

Phase I Environmental Site Assessment

**Lot 15 Industrial Park Road
Amherst, Virginia**

Prepared For:
Hollingsworth Community Development
Two Centre Plaza
Clinton, TN 37716

Trileaf No. 600518

Prepared By:
 **TRILEAF**_{tm}
Environmental & Property Consultants

April 25, 2012

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1. SUMMARY

This report presents the results of a Phase I Environmental Site Assessment conducted by Trileaf Corporation (Trileaf) of a portion of the property currently owned by City of Amherst, Virginia at Lot 15 Industrial Park Road, Amherst, Virginia. Specifically, the 'Property', hereinafter refers to the area that will contain the proposed purchase site. The Property and immediate surrounding area were evaluated for this report.

This study was initiated by Hollingsworth Community Development, hereinafter referred to as 'User', to investigate potential environmental concerns at the Property. This study was conducted by Trileaf, 2501 SE Tones Drive, Suite 700, Ankeny, Iowa 50021, for the User, Hollingsworth Community Development.

This assessment has revealed no evidence of recognized environmental conditions in connection with the Property.

These conclusions are based on the review of available historical information, regulatory records, site reconnaissance and interviews when possible. These conclusions are not subject to environmental concerns or contamination that is hidden, unpublished, or otherwise unknown using standard ASTM 1527-05 Phase I ESA methodology.

It should be noted that this section is only a brief summary of the findings and does not represent a detailed summary of the information gathered in the preparation of this report. The report should be reviewed in its entirety to fully understand environmental conditions associated with the Property.

2. INTRODUCTION

2.1. Purpose

The purpose of this assessment is to identify recognized environmental conditions (RECs) in association with the Property; establish Bona Fide prospective purchaser liability protection and establish contiguous property owner liability protection in relation to the Property.

ASTM Standard E 1527-05 defines the term "recognized environmental conditions" 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, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions."

2.2. Detailed Scope-of-Services

On April 5, 2012, Hollingsworth Community Development contracted with Trileaf to conduct a standard Phase I Environmental Site Assessment for the Property. Trileaf performed the following services:

- Site Reconnaissance
- Records Review of Federal and State Databases
- Interviews (where possible)
- Research of current and historical records (where possible)

2.3. Significant Assumptions

2.3.1. Groundwater Flow Direction

It is assumed that the direction of surface water flow in the vicinity of the Property approximates the direction of subsurface groundwater flow, however, it should be noted that localized geologic features and other subsurface conditions could alter the normally expected groundwater flow direction. In order to more accurately determine the direction of local groundwater flow, subsurface water table measurements would be required.

2.4. Limitations and Exceptions

The information presented in this report is compiled from a variety of sources over which Trileaf has neither affiliation nor control. Although these sources are considered reliable, no environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with the property. Performance of the practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property.

Available historical resources date back to 1894. The most recent topographic map, dated 1963 (Photo revised 1978), is included in Appendix 16.1. Historical topographic maps dated 1894 (Reprinted in 1929), 1939, 1950, 1952, 1963, and 1963 (Photo revised in 1970) and historical aerial photographs dated 1937, 1959, 1991, 1994, 2000, 2003, 2005, 2006, 2008, 2009, and 2011 are included in Appendix 16.4. Historical city directories dated 1992, 1995, 2000, 2004, 2007, and 2012 were reviewed. Historical Sanborn Fire Insurance Maps were not available. Hollingsworth Community Development did not provide a copy of the chain of title or environmental lien information for the Property, and chain of title or environmental lien research was not requested.

2.5. Special Terms and Conditions

There were no special terms or conditions involved with this assessment.

2.6. User Reliance

This report is based on the best current available information and prepared in accordance with generally accepted practices in the field of environmental consulting. Trileaf is not responsible for independent conclusions or recommendations made by others based on the data presented in this report.

3. SITE DESCRIPTION

3.1. Location and Legal Description

The Property consists of a parcel of land almost 50 acres in area and is located at Lot 15 Industrial Park Road, Amherst, Amherst County, Virginia. The Property is located at 37.582472 north latitude and -79.033219 west longitude. The Property location is indicated on topographic maps included in Appendix 16.1. A site plan is included in Appendix 16.2. A legal description of the Property was not provided for this report.

3.2. Site and Vicinity General Characteristics

The Property is owned by City of Amherst, Virginia and is proposed to be purchased by Hollingsworth Community Development. It is almost 50 acres in area at approximately 600-700 feet above mean sea level. The Property is located in a developing area of Amherst County, Virginia. The Property is located on hilly land with a creek on or near the northern border of the Property. Surface drainage is in all directions from the center of the Property, as the center of the Property is a hill crest. The stream flow is toward the east overall.

The direction of groundwater flow beneath the Property is estimated to be to the east. In order to more accurately determine the direction of local groundwater flow, subsurface water table measurements would be required.

3.3. Current Use of the Property

The Property currently consists of undeveloped grassland and forested areas.

3.4. Descriptions of Structures, Roads, and Other Improvements on the Property

At present, some utilities exist on the Property, including a water line near the western end of the Property, overhead power or phone lines along the southeastern border of the Property, and electrical meter, sewer manway, and well on the north part of the Property. There are no buildings on the Property. The Property is accessed from Brockman Park Drive to the south.

3.5. Current Uses of Adjoining Properties

During the site reconnaissance, the current use of the surrounding properties was observed. North of the Property is wooded land and a small business development followed by train tracks. East of the Property is wooded, undeveloped land with a stream flowing east. South of the Property is a undeveloped grass-covered and

wooded land and Brockman Park Drive. West of the Property is wooded land with a stream flowing east and then north to intersect the northern part of the Property.

4. USER PROVIDED INFORMATION

4.1. User Questionnaire

Trileaf reviewed the All Appropriate Inquiry User Questionnaire prepared by Mr. Jack Hobbs (Town Manager of Amherst) in association with Amanda Hensley of Hollingsworth Community Development. According to Mr. Hobbs, there are no environmental cleanup liens recorded against the site. There are activity and land use limitations in place including; Restrictive covenants, zoning ordinance, and recorded easements (records available at Town Hall). As Town Manager, he has managed undeveloped sites for the past decade. According to Mr. Hobbs, the purchase price being paid for the Property reasonably reflects the fair market value of the Property. He is aware of the use of the Property for the past 15 years and there are no obvious indicators that point to the presence or likely presence of contamination. A copy of the All Appropriate Inquiry User Questionnaire is provided in Appendix 16.7.

4.2. Title Records

Per the scope of this practice, Trileaf did not perform title records research for the Property and chain-of-title information was not provided by the User for inclusion in the report.

4.3. Environmental Liens or Activity and Use Limitations

Information regarding environmental liens or activity and use limitations for the Property was not reported to Trileaf.

4.4. Specialized Knowledge

Specialized knowledge or experience material to recognized environmental conditions in connection with the Property were not reported to Trileaf.

4.5. Commonly Known or Reasonably Ascertainable Information

The user did not report any commonly known reasonably ascertainable information within the local community about the property that is material to RECs in connection with the property. ASTM Standard E 1527-05 defines the term “reasonably ascertainable” as *“information that is: (1) publicly available; (2) obtainable from its source within reasonable time and cost constraints; and (3) practically reviewable.”*

4.6. Valuation Reduction for Environmental Issues

Information regarding any actual knowledge of valuation reduction associated with environmental issues for the Property was not reported to Trileaf.

4.7. Owner, Property Manager, and Occupant Information

The Property is currently owned by City of Amherst, Virginia and is proposed to be purchased by Hollingsworth Community Development. There is no property manager associated with the Property. There are no occupants associated with the Property.

4.8. Reason for Performing the Phase I

The user requested a Phase I Environmental Site Assessment in order to investigate potential environmental concerns at the Property and to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner or bona fide prospective purchaser limitations on CERCLA liability.

4.9. Other

Additional information identifying the possibility of recognized environmental conditions in connection with the Property was not reported to Trileaf.

5. RECORDS REVIEW

5.1. Standard Environmental Record Sources

On April 5, 2012, Trileaf requested a search of available environmental records from FirstSearch Technology Corporation, Inc. (FirstSearch). The FirstSearch report meets the government records search requirements of ASTM E 1527-05 for Environmental Site Assessments. The relevant portions of the search will be summarized in this section. The entire report is included in Appendix 16.5. The Property was not listed in any of the State or Federal databases referenced in the FirstSearch report. A summary of the report findings is provided in Table 5.1.

Table 5.1 – Environmental Database Search Summary

Database	Description	Search Radius (miles)	Number of Sites
Federal National Priorities List (NPL)	The National Priorities List (NPL) is a list of the worst hazardous waste sites that have been identified by Superfund. A Superfund site is any piece of land in the United States that has been contaminated by hazardous waste and identified as a candidate for cleanup because of a risk to human health or the environment.	1.00	0
Federal Delisted NPL Site List	Database of delisted NPL sites.	0.50	0
Federal Comprehensive Environmental Response, Compensation, and Liability Index System (CERCLIS)	The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) is a database of potential and confirmed hazardous waste sites. The database contains sites that are either proposed to be or are on the NPL as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.	0.50	0
Federal No Further Remedial Action Planned (NFRAP)	Federal NFRAP is a database of archive designated CERCLA sites where assessment has been completed and has determined no further steps will be taken to list the site on the NPL.	0.50	0

Table 5.1 – Environmental Database Search Summary

Database	Description	Search Radius (miles)	Number of Sites
Federal Resource Conservation and Recovery Act (RCRA) COR ACT Facilities List	The Resource Conservation and Recovery Information System (RCRIS) is a national program management and inventory system about hazardous waste handlers. The database is separated into Treatment, Storage, and Disposal (TSD) facilities, Large Quantity Generator facilities (LGN), Small Quantity Generator facilities (SGN), Very Small Quantity Generator facilities (VGN) and Corrective Action Sites (COR ACT).	1.00	0
Federal RCRA GEN (Generators and Transporters)		0.25 (Property and adjoining properties only)	0
Federal RCRA Treatment, Storage, and Disposal (TSD)		0.50	0
Federal Institutional Control / Engineering Control (IC / EC) Registries (Brownfield)	An EPA database tracks Superfund sites that have either an institutional or an engineering control. These are Brownfield or Superfund sites that have engineering and/or institutional controls. Data includes the control measure and the media that is contaminated.	0.50	0
Federal Emergency Response Notification System (ERNS)	The Emergency Response Notification System (ERNS) is a database of incidents reported to the National Response Center. Types of incidents include: chemical spills, accidents involving chemicals, oil spills, release of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, illegally dumped material/chemicals.	0.25 (Property only)	0
Tribal Lands	This is a database of areas with boundaries established by treaty, statute, and/or executive or court order, recognized by the Federal government as territory in which American Indian tribes have primary governmental authority.	1.00	0
State Spills 90	Database of Spills reported since 1990.	0.12	0
State/Tribal – Hazardous Waste Sites (HWS)	HWS is a database of state equivalent CERCLIS/Superfund sites.	1.00	0
State/Tribal – Landfill and/or Solid Waste Disposal (SWD)	Solid Waste Landfills is a state database that tracks Solid Waste Landfills (SWL) and includes information on open and closed landfills and unpermitted dump sites.	0.50	0
State/Tribal – Leaking Storage Tanks	The Leaking Underground Storage Tank (LUST) State comprehensive listing of all reported leaking underground storage tanks.	0.50	0
State/Tribal – Registered Storage Tanks	The State registration database of locations of underground and aboveground storage tanks.	0.25 (Property and adjoining properties only)	0
State/Tribal – Institutional Control / Engineering Control (IC / EC)	Similar to the Federal list, this list track sites that have either an institutional or an engineering control. Data includes the control measure and the media that is contaminated.	0.50	0
State/Tribal – Voluntary Cleanup Program (VCP)	Information about sites that are known to be contaminated with hazardous substances and are under the state VCP Program.	0.50	0
State/Tribal – Brownfield	Database of sites that have received technical assistance and liability protection to facilitate contamination investigations and cleanups, property transfers and redevelopment.	0.50	0

A filter was applied to the FirstSearch report that searches for specific street names known to pass within the specified search radii. With the filter activated, the FirstSearch report identified fourteen (14) unmapped sites. Trileaf reviewed site location information and determined that the sites were not located within the respective search radii and, therefore, should not pose an environmental concern to the Property.

