

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Eckerd's - Lincolnton
701 East Main Street
Lincolnton, North Carolina 28092



Prepared For:

Wachovia Securites - Commercial Real
Estate Finance
301 South College Street (NC 0166)
Charlotte, North Carolina 28288

Prepared by:

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February 23, 2007



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Ms. Krista Vance
Vice President
Wachovia Securities - Commercial Real Estate Finance
301 S. College Street (NC 0166)
Charlotte, NC 28288

February 23, 2007

Re: Phase I Environmental Site Assessment
Eckerd's - Lincolnton
701 East Main Street
Lincolnton, Lincoln County, North Carolina 28092

Dear Ms. Vance:

JJ Blake Technical Services LLC (Blake) has conducted a Phase I Environmental Site Assessment of Eckerd's - Lincolnton located in Lincolnton, North Carolina in conformance with the requirements of ASTM Standard E 1527-05 and in general accordance with Standard and Poor's Structured Finance Ratings, Real Estate Finance Environmental Criteria.. Attached are three (3) final copies of our report pertaining to the above referenced property.

If you have questions regarding information in this report or if we can be of further assistance, please contact Ken Nieuwenhuis at (212) 868-1447 (ext. 213). We appreciate the opportunity to be of service to Wachovia Securities - Commercial Real Estate Finance and look forward to working with you on future assignments.

Sincerely,
JJ BLAKE TECHNICAL SERVICES, LLC

Phase I Prepared By:

A handwritten signature in black ink, appearing to read "Mike Stanforth".

Mike Stanforth
Project Associate

Reviewed By:

A handwritten signature in black ink, appearing to read "Patrick Grassl".

Patrick Grassl,
Project Manager

cc:

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EXECUTIVE SUMMARY

JJ Blake Technical Services LLC (Blake) performed a Phase I Environmental Site Assessment (Phase I ESA) on February 13, 2007 of the Eckerd's - Lincolnton located at 701 East Main Street in Lincolnton, Lincoln County, North Carolina (subject site). The property is improved with a one-story, 11,200 square foot, mercantile use type building that was constructed in 1997. The site is comprised of paved parking and landscaped areas.

Following is a brief summary of our findings. It should be noted that this section is not a detailed account of the information provided in this report which should be reviewed in its entirety prior to drawing any final conclusions as to potential Recognized Environmental Conditions (RECs) associated with the subject site.

Conclusions stated herein are based upon publicly available information and other documented sources. Blake relied upon information provided by site owner representatives, regulatory officials, and other informed individuals. Blake has assumed, where reasonable, that the information reviewed is true and accurate. Blake assumes no responsibility for inaccurate information that is not otherwise obvious in light of information of which Blake has actual knowledge. Blake site observations are of the conditions observed at the time of the Phase I ESA.

We have performed a Phase I Environmental Site Assessment of the subject site in accordance with ASTM Standard E 1527. This assessment has revealed no evidence of RECs in connection with the subject site and no further investigation is recommended.

1.0 INTRODUCTION

1.1 PURPOSE

JJ Blake Technical Services LLC (Blake) performed a Phase I Environmental Site Assessment (Phase I ESA) of the Eckerd's - Lincolnton located at 701 East Main Street, Lincolnton, North Carolina (subject site). The purpose of this Phase I Environmental Site Assessment (Phase I ESA) is to investigate and identify recognized environmental conditions associated with the subject site and/or surrounding property. Recognized environmental conditions, as defined in the ASTM Standard Practice E 1527, include the following:

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. 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 material risk of harm to public 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.

For the purpose of this Phase I ESA, *recognized environmental conditions (RECs)* may also include the presence or likely presence of other conditions as noted in the Scope of Work.

1.2 DETAILED SCOPE OF SERVICES

The scope of work for this ESA is in conformance with the requirements of ASTM Standard E 1527-05 and in general accordance with Standard and Poor's Structured Finance Ratings, Real Estate Finance Environmental Criteria. Blake warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions.

No other warranties are implied or expressed.

1.3 SIGNIFICANT ASSUMPTIONS

There is a possibility that even with the proper application of these methodologies there may exist on the subject site conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Blake believes that the information obtained from the record review and the interviews concerning the subject site is reliable. However, Blake cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide Wachovia Securities - Commercial Real Estate Finance ("Wachovia") with information relating to the subject site.

1.4 PROJECT-SPECIFIC LIMITATIONS AND EXCEPTIONS

The findings and conclusions contain the limitations inherent in these methodologies that are referred to in ASTM 1527-05. Specific limitations and exceptions to this ESA are more specifically set forth below:

During the site inspection, inaccessible areas of the subject site including beneath parked motor vehicles, or under manholes were not inspected by Blake. The inability to inspect these areas does not represent a concern.

Historical and environmental information pertaining to the subject site has been included in this report to the extent that such information is "publicly available" and "practically reviewable," as defined in the above-referenced standard practice.

Historical documentation prior to 1938 could not be obtained for review by Blake. Based on the historical information obtained and reviewed by Blake, it is Blake's opinion that the absence of pre-1938 historical information does not represent a concern and has not hindered the ability to identify previous uses at the subject site and/or surrounding area that may have impacted the subject site.

Blake reviewed an environmental database search report. Blake's conclusions based on the search report are limited to the accuracy of that report. To the extent possible, Blake's field observations are used to verify the information or identify errors and inconsistencies in the search report regarding the listed facilities in the immediate vicinity of the subject site.

1.5 SPECIAL TERMS AND CONDITIONS

This Phase I ESA has been conducted in accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Site Assessment Process, Designation E 1527-05, and the Standard and Poor's Structured Finance Ratings, Real Estate Finance Environmental Criteria. No other special terms and conditions are applicable to this report.

