

**B. K. BARRINGER & ASSOCIATES, P.A.**

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Architecture  
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February 13, 1998

Scott E. Lawrence & Associates, PA  
20462 Chartwell Professional Center Drive, Suite D  
Post Office Box 2520  
Cornelius, NC 28031

RE: Kings Grant Property, Tract Number 1

Dear Mr. Lawrence:

At your request we engaged a geotechnical service to make a subsurface exploration and an environmental planning consultant to render an opinion on flood plains and wetlands. Due to time restraints, the services rendered by these professionals has been very limited. However, it does give a preliminary indication of the geographical, mineralogical and environmental aspects of the property. Copies of both reports are attached. The subsurface report from Ground Technology is the result of 29 borings taking primarily around the higher elevations to determine the extent of subsurface rock that might be encountered when, and if, the property is excavated and graded for commercial use.

We reviewed the report with the driller and made visual inspections of the site. Only limited analysis of the material was made, however, it appears to be partially weathered rock. The hilly area is the result, or was created by an upshoot, of a rock formation which is in laymen's term is called "weathered" rock which is easily fractured with adequate sized equipment.

Adjacent to and east of the property is an existing Martin-Marietta quarry in which "Concord Pit Gravel" is mined. We can, therefore, conclude that based on limited information that the rock under this property is of the same quality and can be excavated.

The report from Leonard S. Rindner, PWS, Environmental Planning Consultant is also limited in its scope due to time restrains. Mr. Rindner's report is self-explanatory and addresses the two areas of wetlands previously delineated on the subject property.

Based on his recommendations, we can conclude that placing fill in the flood plain (floodway fringes) should be allowed. However, a Floodlands Development Permit would be required. This may require a new flood study and Environmental Impact Study be performed if a current study is unavailable.

In conclusion, it is our recommendation that the buyer, because of extensive details and time for permitting:

- Proceed promptly with a more in-depth study of the wetlands/flood plain conditions

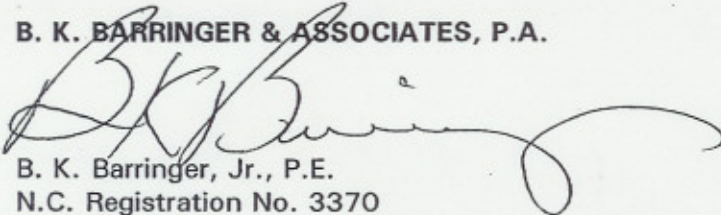
- Initiate the permitting process necessary for parcel development
- We further recommend that a preliminary parcel development plan be implemented to give your client more knowledge of site restraints which will include cut and fill slopes, areas set aside for detention and restraints created by the Rocky River waterway.
- It may also be wise to investigate joint development arrangements with adjoining property owners to mitigate the difference in elevated between the two properties.

Thank you for allowing us to provide this service to you. We look forward to working with you on the continuation of the development of this property.

If you have any questions, please advise.

Yours truly,

**B. K. BARRINGER & ASSOCIATES, P.A.**



B. K. Barringer, Jr., P.E.  
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