5.2. Physical Setting Sources

5.2.1. U. S. Geological Survey – 7.5 Minute Series Topographic Map

The Property is located on the 1963 (Photo revised in 1978) USGS Topographic Map – Amherst, VA Quadrangle. The map indicates that the Property is located within a developing area. Based on examination of the topographic map, groundwater flow in the area is generally east. See Appendix 16.1.

5.2.2. U. S. Department of Agriculture – Soil Conservation Service – Soil Survey of Amherst County, Virginia.

According to the U.S. Soil Conservation Service Soil Survey of Amherst County, Virginia, the Property is underlain by several components, the most prominent being Spriggs loam with 7 to 15 percent slope, Spriggs loam with 15 to 25 percent slopes, Wintergreen loam with 2 to 7 percent slopes, Clifford loam with 7 to 15 percent slopes, and Clifford loam with 15 to 25 percent slopes.

Spriggs soils come from a parent material of residuum weathered from diorite and/or gabbro and/or hornblende gneiss and/or greenstone and have a depth to the water table of more than 80 inches. They are well drained and have a low available water capacity. A typical profile of Spriggs soil consists of a surface layer of loam to a depth of 6 inches, a subsurface layer of silty clay loam to a depth of 18 inches, another subsurface layer of silt loam to a depth of 60 inches and two layers of bedrock to a depth of 51 inches.

Wintergreen soils come from a parent material of colluviums and/or alluviums derived from granite and/or greenstone and/or schist and/or granodiorite and/or gneiss and have a depth to the water table of more than 80 inches. They are well drained and have a high available water capacity. A typical profile of Wintergreen soil consists of a surface layer of loam to a depth of 7 inches and a subsurface layer of clay to a depth of 62 inches.

Clifford soils come from a parent material of residuum weathered from granite and/or mica gneiss and/or mica schist and have a depth to the water table of more than 80 inches. They are well drained and have a moderate available water capacity. A typical profile of Clifford soil consists of a surface layer of loam to a depth of 10 inches and two subsurface layers of clay to a depth of 72 inches.

5.3. Historical Use Information on the Property

The past use of the Property is summarized in the following table.

Date(s)	Source(s)	Property Use(s)
1894 – Present	Historic aerial photographs, historic topographic maps, owner interview, site reconnaissance	Undeveloped land (wooded, grass covered, or agricultural)

See also Appendix 16.4.

5.4. Historical Use Information on Adjoining Properties

The past use of the adjoining properties is summarized in the following table.

Date(s)	Source(s)	Property Use(s)
North		
1894 – 1978	Historical aerial photographs, historical topographic maps	Undeveloped land followed by railroad tracks
1978 - Present	Historical aerial photographs, historical topographic map, owner interview, site reconnaissance	Undeveloped land followed by RR tracks to north; water treatment plant to northeast
East		
1894 – 1978	Historical aerial photographs, historical topographic maps	Undeveloped land
1978 - Present	Historical aerial photographs, historical topographic map, owner interview, site reconnaissance	E: undeveloped land NE: water treatment plant
South		
1894 – 2003	Historical topographic maps, historical aerial photographs	Undeveloped land
2003 – Present	Historical aerial photographs, site reconnaissance, historical city directories	Brockman Park Drive & undeveloped land
West		
1894 – Present	Historical aerial photographs, historical topographic maps, site reconnaissance, historical city directories, owner interview	Undeveloped land

See also Appendix 16.4. Review of the historical information did not identify additional adverse environmental conditions associated with the Property or adjoining properties. Note that these statements are made from the best information available. Trileaf has found no reason to believe that the use of this Property has been altered between available information sources.

Based upon this review, Trileaf found no data gaps that significantly affected our ability to identify recognized environmental conditions associated with the Property.

6. SITE RECONNAISSANCE

On April 17, 2012, Bryn Hendricks, Environmental Specialist for Trileaf Corporation, conducted a site reconnaissance of the Property.

6.1. Methodology and Limiting Conditions

The site reconnaissance included a walkover and examination of the Property and the adjacent properties. Ms. Hendricks walked around the perimeter of the central, non-wooded portion of the Property, along a trail or field road into the wooded area on the north of the Property, and observed the wooded areas as much as possible from the cleared areas of the Property. In addition, Ms. Hendricks walked back and forth criss-crossing the central grass-covered area. Visibility of some wooded areas around the edges of the Property was limited due to vegetation. Surveyor stakes were observed marking Property boundaries on the southwest and southeast borders of the Property. No Property boundary markers were observed on the northern edge of the Property; therefore the exact location of the northern boundary is unknown but roughly follows the stream. Observations of the adjoining properties were made from the property boundaries where possible and photographs were taken. Photo documentation is included in Appendix 16.3.

Trees and underbrush obscured visibility of some surrounding properties.

No buildings were observed on the Property; therefore, no interior observations were made.

6.2. Exterior Observations

The Property currently consists of industrial-zoned undeveloped land consisting of a grass-covered large hill at the center of the Property, with wooded areas on the eastern, northern, and western portions of the Property. The southern side of the hill is grass-covered and slopes down to the cul-de-sac at the end of Brockman Park Drive. A stream approaches the Property from the southwest, runs north along the west side of the Property, flows east on or near the northern boundaries of the Property, and then continues southeast away from the Property. A dirt road on the northwestern portion of the Property runs from the grass-covered hilltop area downhill to the north, ending at the stream and a clearing with electrical equipment, sewer manway, well, and water line pipe. Trileaf observed locate markings indicating that an underground water line follows the path uphill (south) then southeast (downhill), roughly parallel to, and a few yards inside of, the southeastern boundary of the Property. Overhead power or phone lines run from the cul-de-sac northeast into the wooded area, roughly parallel to the eastern Property boundary. See Appendix 16.2 for the general location of the structures on the Property.

No storage tanks, containers, or drums were noted on the Property during the site reconnaissance. No obvious signs of environmental concerns (soil staining, stressed vegetation, odors, pools of liquid, and other signs of potential environmental concerns) were noted on the Property or on the adjoining properties.

6.3. Interior Observations

There were no structures located on the Property; therefore, no interior observations were required. There were apparent potable water lines and a sewage system connection located on the Property.

7. INTERVIEWS

7.1. Interview with Owner

On April 19, 2012, Trileaf received a copy of the Owner Questionnaire from the Town Manager (Mr. Jack Hobbs) of the City of Amherst, Virginia, the Property owner, by email. Mr. Hobbs stated that the acreage of the proposed purchase site is just under 50 acres and there are no buildings on it. The Town of Amherst has owned the Property since 1998. Before that, it had been used as farmland. Mr. Hobbs stated that most of the adjacent land is a new business and industrial park with vacant lots and the rear of the Property adjoins the municipal wastewater treatment plant. To his knowledge, there have been no environmental conditions recognized in association with the site. Previous environmental site assessments have been conducted and can be viewed at <http://www.amherstva.gov/menu/departments.forms/BP%20-%201%20Environmental%20Site%20Assessment%2006222005.pdf>. According to Mr. Hobbs, there is a well located near the rear of the Property and the survey should determine whether or not it is on Lot 15. The contact information for Mr. Jack Hobbs of the City of Amherst, Virginia is included in Appendix 16.6

7.2. Interviews with Site Manager

There is currently no Site Manager associated with this Property.

7.3. Interviews with Occupants

There are currently no occupants associated with this Property.

7.4. Interviews with Local Government Officials

On April 17, 2012, Trileaf contacted Mr. Gary Roakes, the Director of Public Safety for the City of Amherst. Mr. Roakes has been the Director of Public Safety for 7 years and has been involved with public safety for the county since 1984. According to Mr. Roakes, there have been no spills, releases of hazardous substances, or any other environmental conditions at the Property. To his knowledge, there are no UST's on the Property. Until the nursing home facility was built a few years ago, everything surrounding the Property (including the Property itself) was open land. The contact information for Mr. Gary Roakes is included in Appendix 16.6.

7.5. Interviews with Others

No other interviews were obtained.

8. FINDINGS

The Property consists of a parcel of land approximately almost 50 acres in area and is located at Lot 15 Industrial Park Road, Amherst, Amherst County, Virginia. The past use of the Property consisted of an undeveloped land. Land surrounding the

Property consists of vacant lots/undeveloped land, a water treatment facility, and Brockman Park Drive.

A review of regulatory records indicates that no NPL, NPL De-listed, CERCLIS-Active, CERCLIS-NFRAP, RCRA-CORACT, RCRA-TSD, RCRA-GEN, ERNS, Tribal Lands, State/Tribal Sites, Spills 90, SWL, LUST, UST/AST, EC, IC, VCP, or Brownfields sites were identified within the specified search radii. The Property was not listed in any of the databases referenced by FirstSearch.

This assessment has revealed no evidence of recognized environmental conditions in connection with the Property.

9. OPINION

Trileaf found no evidence of present or historical recognized environmental conditions associated with the Property. It is the opinion of Trileaf Corporation that no additional review is necessary at this time. This opinion is based on a site reconnaissance, an environmental database report, and available historical research.

10. CONCLUSIONS

Trileaf has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of the Property located at Lot 15 Industrial Park Road, Amherst, Amherst County, Virginia, the *Property*. Any exceptions to, or deletions from, this practice are described in Section 11 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the Property.

11. DEVIATIONS

This Phase I ESA has been limited by the following conditions:

- Per the scope of this assessment, Trileaf did not perform land title or lien records research for the Property and chain-of-title or environmental lien research was not requested by Hollingsworth Community Development.
- During the site reconnaissance, trees and thick vegetation were covering portions of the ground surface. Therefore, visual observations of the ground surface at portions of the Property were limited.

12. ADDITIONAL SERVICES

No additional services were requested or provided for this Phase I Environmental Site Assessment.

13. REFERENCES

ASTM 1527-05

**Standard Practice for Environmental Site Assessments: Phase I
Environmental Site Assessment Process**

Designation: E1527-05

American Society for Testing and Materials

100 Barr Harbor Drive

West Conshohocken, PA 19428-2959

**Environmental FirstSearch Report, Topographic Maps, Aerial Photographs,
& City Directories**

FirstSearch Technology Corporation

10 Cottage Street

Norwood, MA 02062

Soil Survey of Amherst County, Virginia

United States Department of Agriculture Amherst, Virginia – Soil Conservation
Service

United States Department of Agriculture Natural Resources Conservation
Service – Web Soil Survey

<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

14. SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S) & OTHERS

The following environmental professionals and others of Trileaf Corporation participated in the completion of this report. This Phase I Environmental Site Assessment was performed in accordance with the generally accepted practices in the field of environmental consulting. The analysis and recommendations indicated in this report are based upon the best current available information that could be obtained in the specified time frame. Trileaf assumes no liability for independent conclusions or recommendations made by others in conjunction with the data presented in this report.



Molly L. Hanson
Project Geologist



Bryn Hendricks
Project Geologist

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312 and I have the specific qualification based on education, training, and experience to assess a property of the nature, history, and setting of the subject Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Todd Prevette
Group Manager

15. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL(S) AND OTHERS

Resumes of the environmental professionals and others who participated in the preparation of this Environmental Site Assessment are included in Appendix 16.9.

