

Phase I Environmental Site Assessment

City Market Plaza
100 East Water Street
Charlottesville, VA



Prepared For:

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**Phase I Environmental Site Assessment
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Charlottesville, Virginia**

1.0 EXECUTIVE SUMMARY

Froehling & Robertson, Inc. (F&R) performed a Phase I Environmental Site Assessment (ESA) of City Market Plaza located at 100 East Water Street in Charlottesville, Virginia. The following is a summary of our findings and is not intended to replace more detailed information contained elsewhere in this report.

The Property, City Market Plaza, consists of a 1.97-acre, rectangular-shaped parcel developed as a parking lot with a parking booth situated within an urban land use area in Charlottesville, Virginia. The Property is bound to the north by Water Street West, beyond which are commercial properties including Water Street Studios (residential apartments and retail shops), York Place (residential apartments and retail shops), ID Company, The Commerce Building, The Flats, and 2nd Street Gallery; to the south by South Street East, beyond which are commercial properties including Wells Fargo Advisors, South Street Brewery, Silvergate Realty, Sunbow Trading Company, and apartments; to the east by 2nd Street Southeast, beyond which is the Water Street Public Parking Garage; and to the west by 2nd Street Southwest, beyond which are various retail shops and restaurants including Mono Loco, Pro Tax, The Engraving Shop, and Bang.

Based upon F&R's review of historical sources and interviews, the Property appears to have been utilized as parking since approximately 1964. A commercial building was formerly located on the Property from 1940 to 2013 which was utilized as a florist, H&R Block, and a life insurance company. Prior to 1964, the remaining areas of the western portion of the Property was utilized as residential dwellings, and sheds since at least 1886 and presumably earlier. However, the eastern portion of the Property was utilized as an automobile repair, sales, storage, and filling stations from at least the 1920s to at least the 1950s. According to the Sanborn Maps, five gas tanks were located on the western portion of the Property during that time. Prior to 1920, the western portion of the Property was utilized as dwellings, sheds, blacksmith, hay & feed facility, and a school. Based upon this information, the past usage of the Property as an automobile repair, sales, storage, and filling stations is considered a REC.

Based upon F&R's review of the federal, state and tribal environmental database report prepared by Environmental Data Resources, Inc. (EDR), the Property was identified on the UST database listed with a 550-gallon UST. The EDR Radius Map report identified numerous facilities listed on the federal and state databases within the ASTM search distance. Please see Section 5.1 of this report for additional information regarding listed facilities.

F&R has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527-13 of City Market located at 100 East Water Street in Charlottesville, Virginia the Property. Any exceptions to, or deletions from, this practice are described in Section 9.0 of this report. This assessment has revealed evidence of RECs including the following:

- The eastern portion of the Property was utilized as an automobile repair, sales, storage, and filling stations from at least the 1920s to at least the 1950s. According to the Sanborn Maps, five gas tanks were located on the western



portion of the Property during that time. F&R recommends Ground-Penetrating Radar (GPR) to determine the presence of USTs, proper closure of the USTs, and soil/groundwater sampling as appropriate to determine if the past usage negatively impacted the Property.

- According to the regulatory report, the Property was identified on the UST database. F&R requested and reviewed files from DEQ. A Notification for Underground Storage Tanks dated May 8, 1986 indicates one 550-gallon steel UST with an unknown installation was located at 203 South 1st Street and is listed as permanently out-of-use. The form also notes the tank was emptied of gasoline and filled with water. Additional documentation regarding soil and groundwater samples and location of the UST was not provided. Based on the lack of documentation, this UST is considered a REC. F&R recommends proper closure of the UST.

2.0 INTRODUCTION

2.1 Purpose

The purpose of our assessment will be to determine whether activities are occurring, or may have occurred on or near the site, that may be considered:

- Recognized environmental conditions - the presence or likely presence of any hazardous substance or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.
- Controlled recognized environmental conditions - a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).
- Historical recognized environmental conditions - a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).
- De minimis conditions - a condition that generally does 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 conditions are not recognized environmental conditions nor controlled recognized environmental conditions.



2.2 Detailed Scope of Services

F&R has performed a Phase I Environmental Site Assessment in general accordance with ASTM E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Any deletions and/or additional services which deviate from this standard are described within Section 9.0. This standard does not include investigation into all areas of local, state and federal environmental requirements. These requirements were not addressed within this report and F&R is not responsible for other legal obligations for non-compliance with regulations not addressed specifically herein.

2.3 Significant Assumptions

Our findings and opinions are based upon information provided to us by others and our site observations, and are subject to and limited by the terms and conditions of F&R's Agreement for Environmental Services. We have not verified the completeness or accuracy of the information provided by others, unless noted otherwise. Our observations were based upon conditions readily visible at the site at the time of our visit, and did not include services typically performed during an Environmental Compliance Audit or a Phase II Environmental Site Assessment. If additional information becomes available which may affect our conclusions and recommendations, we request the opportunity to review the information, and reserve the right to modify our report, as warranted.

2.4 Limitations and Exceptions

F&R, by virtue of providing the services described herein, does not assume the responsibility of the person(s) in charge of the site, or otherwise undertake responsibility for reporting to any local, state, or federal public agencies any conditions at the site which may present a potential concern to public health, safety, or the environment. It is F&R's understanding that the client will notify appropriate regulatory agencies as required.

