

BK1701P6 00341

10799

THIS DEED, made this 20th day of December, 1993,
by and between JAMES B. CARTER and MARY CARTER, husband and
wife, Grantors; and D. E. EAKIN & SONS, INCORPORATED,
Grantee.

: W I T N E S S E T H :

THAT FOR AND IN CONSIDERATION of the sum of TEN
DOLLARS (\$10.00) cash in hand paid by the Grantee to the
Grantors, receipt of which is hereby acknowledged, and
other good and valuable consideration, the said Grantors do
hereby BARGAIN, SELL, GRANT and CONVEY with General Warranty
and English Covenants of Title unto the Grantee, all of the
following lot or parcel of land, situate in the City of
Roanoke, State of Virginia, and more particularly described
as follows, to-wit:

A tract on the east side of Ashlawn Street,
S.W., containing 0.966 acres, as shown on
a plat of survey dated May 12, 1989, made
by Balzer and Associates, Inc. for James B.
Carter, of record in the Clerk's Office of
the Circuit Court for the City of Roanoke,
Virginia, in Deed Book 1603, Page 1457;
and

BEING the same property conveyed to James
B. Carter and Mary Carter, husband and wife,
by deed dated June 1, 1989 from DeHaven
Transfer and Storage Co., Inc., of record
in the Clerk's Office of the Circuit Court
for the City of Roanoke, Virginia, in Deed
Book 1603, Page 1455.

F.L. LOGAN, JR.
Attorney at Law
Salem, Virginia

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This conveyance is made subject to all easements, restrictions and conditions of record affecting the hereinabove described property.

WITNESS the following signatures and seals:

James B. Carter (SEAL)
Mary Carter (SEAL)

STATE OF VIRGINIA

CITY OF SALEM, to-wit:

The foregoing deed was acknowledged before me this 20th day of December, 1993, by James B. Carter and Mary Carter, husband and wife.

My commission expires: 2-28-97

Robert R. Vlach
Notary Public

039 S. TAX	\$ <u>195.00</u>
038 S. ADD. TAX	\$ <u>145.00</u>
214 C. TAX	\$ <u>145.00</u>
220 C. ADD. TAX	\$ <u>145.00</u>
301 FEE	\$ <u>13.00</u>
212 TRANSFER	\$ <u>1.00</u>
8 CO. ADD. TAX	\$ <u>1.00</u>
TOTAL	\$ <u>464.00</u>

In the Clerk's Office of the Circuit Court for the City of Roanoke, Va., on Dec 30, 1993, this instrument was presented, with the Certificate of acknowledgment thereto annexed and admitted to record at 5:01 o'clock, P.m. I hereby certify that the tax imposed under Sec. 58.1-801 and Sec. 58.1-802 have been paid to this office.

Teste: Arthur B. Crush, III, Clerk
By: W. M. [Signature], Deputy Clerk

MAILED OR DELIVERED TO:

20 E. Eakin & Sons Inc
2501 Williamsburg Rd. NE
Roanoke, Va. 24012

F.L. LOGAN, JR.
Attorney at Law
Salem, Virginia

**618 Ashlawn Street
City of Roanoke, Virginia**

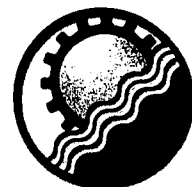
**ASTM E 1527-05
Phase I Environmental Site Assessment
All Appropriate Inquiry**

November 6, 2013

Prepared By:

Engineering Concepts, Inc.
20 South Roanoke Street
Fincastle, VA 24090

ECI # 13129



**ENGINEERING
CONCEPTS, INC.**

20 S Roanoke Street, PO Box 619
Fincastle, Virginia 24090
540.473.1253 fax 540.473.1254

"Creating Success"

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1. SUMMARY

The site encompasses all property located at 618 Ashlawn Street SW (Tax Map Parcel Numbers 1321613, 1321612, 1321611 and 1321614). This property includes four parcels of land totaling 0.8996 acres. The site is accessed via Ashlawn St, and via a rear access road at the end of Bedford St SW.

This study consisted of a site reconnaissance trip, records review, and two interviews. The site reconnaissance trip occurred on October 28, 2013 and revealed:

- Paint and paint thinners stored inside;
- 53 Gal barrels of paint and primer stored inside;
- Empty 55 gal drums (closed) stored outside;
- Wood stove heats the building;
- Multiple air compressors, paint sprayers stored throughout building;
- Electrical panels;
- Refrigerator;
- Propane tanks stored outside against building;
- Large vacuum truck/trailer;
- Cleaning supply containers;
- Brake fluid container; Anti-freeze container;
- No stained soil, buried debris, etc. were observed on the site.

The record review revealed sixteen sites in databases within the applicable ASTM standard minimum search radii. All cases for sites listed in the LTANKS database have been closed. One tank is currently in use at the Basham Oil Co. as reported in the AST database. Interview with property owner revealed no current or past underground storage tanks at the target property.

The components of the Phase I Environmental Site Assessment, including site reconnaissance, records review, and interviews revealed the following possible recognized environmental conditions (**RECs**) in connection with the property:

- Petroleum based paint products

2. INTRODUCTION

2.1 PURPOSE

The purpose of the Phase I Environmental Site Assessment is to identify, to the extent feasible, RECs associated with the parcel of commercial real estate. RECs are 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 (ASTM, 2007).

This assessment enables the User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation, and Liability Act liability. The American Society for Testing and Materials (ASTM) E 1527 – 05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" is the minimum standard for environmental due diligence in the commercial real estate industry and meets the standard for All Appropriate Inquiry under the Small Business Liability Relief and Brownfields Redevelopment Act of 2002.

2.2 DETAILED SCOPE-OF-SERVICES

Engineering Concepts, Inc. performed this Phase I Environmental Site Assessment in general accordance with the ASTM E 1527 – 05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process."

Major elements of this scope include:

- Record reviews (environmental and historical use);
- Site reconnaissance;
- Interviews with owners, site manager, occupants, and local government officials; and
- Report preparation.

ASTM non-scope items / issues were not addressed in this Phase I Environmental Site Assessment.

2.3 SIGNIFICANT ASSUMPTIONS

There were no significant assumptions made in relation to this study.

2.4 LIMITATIONS AND EXCEPTIONS

The Phase I Environmental Site Assessment performed for the 618 Ashlawn St SW, Roanoke, Virginia 24015 property generally conforms to ASTM Standard E 1527-05.

This includes no non-scope items such as wetland delineation, material sampling, or historic resource evaluation.

The observations and conclusions included in this Phase I Environmental Site Assessment are the result of an appropriate level of investigation for such a study as defined within the ASTM standard. The purpose of this environmental site assessment is to identify actual or potential recognized environmental conditions at the target property that may result in liability, land use restrictions, or cause delays in redevelopment. Such an assessment can not completely ensure that no recognized environmental conditions are present, as the observations and resulting recommendations are limited to reasonably ascertainable information available at the time of the study. Engineering Concepts, Inc. is not liable for any recognized environmental conditions discovered or mitigated at the site.

The information in this report is based on a review of governmental records, interviews with knowledgeable residents in the community, information provided by the User, and observations of the environmental professional. The result of this assessment, as written in this report, is valid as of the date of the report.