Appendix 16.1
Site Vicinity Maps

Amherst Quadrangle, Virginia (1963, Revised 1978)

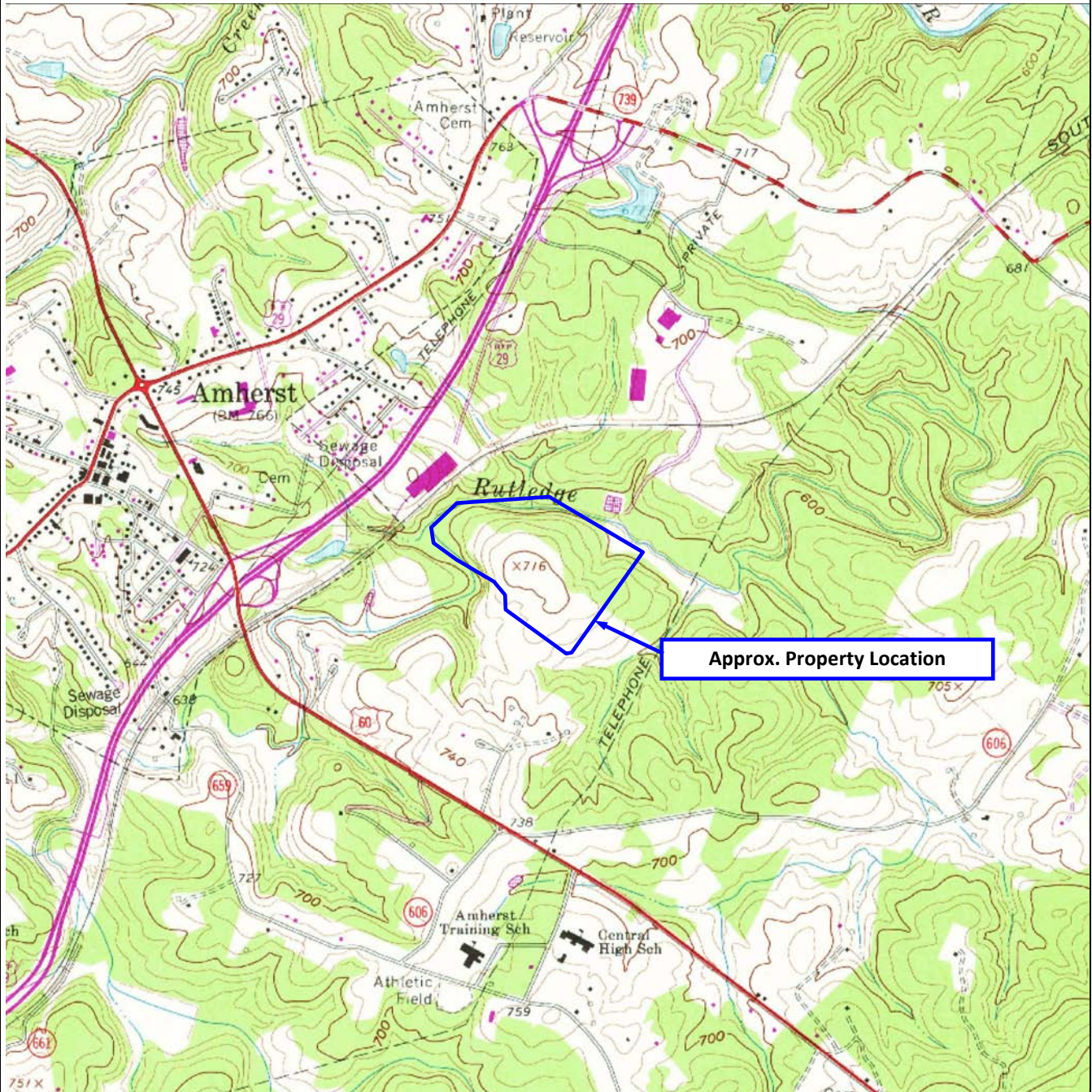
Contour Interval = 20 Feet

Scale

1 Inch = 1,880 Feet



North



USGS Topographic Map

Hollingsworth Community Development --Lot 15
Lot 15 Industrial Park Road
Amherst, Virginia

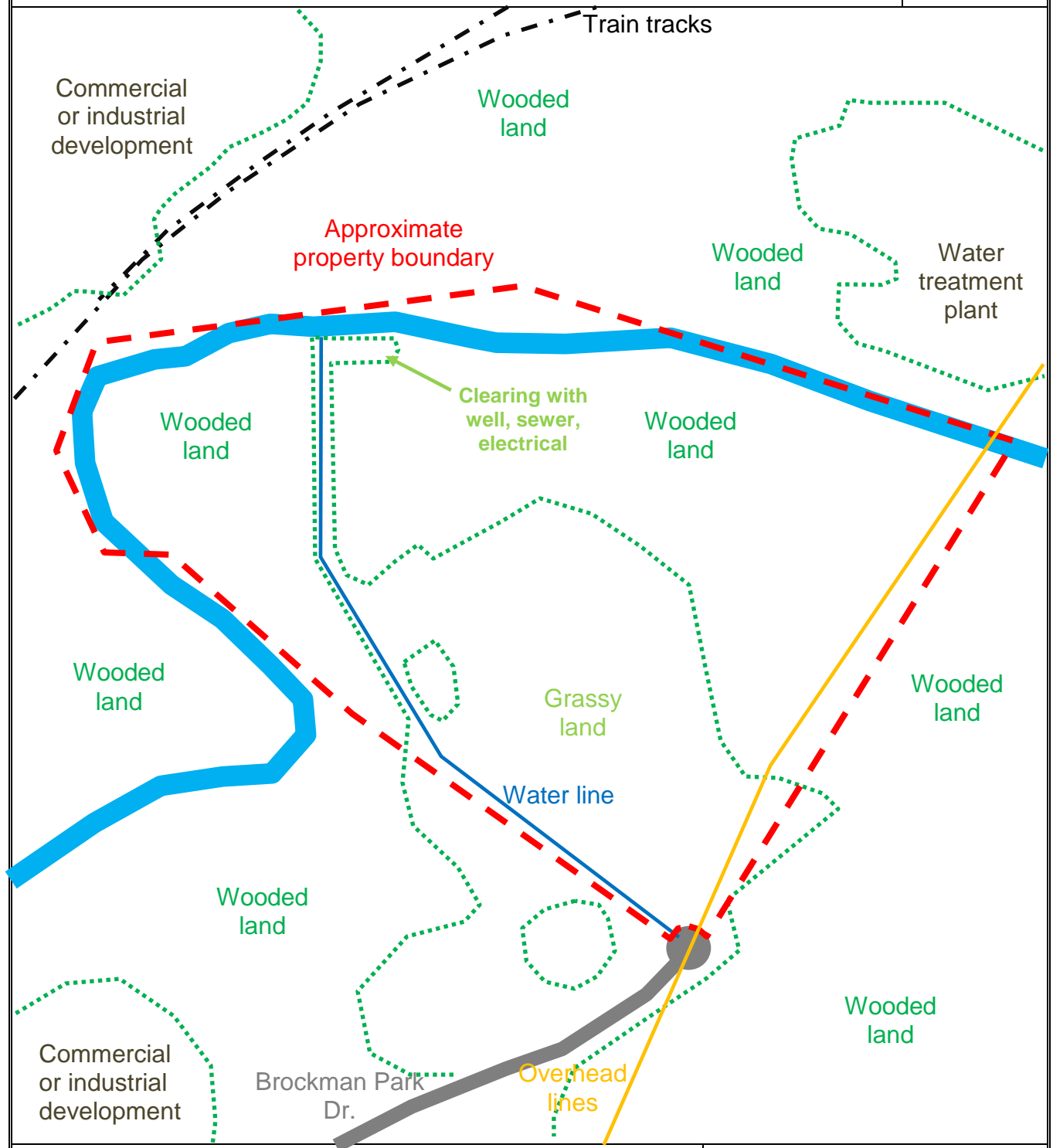
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Appendix 16.2
Site Plan

Site Sketch



North



Site Sketch

Hollingsworth Community Development --Lot 15
Lot 15 Industrial Park Road
Amherst, Virginia

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Appendix 16.3
Site Photographs



Site Photograph 1 – Looking north at the Property.



Site Photograph 2 – Looking north from the center of the Property.

Site Photographs

**Hollingsworth Community
Development --Lot 15**
Lot 15 Industrial Park Road
Amherst, Virginia

Photographed:

4-17-2012

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Site Photograph 3 – Looking east from the center of the Property.



Site Photograph 4 – Looking west from the center of the Property.

Site Photographs

**Hollingsworth Community
Development --Lot 15**
Lot 15 Industrial Park Road
Amherst, Virginia

Photographed:

4-17-2012

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Site Photograph 5 – Looking south from the center of the Property.



Site Photograph 6 – Looking east across the Property.

Site Photographs

**Hollingsworth Community
Development --Lot 15**
Lot 15 Industrial Park Road
Amherst, Virginia

Photographed:

4-17-2012

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Site Photograph 7 – Looking west-southwest at the cul-de-sac south of the Property.



Site Photograph 8 – Looking northeast along the trail toward the creek.

Site Photographs

Hollingsworth Community
Development --Lot 15
Lot 15 Industrial Park Road
Amherst, Virginia

Photographed:

4-17-2012

 **TRILEAF**[™]
Environmental & Property Consultants



Site Photograph 9 – Looking north at the creek on the north of the Property.



Site Photograph 10 – Water manways on the west of the Property.

Site Photographs

Hollingsworth Community
Development --Lot 15
Lot 15 Industrial Park Road
Amherst, Virginia

Photographed:

4-17-2012

 **TRILEAF**[™]
Environmental & Property Consultants



Site Photograph 11 – Looking north into forested area on northern portion of the Property.



Site Photograph 12 – Electrical meter on northern part of Property.

Site Photographs

Hollingsworth Community
Development --Lot 15
Lot 15 Industrial Park Road
Amherst, Virginia

Photographed:

4-17-2012

 **TRILEAF**[™]
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Site Photograph 13 – Water pipe on northern part of Property.



Site Photograph 14 – Sewer and well on northern part of Property.

Site Photographs

Hollingsworth Community
Development --Lot 15
Lot 15 Industrial Park Road
Amherst, Virginia

Photographed:

4-17-2012

 **TRILEAF**tm
Environmental & Property Consultants



Site Photograph 15 – Well on northern portion of the Property.