1.6 RELIANCE

Special conditions include (i) this Report may be relied upon by Wachovia Bank National Association (and its successors and assigns) in determining whether to make a mortgage loan and/or a mezzanine loan (collectively, the "Loan") secured by or relating to the property which is the subject of this Report (the "Property"), (ii) this Report may be relied upon by any actual or prospective purchaser, participant, transferee, assignee or servicer (and each of their respective successors and assigns) of all or any portion the Loan, (iii) this Report may be relied upon by any actual or prospective investor (including agent or advisor) in any securities evidencing a beneficial interest in or backed by all or any portion of the Loan; any rating agency actually or prospectively rating any such securities, any indenture trustee; any fellow underwriter; and any institutional providers(s) from time to time of any liquidity facility or credit support for such financings (iv) this Report or a reference to this Report may be included, summarized or quoted in any offering circular, registration statement, prospectus and any other document, and in any medium (including, without limitation, in CD-ROM form) and distributed in connection with a securitization or transaction involving any portion of the Loan and/or such securities, (v) persons who acquire the Loan or an interest in the Loan may rely on the Report, and (vi) this Report speaks only as of its date in the absence of a specific written update of the Report signed and delivered by JJ Blake Technical Services LLC.

2.0 USER PROVIDED INFORMATION

Blake has performed this Phase I ESA for Wachovia Securities – Commercial Real Estate Finance (“Wachovia”). As such Wachovia is considered the “user” of the report as defined by ASTM Standard E 1527.

2.1 REASON FOR PERFORMING THE PHASE I ESA

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-05) in connection with the subject site. This ESA was also performed to permit the *User* to satisfy one of the requirements to qualify for the *innocent landowner, contiguous property owner, or bona fide prospective purchaser* limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the “*landowner liability protections,*” or “*LLPs*”). ASTM Standard E-1527-05 constitutes “*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B).

2.2 TITLE RECORDS, LIENS, AND PROPERTY USE LIMITATIONS

The User did not provide Blake with Title Records, Liens, or information relative to Property Use Limitations.

2.3 SPECIALIZED KNOWLEDGE

The User did not provide Blake with any Specialized Knowledge of the subject site.

2.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

The User did not make Blake aware of any commonly known or reasonably ascertainable information related to the subject site.

2.5 VALUE REDUCTION FOR ENVIRONMENTAL ISSUES

The User did not make Blake aware that the purchase price or the assessed valuation of the subject was reduced related to environmental issues.

2.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The User identified the Cole Companies (Cole), the purchaser, as the source of this information.

Cole identified Ms. Debra Wiehut, Assistant Store Manager, as the site representative for this assessment. The owner was identified as Ashley Anna Family Limited Partnerships. Ms. Wiehut was interviewed regarding environmental conditions at the subject site. The subject site tenant includes a Walgreen's drug store.

2.7 OTHER

Mrs. Katie Dunham from Cole at Cole Companies, the User, provided Blake with a CD, which contained numerous documents regarding the subject site. Blake reviewed the following pertinent documents as part of this assessment:

- *Phase II Subsurface Investigation for former heating oil UST and hydraulic lift prepared by Cooper Environmental, May 1997.*
- *Closure Report for non-regulated UST and hydraulic lift prepared by Cooper Environmental, August, 1997.*
- *Phase I Environmental Site Assessment Update Report prepared by Cooper Environmental, April, 1998.*

No other historical information, environmental documentation or otherwise relevant information pertaining to the subject site was provided by the user or owner to Blake for review.

3.0 SITE DESCRIPTION

The site consists of a parcel (Parcel ID #20451) of land located on the north side of Main Street. A Site Location Map is included in Appendix A.

3.1 SITE CHARACTERISTICS AND FEATURES

Street Addresses: 701 East Main Street

City and State: Lincolnton, North Carolina

County: Lincoln

Legal Description: Parcel ID #20451
Owner: Ashley Anna Family Limited Partnership

Property Size: A 1.19 acre parcel improved with a 11,200 square foot one-story building.

Zoning: G-B, General Business

Site Use: Commercial retail

Occupant: Drug Store

Structure(s)	Location On Site	Number of Stories	Years(s) Built
<i>701 East Main St. Building</i>	Center	1	1997

Construction Materials

701 East Main St. Building Concrete slab-on-grade construction with steel framing. The facades consist of stucco veneer and concrete masonry units (CMU). The main roofing system consists of a built-up roof (BUR) system on corrugated metal decking.

Interior Finishes	Flooring	Walls	Ceiling
--------------------------	-----------------	--------------	----------------

701 East Main St. Building Concrete, vinyl Unfinished CMU Unfinished,
tile block walls, exposed painted
painted drywall metal decking

Other Site Features: The subject site includes asphalt paved driveways and parking spaces and landscaped vegetation.

Site photographs are provided in Appendix B.

3.2 UTILITIES

Per Blake’s interview with the site contact, Ms. Wiehut, Assistant Store Manager at the Eckerd’s, following utility providers were reported:

Electricity Provider: City of Lincolnton

Natural Gas Provider: Public Service

Potable Water: City of Lincolnton

Sewer Services: City of Lincolnton

	<i>Findings</i>	<i>Sources of Findings</i>
On-Site Water Wells	None	Site inspection, site representative, and City of Lincolnton
On-Site Septic Systems	None	Site inspection, site representative, and City of Lincolnton

Heating/Cooling Systems: Natural gas-fired package rooftop units provided heating and cooling to the subject site.

