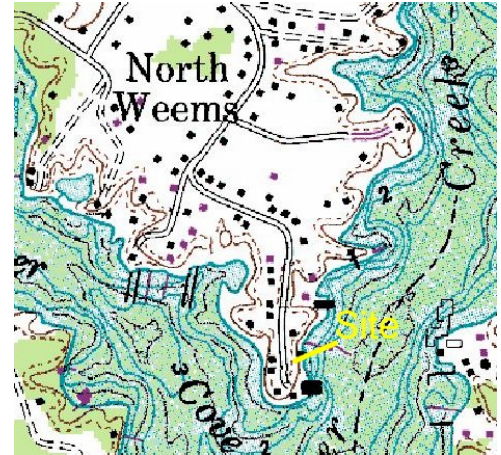


W.L. BLACK
AND ASSOCIATES

ENVIRONMENTAL SERVICES

October 16, 2006

Mr. William Westbrook
P.O. Box 367
Irvington, VA 22480



LETTER OF COMPLETION

**RE: Environmental Site Assessment Phase I
+/-2.79 Acres Developed Site
Johns Neck Road
Weems, VA 22576**

Dear Mr. Westbrook:

W.L. Black and Associates has completed the Phase I Environmental Site Assessment activities for the referenced site. This report includes the results of our findings from visual reconnaissance, historical land use review, records and regulatory review, and related sources.

Based on the results of the assessment, *further evaluation is not recommended* at this time.

W.L. Black and Associates appreciates the opportunity to provide services to you for this project and look forward to working with you on future assignments.

Please review and advise.

However, if you have any questions concerning the enclosed information please contact me at 757-487-5245.

Very truly yours,

W.L. BLACK AND ASSOCIATES

A handwritten signature in black ink, appearing to read 'Stephen J. Matney'.

Stephen J. Matney, PHM, CES, CEM
Environmental Services Manager

W.L. BLACK AND ASSOCIATES

ENVIRONMENTAL SERVICES

EXECUTIVE SUMMARY

W.L. Black and Associates (WLBA) performed a Phase I Environmental Site Assessment (ESA) of the property located at 194-194B Johns Neck Road, which is currently owned by Matson Terry and B.H.B Hubbard. The assessment was conducted on the property referred to in this report as “Hubbard and Terry Property (HTP)” and/or “site.”

The objective of this assessment is to identify potential concerns associated with the site. To achieve this objective, the assessment included visual observations of the site and limited observations of surrounding properties, reviews of historical ownership and land use, reviews of regulatory database listings, interviews, and related sources.

Our assessment of the property *did* reveal evidence of aboveground storage tanks (ASTs) which were used, abandoned, and/or currently in use at the property. Limited adjacent site investigation activities *did* reveal the presence ASTs located on adjacent properties, which is further discussed in section 3.1. Based on the proximity of the adjacent property ASTs to the site, these ASTs do not appear to be a risk to the site at this time.

Our assessment of the property *did not* reveal evidence of large quantities of hazardous materials/chemicals, Polychlorinated Biphenyls (PCBs), historical activities or agency records of actions or conditions, which may impact the site.

Our assessment of the property *did* reveal evidence of suspect asbestos-containing materials (ACM), in the floor tile and other building materials, due to the age of the building (built prior to 1990). Any building constructed prior to 1990, could have ACM building materials present. Confirmation/Inspection samples *were not* collected during the ESA Phase I activity. BMPs are recommended in the BMPs section (section 7.0) for handling the REC.

Our assessment of the property *did* reveal evidence of suspect lead-based paint (LBP), due to the unknown age of the building, the building was possibly built before the 1978 action date. BMPs are recommended in the BMPs section (section 7.0) for handling the REC.

Our assessment of the property *did* reveal evidence of infestation by feral cats.

As per the ASTM standard, the ESA Phase I activities *did* reveal *recognized environmental Conditions (REC)*, at the site.

- 1.) Presence of suspect ACM in building materials at the site.
- 2.) Presence of suspect LBP on painted surfaces (peeling/chipping paint), maintain a Lead Safe Characterization.

Based on these findings, along with the historical investigation, *no further* evaluation appears to be indicated at this time for the Parcel located at Johns Neck Road.