Site Photographs

**Hollingsworth Community
Development --Lot 15**
Lot 15 Industrial Park Road
Amherst, Virginia

Photographed:

4-17-2012

 **TRILEAF**tm
Environmental & Property Consultants

Appendix 16.4
Historic Research Documentation

Amherst Quadrangle, Virginia 1894 (Reprinted in 1929)



North



Job Number: 600518
Target Site: -79.033219, 37.582472

0 miles 0.625 1.25

Historical Topographic Map

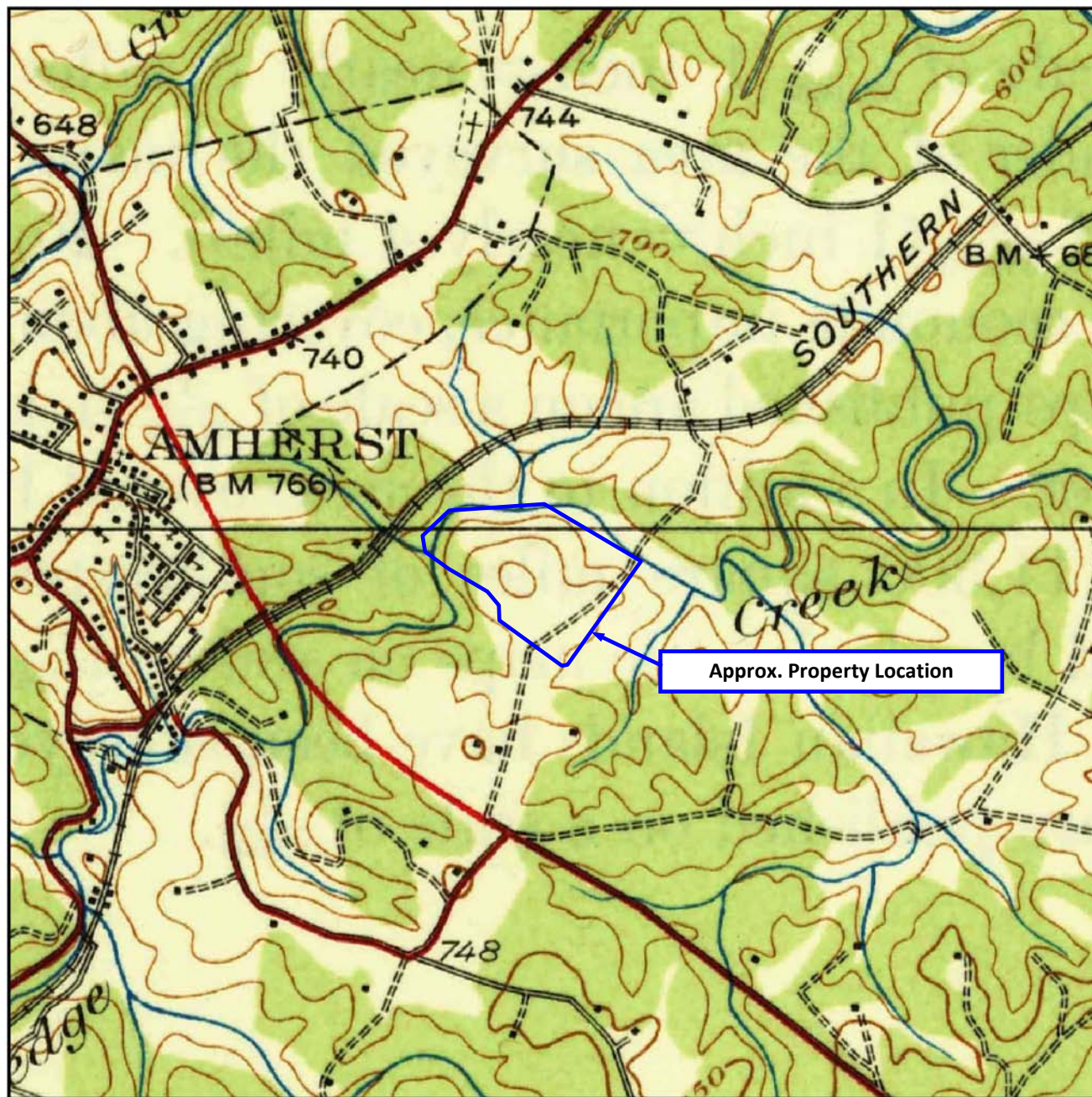
Hollingsworth Community Development --Lot 15
Lot 15 Industrial Park Road
Amherst, Virginia

 **TRILEAF**_{tm}
Environmental & Property Consultants

Amherst Quadrangle, Virginia 1939
Contour Interval = 50 Feet



North



Job Number: 600518
Target Site: -79.033219, 37.582472

0 miles 0.625 1.25

Historical Topographic Map

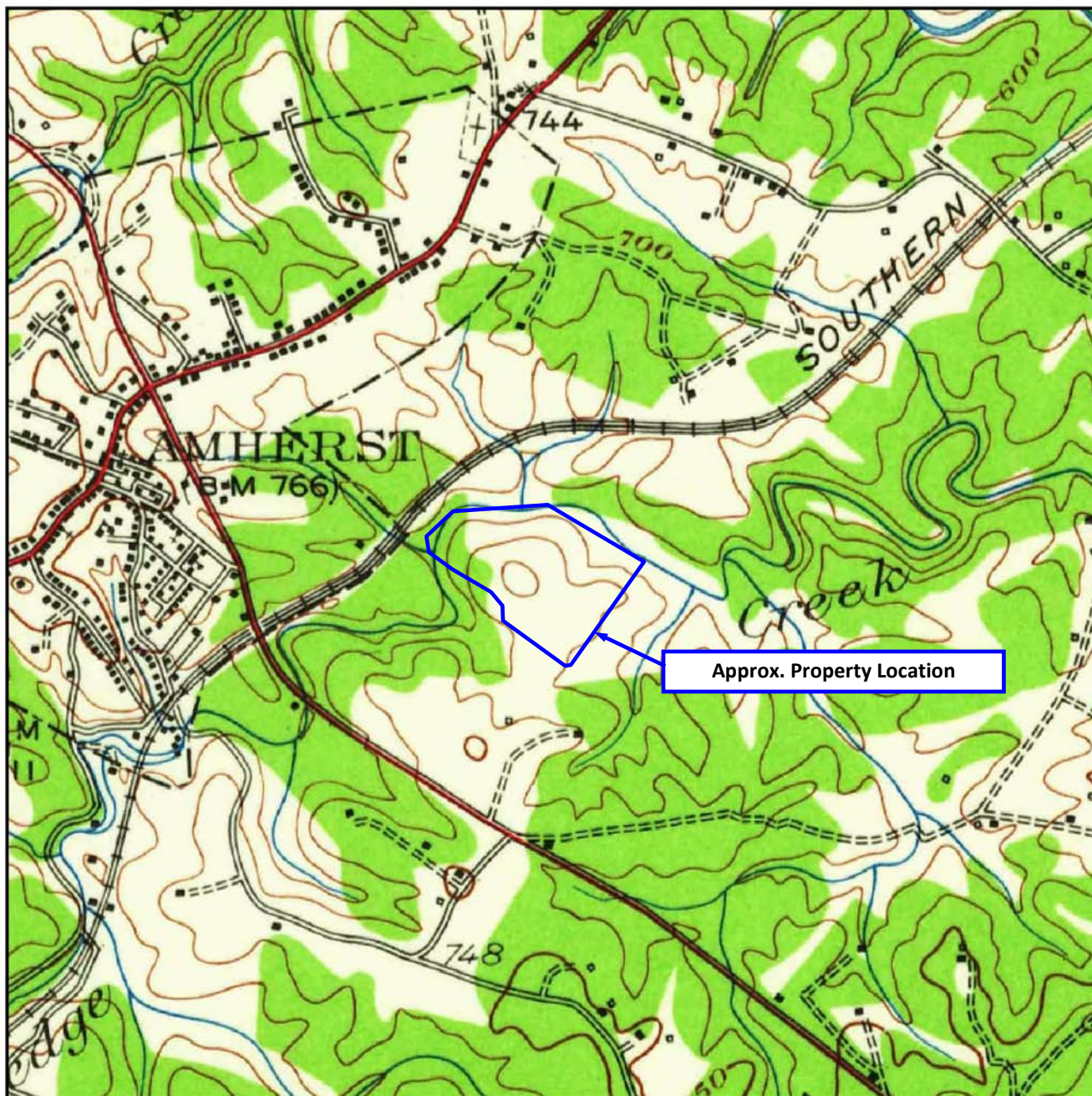
Hollingsworth Community Development --Lot 15
Lot 15 Industrial Park Road
Amherst, Virginia

 **TRILEAF**_{tm}
Environmental & Property Consultants

Amherst Quadrangle, Virginia 1950
Contour Interval = 50 Feet



North



Job Number: 600518
Target Site: -79.033219, 37.582472

0 miles 0.625 1.25

Historical Topographic Map

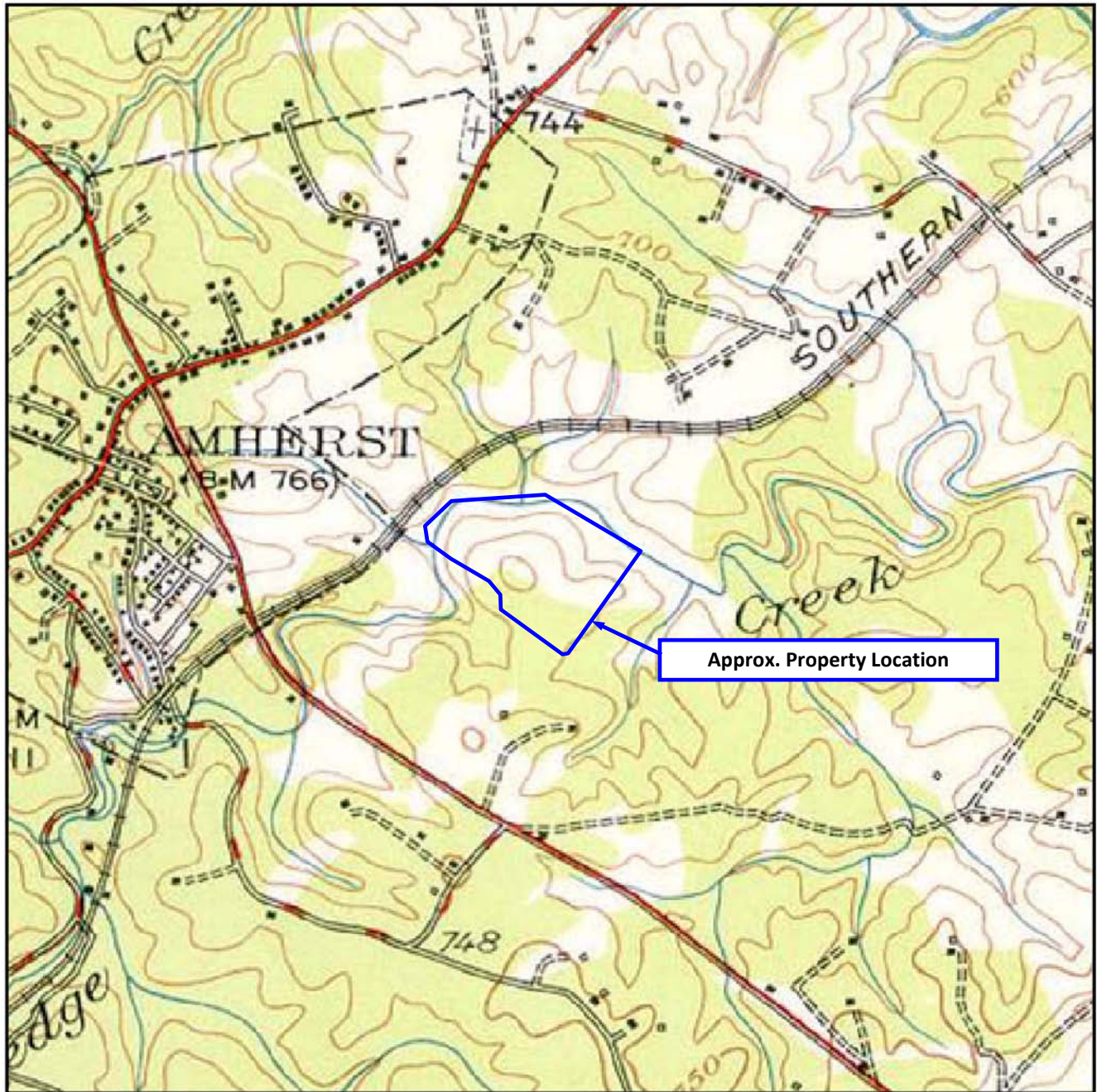
Hollingsworth Community Development --Lot 15
Lot 15 Industrial Park Road
Amherst, Virginia