3.3 CURRENT USE OF ADJOINING PROPERTIES

During the site reconnaissance, observations of existing properties contiguous to the subject site were made from the site and/or surrounding public lands. Blake focused on identifying the present use of the surrounding properties as well as the potential for contamination to be present on them. Blake did not seek right of entry to those adjoining private properties. Adjoining property use is summarized as follows:

North: East Sycamore Street and beyond single family residential

South: Main Street and beyond Griffin Brothers Tire

East: Commercial - Dynamic Music and Gifts

West: Flint Street and beyond Lincolnton Police Department

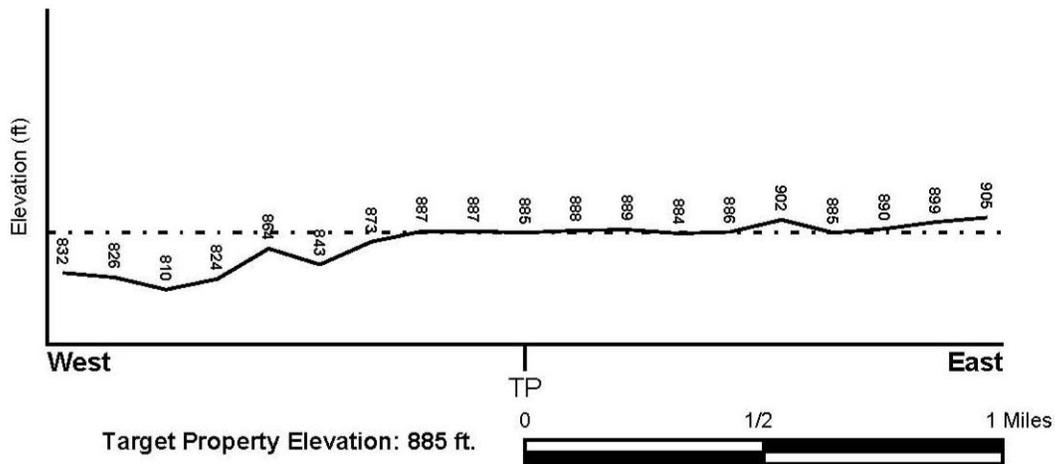
Source	Findings
Field observations	No industrial, manufacturing or military operations such as outdoor chemical or hazardous waste storage or handling activities that may impact the subject site were observed. No evidence of chemical spills, releases, or waste disposal was observed. No outdoor chemical or waste storage, wastewater treatment facilities, or other operations that may impact the subject site were identified on the adjoining properties via curbside view.

4.0 PHYSICAL SETTING

4.1 TOPOGRAPHY

The United States Geological Survey (USGS), (Lincolnton East and West), North Carolina Quadrangle 7.5 minute series topographic map was reviewed for this ESA. This map was published by the USGS and was photorevised in 1996. According to the contour lines on the topographic map, the subject site is located at approximately 885 feet above mean sea level (MSL). The contour lines in the area of the subject site indicate the area is sloping gently to the southeast. The following Elevation Profile represents a cross-section drawn perpendicular to the topographic contours indicated on the map and indicates that the site is situated atop a geographic plateau which regionally slopes from the east to west. A copy of the Topographic Map is provided in Appendix A.

Elevation Profile



4.2 SOILS/GEOLOGY

The subject site is located within the Piedmont Physiographic Province. The main soil type found on and around the subject site area is Urban Land. This soil group is characterized as land of which is more than 85 percent covered with asphalt, concrete, buildings or other impervious cover. Typically, the soils have been greatly altered by cutting, filling, grading and shaping. The original landscape, topography, and commonly the drainage patterns have been changed.

4.3 HYDROLOGY

Based on surface topography, as interpreted from the USGS topographic quadrangle map (see Figure 2, Appendix A), the regional shallow, unconfined groundwater is assumed to flow southeast towards Lithia Branch of Clark Creek (upgradient to downgradient, respectively). Please note that the actual groundwater flow direction is often locally influenced by factors such as surface topography, underground structures, tidal influences, seasonal fluctuations, soil and bedrock geology, production wells, and other factors beyond the scope of this study.

4.4 FLOOD ZONE INFORMATION

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to Panel Number 370146-0102, dated December 1, 1981 the subject site is located in Flood Zone C. Flood Zone C regions consist of areas located outside the 100 and 500-year flood plains.

4.5 OIL AND GAS EXPLORATION

There were no oil or gas wells observed at the subject site and wells were not depicted on the USGS Topographic Map.

5.0 HISTORICAL INFORMATION REVIEW

5.1 HISTORICAL FIRE INSURANCE MAPS

Environmental Data Resources, Inc. (EDR) conducted a search of available historical fire insurance maps for the subject site. Historical fire insurance maps are scaled drawings that indicate the location and use of building structures present in a given area from as early as the late 1800s. The maps provide information regarding the development and historical use of site structures and can indicate the historical presence of tanks at the subject site and other potential environmental concerns. Sanborn Fire Insurance Company maps were reported as not available for the subject site from EDR. The Sanborn Search Summary is provided in Appendix C-1.

Year	Sanborn Maps: Development/Land Uses/Occupants				
	Site	Adjoining Properties			
		North	South	East	West
1906	The subject site is depicted as occupied by a single-family residence	Not depicted	East Main Street followed by a single-family residence	Not depicted	North Flint Street followed by vacant land beyond which is a Cotton Ginnery
1911	Similar to the previous map	Similar to the previous map	Similar to the previous map	Similar to the previous map	Similar to the previous map
1921	Similar to the previous map	Vacant land	Similar to the previous map	Vacant land	Similar to the previous map
1929	Similar to the previous map	Similar to the previous map	Similar to the previous map	Similar to the previous map	North Flint Street followed by vacant land beyond which is a facility depicted with gasoline tanks.
1941	The subject site is depicted as vacant land	A single-family residence	Similar to the previous map	Similar to the previous map	Single-family residences.
1959	The subject site is depicted as occupied by an auto sales and service facility	Similar to the previous map	The adjoining south property beyond East Main Street is depicted as a store	The adjoining east property is depicted as an Auto Body Shop and Auto Paint Spraying facility	Similar to the previous map

Findings: An auto sales and service facility was located at the subject site circa 1959

and an auto body shop and painting facility adjoined the subject site to the east around that same time.