2.5 SPECIAL TERMS AND CONDITIONS

This assessment was conducted under constraints of time, cost, and scope and reflects a limited investigation and evaluation. It reflects the normal degree of care and skill that is ordinarily exercised by environmental professionals conducting business in this or similar localities.

2.6 USER RELIANCE

The User provided contact information for current property owner. The property User in this project was identified as Mr. Jay S. Gilliland, Vice President-Commercial Lending at 17 S Roanoke St, Fincastle, VA 24090 . The environmental professional (EP) discussed with Mr. Gilliland the User's responsibilities as identified in ASTM Standard E 1527-05 and requested specialized knowledge or experience that would provide evidence of any RECs associated with the property. The User provided recent Appraisal documents that include official Identification of the property as well as additional site photos.

3. SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The subject is comprised four tax parcels, as identified by Roanoke City, as parcel numbers 1321613, 1321612, 1321611 and 1321614. More specifically, the site is addressed as 618 Ashlawn Street, which includes four parcels of land totaling 0.8996 acres. The site is accessed directly from Ashlawn St. or a rear access road on the SW corner of the property from Bedford St. SW.

Coordinates used to locate the approximate center of the project area are as follows:

Latitude (North): 37° 16' 19.71"
Longitude (West): 79° 58' 31.90"

3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

General –

The 618 Ashlawn property encompasses approximately 0.9 acres and Tax Map Parcels 1321613, 1321612, 1321611 and 1321614 in Roanoke, Virginia. The property extends from Ashlawn St. to Bedford St. There are two adjoining one-story, concrete and metal framed buildings on the property. The western entrance way and lot in front of the main buildings are asphalt. On either side of the entrance is gravel, the eastern and southern areas of the property are grassed. A railroad (inactive) adjacent the Roanoke River boundaries the northern side of the property. Sanitary sewer and water lines are located underground on the western portion of property. Commercial developments surround the property.

Topography and Hydrology –

The subject site, with ground surface elevation at approximately 945 feet above mean sea level, drains to the east. Runoff from the site flows into the Roanoke River.

According to the Flood Insurance Rate Map of the Federal Emergency Management Agency National Flood Insurance Program (FEMA-NFIP), Roanoke City, Virginia, Community-Panel Number 51161C0163G, effective date September 28, 2007; the subject property is located in Zones AE. FEMA defines Zone AE as areas of 100-year flood with base flood elevations determined.

Geology and Hydrogeology -

Rock Stratigraphic Unit information is as follows:

Era: Paleozoic
System: Cambrian
Series: Cambrian
Code: C

Environmental Data Resources, Inc. (EDR) reviewed state (i.e., VA WELLS) and federal (i.e., FRDS PWS and FED USGS) databases and supplied Engineering Concepts, Inc. with a report of their findings. The VA WELLS database contains public water supplies per the Department of Health, Office of Water Programs. Violation and enforcement data are listed in the Federal Reporting Data System Public Water Systems (FRDS PWS) database. The United States Geological Survey Water Wells (FED USGS) database contains descriptive information on sites the USGS collects or has collected data on surface water and/or groundwater. EDR found no wells within a one-mile radius of the site. Due to a lack of sufficient well data, the EP assumed that the groundwater flow generally follows the ground surface. This implies that groundwater flows in a northern direction.

Soils -

The dominant soil series listed for the target property are Speedwell, "Water", and Wheeling, classified as loam in hydrologic group B, characterized by moderate infiltration rates with layers impeding downward movement of water, or soils with moderately coarse textures. The soils are moderately well and well drained. Depth to water table and/or bedrock is generally greater than 0 inches. Speedwell is partially hydric, while Wheeling is not.

Wetlands -

EDR has identified wetlands within 0.25 mile from the target property. These wetlands are identified on the Overview Map in Section 16.5.

Radon -

EDR reviewed the National Radon Database developed by the U.S. Environmental Protection Agency (EPA). The EPA database report using Roanoke zip code 24015 indicates that 340 sites were tested between 1986 and 1992. 79 (23.24%) sites recorded readings between four and 10 pCi/L and 244 (71.76%) sites were below 4 pCi/L. The maximum and minimum radon levels detected were 23.8 pCi/L and 0.4 pCi/L, respectively. Roanoke City is designated as a Federal EPA Radon Zone 1 indicating an indoor average level greater than four pCi/L.

3.3 CURRENT USE OF THE PROPERTY

The subject property is currently a sand-blasting facility, zoned I-1. Owner stated that the building is primarily used for storage.

3.4 DESCRIPTIONS OF STRUCTURES, ROADS, AND OTHER IMPROVEMENTS

There are two one-story buildings and three stand-alone canopies on the property. The east building is a concrete structure with a flat roof. The west building is steel-framed with concrete structuring on the interior. There is a concrete loading dock on the eastern side of the property accessed by Bedford St. On the northern edge of the property there are three new concrete slabs, with three formed out to be poured. Sanitary sewer and water lines are located underground on the southern portion of property.

3.5 CURRENT USES OF THE ADJOINING PROPERTIES

The property is bordered to the west by Ashlawn Street, and by a railroad adjacent the Roanoke River to the north. The bordering property to the south is a warehouse. See also "City Directory" in section 16.4.

4. USER PROVIDED INFORMATION

Mr. Jay Gilliland of The Bank of Fincastle was identified as the User for the Phase I Environmental Site Assessment and was reminded of the User's responsibilities regarding the Phase I Environmental Site Assessment. Mr. Gilliland provided contact information for the property owner as well as recent Appraisal documents of the subject property.

4.1 TITLE RECORDS

No title records were provided by the User or his representatives for the Phase I Environmental Site Assessment.

4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

There are no environmental liens on the subject property according to the User or the Owner. Please refer to supporting documentation in Section 16.6.

4.3 SPECIALIZED INFORMATION

No specialized knowledge of the subject property and the adjacent property was provided.

4.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

To the knowledge of the User, there has been no valuation reduction of the subject property related to environmental issues. The provided Appraisal document is attached in section 16.4.

4.5 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The present owner is Eakins D E & Sons, Inc. The contact is Mr. Donnie Eakins. Contact information for Mr. Eakins is provided below.

Current Owner:

Eakins D E & Sons, Inc.
Donnie B. Eakins
Phone: 540-685-3040

4.6 REASON FOR PERFORMING PHASE I

The Phase I Environmental Site Assessment was performed on the 618 Ashlawn St., Roanoke, VA property to evaluate the site with regard to potential environmental hazards and identify RECs as a basis for a potential mortgage refinancing transaction.

4.7 OTHER

The User provided an Appraisal that is attached in 16.4 that contains additional property data.

5. RECORDS REVIEW

A review of standard environmental records was performed for the site. The databases reviewed and the results are summarized in Table 2. In the course of the database search, EDR identified 21 sites within the applicable ASTM standard minimum search radii. Several of the sites were listed in multiple databases and/or had multiple entries in a database. The search also supplied a list of 23 "orphan" sites that, due to inadequate address information, could not be mapped. The locations were concluded to be outside of the search radius for the respective databases using provided addresses, maps, knowledge of area, or could not be positively identified using available data.