 **TRILEAF**_{tm}
Environmental & Property Consultants

Amherst Quadrangle, Virginia 1952
Contour Interval = 50 Feet



North



Job Number: 600518
Target Site: -79.033219, 37.582472

0 miles 0.625 1.25

Historical Topographic Map

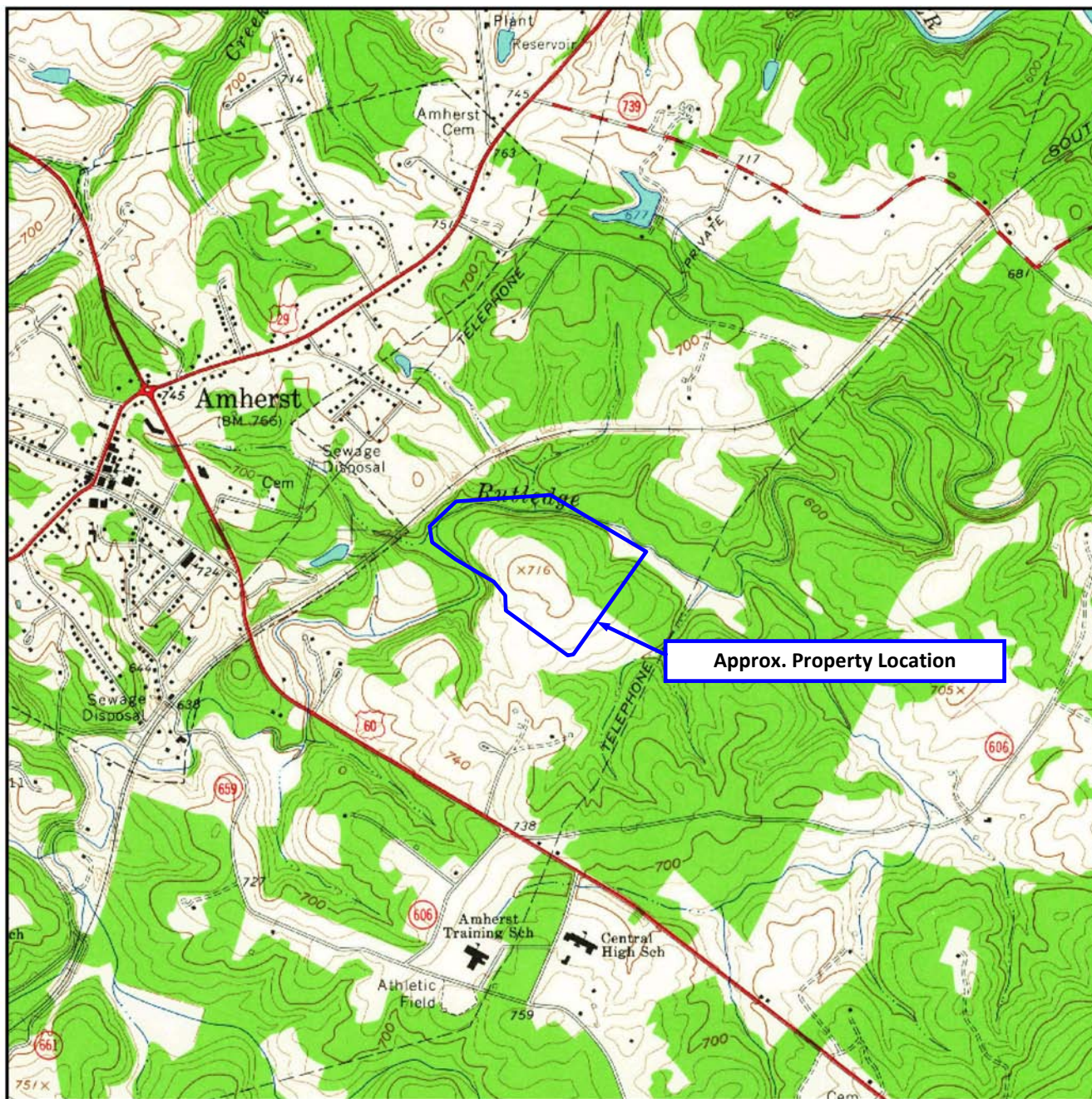
Hollingsworth Community Development --Lot 15
Lot 15 Industrial Park Road
Amherst, Virginia

 **TRILEAF**_{tm}
Environmental & Property Consultants

Amherst Quadrangle, Virginia 1963
Contour Interval = 20 Feet



North



Job Number: 600518
Target Site: -79.033219, 37.582472

0 miles 0.625 1.25

Historical Topographic Map

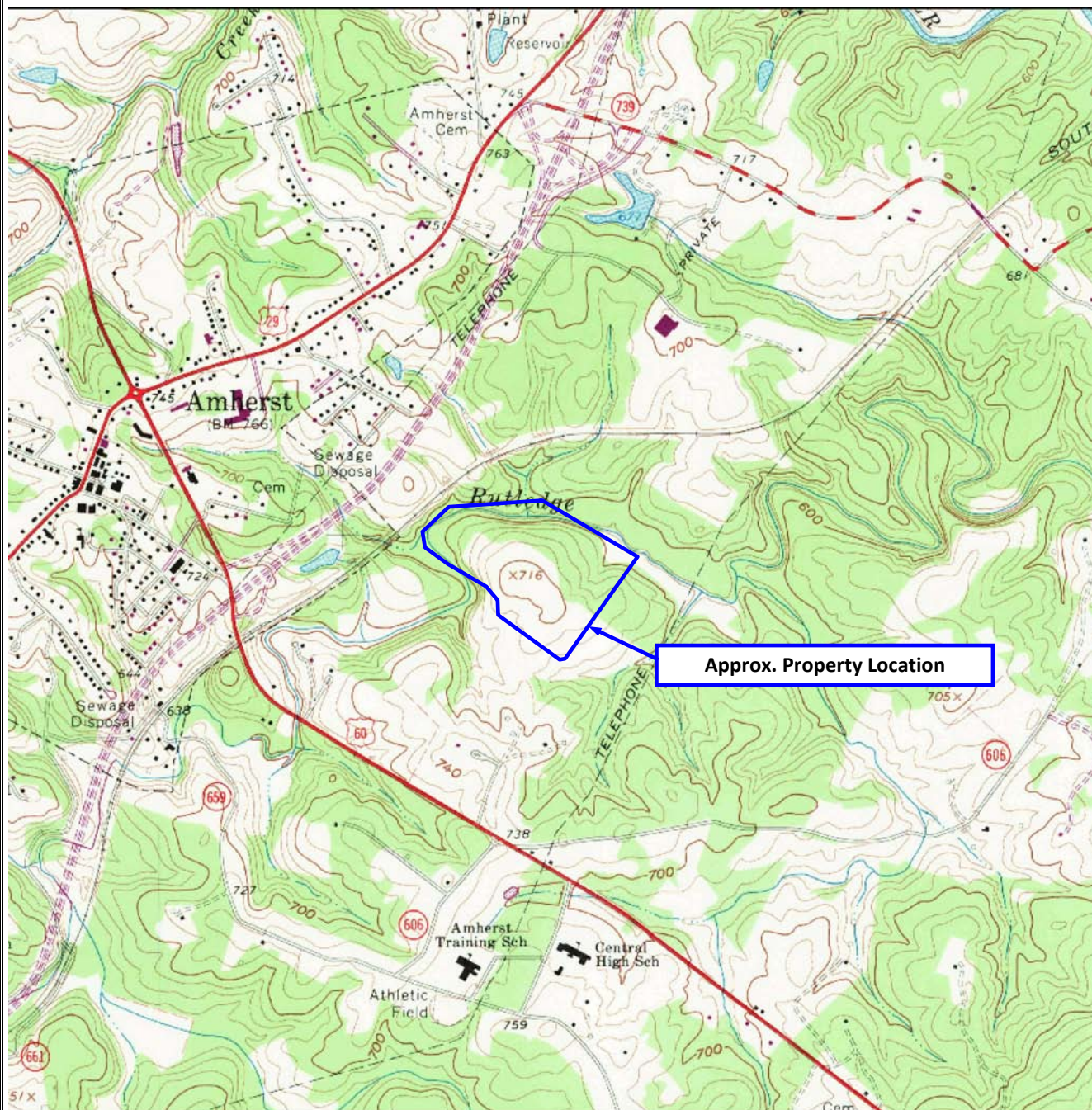
Hollingsworth Community Development --Lot 15
Lot 15 Industrial Park Road
Amherst, Virginia

 **TRILEAF**_{tm}
Environmental & Property Consultants

Amherst Quadrangle, Virginia 1963 (Revised 1970)
Contour Interval = 20 Feet



North



Job Number: 600518
Target Site: -79.033219, 37.582472

Historical Topographic Map

Hollingsworth Community Development --Lot 15
Lot 15 Industrial Park Road
Amherst, Virginia

 **TRILEAF**
Environmental & Property Consultants

Date: 1937



North



Approx. Property Location

Historical Aerial Photograph

Hollingsworth Community Development --Lot 15
Lot 15 Industrial Park Road
Amherst, Virginia

 **TRILEAF**[™]
Environmental & Property Consultants

Date: 1959



North



Approx. Property Location

Historical Aerial Photograph

Hollingsworth Community Development --Lot 15
Lot 15 Industrial Park Road
Amherst, Virginia

 **TRILEAF**[™]
Environmental & Property Consultants

Date: 1991



North



Historical Aerial Photograph

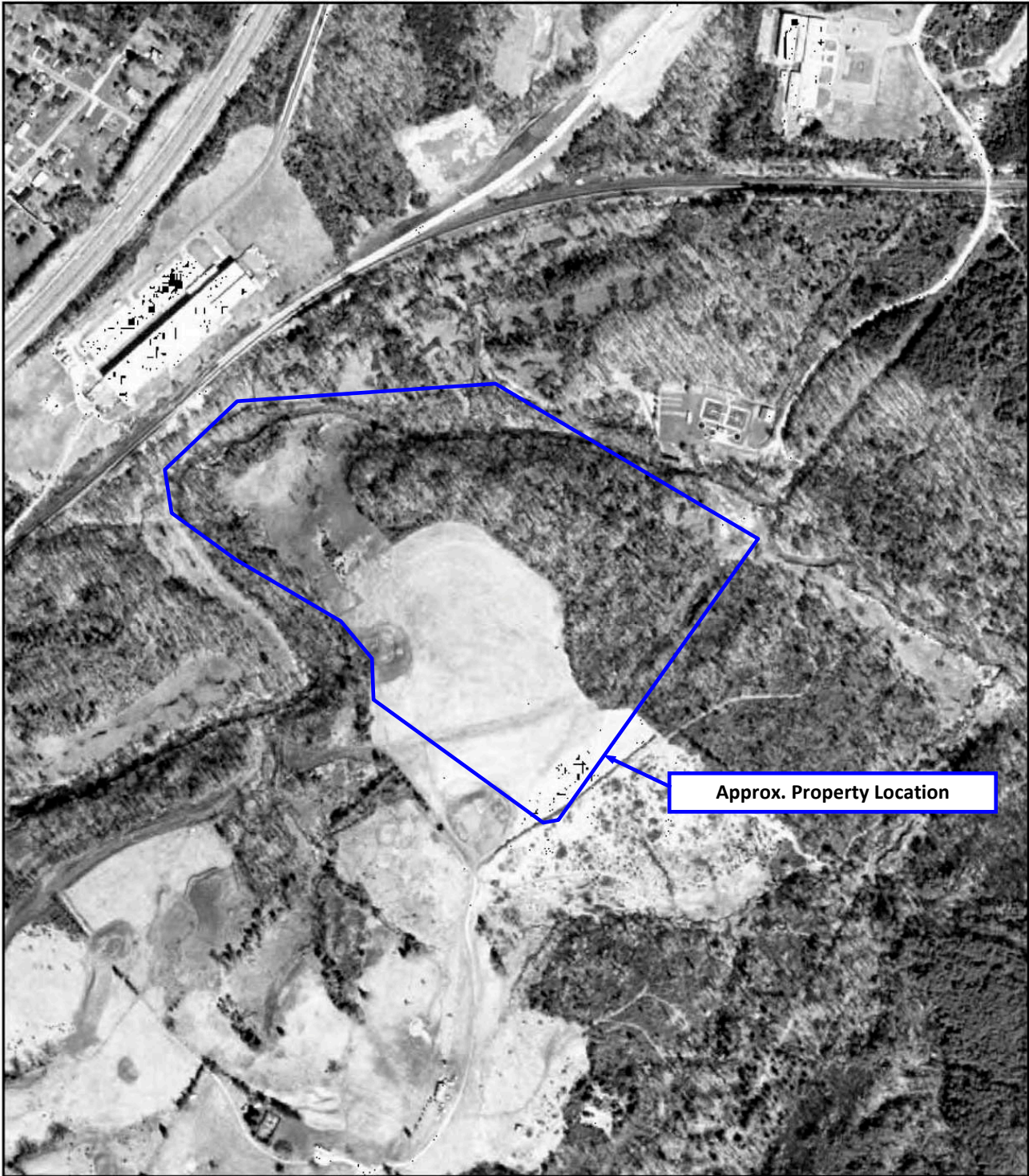
Hollingsworth Community Development --Lot 15
Lot 15 Industrial Park Road
Amherst, Virginia