5.2 AERIAL PHOTOGRAPHS

Aerial photographs of the subject site area were reported as unavailable by EDR. Aerial photographs reviewed at the United States Department of Agriculture (USDA) Farm Service Agency (FSA) of Lincoln County. A 2006 aerial photograph was reviewed on GoogleEarth and a 1999 aerial photograph was reviewed on Teraserver. Photocopies of the aerial photographs are included in Appendix C-2. The aerial photographs are summarized as follows:

Year	Development/Land Uses				
	Site	Adjoining Properties			
		North	South	East	West
1938	The subject site is residential	The adjoining north property is residential	The adjoining south property is vacant	The adjoining east property is vacant.	The adjoining west property is commercial.
1951	Similar to previous aerial photograph	Similar to previous aerial photograph	Similar to previous aerial photograph	Similar to previous aerial photograph	Similar to previous aerial photograph
1956	Similar to previous aerial photograph	Similar to previous aerial photograph	The adjoining south property is commercial	Similar to previous aerial photograph	Similar to previous aerial photograph
1968	The subject site is commercial	Similar to previous aerial photograph	Similar to previous aerial photograph	Similar to previous aerial photograph	Similar to previous aerial photograph
1981	Similar to previous aerial photograph	Similar to previous aerial photograph	Similar to previous aerial photograph	The adjoining east property is commercial.	Similar to previous aerial photograph
1993	Similar to previous aerial photograph	Similar to previous aerial photograph	Similar to previous aerial photograph	The adjoining east property is commercial.	Similar to previous aerial photograph
1999	The subject site is developed with current structure.	Similar to previous aerial photograph	Similar to previous aerial photograph	The adjoining east property is commercial.	Similar to previous aerial photograph
2005	The subject site is developed with current structure.	Similar to previous aerial photograph	Similar to previous aerial photograph	The adjoining east property is commercial.	Similar to previous aerial photograph

Findings: No RECs were identified as a result of the review of the aerial photographs.

5.3 HISTORICAL TOPOGRAPHIC MAPS

A historical topographic map of the subject site area for the year 1996 was obtained from EDR. A photocopy of the historical topographic map is included in Appendix C-3. The historical topographic maps are summarized as follows:

Year	Development/Land Uses				
	Site	Adjoining Properties			
		North	South	East	West
1996	The subject site is depicted as urban land	Areas to the north of the site are depicted as urban land	Areas to the south of the site are depicted as urban land	Areas to the east of the site are depicted as urban land	Areas to the west of the site are depicted as urban land

Findings: No RECs were identified as a result of the review of the historical topographic maps.

5.4 AGENCY RECORDS, INTERVIEWS AND OTHER HISTORICAL SOURCES

Source	Information Requested	Findings
Lincoln County Tax Assessor	Property owners, building specifications, property information	The subject site is listed as owned by Ashley Anna Family Limited Partnerships. The subject site is identified with map ID # 20451. The subject site is identified as built in 1997 and is on a 1.19 acre parcel of land.
Lincoln County Environmental Health Department	Water wells, septic systems, and other environmental concerns	There are no records for the subject site on file.
Lincolnton City Building Department	Property/building specifications, code violations, tank permits, spills, releases and hazardous materials	No open code violations and no record of USTs or ASTs were reported. No issues of environmental concern noted.

<i>Source</i>	<i>Information Requested</i>	<i>Findings</i>
Lincolnton City Department of Public Works	Spills, releases, UST/AST permits, hazardous materials information	Blake has made several attempts to contact the Director of Public Works. At the time this report was completed, no response had been received from the agency.
Lincolnton City Fire Department	Spills, releases, UST/AST permits, hazardous materials information	No open code violations and no record of USTs or ASTs were reported. No issues of environmental concern noted.

Findings: No RECs were identified as a result of the agency records review and interviews.

5.5 CITY DIRECTORIES

A search of city directories for the site and vicinity was performed by EDR. This review indicated that there was directory coverage for the site and vicinity from 1963 to 2006. Copies of the historical City Directories are included in Appendix C-4.

The subject site is listed as occupied by Lincoln Bonded Warehouse in 1971, Seth Lumber Company in 1976 and 1981 and Eckerd Pharmacies for the years 2001 and 2006.

5.6 PREVIOUS ENVIRONMENTAL REPORTS

Blake was provided with the following previous environmental reports for review as part of this assessment.

- *Phase II Subsurface Investigation for former heating oil UST and hydraulic lift prepared by Cooper Environmental, May 1997. The results of the report indicated soil contamination around the heating oil UST and hydraulic lift areas.*
- *Closure Report for non-regulated UST and hydraulic lift prepared by Cooper Environmental, August, 1997. The results of the report indicated after soils were removed from the above reference areas, sample results were below agency action levels.*
- *Phase I Environmental Site Assessment Update Report prepared by Cooper Environmental, April, 1998. The results of the report indicated a No Further Action status assigned to the site.*

5.7 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

By review of the standard historical sources referenced above, the historical uses of the adjoining properties are summarized below:

North: The areas to the north of the site appear as vacant to single family residential in nature.

South: The areas to the south of the site appear as vacant to commercial in nature

East: The areas to the east of the site appear as vacant to commercial in nature

West: The areas to the west of the site appear as commercial in nature

5.8 HISTORICAL INFORMATION CONCLUSIONS

Reasonably ascertainable historical information indicates that the subject site consisted of a warehouse, used car sales, lumber storage, auto wrecker and repair facility and storage for a fire department charity.

The adjoining properties have been vacant, single family residential or commercial in nature.

The RECs as noted above were identified for the subject property. No other conditions of environmental concern were identified as a result of the historical records review.