F&R has made appropriate inquiry and conducted a visual investigation in general accordance with the standard to determine the existence of underground storage tank usage (past and present) at the Property. F&R cannot entirely preclude the possibility that underground tanks, associated piping, and/or undetected releases may be present and/or may have existed at the site without a subsurface investigation, which is not a part of the scope of work for this project.

2.5 Special Terms and Conditions

Special terms and conditions in relation to this project have been addressed throughout various sections detailing the specifications for which the assessment has been completed.

2.6 User Reliance

This report has been prepared for the exclusive use of Powe Studio Architects PC on this specific project. These services have been provided in accordance with generally accepted environmental practices. No other warranty, expressed, or implied, is made. The contents of this report should not be construed in any way to indicate F&R's recommendation to purchase, sell, or develop the Property.



3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The Property is located at 100 East Water Street, west of the intersection with 2nd Street SE in Charlottesville, Virginia. The portion of the Property located at 100 East Water Street is referred to as the "eastern portion of the Property" in this report. Additional addresses for the Property include 200 2nd Street SW, 210 2nd Street SW, 212 2nd Street SW, 207 1st Street S, and 100 South Street W. The portion of the Property located at the additional addresses is referred to as the "western portion of the Property" in this report. According to the City of Charlottesville Real Estate Assessor's Office, the parcel numbers are 28-62, 28-69, 28-71, 28-72, 28-73, 28-74, and 28-75. Please see Appendix A for the Site Vicinity Map.

3.2 Site and Vicinity Characteristics

The Property consists of a rectangular-shaped parcel of land totaling approximately 1.97 acres in size and developed for commercial use. The Property is located within an urban commercial land use area. Properties located in the immediate vicinity of the Property include Water Street Studios (residential apartments and retail shops), York Place (residential apartments and retail shops), ID Company, The Commerce Building, The Flats, 2nd Street Gallery, Water Street Public Parking, Wells Fargo Advisors, South Street Brewery, Silvergate Realty, Sunbow Trading Company, and various retail shops and restaurants. Please see Appendix A for the Site Observation Map.

3.3 Current Use of the Property

The Property is currently utilized as a parking lot.

3.4 Description of Structures, Roads, Other Improvements

The Property is accessed via Water Street West from the north, South Street East from the South, 2nd Street Southeast from the east, and 2nd Street Southwest from the West. 1st Street South was observed transecting the central portion of the Property. A parking booth to pay for parking was observed on the northwest corner of the Property. Storm drains were observed throughout the Property. A concrete wall was observed on the northern boundary of the Property.

A concrete slab and concrete blocks were observed on the western portion of the Property where a former commercial building was located. The building was destroyed by a fire in 2013. A shed, construction gates, and cones were also observed in this area. Structures, improved roads, or other significant improvements were not observed on the Property.

3.5 Current Uses of Adjacent Properties

The Property is bound to the north by Water Street West, beyond which are commercial properties including Water Street Studios (residential apartments and retail shops), York Place (residential apartments and retail shops), ID Company, The Commerce Building, The Flats, and 2nd Street Gallery; to the south by South Street East, beyond which are commercial properties including Wells Fargo Advisors, South Street Brewery, Silvergate Realty, Sunbow Trading Company, and apartments; to the



east by 2nd Street Southeast, beyond which is the Water Street Public Parking Garage; and to the west by 2nd Street Southwest, beyond which are various retail shops and restaurants including Mono Loco, Pro Tax, The Engraving Shop, and Bang. Please reference Appendix A for the Property Observation Map.

Direction	Occupant	Use	Comments
North	Water Street Studios (residential apartments and retail shops), York Place (residential apartments and retail shops), ID Company, The Commerce Building, The Flats, and 2nd Street Gallery	Commercial	Obvious evidence of environmental concerns was not noted.
South	Wells Fargo Advisors, South Street Brewery, Silvergate Realty, Sunbow Trading Company, and apartments	Commercial	Obvious evidence of environmental concerns was not noted.
East	Water Street Public Parking Garage	Commercial	Obvious evidence of environmental concerns was not noted.
West	Various retail shops and restaurants including Mono Loco, Pro Tax, The Engraving Shop, and Bang	Commercial	Obvious evidence of environmental concerns was not noted.

4.0 USER PROVIDED INFORMATION

In accordance with the ASTM Standard, the Client is responsible for providing the following information. Greg Powe of Powe Studio Architects PC provided F&R personnel with the site location and site contact information. F&R also requested information within the following sections.

4.1 Title Records

Prior ownership information was not provided by the Client and a review of Chain of Title Information was not performed as a part of this assessment.

4.2 Environmental Liens, Activity, and/or Use Limitations

Identification of activity use limitations and/or environmental conditions at the site was not provided.



4.3 Specialized Knowledge

Specialized knowledge of environmental issues was not provided to F&R.

4.4 Valuation Reduction for Environmental Issues

Information concerning valuation reduction for environmental issues was not provided by the Client.

4.5 Owner, Property Manager, and Occupant Information

The current property owner was identified as Ch'ville Parking Center Inc.

4.6 Reason for Performing Phase I Environmental Site Assessment

The Phase I Environmental Site Assessment is being performed to satisfy environmental inquiry into the site.