 **TRILEAF**_{tm}
Environmental & Property Consultants

Date: 1994



North



Historical Aerial Photograph

Hollingsworth Community Development --Lot 15
Lot 15 Industrial Park Road
Amherst, Virginia

 **TRILEAF**[™]
Environmental & Property Consultants

Date: 2000



North



Historical Aerial Photograph

Hollingsworth Community Development --Lot 15
Lot 15 Industrial Park Road
Amherst, Virginia

 **TRILEAF**[™]
Environmental & Property Consultants

Date: 2003



North



Historical Aerial Photograph

Hollingsworth Community Development --Lot 15
Lot 15 Industrial Park Road
Amherst, Virginia

 **TRILEAF**[™]
Environmental & Property Consultants

Date: 2005



North



Historical Aerial Photograph

Hollingsworth Community Development --Lot 15
Lot 15 Industrial Park Road
Amherst, Virginia

 **TRILEAF**[™]
Environmental & Property Consultants

Date: 2006



North



Approx. Property Location

Historical Aerial Photograph

Hollingsworth Community Development --Lot 15
Lot 15 Industrial Park Road
Amherst, Virginia

 **TRILEAF**tm
Environmental & Property Consultants

Date: 2008



North



Approx. Property Location

Historical Aerial Photograph

Hollingsworth Community Development --Lot 15
Lot 15 Industrial Park Road
Amherst, Virginia

 **TRILEAF**tm
Environmental & Property Consultants

Date: 2009



North



Approx. Property Location

Historical Aerial Photograph

Hollingsworth Community Development --Lot 15
Lot 15 Industrial Park Road
Amherst, Virginia

 **TRILEAF**tm
Environmental & Property Consultants

Date: 2011



North



Approx. Property Location

Historical Aerial Photograph

Hollingsworth Community Development --Lot 15
Lot 15 Industrial Park Road
Amherst, Virginia

 **TRILEAF**[™]
Environmental & Property Consultants

Appendix 16.5
Regulatory Records Documentation

FirstSearch Technology Corporation

Environmental FirstSearchTM Report

Target Property:

lot 15 BROCKMAN INDUSTRIAL

AMHERST VA 24521

Job Number: 600518

PREPARED FOR:

Trileaf

2501 SE Tones Drive, Suite #700

Ankeny, Iowa 50021

04-05-12



Tel: (781) 551-0470

Fax: (781) 551-0471

Environmental FirstSearch Search Summary Report

Target Site: lot 15 BROCKMAN INDUSTRIAL
AMHERST VA 24521

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	02-01-12	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	02-01-12	0.50	0	0	0	0	-	0	0
CERCLIS	Y	02-27-12	0.50	0	0	0	0	-	0	0
NFRAP	Y	02-27-12	0.50	0	0	0	0	-	1	1
RCRA COR ACT	Y	01-10-12	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	01-10-12	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	01-10-12	0.25	0	0	0	-	-	1	1
RCRA NLR	Y	01-10-12	0.25	0	0	0	-	-	1	1
Federal Brownfield	Y	02-01-12	0.50	0	0	0	0	-	0	0
ERNS	Y	01-11-12	0.15	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	02-15-08	1.00	0	0	0	0	0	0	0
State Spills 90	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal SWL	Y	04-07-10	0.50	0	0	0	0	-	1	1
State/Tribal LUST	Y	01-04-12	0.50	0	0	0	0	-	7	7
State/Tribal UST/AST	Y	01-04-12	0.25	0	0	0	-	-	2	2
State/Tribal EC	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal IC	Y	01-15-12	0.50	0	0	0	0	-	0	0
State/Tribal VCP	Y	01-15-12	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	06-20-06	0.25	0	0	0	-	-	0	0
State Other	Y	01-01-07	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	03-13-12	0.50	0	0	0	0	-	0	0
-TOTALS-				0	0	0	0	0	14	14

Notice of Disclaimer

Due to the limitations, constraints, and inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch
Site Information Report***

Request Date: 04-05-12
Requestor Name: MOLLY HANSON
Standard: AAI COMPLETE PACKAGE

Search Type: COORD
Job Number: 600518
Filtered Report

Target Site: lot 15 BROCKMAN INDUSTRIAL
AMHERST VA 24521

Demographics

Sites:	14	Non-Geocoded:	14	Population:	NA
Radon:	0.5 - 1.4 PCI/L				
Fire Insurance Map Coverage:	No				

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-79.033219	-79:1:60	Easting:	673667.312
Latitude:	37.582472	37:34:57	Northing:	4161104.743
Elevation:	689		Zone:	17

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes:					Services:		
ZIP Code	City Name	ST	Dist/Dir	Sel		Requested?	Date
					Fire Insurance Maps	Yes	04-05-12
					Aerial Photographs	Yes	04-05-12
					Historical Topos	Yes	04-05-12
					City Directories	Yes	04-05-12
					Title Search	No	
					Municipal Reports	No	
					Liens	No	
					Historic Map Works	No	
					Online Topos	Yes	04-05-12

***Environmental FirstSearch
Target Site Summary Report***

Target Property: lot 15 BROCKMAN INDUSTRIAL **JOB:** 600518
AMHERST VA 24521

TOTAL: 14 **GEOCODED:** 0 **NON GEOCODED:** 14 **SELECTED:** 0

<u>Map ID</u>	<u>DB Type</u>	<u>Site Name/ID/Status</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>ElevDiff</u>	<u>Page No.</u>
---------------	----------------	----------------------------	----------------	-----------------	-----------------	-----------------

No sites found for target address

Environmental FirstSearch

Sites Summary Report

Target Property: lot 15 BROCKMAN INDUSTRIAL
AMHERST VA 24521

JOB: 600518

TOTAL: 14 **GEOCODED:** 0 **NON GEOCODED:** 14 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	NFRAP	AMHERST DRUM DISPOSAL AREA VAD988221818/NFRAP-NFRAP-N	END ST. RT 733 FALCONERVILLE VA 24521	NON GC	N/A	N/A
	RCRAGN	HERMLE BLACK FOREST CLOCKS VAD084134295/SGN	AMHERST INDUSTRIAL PIKE AMHERST VA 24521	NON GC	N/A	N/A
	RCRANLR	HERMLE BLACK FOREST CLOCKS VAD084134295/NLR	340 INDUSTRIAL PARK DR AMHERST VA 24521	NON GC	N/A	N/A
	SWL	DEAN, JOHN C., DDS PBR205/UNKNOWN	COURT ST. AMHERST VA 24521	NON GC	N/A	N/A
	UST	BUFFALO FORGE-AMPCO PITTSBURG CO 2000094/UST	INDUSTRIAL PARK RD AMHERST VA 24521	NON GC	N/A	N/A
	UST	BUFFALO FORGE-AMPCO PITTSBURG CO 7000094/INACTIVE	INDUSTRIAL PARK RD AMHERST VA 24521	NON GC	N/A	N/A
	LUST	AMHERST RESIDENCY SHOP 94-2855/CLOSED	ROUTE 29 AMHERST VA 24521	NON GC	N/A	N/A
	LUST	AMHERST RESIDENCY SHOP 19942855/CLOSED	RT 29 AMHERST VA 24521	NON GC	N/A	N/A
	LUST	BRYAN MILES RESIDENCE 20102157/CLOSED	268 ABBITTS DR AMHERST VA 24572	NON GC	N/A	N/A
	LUST	E F FITZGERARD LUMBER 20097135/CLOSED	297 HIDEAWAY FARM RD AMHERST VA 24521	NON GC	N/A	N/A
	LUST	LINEBERRY RESIDENCE 91-0368/CLOSED	RTE 501 AMHERST VA 24521	NON GC	N/A	N/A
	LUST	NANCY BALDWIN RESIDENCE 20102189/CLOSED	171 WOODLAND RD SWEET BRIAR VA 24521	NON GC	N/A	N/A
	LUST	VDOT AMHERST RESIDENCY SHOP 20057078/CLOSED	RT 29 AMHERST VA 24521	NON GC	N/A	N/A
	TRIBALLA	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-24521/	UNKNOWN VA 24521	NON GC	N/A	N/A

Environmental FirstSearch
Site Detail Report

Target Property: lot 15 BROCKMAN INDUSTRIAL
AMHERST VA 24521

JOB: 600518

No sites were found!

Environmental First Search Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money. A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.**FINAL** - Currently on the Final NPL**PROPOSED** - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. 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 where no further response is appropriate.**DELISTED** - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.**PART OF NPL**- Site is part of NPL site**DELETED** - Deleted from the Final NPL**FINAL** - Currently on the Final NPL**NOT PROPOSED** - Not on the NPL**NOT VALID** - Not Valid Site or Incident**PROPOSED** - Proposed for NPL**REMOVED** - Removed from Proposed NPL**SCAN PLAN** - Pre-proposal Site**WITHDRAWN** - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.**NFRAP** – No Further Remedial Action Plan**P** - Site is part of NPL site**D** - Deleted from the Final NPL**F** - Currently on the Final NPL**N** - Not on the NPL**O** - Not Valid Site or Incident**P** - Proposed for NPL**R** - Removed from Proposed NPL**S** - Pre-proposal Site**W** – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.**RCRAInfo** facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are

required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that generate or transport hazardous waste or meet other RCRA requirements. LGN - Large Quantity Generators SGN - Small Quantity Generators VGN - Conditionally Exempt Generator. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities. **CONNECTICUT HAZARDOUS WASTE MANIFEST** - Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records. **MASSACHUSETTES HAZARDOUS WASTE GENERATOR** - database of generators that are regulated under the MA DEP. VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil. SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil. LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification: Failure to report in a timely matter. No longer in business. No longer in business at the listed address. No longer generating hazardous waste materials in quantities which require reporting.