6.0 ENVIRONMENTAL DATABASE SEARCH AND REVIEW

Federal, State, Local and Tribal environmental databases were searched to determine the environmental regulatory status of the subject site, adjoining facilities, and facilities identified within a specific search distance of the site. This information was compiled by EDR. The distance from the site that each database is searched is established by ASTM Standard E 1527. The database search report, including the date and a detailed description of each database searched, is provided in Appendix F. The results of the environmental database search, the Federal and State databases searched, and the search distances specified for each database are summarized as follows:

6.1 STANDARD DATABASES

National Priorities List (NPL)

ASTM/Client Specified Distance: 1.0 mile

SITE:

Not listed

ADJOINING FACILITIES:

None listed

OTHER FACILITIES:

None within the search radius

De-listed National Priorities List (NPL)

ASTM/Client Specified Distance: 1.0 mile

SITE:

Not listed

ADJOINING FACILITIES:

None listed

OTHER FACILITIES:

None within search radius

Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)

ASTM/Client Specified Distance: 0.5 mile

SITE:

Not listed

ADJOINING FACILITIES:

None listed

OTHER FACILITIES:

None within the search radius.

No Further Remedial Action Planned Sites (NFRAP)

ASTM/Client Specified Distance: Subject site and adjoining facilities

SITE:

Not listed

ADJOINING FACILITIES:

None listed

Resource Conservation and Recovery Act (RCRA) - Corrective Action Sites (CORRACTS)

ASTM/Client Specified Distance: 1.0 mile

SITE:

Not listed

ADJOINING FACILITIES:

None listed

OTHER FACILITIES:

None within search radius

RCRA - Treatment, Storage and Disposal (TSD) Facilities

ASTM/Client Specified Distance: 1.0 mile

SITE:

Not listed

ADJOINING FACILITIES:

None listed

OTHER FACILITIES:

None within search radius

RCRA - Large-Quantity Generators (LQGs)

ASTM/Client Specified Distance: Subject site and adjoining facilities

SITE:

Not listed

ADJOINING FACILITIES:

None listed

RCRA - Small-Quantity Generators (SQGs)

ASTM/Client Specified Distance: Subject site and adjoining facilities

SITE:

Not listed

ADJOINING FACILITIES:

None listed

Emergency Response Notification System (ERNS)

ASTM/Client Specified Distance: Subject site only

SITE:

Not listed

Facility Index System (FINDS)

ASTM/Client Specified Distance: Subject site only

SITE:

Not listed

State Hazardous Waste Sites (SHWS)

ASTM/Client Specified Distance: 1.0 mile

SITE:

Not listed

ADJOINING FACILITIES:

None listed

OTHER FACILITIES:

General Marble Company, 350 North Generals Boulevard is located approximately 4298 feet NNE of the subject site and is listed as a state hazardous waste site.

De-listed SHWS Sites (Del SHWS)

ASTM/Client Specified Distance: 1.0 mile

SITE:

Not listed

ADJOINING FACILITIES:

None listed

OTHER FACILITIES:

None within the search radius.

Solid Waste Facilities/Landfill Sites (LF)

ASTM/Client Specified Distance: 0.5 mile

SITE:

Not listed

ADJOINING FACILITIES:

None listed

OTHER FACILITIES:

None within search radius

Historical Solid Waste Facilities/Landfill Sites (HIST LF)

ASTM/Client Specified Distance: 0.5 mile

SITE:

Not listed

ADJOINING FACILITIES:

None listed

OTHER FACILITIES:

None within the search radius.

Registered Underground Storage Tank (UST) Facilities

ASTM/Client Specified Distance: Subject site and adjoining facilities

SITE:

None listed

ADJOINING FACILITIES:

None listed

Leaking Storage Tanks Incident Report (LUST) Facilities

ASTM/Client Specified Distance: 0.5 mile

SITE:

The subject site, listed as Elmore's Wrecker Service at 701 East Main Street is identified in the database due to a release that occurred in 1997. Information included in the database indicates that during a Phase II ESA (reference in Section 5.6 above) contamination was discovered around a heating oil UST and a hydraulic lift station. The contaminated soil was excavated and removed from the site. Subsequent sampling confirmed that the contamination was remediated to levels below state action limits. The incident was granted closure and No Further Action status assigned on August 18, 1997. Based on the regulatory status of the incident, impact to the subject site is considered unlikely.

ADJOINING FACILITIES:

None listed

OTHER FACILITIES:

There are three LUST sites listed within ¼ mile of the subject property. Lineberger Brothers, located approximately 472 feet SW of the subject property is listed as a low risk site with a "response" status as a result of a 1993 incident. Two additional sites, Heafner-Itco and Spake Property are located 373 feet ENE and 471 feet WSW of the subject property and are both closed out with No Further Action status.

AST Facilities

ASTM/Client Specified Distance: 0.25 mile

SITE:

Not listed

ADJOINING FACILITIES:

None listed

Leaking Aboveground Storage Tanks (LAST) Facilities

ASTM/Client Specified Distance: 0.5 mile

SITE:

Not listed

ADJOINING FACILITIES:

None listed

OTHER FACILITIES:

None within search radius

State Engineering Controls (ENGG CONTROL) Facilities

ASTM/Client Specified Distance: 0.5 mile

SITE:

Not listed

ADJOINING FACILITIES:

None listed

OTHER FACILITIES:

None within the search radius.

State Institutional Controls (INST CONTROL) Facilities

ASTM/Client Specified Distance: 0.5 mile

SITE:

Not listed

ADJOINING FACILITIES:

None listed

OTHER FACILITIES:

None within the search radius.

