15.0	0.81	4.31	No odor
18.5-20	2.42	8.52	No odor
P-6			
1.0-2.5	3.87	12.12	No odor
3.5-5.0	4.75	17.58	No odor
6.0-7.5	2.22	7.15	No odor
8.5-10	3.80	13.36	No odor
P-7			
1.0-2.5	1.02	6.05	No odor
3.5-5.0	15.60	75.05	Petroleum odor
6.0-7.5	420	1.02%	Petroleum odor
8.5-10	521	4.2%	Petro. odor, lab sample
13.5-15	40	179	Slight petro. odor, lab sample
18.5-20	4.02	14.01	No odor
23.5-25	2.83	10.02	No odor
P-8			
1.0-2.5	1.91	3.83	No odor
3.5-5.0	2.44	3.41	No odor
6.0-7.5	1.20	3.53	No odor
8.5-10	2.59	3.90	No odor
13.5-15	2.84	3.93	No odor
18.5-20	1.70	3.40	No odor
23.5-25.0	2.31	4.06	No odor
P-9			

Table 1
Summary of Toxic Vapor Analyzer Readings

1.0-2.5	2.54	6.21	No odor
3.5-5.0	4.30	5.76	No odor
B-1			
1.0-2.5	5.86	4.01	No odor
3.5-5.0	12.70	4.31	No odor
6.0-7.5	3.01	4.03	No odor
8.5-10	1.98	3.44	No odor
B-16			
1.0-2.5	4.9	1100	No odor
3.5-5.0	3.31	15.10	No odor
Parcel 3			
No screenings/samples			
Parcel 4			
P-17			
1.0-2.5	1.59	5.33	No odor
3.5-5.0	2.24	9.36	No odor
6.0-7.5	2.60	9.75	No odor
8.5-10	2.81	10.68	No odor, lab sample
13.5-15.0	2.84	9.46	No odor
18.5-20	3.15	10.10	No odor
23.5-25	2.19	7.32	No odor
28.5-30	1.08	4.92	No odor
P-18			
1.0-2.5	0.80	4.0	No odor
3.5-5.0	2.52	10.02	No odor, lab sample
6.0-7.5	1.43	5.76	No odor
8.5-10	2.15	8.20	No odor
13.5-15	0.50	3.25	No odor
18.5-20	1.47	5.93	No odor
23.5-25	0.95	4.34	No odor
28.5-30	3.0	12.09	No odor
33.5-35	0.69	3.47	No odor
38.5-40	2.85	12.55	No odor
43.5-45	1.22	5.73	No odor
P-19			
1.0-2.5	3.41	8.46	No odor
3.5-5.0	3.48	10.12	No odor
6.0-7.5	4.06	13.46	No odor
8.5-10	4.90	15.86	No odor, lab sample
13.5-15	3.20	10.90	No odor
18.5-20	4.31	13.90	No odor
23.5-25	3.86	13.36	No odor
28.5-30	2.29	7.68	No odor
P-20			
1.0-2.5	3.28	10.03	No odor
3.5-5.0	5.22	20.65	No odor, lab sample
6.0-7.5	3.28	9.89	No odor
8.5-10	3.05	6.07	No odor

Table 1
Summary of Toxic Vapor Analyzer Readings

13.5-15	3.35	11.85	No odor
18.5-20	5.44	19.31	No odor
23.5-25	2.0	7.80	No odor
P-21			
1.0-2.5	5.01	5.85	No odor
3.5-5.0	3.95	7.30	No odor
6.0-7.5	5.29	7.64	No odor
8.5-10	5.15	9.79	No odor
13.5-15	5.20	10.45	No odor
18.5-20	3.85	11.85	No odor
23.5-25	3.59	7.0	No odor
28.5-30	2.48	5.40	No odor
SP-1			
1-2	0.70	3.45	No odor
3-4	0.82	3.30	No odor
5-6	1.50	2.45	No odor
7-8	3.22	2.31	No odor
9-10	5.20	2.22	No odor, lab sample
11-12	5.55	2.19	No odor
13-14	1.43	2.20	No odor
15-16	3.34	2.09	No odor
SP-2			
1-2	0.67	1.46	No odor
3-4	0.78	1.85	No odor
5-6	0.95	1.50	No odor
7-8	1.05	1.84	No odor, lab sample
9-10	0.98	1.80	No odor
11-12	1.55	1.58	No odor
13-14	0.84	1.33	No odor
15-16	0.78	1.61	No odor
Parcel 5			
SP-3			
1-2	0.55	1.48	No odor
3-4	0.31	1.51	No odor
5-6	0.68	1.29	No odor
7-8	0.52	1.36	No odor, lab sample
9-10	0.60	1.10	No odor
11-12	0.54	1.23	No odor
SP-4			
1-2	0.41	1.30	No odor
3-4	0.48	1.24	No odor
5-6	0.59	1.0	No odor, lab sample
7-8	0.39	0.98	No odor
9-10	0.51	1.24	No odor
11-12	0.49	1.21	No odor
SP-5			
1-2	0.17	1.50	No odor
3-4	0.57	1.62	No odor, lab sample