EDR discovered records in the Facility Index System / Facility Registry System (FINDS), Resource Conservation and Recovery Act – Small Quantity Generator (RCRA-SQG), and Material Licensing Tracking System (MLTS) databases. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in the report: PCS, AIRS, DOCKET, FURS, C-DOCKET, FFIS, STSTE, and PADS. The RCRA-SQG and RCRA-LQG databases include selective information on sites which generate, transport, store, treat, and/or dispose of hazardous waste as defined by the RCRA. Conditionally exempt small quantity generators generate less than 100 kg of hazardous waste, or less than one kg of acutely hazardous waste per month. Small quantity generators generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators generate over 1,000 kg of hazardous waste, or over one kg of acutely hazardous waste per month. 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.

The findings also contain information relating to the Leaking Tanks (LTANKS) and Leaking Underground Storage Tanks (LUST) databases, respectively, that were represented in the EDR report. The LTANKS and LUST databases identify currently leaking petroleum tanks, and are maintained by the Virginia DEQ.

Virginia DEQ Underground Storage Tank (UST) and Aboveground Storage Tank (AST) information for sites within five-eighth mile of the target property is also represented. These databases contain registered USTs and ASTs regulated under Subtitle I of the RCRA.

Information relating to the SPILLS WC database is represented in the EDR report. The SPILLS WC, the Pollution Response Program database for the DEQ West Central Region, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

Pages 4 through 8 of TC3766899.2s (EDR Executive Summary) as seen below summarize the findings. Complete information pertaining to the identified sites and their relationship with the target property is given in the EDR report located in section 16.5.

Table 2 – Summary of databases searched and results.

FEDERAL ASTM STANDARD			FEDERAL ASTM SUPPLEMENTAL		
Database	Search Radius (miles)	Total Sites (#)	Database	Search Radius (miles)	Total Sites (#)
NPL	1.000	0	NPL Liens	TP	0
Proposed NPL	1.000	0	HMIRS	TP	0
Delisted NPL	1.000	0	DOD	1.000	0
CERCLIS	0.500	1	FUDS	1.000	0
CERC-NFRAP	0.500	0	US BROWNFIELDS	0.500	1
CORRACTS	1.000	1	CONSENT	1.000	0
RCRA TSDF	0.500	1	ROD	1.000	0
RCRA Lg. Quan. Gen.	0.250	0	UMTRA	0.500	0
RCRA Sm. Quan. Gen.	0.250	3	ODI	0.500	0
RCRA NonGen/NLR	0.250	2	TRIS	TP	0
US INST CONTROLS	0.500	0	TSCA	TP	0
US ENG CONTROLS	0.500	0	FTTS	TP	0
STATE & TRIBAL ASTM STANDARD			SSTS	TP	0
Database	Search Radius (miles)	Total Sites (#)	LUCIS	0.500	0
State Haz. Waste	N/A	0	DOT OPS	TP	0
State Landfill	0.500	0	ICIS	TP	0
LUST	0.500	18	HIST FTTS	TP	0
LTANKS	0.500	16	CDL	TP	0
UST	0.250	12	RADINFO	TP	0
AST	0.250	1	LIENS 2	TP	0
ENG CONTROLS	0.500	0	PADS	TP	0
INST CONTROLS	0.500	0	MLTS	TP	0
VRP	0.500	0	MINES	0.250	0
BROWNFIELDS	0.500	1	FINDS	TP	1
INDIAN RESERV	1.000	0	RATTS	TP	0
INDIAN LUST	0.500	0	DEBRIS REGION 9	0.500	0
INDIAN UST	0.250	0	STATE & TRIBAL ASTM SUPPLEMENTAL		
EDR PROPRIETARY HIST. DATABASES			Database	Search Radius (miles)	Total Sites (#)
Database	Search Radius (miles)	Total Sites (#)	SPILLS WC	TP	0
EDR US Hist Auto Stat	0.250	5	DRYCLEANERS	0.250	0
AQUIFLOW	0.500	0	ENF	TP	0
			CEDS	TP	0
			AIRS	TP	0

Note: N/A indicates State does not maintain SHWS list. See the Federal CERCLIS list.

* One or more sites outside search radius for database listed but was included for sites listed in multiple databases that search radii were satisfied.

TP = Target Property

Pages 4 through 8 of TC3766899.2s (EDR Executive Summary) as seen below summarize the findings.

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

The review of standard environmental records was limited to data provided by EDR, and the results are summarized in Tables 2 and subsequent pages. The EDR Radius Map with GeoCheck® (Inquiry Number: TC3766899.2s) can be found in Section 16.5 of this document. Descriptions of each database are included in the EDR report.

5.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

Table 2 above identifies each additional database searched as "Supplemental" or "EDR Proprietary". These are databases that exceed the minimum records search required by the ASTM standard. The same restrictions that apply to the standard record sources apply to these additional sources.

5.3 PHYSICAL SETTING SOURCES

The most current USGS 7.5 minute topographic map and 7.5 minute digital elevation model purchased at EDR were used to determine the topography and hydrology of the subject property. The site and surrounding area are located on the Roanoke, VA quadrangle sheet. Table 3 lists the physical setting parameters that were also described using the EDR report in Section 16.5, and the databases EDR used to describe the parameters.

Table 3 – EDR physical setting data sources.

PARAMETER	DATABASE USED
Hydrology	FEMA Flood Zone Data
Hydrogeology	AQUIFLOW [®] Information System - EDR Proprietary database
Geology	NCSS; STATSGO; SSURGO
Federal Water Wells	EPA/Office of Drinking Water: PWS and PWS ENF; USGS NWIS
State Water Wells	Virginia Public Water Supplies
Radon	National Radon Database – EPA
Wetlands	National Wetland Inventory

A complete description of each data source can be found in the EDR report (Section 16.5).

5.4 HISTORICAL USE INFORMATION ON THE PROPERTY

Historical land use research was determined using historical topographic maps, historic aerial maps, interviews, and fire insurance maps. The EP reviewed USGS 30-minute series Roanoke topographic maps from 1891; USGS 15-minute series Roanoke topographic maps from 1929 and 1933; and USGS 7.5-minute series Roanoke topographic maps from 1963, 1968, and 1978. A 1984 photo-revision of the 1963 Roanoke USGS 7.5-minute series topographic map was also viewed. The EP also reviewed fire insurance maps from 1907 to 1966 provided in EDR's report. The subject

property is depicted as predominately open land with three structures in the 1907 Sanborn maps until 1964 when the current concrete structure on the property is first shown (actual year built is 1956). The EP reviewed aerial photography via Google Earth that dates back to 1995, and found no new improvements on the property. See Section 16.4 for the Topography and Sanborn maps provided by EDR. In addition to the Sanborn maps, and aerial photography provided by Google Earth, the EP reviewed building information online at the Roanoke City Online GIS website: <http://gisre.roanokeva.gov/>. The current Owner purchased the property in 1993 from James B. Carter, whom used the property for welding and metal work according to Mr. Eakins, and was owned by DeHaven Transfer and Storage previous James B. Carter between 1965 and 1989.

5.5 HISTORICAL USE INFORMATION ON THE ADJOINING PROPERTIES

In the course of researching the historical use of the subject property, historical land use of the adjoining properties was also investigated using the same documents. Development along Ashlawn Street and Russell Street Road became evident on the 1919 Roanoke Sanborn map as well as the 1951 Sanborn map. 622 Ashlawn St adjacent south of the subject was first evident as it currently stands on the 1955 Sanborn map, built in 1952 according to Roanoke GIS. 629 Ashlawn St, across from the subject is another warehouse building, built in 1969 according to Roanoke GIS.