6.2 ADDITIONAL DATABASES

Several additional Federal and State databases were searched by EDR and reviewed by Blake. These databases included the following:

<i>Federal Databases</i>	<i>Search Distance</i>
CONSENT: Superfund (CERCLA) Consent Decrees	1.0 mile
ROD: Records of Decision	1.0 mile
Delisted NPL: National Priority List Deletions	1.0 mile
FINDS: Facility Index System/Facility Identification Initiative Program Summary	Site only
HMIRS: Hazardous Materials Information Reporting System	Site only
MLTS: Material Licensing Tracking System	Site only
MINES: Mines Master Index File	0.25 mile
NPL Liens: Federal Superfund Liens	Site only
PADS: PCB (Polychlorinated Biphenyl) Activity Database System	Site only
INDIAN RESERV: Indian Reservations	1.0 mile
UMTRA: Uranium Mill Tailings Sites	0.5 mile
US ENG CONTROLS: Engineering Control Sites	0.5 mile
ODI: Open Dump Inventory	0.5 mile
FUDS: Formerly Used Defense Sites	1.0 mile
DOD: Department of Defense Sites	1.0 mile
RAATS: RCRA Administrative Action Tracking System	Site only
TRIS: Toxic Chemical Release Inventory System	Site only
TSCA: Toxic Substances Control Act	Site only
SSTS: Section 7 Tracking System	Site only
FTTS: Federal Insecticide, Fungicide & Rodenticide Act (FIFRA)/TSCA Tracking System	Site only

<i>State/County/Local Databases</i>	<i>Search Distance</i>
SC SPILLS: Environmental Response Tacking Database	Site only
AUL: Sites with Controls	0.5 mile
VCP: Voluntary Cleanup Program Sites	0.5 mile
DRYCLEANERS: Registered Drycleaners	0.5 mile
BROWNFIELDS: Brownfields Site List	0.5 mile
CDL: Environmental Emergency Response List	Site only
NPDES: National Pollutant Discharge Elimination System	
AIRS: Air Emission Data	Site only
SPDES: State Pollutant Discharge Elimination System	Site only
Groundwater Contamination Inventory Cases (GCIC)	0.5 mile

<i>EDR Proprietary Databases</i>	<i>Search Distance</i>
Coal Gas: Former Manufactured Gas Sites	1.0 mile

<i>Tribal Databases</i>	<i>Search Distance</i>
INDIAN RESERV: Indian Reservations	1.0 mile
INDIAN LUST: LUSTs on Indian Land	0.50 mile
INDIAN UST: USTs on Indian Land	0.25 mile

The results of the additional database search are summarized as follows:

<p>SITE: Not listed</p> <p>ADJOINING FACILITIES: None listed</p> <p>OTHER FACILITIES: None within the search radius.</p>

6.3 UNMAPPABLE SITES

Due to inadequate address information or other non-identifying facility information, some of the facilities contained within the Federal, State and Local databases could not be plotted on a radius map by EDR. However, several of these facilities are still identified in the EDR report by grouping them into an Unmappable site summary. This summary was independently reviewed by Blake to determine if any of the facilities on or surrounding the subject site is included on this list.

No facilities listed on the Unmappable site summary are located on the subject site or adjoining properties.

6.4 AFFIRMATION

Blake's conclusions based on the EDR report are limited to the accuracy of that report. To the extent possible, field observations are used by Blake to verify the information or identify errors and inconsistencies in the search report regarding the listed facilities in the immediate vicinity of the subject site. The database reviewed is sufficiently complete and current to be used as a source to satisfy the regulatory database requirements outlined in the Scope of Work.

6.5 ENVIRONMENTAL DATABASE SEARCH AND REVIEW CONCLUSIONS

With the exception of the subject property being listed as a former LUST site, no RECs were identified as a result of the environmental database search and review.

7.0 SITE INSPECTION

Name of Inspector: Mike Stanforth
Date of Site Inspection: February 13, 2007

SITE REPRESENTATIVE		
<i>Name</i>	<i>Title or Association with Site</i>	<i>Years Associated with Site</i>
Ms. Debra Wiehut	Assistant Store Manager	Since 2005

The site inspection consisted of a walkover of the property perimeter and exterior site areas and a walk-through of the mechanical spaces, common areas, tenant areas, and roof. The adjoining properties were visually observed from curbside without being entered.

7.1 CHEMICALS AND MATERIALS USAGE

<i>Chemical or Material</i>	<i>Use</i>	<i>Container Type</i>	<i>Storage Location</i>
General cleaning supplies	General maintenance	5-gallon or smaller	Back storage room

7.2 UNDERGROUND STORAGE TANKS (USTS)

<i>Number of USTs</i>	<i>Capacity (gallons)</i>	<i>Contents</i>	<i>Location</i>	<i>Status/Notes</i>
None				

7.3 ABOVEGROUND STORAGE TANKS (ASTS)

<i>Number of ASTs</i>	<i>Capacity (gallons)</i>	<i>Contents</i>	<i>Location</i>	<i>Status/Notes</i>
None				

7.4 HAZARDOUS WASTES

<i>Hazardous Waste</i>	<i>Generated By</i>	<i>Storage Container</i>	<i>Storage Location</i>	<i>Disposal Details</i>	<i>Status/Notes</i>
None					No RECs

7.5 NON-HAZARDOUS WASTES

<i>Non-Hazardous Waste</i>	<i>Generated By</i>	<i>Storage Container</i>	<i>Storage Location</i>	<i>Disposal Details</i>	<i>Status/Notes</i>
General refuse	Tenant	Dumpster	Rear exterior wall	Removed regularly for off-site disposal by Waste Management	
Cardboard	Tenant	Compactor	Rear storage room	Removed regularly for off-site disposal by Waste Management	

7.6 WASTEWATER AND STORM WATER DISCHARGES

Wastewater Discharges				
<i>Type</i>	<i>Generated By</i>	<i>Discharged To</i>	<i>REC</i>	<i>Status/Notes</i>
Sanitary	Employees	Municipal sewer system	No	

Storm Water Discharges				
<i>Discharged From</i>	<i>Discharged To</i>	<i>Potential Impacts</i>	<i>REC</i>	<i>Status/Notes</i>
Roof through gutters and downspouts	Municipal storm drains located throughout the subject site	None	No	
Exterior site surfaces	Municipal storm drains located throughout the subject site	None	No	
Adjoining property surfaces	Municipal storm drains located throughout the subject site	None	No	

7.7 POLYCHLORINATED BIPHENYLS (PCBS)

PCBs can be present in coolants or lubricating oils used in older electrical transformers, hydraulic systems, and other similar equipment. The 1976 Toxic Substances Control Act (TSCA) extended regulatory control over the use of PCBs to the USEPA. In

November 1979, the USEPA generally prohibited the domestic manufacture of PCBs in electromagnets, transformers, and heat-transfer and hydraulic equipment.