Table 1
Summary of Toxic Vapor Analyzer Readings

5-6	0.52	1.24	No odor
7-8	0.45	1.22	No odor
9-10	0.53	1.34	No odor
11-12	0.27	1.20	No odor
13-14	0.25	1.30	No odor
15-16	0.28	1.34	No odor
SP-7			
1-2	0.13	1.32	No odor
3-4	0.08	1.29	No odor
5-6	0.20	1.54	No odor
7-8	0.19	1.76	No odor
Not Related to a Parcel			
B-22			
1.0-2.5	5.75	-1.45	No odor
3.5-5.0	445	0.60	No odor
6.0-7.5	520	6.07	No odor
8.5-10	No Recovery		No odor
13.5-15	780	1.77	No odor

PID – Photo ionization detector
FID – Flame ionization detector

Table 2

Summary of Soil Sampling Results

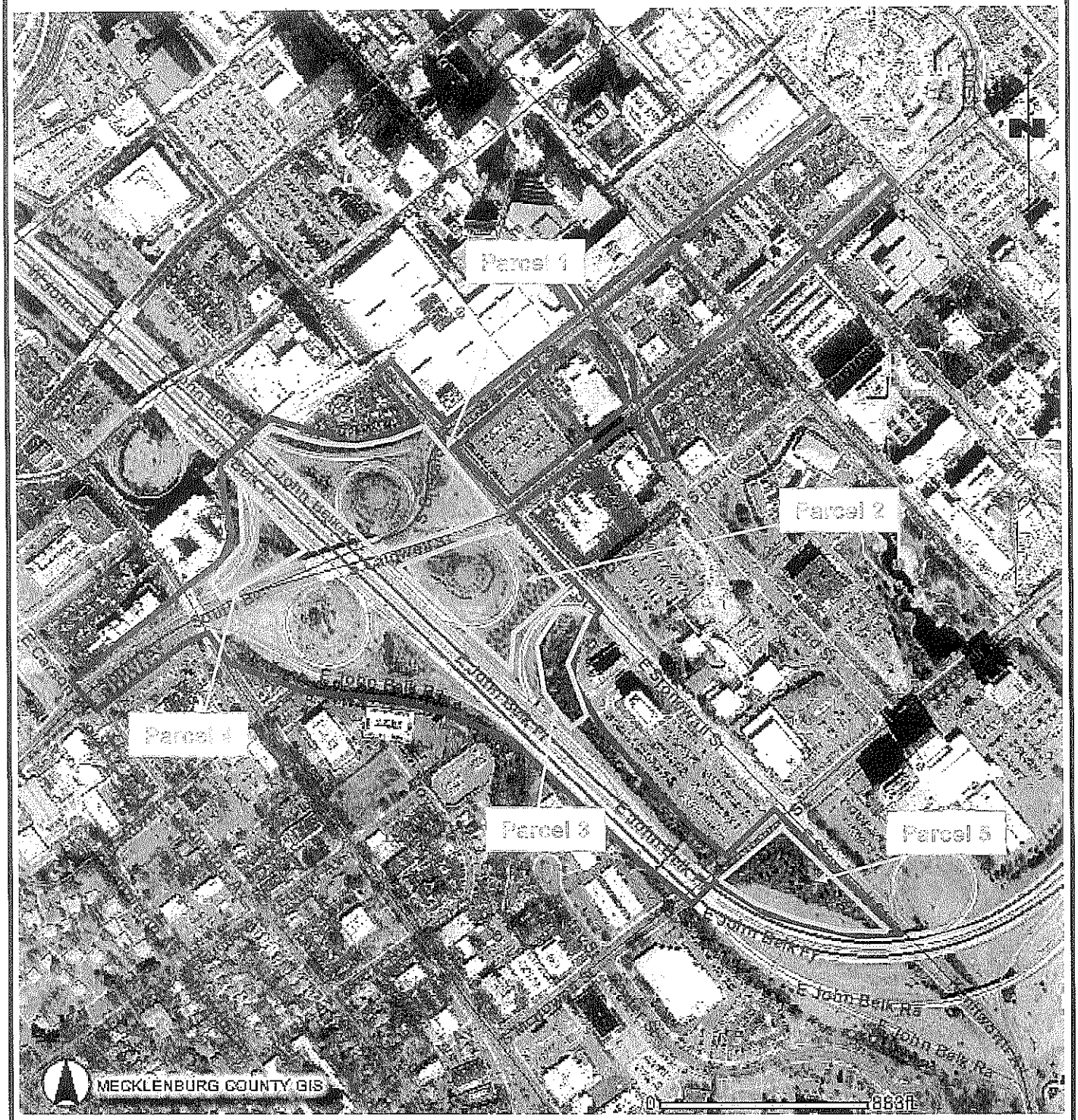
S&ME Project No. 1354-05-893C

I-277/Caldwell Interchange Project

Date 12/13/2006

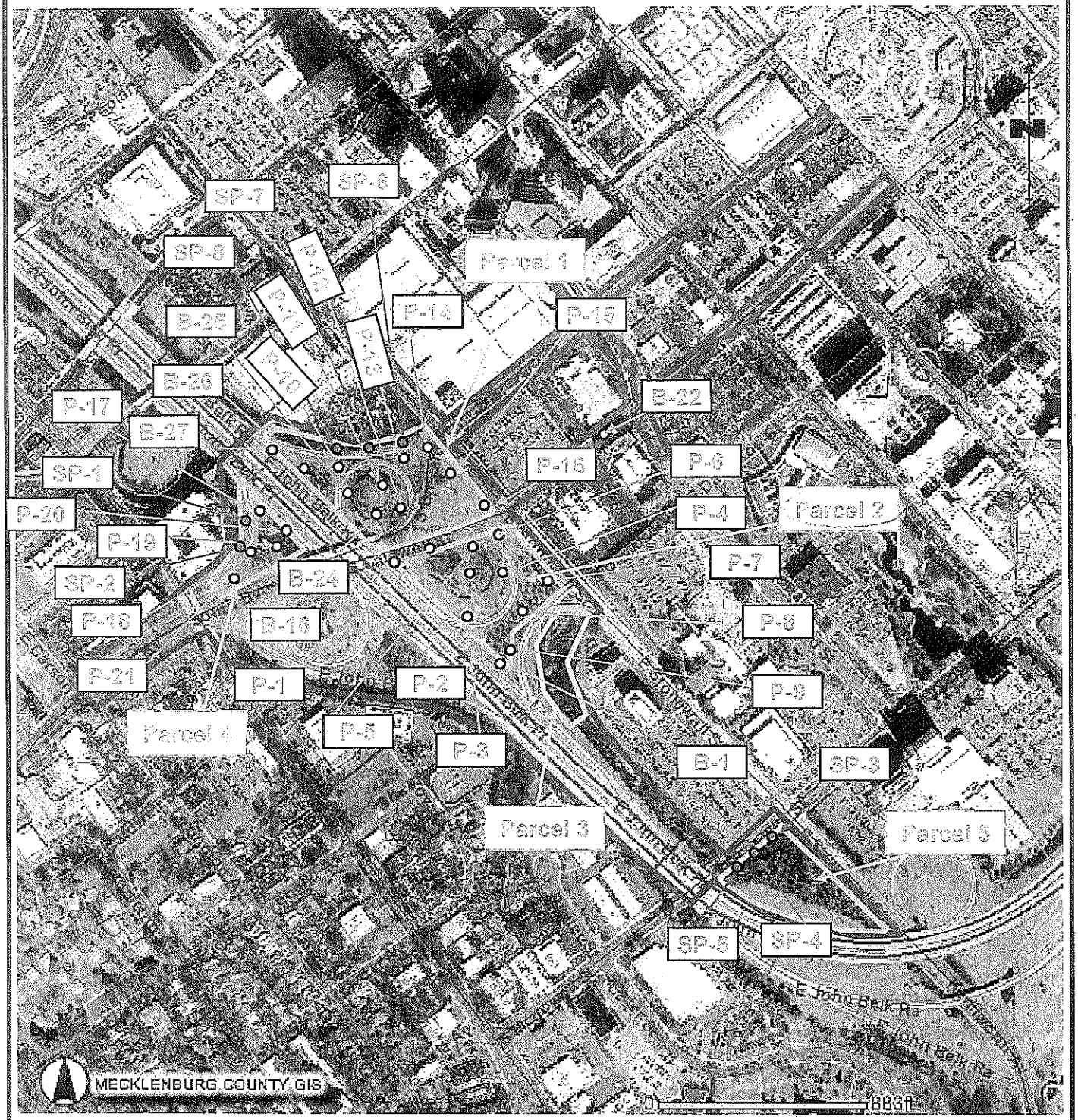
Analytical Method (e.g., VOC by EPA 8260)			8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8260	8015	5035	9071
Sample ID	Contaminant of: Date Collected (mm/dd/yy)	Contaminant of: Sample Depth (ft)	Tetracholoroethene	Acetone	cis-1,2-dicholrorethene	1,2,4 Trimethylbenzene	1,3,5-Trimethylbenzene	Ethylbenzene	Isopropylbenzene	Methyl Ethyl Ketone	m,p-Xylenes	N-Butylbenzene	n-Propylbenzene	Naphthalene	sec-Butylbenzene	Xylene	p-Isopropyltoluene	TPH-GRO (mg/kg)	TPH-DRO (mg/kg)	Oil And Grease (mg/kg)
Parcel 1																				
SP-6	11/16/06	2	BRL	0.280E	BRL	BRL	BRL	BRL	BRL	0.024	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	35	BRL
SP-7	11/16/06	7	BRL	0.024	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	14	BRL