Fed Brownfield: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs. **CLEANUPS IN MY COMMUNITY (subset)** - Sites, facilities and properties that have been contaminated by hazardous materials and are being, or have been, cleaned up under EPA's brownfield's program.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation. BUREAU OF INDIAN AFFAIRS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal SWL: VA DEQ DATABASE OF SOLID WASTE MANAGEMENT FACILITIES - Permitted landfill database

State/Tribal LUST: VA DEQ DATABASE OF PETROLEUM RELEASE SITES - Releases of petroleum and/or regulated substances into the environment

State/Tribal UST/AST: VA DEQ DATABASE OF REGISTERED PETROLEUM STORAGE TANK - Database of registered petroleum storage tanks

State/Tribal IC: VA DEQ VRP SITES WITH INSTITUTIONAL CONTROLS - This database is made up of sites in the Voluntary Remediation Program that have Institutional Controls.

State/Tribal VCP: VA DEQ VOLUNTARY REMEDIATION PROGRAM (VRP) - The Voluntary Remediation Program Database

Federal IC / EC: EPA FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated. RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES (RCRA) – RCRA sites that have institutional controls.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA/MA DEP/CT DEP Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Fed Brownfield: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection AgencyNational Response Center.

Updated annually

Tribal Lands: DOI/BIA United States Department of the Interior Bureau of Indian Affairs

Updated annually

State/Tribal SWL: VA DEQ Virginia Department of Environmental Quality Waste Management Board

Updated annually

State/Tribal LUST: VA DEQ Virginia Department of Environmental Quality Petroleum Storage Tank Program

Updated semi-annually

State/Tribal UST/AST: VA DEQ Virginia Department of Environmental Quality Petroleum Storage Tank Program

Updated semi-annually

State/Tribal IC: VA DEQ Virginia Department of Environmental Quality Voluntary Remediation Program

Updated annually

State/Tribal VCP: VA DEQ Virginia Department of Environmental Quality Voluntary Remediation Program

Updated annually

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: lot 15 BROCKMAN INDUSTRIAL
AMHERST VA 24521

JOB: 600518

Street Name	Dist/Dir	Street Name	Dist/Dir
BROCKMAN INDUSTRIAL DRIVE	0.00--		
Brockman Park Dr	0.17 SW		
Industrial Dr	0.19 NE		
State Hwy 731	0.19 NE		



HISTORICAL FIRE INSURANCE MAPS

NO MAPS AVAILABLE

04-05-12

600518

**lot 15 BROCKMAN INDUSTRIAL
AMHERST VA 24521**

A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there are NO MAPS AVAILABLE for the Subject Location as shown above.

FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn® Map Company obtained through online access to the U.S. Library of Congress via local libraries.

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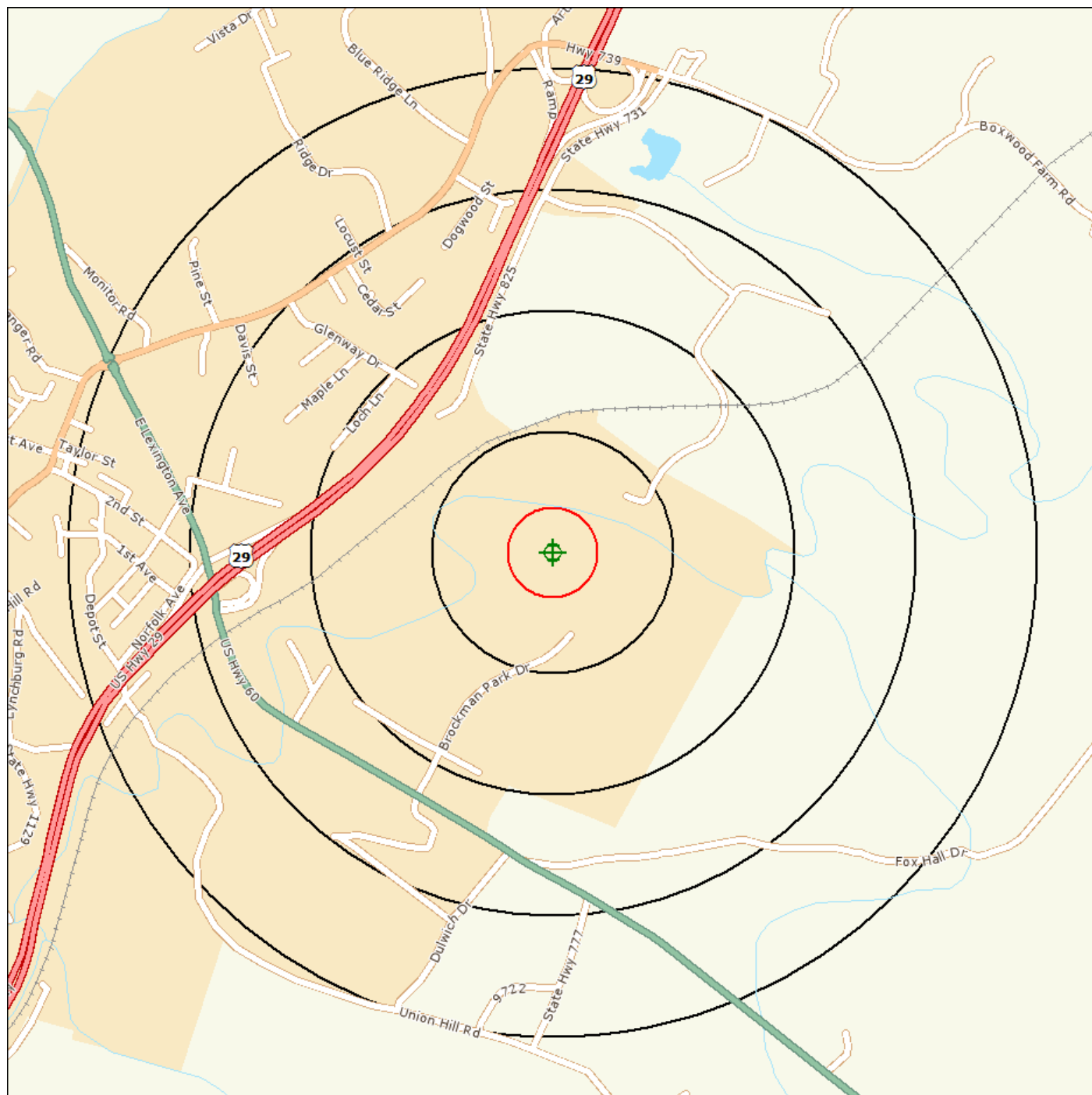
Environmental FirstSearch

1 Mile Radius

ASTM Map: NPL, RCRACOR, STATE Sites



lot 15 BROCKMAN INDUSTRIAL , AMHERST VA 24521



Source: Tele Atlas

Target Site (Latitude: 37.582472 Longitude: -79.033219)

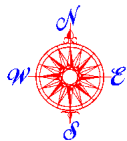
Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





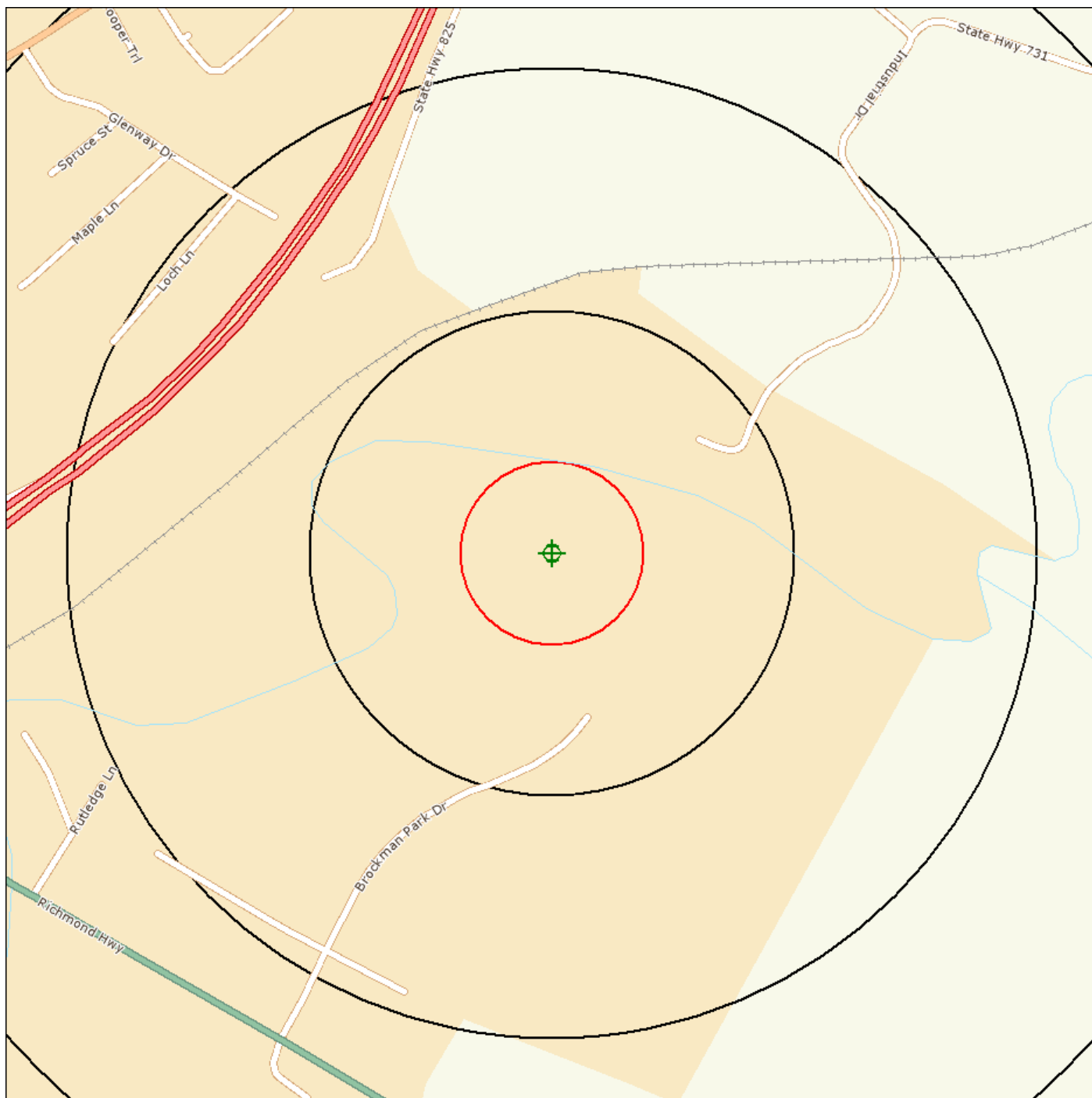
Environmental FirstSearch

.5 Mile Radius

ASTM Map: CERCLIS, RCRATSD, LUST, SWL



lot 15 BROCKMAN INDUSTRIAL , AMHERST VA 24521



Source: Tele Atlas

Target Site (Latitude: 37.582472 Longitude: -79.033219)

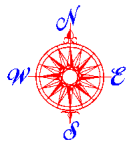
Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