6. SITE RECONNAISSANCE

The EP performed site reconnaissance on October 28, 2013. Partly Cloudy with high temperature around 60°F. Photographs were taken; some of which are contained in Section 16.3 of this document. An interview questionnaire was also conducted with the property Owner at this time.

6.1 METHODOLOGY AND LIMITING CONDITIONS

Exterior observations began at the northwest property corner along Ashlawn St. The EP inspected the property from north-west to south-east outside of the fence line until reaching the loading platform at the rear of the building, finding no concerns. Immediately inside the fence was inaccessible. The EP continued around the outside of the building which was grassed, with no visible evidence of utilities or other concerns. Interior of the main buildings was observed and documented. Pictures were taken to depict the property setting and record any potential RECs. The adjoining property was also observed during the site reconnaissance through visual inspection from the site and driving roads surrounding the property.

6.2 GENERAL SITE SETTING

The property is accessed from Ashlawn Street to the west and Bedford Street to the east. The entrance way opens into a lot with three free-standing canopies enclosed with plastic sheeting. A large vacuum truck and other work vehicles are stored in the lot. The entrance, main area of the lot, and front of the metal-framed building are asphalt paved. The remaining areas outside of the chain fence and around the rear loading platform are grassed. Approximately eight feet offset of the railroad establishes the property boundary to the north. Ashlawn Street establishes the property boundary along the west. Sanitary sewer and water lines are located underground on the western portion of property along Ashlawn Street. Commercial and industrial development surrounds the property.

6.3 EXTERIOR OBSERVATIONS

The EP walked the site covered in asphalt, concrete, and grass and observed the following items:

- Empty trailer-mounted storage tanks
- Empty 55 gal barrels against building to the north-east next to metal awning
- Propane tanks stored against building to the east under metal awning
- Three 750 CFM trailer-mounted air compressors along Ashlawn Street
- Three free-standing canopies in the main lot with recently sand-blasted materials

No stained soil, buried debris, etc. were observed on the site. Adjoining properties were initially observed from the site.

6.4 INTERIOR OBSERVATIONS

Interior of the buildings were observed.

The EP walked the accessible building interiors and observed the following items:

- 55 gal barrels (containing 53 gal) modified alkyd resin paint primer
- Automotive products;
- Automotive engine parts;
- Refrigerator;
- Cleaning supply containers;
- Unopened 5 gal buckets of motor oil
- Paint containers (epoxy and acrylic based);
- Paint thinners and solvents;
- Air compressors;
- Paint sprayers;
- Several large bags of sand-blasting sand;
- Residual sand covering the floors;
- Empty 55 gal barrels;
- Shelves of tarps and metal scraps;
- Firewood and wood furnace;

7. INTERVIEWS

Four interviews were performed as part of this Phase I Environmental Site Assessment. Mr. Donnie Eakins was interviewed as the Owner of the property and Mr. Chris Blakeman of the Roanoke Office of Environmental Management was interviewed as the local government official but did not have relevant information on the subject. Apryl Bailey with the Virginia State DEQ was also interviewed but did not have relevant information on the subject. The interviews used a standard set of interview questions that can be viewed in Section 16.6. Interview results are also contained in Section 16.6 of this document.

7.1 INTERVIEW WITH OWNER

Mr. Donnie B. Eakins was interviewed as the property owner for this site. Mr. Eakins has owned the business for 25 years and had sufficient knowledge of the site. The site is supplied by the public water system. Waste is treated by sanitary sewer system. The questions asked, and Mr. Eakins' responses, can be found in Section 16.6 of this document. Mr. Eakins' interview answers indicate no evidence that RECs exist or have existed at the site or at an adjacent property.

7.2 INTERVIEW WITH SITE MANAGER

No site manager was designated for the site; therefore, no interview with site manager could be performed.

7.3 INTERVIEWS WITH OCCUPANTS

The Owner is the sole occupant.

7.4 INTERVIEWS WITH LOCAL & STATE GOVERNMENT OFFICIALS

Mr. Blakeman of Roanoke City Environmental Management had no relevant information on the subject property, but was aware of air quality complaints at the subject property, which were deferred to the VA DEQ. An inquiry was submitted to the VA DEQ and Apryl Bailey responded that there was no information on the subject.

7.5 INTERVIEWS WITH OTHERS

No other interviews were performed as part of this Phase I Environmental Site Assessment.

8. FINDINGS

- Empty trailer-mounted storage tanks
- Empty 55 gal barrels against building to the north-east next to metal awning
- Propane tanks stored against building to the east under metal awning
- Three 750 CFM trailer-mounted air compressors along Ashlawn Street
- Three free-standing canopies in the main lot with recently sand-blasted materials
- 55 gal barrels (containing 53 gal) modified alkyd resin paint primer
- Automotive products;
- Automotive engine parts;
- Refrigerator;
- Cleaning supply containers;
- Unopened 5 gal buckets of motor oil
- Paint containers (epoxy and acrylic based);
- Paint thinners and solvents;
- Air compressors;
- Paint sprayers;
- Several large bags of sand-blasting sand;
- Residual sand covering the floors;
- Empty 55 gal barrels;
- Shelves of tarps and metal scraps;
- Firewood and wood furnace; and
- No other stained soil, buried debris, etc. were observed on the site

The record review revealed at least thirty-two sites in databases within the applicable ASTM standard minimum search radii. Sites with applicable database are listed in Table 4. All cases for sites listed in the LTANKS database have been closed. The status of the remaining cases is either closed or not reported. Of the tanks reported in the UST database, all are closed or have been removed.

Table 4 – Summary of sites revealed in databases during records review.

Site ID	Database							BROWNFIELD	CERCLIS
	FINDS	RCRA-SQG	MLTS	LTANKS	LUST	UST	AST	SPILLS W	
D E Eakin & Sons		√							
Harris-Tarkett Inc						√			
DeHaven Transfer					√				
DeHaven Transfer & Storage Co I				√		√			
Contracting Enterprises Inc				√	√	√		√	
Roanoke Welding Co	√	√							
Roanoke Welding Inc						√			
CMT Sporting Goods	√								
Basham Oil Co Inc – School House							√		
Maintenance Sheet Metal	√								
Brewer Jack G Irrevocable Trust						√			
Blue Ridge Moulding & Frame Inc						√			
All American Bottling Co.				√	√	√			
Andrews Trout Inc						√			
ACE Steel Inc						√			
Lamar Advertising Co				√	√	√			
R. Johns Transfer, Inc						√			
Former DK Market					√	√			
C and P Welding and Steel Erection Inc				√	√				
Roanoke River ESA				√	√				
1 Stop Market				√				√	
New River Electrical Corp				√	√				
Walker Machine & Foundry		√		√	√			√	
Ashland Distribution Co		√							
Exxon Memorial Ave					√				
1828 Memorial Ave				√	√			√	
PAC Holding Group				√	√	√			
Central Oil & Asphalt Plant				√	√				
Four R's				√	√				
Evans Paint Property				√	√			√	√
Roanoke City – Hurt Park Comm Gardn				√	√				
Theimer-Syce Food Services				√	√	√			

9. OPINION

Based on the findings of this assessment, the EP recommends that additional investigation be conducted to evaluate areas of the property that may need future clean-up and remediation. Areas of additional evaluation consist of the following:

- It's recommended that the sand and debris particulate within the building undergo appropriate testing for lead to see that the subject meets State and Federal guidelines for sandblasting lead-based paint before disposal, and to determine the proper method of disposal.
- The EP recommends that all paint or any other chemicals in storage be elevated from the concrete floor to avoid rusting and leakage.