4.7 Other

F&R was provided with a *Phase I Environmental Site Assessment Water Street Lots* dated September 2005 completed by TEC Inc. (TEC). The "subject property" of the 2005 report did not consist of the current Property boundaries. The 2005 subject property consisted of the five parcels on the western portion of the Property located at 200 2nd street SW, 210 2nd Street SW, 212 2nd Street SW, and 207 1st St S. The report stated the building was utilized as an H&R Block. The two-story cinder block building was constructed in 1940 and was 2,829 square-feet in size. The building was heated by two natural gas burning boilers. The 2005 Phase I identified the following RECs:

- The 1929 Sanborn Map depicts the former presence of an auto repair, parking, and washing facility to the west of the subject property and a combined auto repair shop and filling station up-gradient and to the northwest of the subject property.
- The 1950 Sanborn map depicts two filling stations located adjacent to the north and west of the subject property and an auto repair shop up-gradient and to the northwest of the subject property.
- the 1969 Sanborn map depicts the former presence of a filling station located to the west of the subject property.

In addition, four environmental concerns were identified including the following:

- Surficial staining was present on the asphalt parking area at the subject property
- Potential ACMs were identified at the site to include floor coverings with mastic and acoustic ceiling tiles. Due to the age of the Structure at the subject property it is likely that the building contains lead based paint (LBP).
- Three overhead transformers are located at the corner of West Water Street and 1st Street South and do not have labels regarding PCB content.
- The former presence of residential structures on the subject property is considered an environmental concern to the site due to the potential for past heating oil usage.



5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

Federal, state and tribal environmental databases and records were reviewed in an effort to determine whether environmental incidents have been reported at the site and to locate properties with environmental liabilities in the vicinity of the site. A detailed summary of federal, state and tribal databases prepared by Environmental Data Resources, Inc. (EDR) is presented in Appendix E. Federal and state regulatory databases have been researched and reported in accordance with the approximate minimum search distances specified by ASTM E 1527-13. The table below depicts the listed facilities and/or incidents identified in the database search:

Database	Target Property (TP)	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CERCLIS No Further Remedial Action Planned (CERCLIS-NFRAP)		0.5	0	1	1	NR	NR	2
RCRA - Large Quantity Generators (RCRA-LQG)		0.25	1	0	NR	NR	NR	1
RCRA - Conditionally Exempt Small Quantity Generators (RCRA-CESQG)		0.25	1	1	NR	NR	NR	2
RCRA - Non Generators (RCRA NonGen / NLR)		0.25	0	5	NR	NR	NR	5
Leaking Petroleum Storage Tanks (VA LTANKS)		0.5	6	10	21	NR	NR	37
Registered Petroleum Storage Tanks (VA UST)		0.25	8	11	NR	NR	NR	19
Registered Petroleum Storage Tanks (VA AST)		0.25	0	2	NR	NR	NR	2
Leaking Underground Storage Tank Tracking Database (VA LUST REG NO)		0.5	6	11	19	NR	NR	36
Voluntary Remediation Program (VA VRP)		0.5	0	1	0	NR	NR	1
EDR Proprietary Manufactured Gas Plants (EDR MGP)		1	0	1	0	0	NR	1

5.1.1 Federal Regulatory Agencies

The Property was not identified on the federal databases. However, adjacent properties and properties in the vicinity of the Property were identified on the federal databases.

Two CERCLIS-NFRAP facilities, one RCRA-LQG facility, two RCRA-CESQG facilities, five RCRA NonGen facilities, and one EDR MGP facility were identified in the ASTM search radius on the federal databases reviewed by EDR. A detailed summary of the facilities mapped in the immediate vicinity of the Property is included below. Based upon factors such as current regulatory status, distance from the Property, hydrogeologic relation to the Property, and case closure, the remaining listings are not considered recognized environmental conditions.



Due to poor or inadequate address information, the Orphan Summary contains a list of facilities identified within federal databases which were not mapped within the environmental report. Facilities with references to federal databases were not observed during the reconnaissance for the Property.

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Site Name: CVS PHARMACY #0067
Databases: RCRA-LQG
Address: 208 EAST MAIN STREET
Distance: 285
Direction: Northeast
Elevation: Higher
Comments: This facility is located 285 feet northeast of and topographically crossgradient from the Property. This facility was identified on the RCRA-LQG database listed with ignitable hazardous wastes, corrosive hazardous wastes, mercury, silver, warfarin & salts at concentrations greater than 0.3%, 1,2- Benzenediol, 4- [1- hydroxy- 2- (methylamino)ethyl]-, (R)-, nicotine & salts, and nitroglycerine. Violations or releases were not identified for this facility and it is not considered an off-site recognized environmental condition with respect to the Property.

Site Name: EM TYPESETTING
Databases: RCRA-CESQG
Address: 100 SECOND ST NW
Distance: 299
Direction: NNW
Elevation: Lower
Comments: This facility is located 300 feet north-northwest of and topographically down gradient from the Property. This facility was identified on the RCRA-CESQG database listed with silver. Violations or releases were not identified for this facility and it is not considered an off-site recognized environmental condition with respect to the Property.