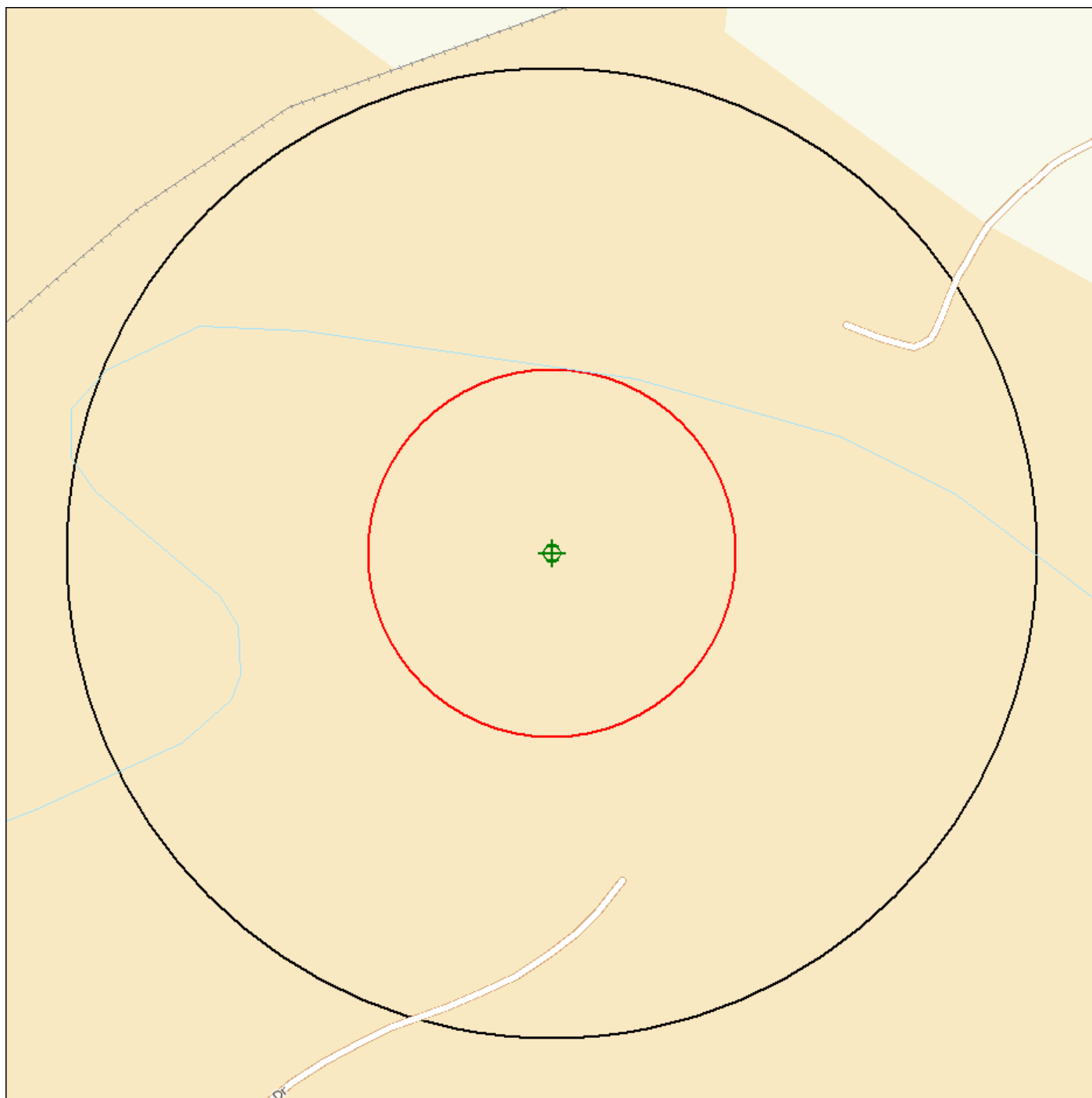
Environmental FirstSearch

.25 Mile Radius

ASTM Map: RCRA GEN, ERNS, UST, FED IC/EC, METH LABS



lot 15 BROCKMAN INDUSTRIAL , AMHERST VA 24521



Source: Tele Atlas

Target Site (Latitude: 37.582472 Longitude: -79.033219)

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





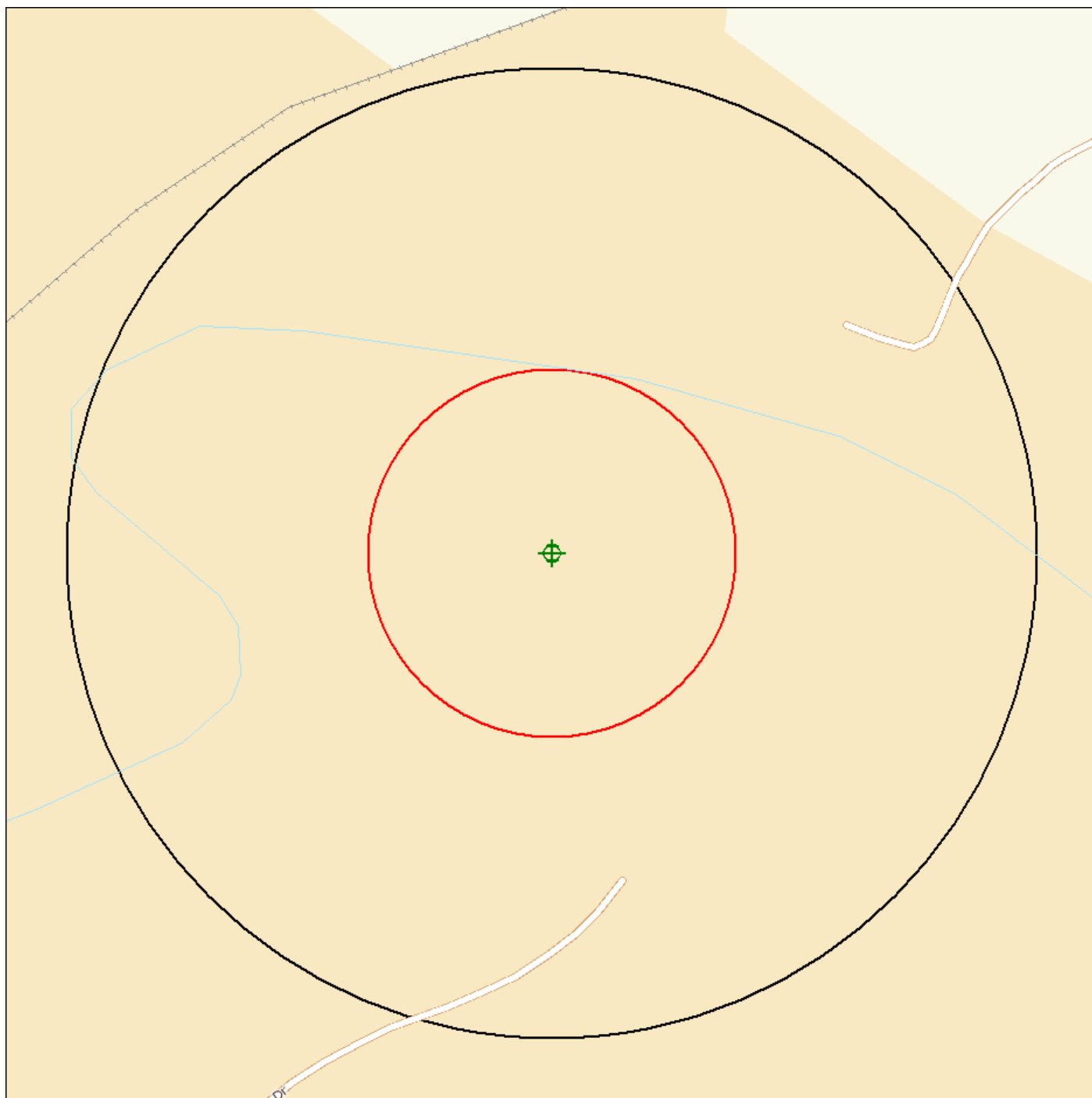
Environmental FirstSearch

.25 Mile Radius

Non-ASTM Map: RCRANLR



lot 15 BROCKMAN INDUSTRIAL , AMHERST VA 24521



Source: Tele Atlas

Target Site (Latitude: 37.582472 Longitude: -79.033219)

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

National Historic Sites and Landmark Sites

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





Site Location Map

Topo : 0.75 Mile Radius

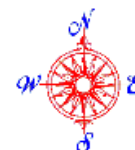
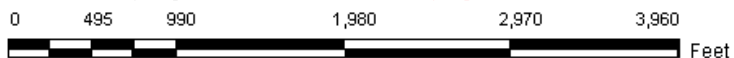


lot 15 BROCKMAN INDUSTRIAL , AMHERST VA 24521



SOURCE: SCANNED USGS TOPOGRAPHIC QUADRANGLES
SCANNED BY MAPTECH AND USGS
DISTRIBUTED AUGUST, 2005.

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Data Supplied by:



Prepared by FirstSearch Technology Corporation

Map Name: AMHERST
Map Reference Code: 37079-E1-TF-024

Date Created: 1963--
Contour Interval: 20 feet

Date Revised: 1978--
Elevation:

JOB NO.

FIGURE NO.

1

Appendix 16.6
Interview Documentation

Interview Documentation

Jack Hobbs, Town Manager
City of Amherst, Virginia – Site Owner

Lot 15

L. Barnes Brockman, Sr.

Business and Industrial Park

Contacted by client. Email received on April 19, 2012

Mr. Gary Roakes, Director of Public Safety
City of Amherst, VA

Amherst Public Safety

119 Taylor Street

Amherst, VA

434-946-9307

Contacted by telephone on April 17, 2012 by Molly L. Hanson

Appendix 16.7
User Questionnaire

**ASTM PHASE I E 1527-05
USER QUESTIONNAIRE**

Property: Lot 15, Amherst, Virginia

As the User of a Phase I Environmental Assessment, you are required to answer the following questions about the Property to the best of your knowledge. (Please insert space as needed.)

1. Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? NO

2. Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.28).

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? Yes Restrictive covenants, zoning ordinance, and recorded easements. Recorded in Circuit Court or available in Town Hall.

3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? Yes. As Town Manager I have managed undeveloped sites for the past decade.

4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? YES

5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

a. Do you know the past uses of the property? YES, for past 15 years

b. Do you know of specific chemicals that are present or once were present at the property? NO

c. Do you know of spills or other chemical releases that have taken place at the property? NO

d. Do you know of any environmental cleanups that have taken place at the property? NO

6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.21).

As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

NO

Name Jack Hobbs (Print)

Signature Jack Hobbs Relationship to Property Town Manager, employed by owner of property Date 6 April 2012

Appendix 16.8

Special Contractual Conditions between User
and Environmental Professional

Appendix 16.9
Qualification(s) of the Environmental
Professional(s) and Others



M**MOLLY L. HANSON**

E**NVIRONMENTAL SPECIALIST**

Education

B.A. Earth Science with Geology Minor, University of Northern Iowa, 2009

Fields of Special Competence

Ms. Hanson has experience in water quality testing in accordance with WQI international standards. Her responsibilities included: river water sampling and on-site testing along with long term lab testing.

Experience

Ms. Hanson is currently gaining on-the-job training in conducting Phase I Environmental Site Assessments as well as groundwater, soil and remediation monitoring for leaking underground storage tank sites. She has also completed coursework in hydrogeology, crystallography, mineralogy, earthquakes and tsunamis, environmental geology, field geology, earth history, stratigraphy and sedimentation, and geomorphology.

Ms. Hanson is currently receiving training in regulatory compliance of various types with respect to wireless communications towers. She coordinates state and federal agency inquiries for National Environmental Policy Act (NEPA) reports which includes: research for Section 106 compliance, identifying potential issues with endangered species, flood plains, wetlands, Native American lands, historic properties and archeological sites

Certifications

40-Hour OSHA Hazardous Waste Site Operations Training



BRYN M. HENDRICKS

ENVIRONMENTAL SPECIALIST

Education

B.S., Geology, Wheaton College, 2009

Fields of Special Competence

Ms. Hendricks has experience in geologic mapping and UST field work. Her responsibilities included: groundwater collection, free product recovery, and rock and soil sampling. Ms. Hendricks' experience also includes the writing of Phase I Site Assessment reports.

Experience

Ms. Hendricks is currently gaining on-the-job training in conducting Phase I Environmental Site Assessments as well as groundwater, soil and remediation monitoring for leaking underground storage tank sites. She has also completed coursework in hydrogeology, soil science, mineralogy, petrology & petrography, structural geology, field geology, earth history & stratigraphy, geomorphology, and Raman spectroscopy.