Asbestos-containing building materials and lead-based paint were non-scope considerations.

10. CONCLUSIONS

Engineering Concepts Inc has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of the subject property at 618 Ashlawn St. SW, Roanoke, VA. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report.

This assessment has revealed no evidence of recognized environmental conditions that would require a Phase II Environmental Site Assessment, however, as mentioned in section 9 the EP recommends further considerations that are non-scope of ESA.

11. DEVIATIONS

There are no deviations.

12. ADDITIONAL SERVICES

The EP conducted no additional services directly associated with this Phase I Environmental Site Assessment.

13. REFERENCES

ASTM, 2007. Designation E 1527–05. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM International, West Conshohocken, PA.

Hejzlar, Z., 1999. Technical Aspects of Phase I/II Environmental Site Assessments, ASTM, West Conshohocken, PA.

14. SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

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 qualifications 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.



Clint Pendleton, E.I.T.



Michael Lynch, P.E.

15. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

CLINT PENDLETON, EIT
Project Manager

General Experience

B.S. Civil & Environmental Engineering, Virginia Military Institute, 2011
Engineer in Training since Spring 2011.

Experience Index

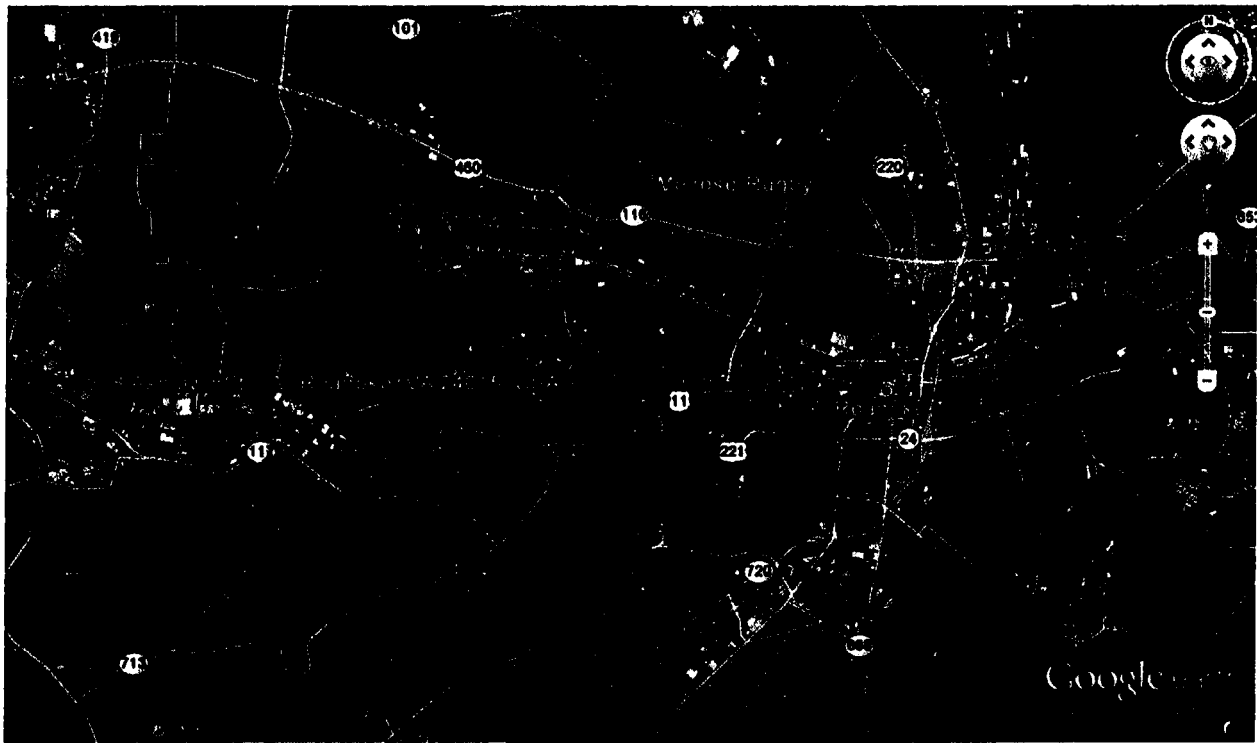
Town of Buchanan, VA Water Distribution Improvements
Town of Craigsville, VA Water Distribution Improvements

Professional Background

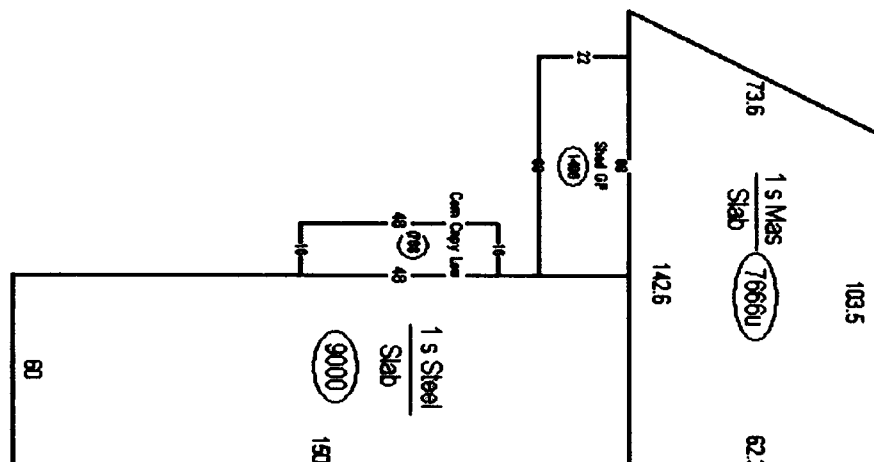
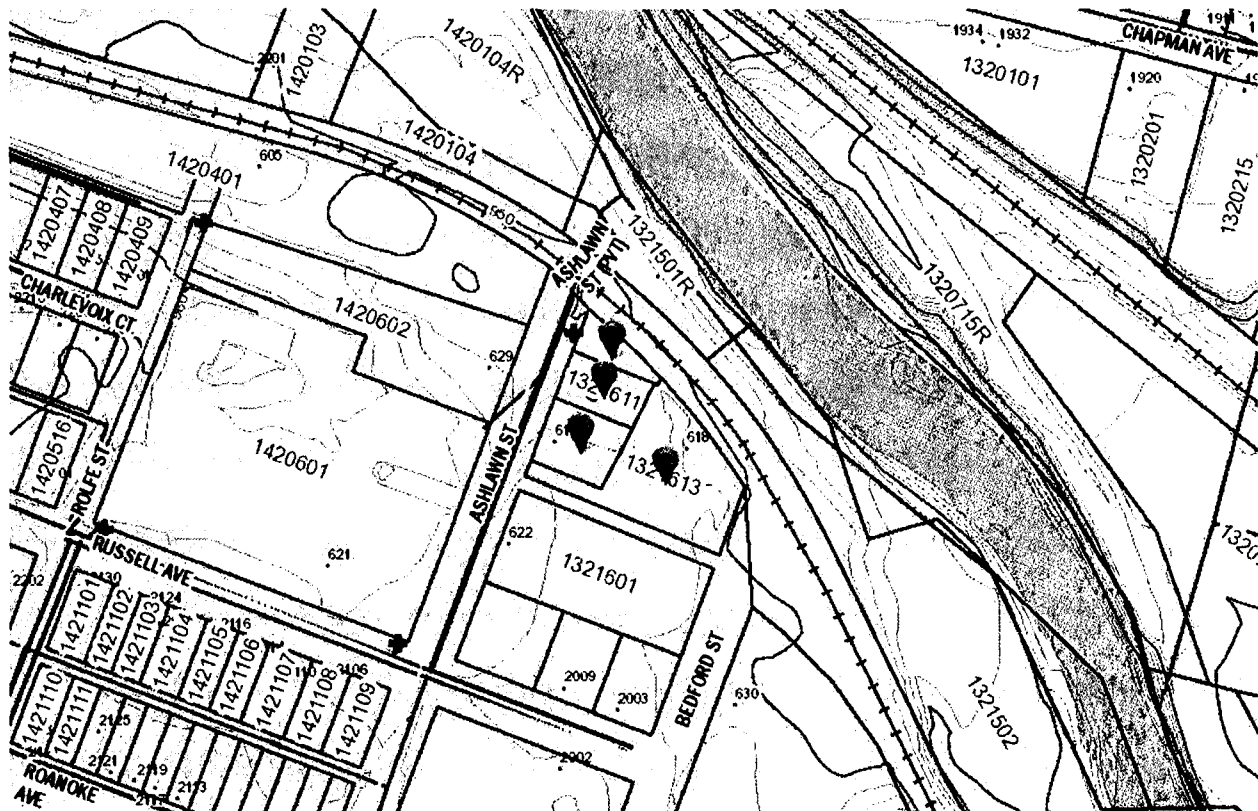
Engineering Concepts Inc. 2013 - Present