5.1.2 State and Tribal Regulatory Agencies

The Property was not identified on the federal databases. However, adjacent properties and properties in the vicinity of the Property were identified on the federal databases. Nineteen UST facilities, two AST facilities, thirty-seven LUST/LTANKS incidents, and one VRP facility were identified in the ASTM search radius on the state databases reviewed by EDR. A detailed summary of listed facilities in the immediate vicinity of the Property is included below. Based upon factors such as current regulatory status, distance from the Property, hydrogeologic relation to the Property, and case closure, the remaining listings are not considered recognized environmental conditions.

Due to poor or inadequate address information, the Orphan Summary contains a list of facilities identified within state or tribal databases which were not mapped within the environmental report. Facilities with references to federal databases were not observed during the reconnaissance for the Property.

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Site Name: H.M. GLEASON & COMPANY, INC
Databases: UST
Address: 203 S 1ST ST



Distance: 0
Direction: NNW
Elevation: Higher
Comments: According to the regulatory report, the Property was identified on the UST database. F&R requested and reviewed files from DEQ. A Notification for Underground Storage Tanks dated May 8, 1986 indicates one 550-gallon steel UST with an unknown installation was located at 203 South 1st Street and is listed as permanently out-of-use. The form also notes the tank was emptied of gasoline and filled with water. Additional documentation regarding soil and groundwater samples and location of the UST was not provided. Based on the lack of documentation, this UST is considered a REC.

Site Name: H.M. GLEASON & COMPANY, INC
Databases: UST
Address: 126 GARRETT ST
Distance: 275
Direction: SSW
Elevation: Lower
Comments: This facility is located two parcels south of and topographically down-gradient from the Property. The facility was identified on the UST database. The facility operated one 1,000-gallon gasoline UST and one 550-gallon diesel UST. The two USTs were removed from the ground in February 1993. Soil samples indicated TPH concentrations of 45 mg/kg. Based on the closure sample results and removal of the source, this listing is not considered an off-site REC with respect to the Property.

Site Name: DOWNTOWN TIRE & AUTO CENTER, WATERHOUSE PROJECT
Databases: UST, LUST REG NO, LTANKS
Address: 216 W WATER ST
Distance: 64
Direction: Northwest
Elevation: Higher
Comments: This facility is located approximately two parcels northwest of and topographically up-gradient from the Property. This facility was identified on the LUST/LTANKS and UST databases. A pollution complaint file, 1997-5012, was opened on August 23, 1996 during the removal of a 550-gallon waste oil UST. During UST closure, soil contamination was found surrounding the tank. The tank was situated on a concrete slab which was contaminated with waste oil. Free product was not observed. Soil TPH concentrations were below the detection limit. One soil boring and one monitoring well was installed at the facility. Groundwater TPH concentrations were less than 0.4 mg/L. The well was properly abandoned and the VDEQ closed the case on July 14, 1997. An additional pollution complaint file, 2008-6095, was opened on March 17, 2008 after a UST was discovered underneath the corner of the building during construction. Initial soil samples indicated TPH DRO concentrations of 2,050 ppm and TPH GRO concentrations of 550 ppm. The remaining product and sludge was removed from the tank and the UST was abandoned in place with concrete slurry. The DEQ closed the case on April 30, 2008 based on low concentrations immediately beneath the tank and the location of the tank beneath the building. Based on the removal of the sources, nature of the incidents, and case closures, this listing is not considered an off-site REC with respect to the Property.



Site Name: WATER STREET PARKING LOT
Databases: UST, LUST REG NO, LTANKS
Address: 300 E WATER ST
Distance: 237
Direction: East
Elevation: Lower
Comments: This facility is located adjacent to the east of and topographically cross-gradient from the Property. This facility was identified on the LUST/LTANKS database. Two 2,500-gallon gasoline USTs were removed from the facility on June 24, 1992. VDEQ did not request further investigations. A pollution complaint, 1993-0246, was opened on July 30, 1992 after a 550-gallon kerosene UST containing numerous holes was removed from the site. Two soil borings were completed. Soil samples indicated TPH concentrations of 1,400 mg/kg. An Initial Abatement Report dated August 28, 1992 indicated free product, stained soils, or vapors were not detected. An additional 2,500-gallon gasoline UST was found and removed on August 27, 1992. Stained soils and strong vapors were noted and pollution complaint 1993-0426 was opened. A Site Characterization Report (SCR) dated October 16, 1992 addressed both files by a soil-gas survey, ten soil borings for laboratory analysis, and four monitoring wells and subsequent groundwater sampling. Organic vapor concentrations were greater than 1,000 ppm in the immediate vicinity of the gasoline UST basin. Soil samples indicated TPH concentrations of 480 ppm and groundwater samples indicated TPH concentrations of 5 ppm. Groundwater was identified to flow to the south-southeast. VDEQ requested additional quarterly monitoring for a year. The most recent monitoring report dated November 28, 1994 indicated a TPH concentration of 2.7 ppm. The DEQ reviewed the groundwater monitoring reports and closed the case on February 6, 1995. Based on the hydrogeologic relation to the Property, case closure, and redevelopment of the site, this listing is not considered an off-site REC.