SP-8	11/16/06	2	BRL	0.094	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	7.9	260
P-16	10/06/06	3.5	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	23	BRL
Parcel 2																				
P-3	10/05/06	3.5	10J	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	9.3	110
P-4	10/09/06	13.5	0.0041J	0.093	0.018	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	36	160
P-7	10/09/06	8.5	BRL	BRL	BRL	**56**	**19**	**13**	**3.4**	BRL	**19**	3.5	1	**1.1J**	BRL	BRL	**1.8J**	**2300**	**130**	58
P-7	10/09/06	13.5	BRL	BRL	BRL	0.0023J	BRL	BRL	BRL	BRL	0.0048J	0.0071J	BRL	BRL	0.0042J	0.0028J	BRL	BRL	BRL	BRL
Parcel 4																				
SP-1	11/16/06	9	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL
SP-2	11/16/06	7	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL
P-17	10/10/06	8.5	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	7.1J	BRL
P-18	10/10/06	5	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL
P-19	10/10/06	8.5	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL
P-20	10/10/06	5	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL
Parcel 5																				
SP-3	11/16/06	7	BRL	0.035	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL
SP-4	11/16/06	5	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL
SP-5	11/16/06	3	BRL	0.023	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL
Soil-to-water MSCC (mg/kg) *			0.0074	2.8	0.35	8	7.3	5	1.7	17.0	5	4.3	1.7	0.58	3.30	5	NL	NL	NL	NL