16. APPENDICES

16.1 SITE MAP



16.2 SITE PLAN



16.3 SITE PHOTOGRAPHS

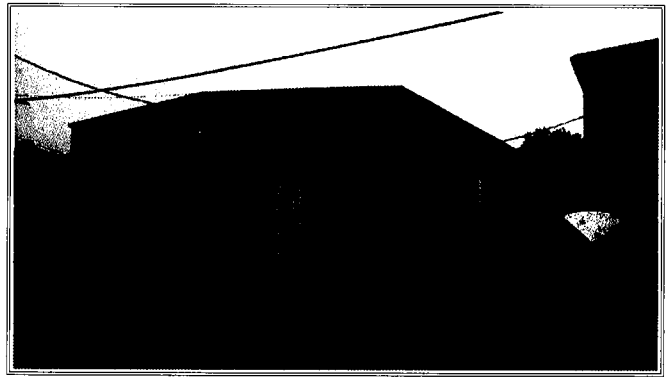
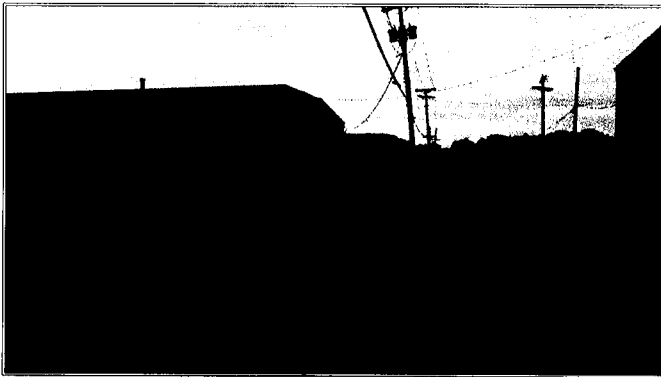


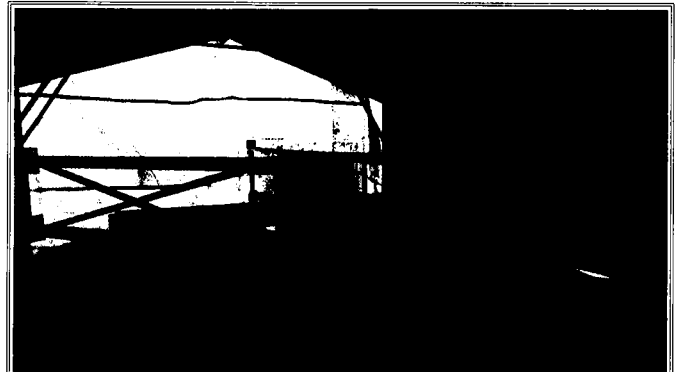
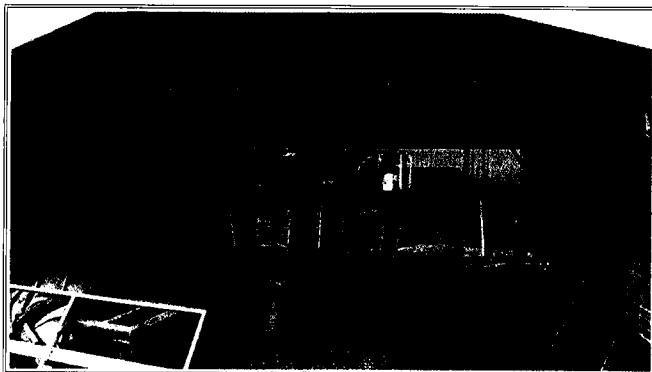
Figure 1 (Left). View looking south-west down Ashlawn St.

Figure 2 (Right). View of the entrance to the metal-framed building adjacent Ashlawn St.



Figure 3. The main entrance of the subject property.

Figure 4. A trailer-mounted storage tank located inside the main entrance.



Figures 5, 6. The stand-alone canopies placed on gravel and concrete respectively. Located within the main lot. Inside are recently sandblasted materials.

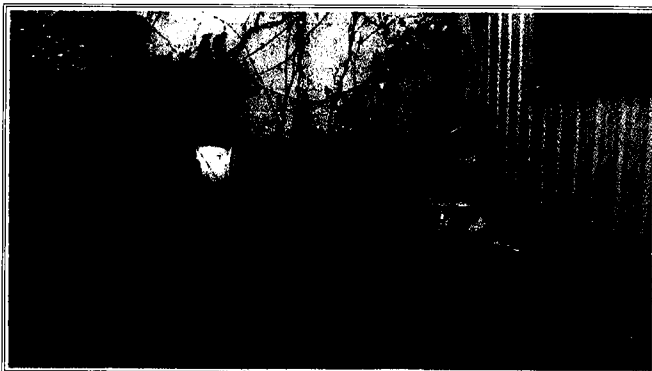
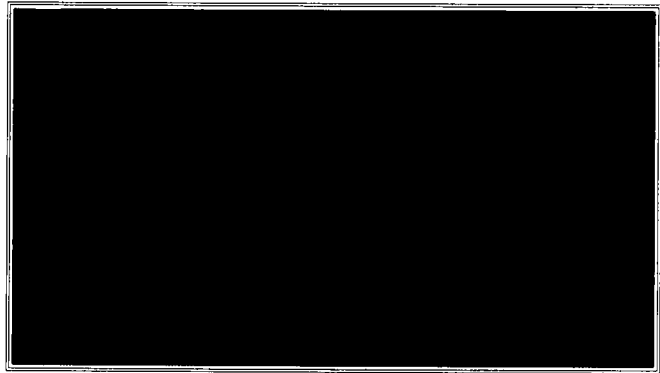
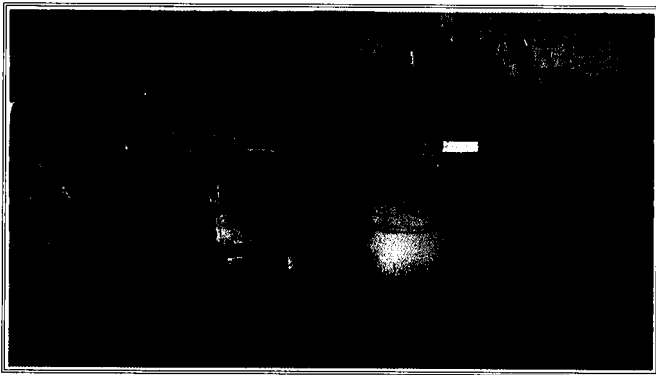