<i>Equipment</i>	<i>Location</i>	<i>Owner</i>	<i>Condition</i>	<i>Labeling</i>	<i>Evidence of Spills or Releases</i>
Pole-mounted transformer	Along north side of subject site	Lincolnton	Good	Non-PCB	None
Pad-mounted transformer	Along east side of subject site	Lincolnton	Good	Non-PCB	None

Should fluid spills or releases from the electrical transformers occur, associated remediation efforts are typically the responsibility of the transformer owner per Federal regulation (40 CFR 761.125.). The presence of transformers is not a REC and no further investigation is recommended.

There is one hydraulic trash compactor (for cardboard) located in the back storage room at the subject site. Based on the age of the compactors (1997), it is unlikely to contain PCBs.

There are no elevators or other hydraulic equipment that may posses PCB containing oils at the subject site.

7.8 PONDS, PITS, AND LAGOONS

<i>Type</i>	<i>Contents</i>	<i>Location</i>	<i>REC</i>	<i>Status/Notes</i>
None			No	

8.0 CONDITIONS OUTSIDE THE SCOPE OF ASTM E 1527-05

The limited asbestos-containing materials (ACM), lead-based paint, radon gas, and mold surveys are intended to provide an indication of the potential for issues associated with these materials. Hidden materials such as those inside walls, inaccessible attics, crawl spaces, and inside ductwork were not evaluated. As such, these surveys should not be regarded as comprehensive surveys for demolition or renovation purposes.

8.1 ASBESTOS-CONTAINING MATERIALS (ACM)

Frequently-encountered types of ACM used in building construction include floor tile and mastic, textured ceiling plaster, wallboard and joint compound, insulation, and many other building materials in common use prior to 1989. Materials which contain over one percent asbestos fibers are considered regulated ACM and must be handled according to USEPA and Occupational Safety and Health Administration (OSHA) regulations.

Based on the construction date of the site building (1997), the presence of ACM is unlikely. Consequently, no asbestos survey was performed.

8.2 LEAD-BASED PAINT (LBP)

Considering the building's commercial use, the presence of LBP is not considered to be a potential non-scope business environmental risk issue and sampling of painted surfaces was not conducted as part of the scope of this investigation. Furthermore, based on the age of the building, it is unlikely to contain LBP.

8.3 RADON GAS

A review of records regarding radon concentrations in Lincoln County, State was conducted to evaluate if concentrations of radon in the general area of the site are within the USEPA guidelines. The USEPA uses a continuous exposure level of greater than 4.0 pCi/L (picoCuries per liter of air) as a guidance level at which further evaluation and potential remedial action are recommended.

Please note that current radon information and EPA Action Levels are designated for residential spaces only. Commercial and industrial facilities are not subject to EPA’s Action Level of 4 pico-Curies per liter as the guideline.

The Environmental Database Report utilized in Section 6.0 (Appendix F) indicates that the subject site region is designated as a radon zone level 2. Level 2 signifies that the average predicted radon level indoors is between 2 and 4 pico-Curies per liter. This level compares **favorably** with the EPA action level of 4.0 pico-Curies per liter as the guideline. Definitive information concerning radon gas in an individual building can only be obtained through long term testing.

8.4 LEAD IN DRINKING WATER

Lead has historically been used in pipes, solder, and brass fixtures used in water distribution systems and building plumbing systems. In 1986, the USEPA banned the use of lead at concentrations exceeding 0.2% lead in solder and 8% lead in other plumbing materials. Lead in drinking water results primarily from corrosion of lead containing materials in service lines or from corrosion of lead containing materials in building plumbing such as lead solder, brass, bronze, and other lead containing alloys. The USEPA Action Level for lead in public drinking water supplies is 0.015 parts per million (ppm) or 0.015 milligrams per liter (mg/L).

Based on a review of the local water quality report, the water at the subject site is not expected to contain elevated levels of lead. Furthermore, based on the age of the building, lead piping within the subject site is not suspected. It is Blake’s opinion that lead in drinking water does not represent and non-scope business environmental risk.

8.5 WETLANDS

As defined by the USEPA and U.S. Army Corps of Engineers (USACE), wetlands are "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands possess three essential characteristics: (1) hydrophytic vegetation; (2) hydric soils; and (3) wetland hydrology. All three characteristics must be prevalent to document an area as a jurisdictional wetland.

Wetlands	
<i>Information Source</i>	<i>Findings</i>

Wetlands	
<i>Information Source</i>	<i>Findings</i>
National Wetland Inventory (NWI) map for the subject site area (<i>Lincolnton, NC</i>)	No wetlands located at subject site.
Field observations	No vegetation or ponded areas, which may be characteristic of wetlands were observed on site.

Based on the proceeding, it is Blake’s opinion that wetlands do not represent a non-scope business environmental risk with regards to the subject site.

8.6 MOLD

As part of this assessment, Blake performed a limited visual inspection for the conspicuous presence of mold. A class of fungi, molds have been found to cause a variety of health problems in humans, including allergic, toxicological, and infectious responses. Molds are decomposers of organic materials, and thrive in humid environments, and produce spores to reproduce, just as plants produce seeds. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation and carpeting often play host to such growth. Moisture control is the key to mold control. Molds need both food and water to survive; since molds can digest most things, water is the factor that limits mold growth.

