

A. Executive Summary

Anderson & Associates, Inc. completed a Phase I Environmental Site Assessment (ESA) in April 2010, for the Old Blacksburg Middle School site located at 501 South Main Street (Tax Map Number 257-A-94) in Blacksburg, Virginia. For the purposes of this report the subject site shall be referred to as the PROPERTY, and is located in the Town of Blacksburg, Virginia (see Figure 1 for location map). The PROPERTY consists of one parcel totaling 19.664 acres in size according to the Town of Blacksburg GIS web site. Figure 2 of this report shows the tax map information for the PROPERTY that was provided by the Montgomery County Department of Economic Development.

This ESA has been requested by, and is being prepared for, the Montgomery County Department of Economic Development, referred to in this report as the USER, which is considering purchase of the PROPERTY from the Montgomery County Public School System. The ESA, conducted in general conformance with ASTM E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," was performed to determine if any Recognized Environmental Conditions (RECs) exist on the PROPERTY or in the surrounding area. As part of this ESA, environmental databases were searched by Environmental Data Resources Inc. (EDR).

The following items of potential environmental interest were observed during the research and site visit performed as part of this assessment:

1. During our site visit, Mr. Jess Shull from the Montgomery County Public School System identified an existing underground storage tank containing approximately 2,400 gallons of remnant heating oil (see Appendix A Photo 15). According to Mr. Shull, soil and groundwater testing has been conducted at this site and no contamination has been identified.
2. **During the interior investigation of the Middle School Building, Mr. Jess Shull identified floor tiles, ceiling tiles and insulation containing asbestos.** Additionally, an Asbestos Hazard Emergency Response Act (AHERA) plan issued to the Montgomery County Public School System in January of 1992 was provided for our review. This report was prepared by Environmental Protection Systems located in Chantilly, Virginia and reviewed by Jordan Enterprises, Inc. located in Mint Spring, Virginia. The report indicates the presence of asbestos containing materials within the school. A summary of that report is included in Appendix F.
3. **A lead based paint test study was conducted and a report was issued on August 13, 2003 by Dominion Due Diligence Group located in Richmond, Virginia. In order to verify these findings limited lead paint testing was performed at eight locations noted to test positive for lead based paint in the original report. All eight of the test locations were verified to test positive for lead.** A summary of the original report is included in Appendix F. The removal or containment of lead based paint does not appear to have been addressed.
4. During the interior investigation of the Middle School Building, several labeled containers containing paint and floor wax were observed at various locations. These should be disposed of properly.


5. The Middle School Building was observed to be in relatively poor condition, with structural cracking observed in stairwells, walls and columns. Dependent upon the USER's acceptable level of risk, it may be prudent to obtain the services of a certified structural engineer before demolition begins.
6. One Underground Storage Tank (UST) was reported by Environmental Data Resources, Inc (EDR) at the Verizon Building, which is located adjacent to the property to the northwest, street address 109 Clay Street, Blacksburg, Virginia. No leaks were reported. The site is not considered to represent a REC at the time of this writing.
7. Three UST(s) were reported by EDR at the Food Time convenience store and fueling station, street address 305 South Main Street, Blacksburg, Virginia. No leaks were reported. This site is not considered to represent a REC at the time of this writing.
8. The former Blacksburg Middle School and former Linkous Elementary School were listed in the EDR at 201 South Main Street in Blacksburg, Virginia. The EDR report indicates that this site is listed in the LUST, LTANKS AND UST databases. Based on our knowledge of this site, we believe that the address is incorrectly listed in the EDR and this site is actually 501 South Main Street, the PROPERTY. Through our review of the EDR report, we determined the LUST and LTANKS listings to be closed which qualifies this site as a historically recognized environmental condition (HREC), which is not a REC.
9. Cook's Clean Center, a drycleaner located at 414 North Main Street, Blacksburg, Virginia was reported and observed to be in operation, but is considered to not be a concern due to topography and distance from the PROPERTY.
10. A site adjacent to the PROPERTY, 317 Clay Street in Blacksburg, Virginia is listed in the US CDL database as a clandestine drug lab and was seized in February 2005. Based on the limited information contained in the EDR report this site does not qualify as a REC.

We have performed a Phase I Environmental Site Assessment, in conformance with the scope and limitations of ASTM E1527, of the property shown in Figure 2 contained in this report. This assessment has revealed no evidence of recognized environmental conditions (REC) in connection with the PROPERTY, except for the following:

1. The former Blacksburg Motor Company and later Doc Roberts Tire Company were located on an adjoining site located at 400 South Main Street in Blacksburg, Virginia. The EDR report lists this site as lower in elevation than the PROPERTY. The EDR report indicates that this site is listed in the UST, SPILLS, LUST, LTANKS, RCRA-CESQG and FINDS databases. Information provided in the EDR report for the SPILLS database indicates that petroleum contaminated groundwater was discovered during renovation activities in May of 2009. Due to the fact that this site is down gradient from the PROPERTY there is a chance that this contamination may have originated on the site or up gradient of the site on the PROPERTY. While prior land use would place a much greater probability that contamination originated on the site rather than above it, this can not be determined without additional testing. Additional investigation may be warranted depending upon the USER's acceptable level of risk.

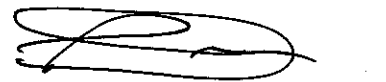
2. The former Blacksburg Exxon Station was located at 210 South Main Street in Blacksburg, Virginia. This site is down gradient from the PROPERTY. The EDR report indicates that this site is listed in the LUST, LTANKS, RCRA-CESQG, UST and FINDS databases. Based on information provided in the EDR report, there is no way to determine whether or not the LUST listing has been closed, however, based on our experience with this property we believe that environmental remediation was performed by others during the construction phase of Kent's Square, which is now located at this site. Due to limitations of the Phase I investigation we are not able to quantify the extent of contamination or the level of remediation. Therefore, additional investigation may be warranted depending upon the USER's acceptable level of risk.
3. The "De Novo Properties" site is located at 316 Reynolds Avenue in Blacksburg, Virginia. This site is up gradient from the PROPERTY. The EDR report indicates that this site is listed in the LTANKS and LUST databases. The case status for both listings is reported as open and so this qualifies as a REC. Additional investigation may be warranted dependent upon the USER's level of risk.
4. The "Jo Anne Barton Residence" site is located at 1006 Willard Drive in Blacksburg, Virginia. This site is up gradient from the PROPERTY. The EDR report indicates that this site is listed in the LUST database. The case status is reported as open and so this qualifies as a REC. Additional investigation may be warranted dependent upon the USER's level of risk.
5. Four sites were listed in the EDR ZIP SCAN report, which lists sites whose exact location the EDR is unable to determine. These sites are Evergreen Way, Oge Chi's, Hokie House and the Foresman Rental Property. The Evergreen Way, Oge Chi's and the Hokie House are recorded in the SPILL WC database. The Foresman Rental Property is listed in the LUST and LTANKS databases. Given the distance, topography and likely type of contamination we believe that the potential for contamination on the PROPERTY due to the source is minimal. However, additional investigation may be warranted depending upon the USER's level of risk.

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



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