Figure 7. Several barrels and tires being stored, located north-east inside the main lot.

Figure 8. Propane tanks located under the metal awning to the south-east in the main lot.



Figures 9, 10. 55 gal barrels of primer located inside the metal-framed building, stored on pallets.

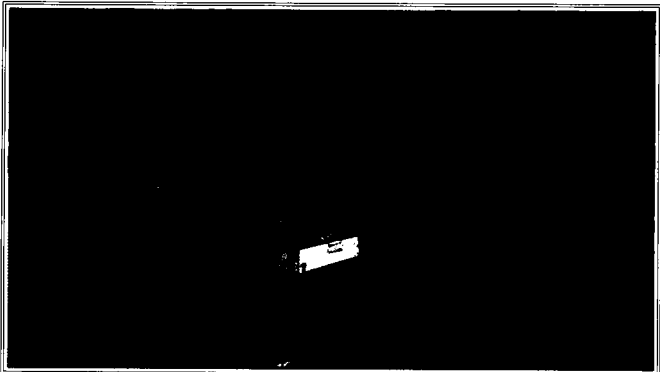
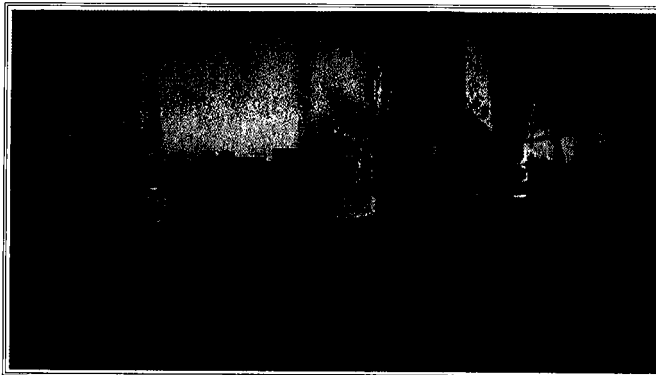
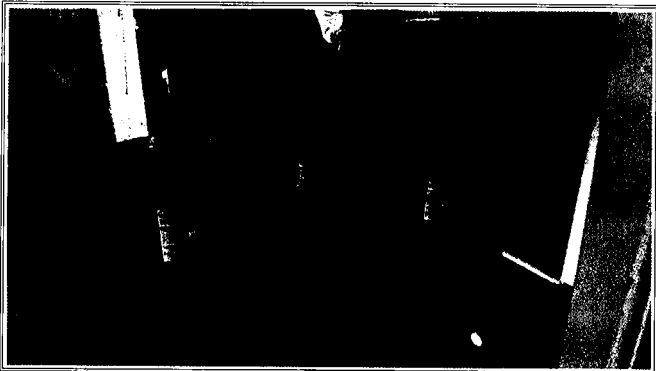


Figure 11. Automotive products located inside the metal-framed building.

Figure 12. Piled firewood and the wood stove currently being used to heat the building.



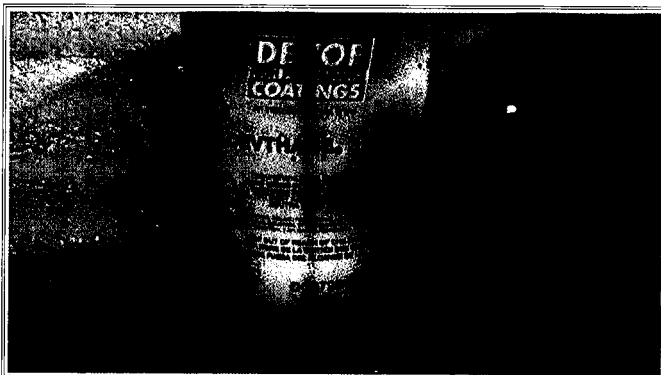
Figures 13, 14. Containers of motor-oil inside the metal-framed building. Owner changes oil in equipment on-site.



Figures 15,16. Storage in metal building containing multiple paint products and thinners.



Figures 17,18. Some of the products stored in a room located within the metal-framed building.



Figures 19, 20. Some of the products stored in a room located within the metal-framed building.

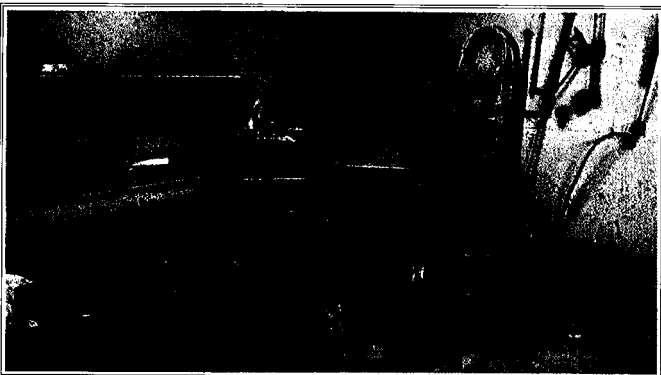
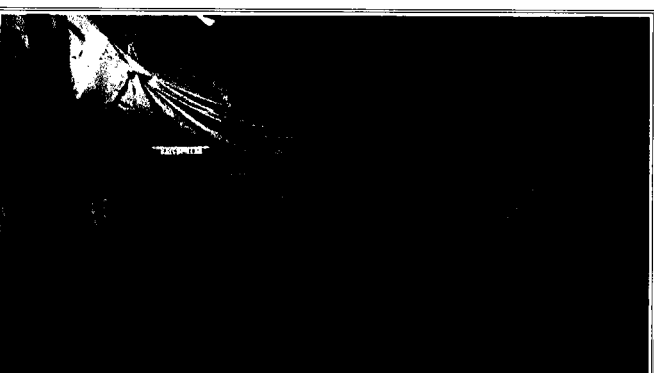
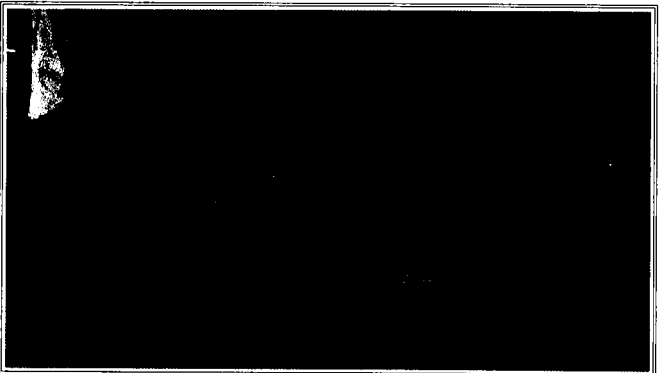


Figure 21. Two paint sprayers and a portable battery charger inside the metal-framed building.
Figure 22. Empty containers used for paint spraying.