Residential MSCC (mg/kg)*			12	1564	156	782	782	1560	1564	9385	3129	626	626	313	626	3129	NL	NL	NL	NL
Industrial/Commercial MSCC (mg/kg)*			110	40880	4000	20440	20440	40000	40880	245280	81760	16350	16350	8176	16350	40880	NL	NL	NL	NL
Soil-to-groundwater -APS (mg/kg)**			0.0074	2.81	0.35	7	7	0.24	2		5	4	2	0.58	3	5	NL	10	40	250

- ft = feet
- All concentrations in milligrams per kilogram (mg/kg)
- J = Estimated concentration above the method detection limit but below the reporting limit
- BRL = Below Reporting Limit of the laboratory
- NL= Non Listed
- Bold indicates that constituents are above the soil-to-water MSCC
- * = Guidelines for Assessment and Corrective Action, Underground Storage Tank Section, effective July 1, 2001
- ** = Groundwater Section Guidelines for the Investigation and Remediation of Soil and Groundwater dated July 2000 with a July 2003 Addendum



Approximate Location of
Hall of Fame Corridor

Scale: AS SHOWN	S&ME	**2004 Aerial Photograph** NASCAR Hall of Fame Corridor Charlotte, North Carolina	Figure No.
Checked by: DAH			
Drawn by: MMB			1
Date: 11-27-06		Job No. 1354-05-893C	



Approximate Location of Hall of Fame Corridor

Soil Boring Location for Geotechnical Investigation

Soil Boring Location for Geoprobe Investigation (11/16/2006)

Scale: AS SHOWN Checked by: DAH Drawn by: MMB Date: 10-26-06	S&ME	**Boring Location Plan** NASCAR Hall of Fame Corridor Charlotte, North Carolina Job No. 1354-05-893C	Figure No. 2