The EPA recommends the following action to prevent the amplification of mold growth in buildings:

- Fix leaky plumbing and leaks in the building envelope as soon as possible;
- Watch for condensation and wet spots. Fix source(s) of moisture problem(s) as soon as possible;
- Prevent moisture due to condensation by increasing surface temperature or reducing the moisture level in air (humidity). To increase surface temperature, insulate or increase air circulation. To reduce the moisture level in air, repair leaks, increase ventilation (if outside air is cold and dry), or dehumidify (if outdoor air is warm and humid);

- Keep heating, ventilation, and air conditioning (HVAC) drip pans clean, flowing properly, and unobstructed;
- Vent moisture-generating appliances, such as dryers, to the outside where possible;
- Maintain low indoor humidity, below 60% relative humidity (RH), ideally 30-50%, if possible;
- Perform regular building/HVAC inspections and maintenance as scheduled;
- Clean and dry wet or damp spots within 48 hours;
- Don't let foundations stay wet. Provide drainage and slope the ground away from the foundation.

Blake observed the accessible interior areas of the subject site structure(s), including interior walls and ceilings (in the units observed), in-unit and common mechanical closets, areas under sinks, and flat roofs (for evidence of water ponding) for the presence of conspicuous mold or observed water intrusion or accumulation. Blake did not note conspicuous visual or olfactory indications of the presence of mold, nor did Blake observe obvious indications of significant water damage. No sampling was conducted as part of this assessment.

This activity was not designed to discover all areas, which may be affected by mold growth on the subject site. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold growth is present at the subject site. This evaluation did not include a review of pipe chases, HVAC systems or areas behind enclosed walls and ceilings.

9.0 INTERVIEWS

9.1 INTERVIEW WITH OWNER

The owner of the subject site was not interviewed as part of the current assessment.

9.2 INTERVIEW WITH PROPERTY MANAGER

Ms. Debra Wiehut, Assistant Store Manager for Eckerd Pharmacies at the subject site, was interviewed in person on February 13, 2007. Ms. Wiehut was asked to provide detailed information on the various items required in this section. Information regarding items such as the nature of the HVAC system, chemical storage, and the presence of storage tanks were asked in order to determine if the site contact had information that may not have been apparent during the site reconnaissance.

The key components of the Interview Questionnaire and answers are as follows:

Question: Do you have knowledge of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject site?

Answer: No

Question: Do you have knowledge of any USTs, ASTs, or chemical containers (>5 gallon) on the subject site?

Answer: No

Question: Is the subject site used for an industrial use or has been used for an industrial use in the past?

Answer: No

Question: Is the adjoining property (currently) used for industrial use, gasoline or motor repair facility, dry cleaner, printer, junkyard or landfill? Same question but in the past?

Answer: No.

According to Ms. Wiehut, the subject site does not utilize a UST or AST. Other than normal cleaning supplies, retail sales of small container chemicals and toner and ink cartridges used for copy machines, Ms. Wiehut did not know of other chemicals at the subject site. Ms. Wiehut stated that to his/her knowledge there has never been an environmental incident at the subject site. She also stated that to her knowledge there

are no environmental liens, violations or historical environmental issues at the subject site.

9.3 INTERVIEW WITH OCCUPANTS

Blake did not interview the occupants at the site at part of this assessment.

9.4 INTERVIEW WITH OTHERS

No other individuals or agencies were interviewed as part of this assessment.

10.0 FINDINGS, OPINIONS, AND CONCLUSIONS

FINDINGS:

The following Environmental Conditions are known or suspected to exist at the subject site pursuant to the ASTM E 1527-05 Standard:

- The subject site was occupied by various commercial uses since 1959, including an auto sales and service facility and an auto wrecking facility.
- The subject site is listed in the LUST database due to contamination that was discovered during a Phase II ESA. The contamination originated from a former heating oil UST and a hydraulic lift station associated with a former auto service facility located at the subject site.

OPINIONS:

The following are Blake's opinions regarding the Environmental Conditions detailed in the preceding Findings Section pursuant to the ASTM E 1527-05 Standard:

- Based on information included previous environmental reports and in the LUST database, the former UST and hydraulic lift station were removed from the subject site prior to the construction of the current Eckerd's facility. The contaminated soils, which originated from the UST and hydraulic lift station, were removed from the subject site and confirmation sampling indicated that the contamination had been remediated to below state clean-up levels. The LUST incident was granted closure and issued No Further Action August 18, 1997.

CONCLUSIONS:

We have performed a Phase I Environmental Site Assessment of the subject site in accordance with ASTM Standard E 1527. This assessment has revealed no evidence of RECs in connection with the subject site and no further investigation is recommended.

11.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

This Phase I Environmental Site Assessment (ESA) Report documents the research methodology used by qualified environmental professionals of Blake to identify recognized environmental conditions using the scope and limitations of ASTM Standard E 1527-05.

Prepared By:



Mike Stanforth
Project Associate

2/23/2007

Date

Technical Review and Concurrence By:



Patrick Grassl
Project Manager

2/23/2007

Date

Principal Review By:



Ken Nieuwenhuis
Director

2/23/2007

Date

QA/QC

12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

12.1 DEFINITION OF AN ENVIRONMENTAL PROFESSIONAL

An Environmental Professional means: (1) a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f). (2) Such a person must: (i) hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or (iv) have the equivalent of ten (10) years of full-time relevant experience. (3) An environmental professional should remain current in his or her field through participation in continuing education or other activities. (4) The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as part of the inquiry identified in §312.21(b). (5) A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this part if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities.

12.2 RELEVANT EXPERIENCE

Relevant experience, as used in the definition of environmental professional in this section, means: participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases (see §312.1(c)) to the subject property.

Resumes for the Environmental Professionals involved in this project are included in Appendix H.