Figures 23,24. Inside the metal-framed building.

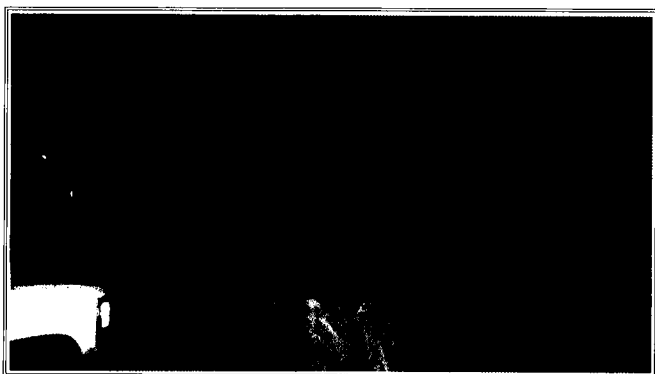
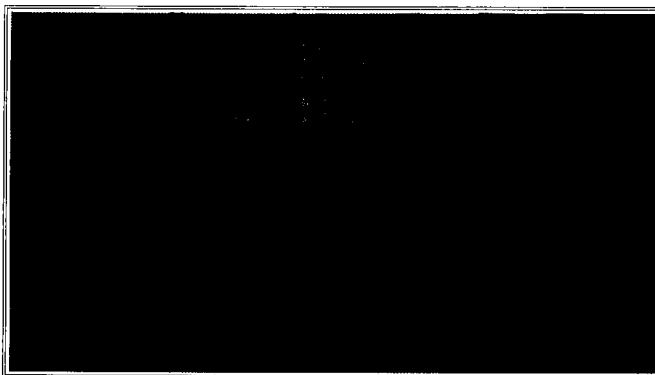


Figure 25. Shelves of tarp located in the rear of the metal-framed building.



Figures 26, 27. Empty 55 gal barrels as well as automotive parts stored on pallets, located inside the concrete building.

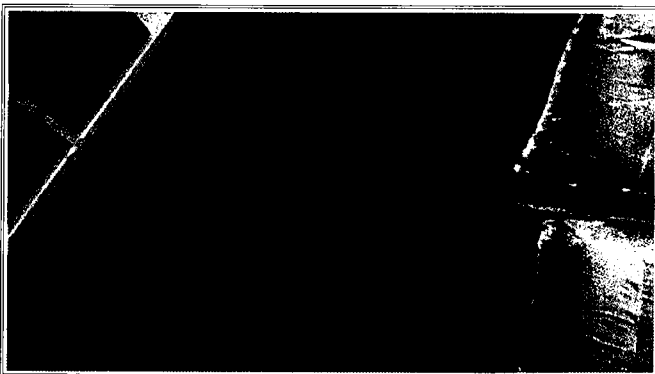
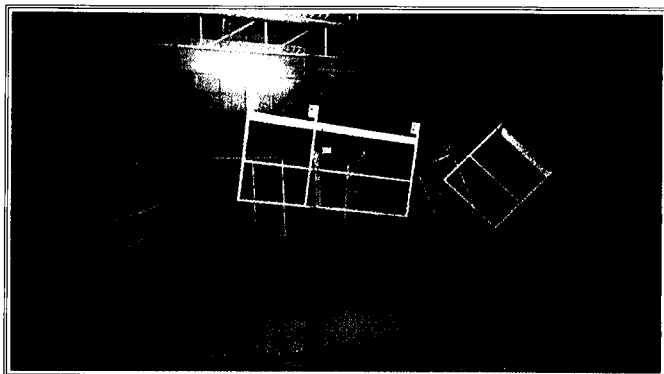
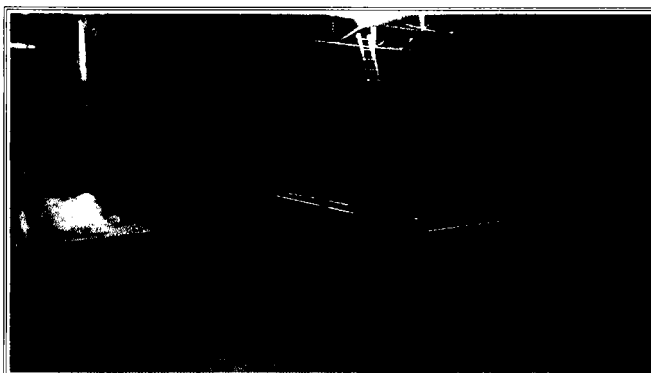
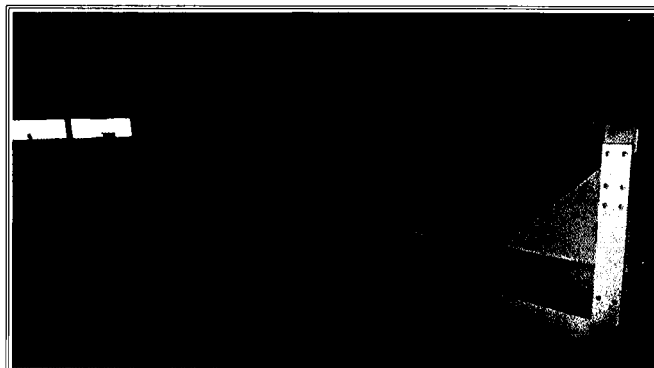


Figure 28. Recently painted materials located in the concrete building.

Figure 29. An air tank located next to the hanging materials.



Figures 30, 31. The media the owner uses for sandblasting, stored on pallets in the concrete building.



Figures 32, 33, 34. Materials recently sandblasted or painted, located in the concrete building.

Figure 35 (Right). Two cans of PreTox surface prep for lead-based paints. Fuel container, and containers with unknown contents.

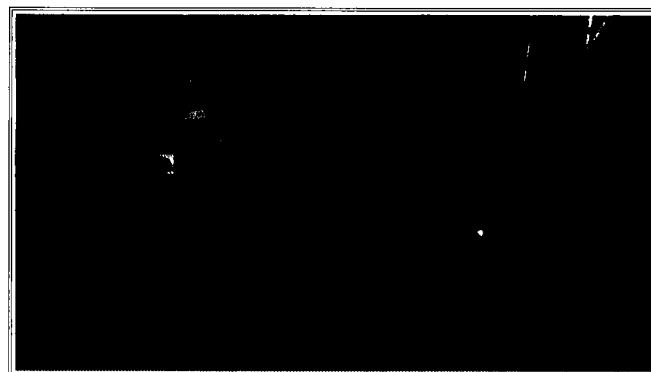


Figure 36. Another view of recently sandblasted materials in the concrete building.
Figure 37. Media blaster located in the concrete building, with hose running outside.

16.4 HISTORICAL RESEARCH DOCUMENTATION