

H. Findings & Opinions

1. The Verizon Building is an adjoining site located at 109 Clay Street in Blacksburg, Virginia. The site is listed in the EDR report as being lower in elevation than the PROPERTY. The EDR report indicates that this site is listed in the UST database.

-The UST database indicates that there were two tanks, one listed a 2,500 gallon diesel storage tank as “closed in ground”; the second tank is listed as removed.

No record of release is indicated; therefore this site does not qualify as a recognized environmental condition (REC).

2. 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 site is listed in the EDR report as being 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.

-The UST database lists four tanks, all removed from the ground. The SPILLS database indicates that during recent renovations (May of 2009) the Town discovered that water being pumped from the excavation was contaminated with petroleum. Likely receptors of the petroleum contaminated groundwater are listed as the storm sewer and Stroubles Creek. The LUST database reports that the case status is currently open, however the LTANKS listing reports the case status as closed and these databases share PCN 20072027. The RCRA-CESQG database reports no violations found, and FINDS is not a required search database.

While the SPILLS database reports that the site is closed there is no documentation to suggest that petroleum contaminated groundwater was limited only to this site. Therefore, due to the documentation of petroleum contaminated groundwater, this site does qualify as a REC.

3. Food Time 91 is an adjoining site located at 305 South Main Street in Blacksburg Virginia. The site is listed in the EDR report as being lower in elevation than the property. The EDR report indicates that this site is listed in the UST database.

-The UST database lists three tanks with a total storage capacity of 20,000 gallons of gasoline in active use.

No record of a release is indicated and the site is lower in elevation than the property; therefore this site does not qualify as a REC.

4. The former Blacksburg Exxon Station was located at 210 South Main Street in Blacksburg, Virginia. This site is listed as being lower in elevation than the PROPERTY. The EDR report indicates that this site is listed in the LUST, LTANKS, RCRA-CESQG, UST and FINDS databases.

-LUST: There are four listings in this database. Three listings state the Pollution Control Number (PCN) Not Reported and the Case Status is Not Reported. The fourth is PCN 90-1573 and the Case Status is Not Reported.

-LTANKS: There are two listings and four PCN(s) in this database. The PCN(s) are 20022090, 20032125, 19920488 and 19901573 and the Case Status is Closed.

-RCRA-CESQG: No violations found.

-FINDS is not a required search database.

Due to the lack of information regarding the LUST database items this site does qualify as a REC.

5. The former Blacksburg Middle School and former Linkous Elementary Schools are listed in the EDR report as located at 201 South Main Street in Blacksburg, Virginia. Based on our knowledge of the area we believe that this site is mistakenly reported as 201 South Main Street and that the actual address should be given as 501 South Main Street, which is the PROPERTY. The EDR report indicates that this site is listed in the LUST, LTANKS AND UST databases.

-LUST: There are two listings in this database. The PCN(s) are 92-0097N and 92-2251. The Case Status for both is Not Reported.

-LTANKS: There are two listings and three PCN(s) in this database. The PCN(s) are 19920096, 19920097 and 19922251. The Case Status is Closed.

-UST: This database reports two tanks, both removed from the ground.

Based on our knowledge of the site, gained during our site visit, it appears that the UST report is incomplete and that there is a third tank, containing residual fuel oil that has not been removed from the site. As documented above the LUST and LTANKS listings have corresponding PCN's that are closed by the LTANKS databases. Therefore this site qualifies as a historically recognized environmental condition (HREC), which is not a REC.

6. Cook's Clean Center is located at 414 North Main Street in Blacksburg, Virginia. The site is listed in the EDR report as being lower in elevation than the property and is listed in the DRYCLEANERS, RCRA-SQG and FINDS databases.

The site is currently listed as "operating." However, given that there are no records of violation or contamination associated with this site and based on the distance (approximately .45 miles) to the PROPERTY and topography, it is unlikely that any activity at this site would lead to contamination on the PROPERTY. Therefore, this site does not qualify as a REC.

7. The De Novo Properties site is located at 316 Reynolds Avenue in Blacksburg, Virginia. The site is listed in the EDR report as being higher in elevation than the PROPERTY. The EDR report indicates that this site is listed in the LTANKS and LUST databases and has been assigned PCN 20102072, which is currently open. Based on this information the site does qualify as a REC.

8. The Jo Anne Barton Residence site is located at 1006 Willard Drive in Blacksburg, Virginia. The site is listed in the EDR report as being higher in elevation than the PROPERTY. The EDR report indicates that this site is listed in the LUST database and has been assigned PCN 99-1065N, the case status is not reported. Based on this information the site does qualify as a REC.
9. 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.
10. The Evergreen Way site is listed as an unknown address in the EDR ZIP SCAN report and recorded in the SPILLS WC database. Given the limited information this site does qualify as a REC.
11. A cooking oil spillage was listed in the EDR ZIP SCAN report at Oge Chi's located at 204 Draper Road in Blacksburg, Virginia in the SPILLS WC database. Based on this information this site does qualify as a REC.
12. The Hokie House is located at 322 North Main Street in Blacksburg, Virginia. This site is listed in the SPILLS WC database by the EDR ZIP SCAN report. Based on this information this site does qualify as a REC.
13. The Foresman Rental Property is located at 902 Palmer Drive in Blacksburg, Virginia. This site is listed in the LUST and LTANKS databases by the EDR ZIP SCAN report. Based on this information this site does qualify as a REC.