Site Name: WEST END PARKING
Databases: LUST REG NO, LTANKS
Address: WATER & MAIN ST
Distance: 514
Direction: WNW
Elevation: Higher
Comments: This facility is located approximately 500 feet west-northwest of and topographically up-gradient from the Property. This facility was identified on the LUST/LTANKS database. A pollution complaint, 1996-4762 was opened on August 21, 1995 after soil samples collected near a 24,000-gallon gasoline UST indicated TPH concentrations of approximately 1,000-ppm. Four 550-gallon USTs and one 750-gallon UST were removed from the Site on November 22, 1995. Soil samples within the basin indicated TPH concentrations of 193 ppm and composite samples indicated TPH concentrations of 318 ppm. Approximately 1,015 cubic-yards were removed from the site. An SCR dated December 1995 stated two monitoring wells indicated TPH concentrations of ppm. An additional 550-gallon UST was discovered on February 2, 1996. An addendum to the SCR indicated soil surrounding the tank contained TPH concentrations of 1,470 ppm and a chromatogram suggests the residual contamination is highly weathered gasoline. This area of the site was reportedly capped with concrete and covered by the building. DEQ completed a site visit on January 8, 1997 which noted no evidence of soil, monitoring wells, or contamination. The site is capped by the building, brick, concrete, and new landscaping. The wells were properly abandoned in May 1997 and VDEQ closed the case on May 27, 1997. Based on case closure, re-development, removal of the source, and hydrogeological relation to the Property, this facility is not considered an off-site REC with respect to the Property.



5.1.3 Additional Environmental Record Sources

Local records lists are not documented within the City of Charlottesville and therefore additional environmental record sources were not used in this assessment. F&R contacted the local fire, health, and building departments for additional information on the Property. Information obtained is included within Section 7.2 of this report.

5.1.4 Vapor Encroachment Screening

The Property was identified on the UST database listed with a 550-gallon gasoline UST as described in Section 6.3.3. However, releases were not identified from the UST. These USTs are identified as a REC and a VEC cannot be ruled out.

5.2 Physical Setting Sources

The United States Geological Survey (USGS), Charlottesville East, Virginia Quadrangle 7.5 minute series topographic map was reviewed during the preparation of this report. This map was published by the USGS in 1997. According to the contour lines on the topographic map, the Property is located at approximately 450 feet above mean sea level (AMSL). The contour lines in the area indicate the Property generally slopes to the southeast. The area of the Property is colored red, which indicates urban land.

Surface waters are not depicted as present on or adjacent to the Property. Based upon regional topography as depicted on the USGS topographic map, the direction of shallow groundwater flow in the vicinity of the site is inferred to be to the south toward Moores Creek. However, without performing a hydrogeologic evaluation, the actual direction of groundwater flow cannot be determined.

5.3 Property Historical Use Information

Based upon F&R's review of historical sources and interviews, the Property appears to have been utilized as parking since approximately 1964. A commercial building was formerly located on the Property from 1940 to 2013 which was utilized as a florist, H&R Block, and a life insurance company. Prior to 1964, the remaining areas of the western portion of the Property was utilized as residential dwellings, and sheds since at least 1886 and presumably earlier. However, the eastern portion of the Property was utilized as an automobile repair, sales, storage, and filling stations from at least the 1920s to at least the 1950s. According to the Sanborn Maps, five gas tanks were located on the western portion of the Property during that time. Prior to 1920, the western portion of the Property was utilized as dwellings, sheds, blacksmith, hay & feed facility, and a school. Based upon this information, the past usage of the Property as an automobile repair, sales, storage, and filling stations is considered a REC.

5.3.1 Aerial Photographs

F&R reviewed aerial photographs provided by EDR to determine the historical usage of the Property. Aerial photographs from 1959, 1963, 1968, 1972, 1975, 1984, 1988, 1994, 2000, 2005, 2006, 2008, 2009, 2011, and 2012 were reviewed. The findings are presented in the following table:



Year	Site
1959	Parking lot and commercial buildings
1963	Cleared land and commercial buildings
1968	Cleared land and commercial building
1972	Cleared land and commercial building
1975	Cleared land and commercial building
1984	Parking lot and commercial building
1988	Parking lot and commercial building
1994	Parking lot and commercial building
2000	Parking lot and commercial building
2005	Parking lot and commercial building
2006	Parking lot and commercial building
2008	Parking lot and commercial building
2009	Parking lot and commercial building
2011	Parking lot and commercial building
2012	Parking lot and commercial building

5.3.2 City Directories

F&R reviewed a historical city directory abstract provided by EDR to determine the historical usage of the Property. The findings are presented in the following table:

Year	Site
1964	100 E Water St- Not listed 207 1st St S- Snow's Florists, Snow's Nursery & Tree Surgeons
1968	100 E Water St- Charlottesville Parking Center 207 1st St S- North Carolina Mutual Life Insurance Co, Snow's Florists & Garden Shop, Snow's Nursery & Tree Surgeons
1973	100 E Water St- Charlottesville Parking Center 207 1st St S- H&R Block
1978	100 E Water St- Not listed 207 1st St S- H&R Block
1983	100 E Water St- Not listed 207 1st St S- H&R Block
1988	100 E Water St- Not listed 207 1st St S- H&R Block
1993	100 E Water St- Not listed 207 1st St S- H&R Block
1998	100 E Water St- Not listed 207 1st St S- Executive Tax Service
2003	100 E Water St- Landers Minner Underwriting Inc insurance 207 1st St S- H&R Block Tax Service
2008	100 E Water St- Landers Minner Underwriting Inc insurance 207 1st St S- Not listed
2013	100 E Water St- Landers Minner Underwriting Inc insurance 207 1st St S- Not listed

5.3.3 Chain of Title

F&R performed a limited review of prior ownership information that was reasonably ascertainable via the City of Charlottesville Online Real Estate Assessment.



