

B. Introduction

1. Purpose of Study

The principal objective of this Phase I Environmental Site Assessment (ESA) is to determine if the 19.924 acre subject site identified by Tax Map Number 257-A-94 is subject to adverse environmental conditions. This assessment has been conducted to minimize risk, not eliminate it. This evaluation is based on a review of available records as discussed in the report and a visual and olfactory inspection of the PROPERTY. The opinions expressed in this report do not constitute a warranty. This report is intended to document the available evidence related to environmental conditions at the PROPERTY and provide an opinion as to whether the potential for contamination of the PROPERTY is great enough to constitute a Recognized Environmental Condition (REC), as defined by ASTM E 1527-05, as follows:

“Recognized Environmental Condition - 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. Standard Scope of Services

The following methods were used to obtain information for this assessment:

- a. Conducting a visual / olfactory inspection of the PROPERTY.
- b. Observing current land use on the PROPERTY as well as on adjoining properties.
- c. Reviewing pertinent federal and state databases searched by Environmental Data Resources (EDR), a firm that maintains current records of the databases required by ASTM E 1527-05.
- d. Reviewing historical information related to the PROPERTY.
- e. Interviewing the current PROPERTY owner or owner's representative.
- f. Interviewing local public officials involved with environmental issues and permitting.

3. Additional User Requested Scope of Services

The following items outside the ASTM Standard Scope of Services were included in the preparation of this assessment at the User's request:

Lead Based Paint Survey.

4. Significant Assumptions

None.

5. Limitations, Exceptions and Deviations

Two areas in the agricultural building were locked and could not be accessed at the time of our visit. No other limitations existed at the site and no exceptions were made in the inspection. There were no deviations from the general guidelines set forth in the ASTM E 1527-05 Standard.

6. User Reliance

This report was prepared for the exclusive use of Montgomery County Department of Economic Development, for use in the assessment and evaluation of the environmental condition of the PROPERTY, in accordance with generally accepted practices.

7. References

The sources of all materials used in preparing this report have been cited in the sections where those materials were referenced.

8. Qualifications of Environmental Professional

The qualifications of Anderson and Associates, Inc. and those persons who worked on this report are included in Appendix G.