Ownership information was reviewed for evidence of Property ownership or usage which may identify a suspect operation or previous use which would indicate an environmental concern or risk of an environmental concern to the Property. The review of ownership history did not appear to indicate evidence of Property ownership indicative of suspect operations or previous use in connection with the Property.

The research was not performed by a legal professional and should not be construed as a legal chain-of-title for the Property. The ownership information was obtained for informational and historical purposes for use in this Phase I ESA. The following table identifies the information obtained:

Deed Book / Page / Date	Grantor	Grantee
250/110/2- 7- 1964	Not listed	Ch'ville Parking Center Inc

5.3.4 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were provided by EDR and reviewed for information concerning the previous usage of the Property. The following table depicts the information obtained during the review:

Year	Site
1886	Vacant, Dwellings, and unmapped
1891	Dwellings and unmapped
1896	Dwellings, school, and sheds
1902	Dwellings and sheds
1907	Dwellings, sheds, and blacksmith
1913	Dwellings, sheds, and Baled Hay & Feed
1920	Dwellings, sheds, garage and storage of motor trucks, two carpenters, two black smiths, a private garage, and storage (to be silk mill)
1929	Dwellings, flat, vacant sheds, Calhoun-Watts Motor Co (sales, storage, & repairing), two gasoline stations, one auto storage, four auto repairing shops, two vacant buildings, and five gas tanks
1950	Dwellings, greenhouse, store, Calhoun-Watts Motor Co (sales, storage, & repairing), two gasoline stations, two auto storage, three auto repairing shops, and five gas tanks
1969	Parking, green house, and store

5.3.5 Historical Topographic Maps

Historical topographic maps were provided by EDR and reviewed for information concerning the previous usage of the Property. The following table depicts the information obtained during the review:

Year	Site
1935	Urban Land
1939	Urban Land
1950	Urban Land
1964	Urban Land
1968	Urban Land
1973	Urban Land
1978	Urban Land
1987	Urban Land
1997	Urban Land



5.3.6 Additional Historical Sources

Additional historical sources were not utilized during the course of this assessment.

5.4 Adjoining Properties Historical Use Information

Based upon F&R's review of historical sources and interviews, the adjacent properties are currently utilized as commercial and residential buildings and have been since at least the 1886 and presumably earlier. Commercial properties include various retail stores, offices, restaurants and warehouses. However, according to the Sanborn maps, the adjacent property to the north was utilized as an auto shop in 1929 and a filling station in 1950. The adjacent property to the east was utilized as a freight station from at least 1913 to at least the 1950s and a filling station from the 1950s to the at least 1970s. In addition, the adjacent property to the west was utilized as an automotive storage and automotive washing facility in 1929 and a filling station from the 1950s to the at least 1970s. Based upon redevelopment of the adjacent properties, the historic usage as automotive shops and filling stations is not considered an off-site REC.

5.4.1 Aerial Photographs

F&R reviewed aerial photographs provided by EDR to determine the historical usage of the adjacent properties. Aerial photographs from 1959, 1963, 1968, 1972, 1975, 1984, 1988, 1994, 2000, 2005, 2006, 2008, 2009, 2011, and 2012 were reviewed. The findings are presented in the following table:

Year	North	South	East	West
1959	Commercial development	Commercial development and	Parking lot and commercial development	Commercial development
1963	Commercial development	Commercial development	Cleared land and commercial development	Commercial development
1968	Commercial development	Commercial development	Cleared land and commercial development	Commercial development
1972	Commercial development	Commercial development	Cleared land and commercial development	Commercial development
1975	Commercial development	Commercial development	Cleared land and commercial development	Commercial development
1984	Commercial development	Commercial development	Parking lot	Commercial development
1988	Commercial development	Commercial development	Parking lot	Commercial development
1994	Commercial development	Commercial development	Commercial development	Commercial development
2000	Commercial development	Commercial development	Commercial development	Commercial development
2005	Commercial development	Commercial development	Commercial development	Commercial development
2006	Commercial development	Commercial development	Commercial development	Commercial development



Year	North	South	East	West
2008	Commercial development	Commercial development	Commercial development	Commercial development
2009	Commercial development	Commercial development	Commercial development	Commercial development
2011	Commercial development	Commercial development	Commercial development	Commercial development
2012	Commercial development	Commercial development	Commercial development	Commercial development

5.4.2 City Directories

F&R reviewed a historical city directory abstract provided by EDR to determine the historical usage of the adjacent properties. The findings are presented in the following table:

Year	Adjacent Property Use
1964	N(100 W Main St)- Robinson's Wn's clothes N(110 E Main St)- Alcoholics Anonymous, Berl- Lee Beauty Shop Jefferson Theatre, Jefferson Billiard Parlor, Jefferson Building, Taylor's Tailor Shop S(100 E South St)- Charlottesville Supply Co plumbing supplies S(106 W South Street)- Vacant E(200 E Water St)- Not listed W(200 W Water St)- Burgess Bros Shell Service W(209 2nd St SW)- Edwards T Raymond boarding house
1968	N(100 W Main St)- FW Woolworth Co N(110 E Main St)- Jefferson Theatre, Jefferson Billiard Parlor, House of Beauty, Jefferson Building, Taylor's Tailor Shop S(100 E South St)- Charlottesville Supply Co wholesale plumbing S(106 W South St)- Charlottesville Distributing Co wholesale beer & wine E(200 E Water St)- Not listed W(200 W Water St)- Vacant W(209 2nd St SW)- Vacant
1973	N(100 W Main St)- FW Woolworth Co N(110 E Main St)- Cinema Theatre, Down Town Billiard Parlor, House of Beauty, Jefferson Building, Taylor's Tailor Shop S(100 E South St)- Charlottesville Supply Co wholesale plumbing S(106 W South St)- Omohundro Electric storage E(200 E Water St)- ABC Store No 125 W(200 W Water St)- Motor Clinic Inc W(209 2nd St SW)- Residential
1978	N(100 W Main St)- FW Woolworth Co N(110 E Main St)- Down Town Billiard Parlor, Lady J Salon, Movie Palace, Taylor's Tailor Shop S(100 E South St)- Vacant S(106 W South St)- Vacant E(200 E Water St)- ABC Store No 125 W(200 W Water St)- Vacant W(209 2nd St SW)- Residential
1983	N(100 W Main St)- FW Woolworth Co dept stores N(110 E Main St)- Aisha's Alterations, Movie Palace S(100 E South St)- Vacant S(106 W South St)- Bee Jay's Upholstery E(200 E Water St)- ABC Store No 125



Year	Adjacent Property Use
	W(200 W Water St)- Charlie's Fried Chicken & Taters W(209 2nd St SW)- Vacant
1988	N(100 W Main St)- FW Woolworth Co dept stores N(110 E Main St)- Movie Palace S(100 E South St)- Vacant S(106 W South St)- South Street Restaurant Ltd E(200 E Water St)- ABC Store No 125 W(200 W Water St)- Vacant W(209 2nd St SW)- Best Enterprises home care service, Foth- White Ellen graphic designer, The Third Age health agency
1993	N(100 W Main St)- FW Woolworth Co dept stores N(110 E Main St)- Movie Palace S(100 E South St)- AG Edwards security bankers, Ivy Software Inc, Van Yahres Associates Landscape Architect S(106 W South St)- South Street Executive Suites 7 occupants E(200 E Water St)- Vacant W(200 W Water St)- Chanelo's Pizza W(209 2nd St SW)- O'Grady Pat Properties real estate, UNSCO Private Ledger
1998	N(100 W Main St)- FW Woolworth variety stores N(110 E Main St)- Movie Palace S(100 E South St)- AG Edwards security bankers, Appraisal Group real estate agents, Response Communications misc personal services, Van Yahres Associates Landscape Architect S(106 W South St)- Residential E(200 E Water St)- Atlantic Coast physical fitness facilities W(200 W Water St)- Not listed W(209 2nd St SW)- Nelson Byrd Landscape Architect
2003	N(100 W Main St)- Foot Locker shoe retail N(110 E Main St)- Jefferson Theater S(100 E South St)- Multiple business listings 6 occupants S(106 W South St)- First Nations Mortgage real estate loans, Harry Frazier Fleishman Hillard non- classified establishments E(200 E Water St)- ACAC Fitness & Wellness Center health club W(200 W Water St)- Mono Loco restaurants W(209 2nd St SW)- Gotham Graphix graphics designers, Schaffer Carrie PhD
2008	N(100 W Main St)- Caspari special events N(110 E Main St)- Jefferson Theater, The Movie Palace S(100 E South St)- Multiple business listings 11 occupants S(106 W South St)- Capital Group of Virginia Inc financial advisor service, Harry Frazier Fleishman Hillard non- classified establishments, South Street Brewery restaurants E(200 E Water St)- Not listed W(200 W Water St)- Mono Loco restaurants W(209 2nd St SW)- Rifkin Associates real estate, Wine Guild of Charlottesville
2013	N(100 W Main St)- Caspari special events N(110 E Main St)- Jefferson Theater, The Movie Palace S(100 E South St)- Multiple business listings 10 occupants S(106 W South St)- Multiple business listings 6 occupants E(200 E Water St)- Not listed W(200 W Water St)- Mono Loco restaurants W(209 2nd St SW)- Engraving Shop, Rifkin Associates real estate, Wine Guild of Charlottesville



5.4.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were provided by EDR and reviewed for information concerning the previous usage of the adjacent properties. The following table depicts the information obtained during the review:

Year	North	South	East	West
1886	Drug stores, dwellings, shed, and blacksmith	Not mapped	Not mapped	Not mapped
1891	Dwellings, blacksmith, and shed	Dwellings and sheds	Dwellings	Meth Church and dwellings
1896	Dwellings, blacksmiths, and shed	Dwelling, Payne and Payne Wood Coal & Lime, and wholesale grocery	Dwellings	M.E. Church and dwellings
1902	Dwellings, blacksmiths, shed, and warehouse	Dwelling, coal and wood yard with office, lime house, and wholesale grocery	Dwellings	M.E. Church and dwellings
1907	Dwellings, furniture warehouse, blacksmith, sheds, oils, and a warehouse	Dwelling, coal and wood yard with office, lime house, and wholesale grocery	Dwellings	M.E. Church and dwellings
1913	Dwellings, furniture warehouse, blacksmith, Jefferson Theatre, oils, shed, and warehouse	Boarding, coal and wood yard with office, lime house, and wholesale grocery	C & O Railroad Freight Station	M.E. Church and dwellings
1920	Dwellings, Lafayette Theatre, warehouse, Jefferson Theatre, storage, blacksmith, and agricultural implements warehouse	shed, H.H. Hanking Hay & Grain Storage, Albemarle Grocery Co. warehouse, Michie Grocery Co. warehouse	Chesapeake & Ohio Railroad Freight Station	M.E. Church South and dwellings
1929	Dwellings, The Lafayette (movies), furniture warehouse, auto shop (sales, repair and storage) with gas tank, The Jefferson (movies), blacksmith, stores, and auto repairing	Wholesale & Retail (flour, feed, gran & hay), wholesale fruit & produce, wholesale grocery, and hardware & builder's supplies storage warehouse	Parking and C&O Ry. Freight Station	Auto parking, washing and storage, and dwellings
1950	dwellings, The Lafayette (movies), filling station, glass warehouse, store,	Albemarle Michie Co. Wholesale Grocery, bottling works, plumbing,	Parking, filling station, and C&O Ry. Freight Station	Filling stations, auto service, apartments, and dwellings



	The Jefferson (movies), restaurant, and warehouse	and supplies storage		
1969	Stores, restaurant, dwellings, vacant building, storage, stores, offices, and a bank	Stores, beverage warehouse, electrical supply warehouse, plumbing, and supplies storage	Parking and filling station	Filling station, auto parts and service, apartments, and dwellings

5.4.4 Historic Topographic Maps

Historical topographic maps were provided by EDR and reviewed for information concerning the previous usage of the adjacent properties. The following table depicts the information obtained during the review:

Year	North	South	East	West
1935	Urban Land	Urban Land	Urban Land	Urban Land
1939	Urban Land	Urban Land	Urban Land	Urban Land
1950	Urban Land	Urban Land	Urban Land	Urban Land
1964	Urban Land	Urban Land	Urban Land	Urban Land
1968	Urban Land	Urban Land	Urban Land	Urban Land
1973	Urban Land	Urban Land	Urban Land	Urban Land
1978	Urban Land	Urban Land	Urban Land	Urban Land
1987	Urban Land	Urban Land	Urban Land	Urban Land
1997	Urban Land	Urban Land	Urban Land	Urban Land

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

Ms. Hillary Sparagna of F&R performed a site reconnaissance on July 14, 2014 to review current site conditions. F&R personnel walked the Property and boundaries as well as viewed the interior of the structure on-site and viewed adjacent parcels. An escort was not provided to F&R on the Property reconnaissance.

6.2 General Site Setting/Characteristics

The Property is located within an urban commercial land use area. Properties located in the immediate vicinity of the Property include Water Street Studios (residential apartments and retail shops), York Place (residential apartments and retail shops), ID Company, The Commerce Building, The Flats, 2nd Street Gallery, Water Street Public Parking, Wells Fargo Advisors, South Street Brewery, Silvergate Realty, Sunbow Trading Company, and various retail shops and restaurants. Please see Appendix A for the Site Observation Map.

6.3 Potential Environmental Conditions

6.3.1 Hazardous Materials Storage

Hazardous material storage was not observed on the Property. Additionally, obvious evidence of hazardous materials or regulated substances being improperly stored, dumped, or spilled on the Property (e.g., surface staining, stressed or dead vegetation, unusual odors, etc.) was not observed.



6.3.2 Polychlorinated Biphenyls (PCBs)

Electrical equipment manufactured prior to 1979 has the potential for containing PCBs and therefore subject to regulation by the United States Environmental Protection Agency (EPA). If a transformer is labeled with a blue or black dot, this indicates that the transformer has been tested for the presence of PCBs and contained concentrations of PCBs less than 50 parts per million (ppm), or it was manufactured after 1978.

A total of twenty pole-mounted electrical transformers and one pad-mounted electrical transformer were observed on-site and appeared to be in good condition. Fourteen of the twenty pole-mounted electrical transformers and the pad-mounted electrical transformer were labeled with a blue dot. The remaining six electrical transformers were not labeled with the PCB content or a blue dot. Obvious evidence of leaking or staining was not observed. Based on the condition of the transformers, the transformers are not a concern at this time.

6.3.3 Storage Tanks or Pipelines

Obvious evidence of aboveground storage tanks (ASTs), underground storage tanks (USTs) or pipelines indicative of USTs currently on the Property was not observed on-site or reported during interviews.

However, according to the Sanborn Maps, five gas tanks were located on the western portion of the Property. Please see Section 5.3 of this report for additional information associated with these USTs. In addition, one 550-gallon UST was identified for the Property. Please see Section 5.1.2 for additional information associated with this UST.

6.3.4 Drinking Water/Sewer System

The Property receives its drinking water from the City of Charlottesville, which is serviced by the Rivanna Water and Sewer Authority. The source of the water is the South Fork Rivanna Reservoir, Ragged Mountain Reservoir, and Sugar Hollow Reservoir. The Property relies upon municipal sanitary sewer service provided by the City of Charlottesville.

6.3.5 Wastewater

F&R did not observe an industrial wastewater system on the Property.

6.3.6 Pits, Ponds, And Lagoons

F&R did not observe pits, ponds, or lagoons on site.

6.3.7 Additional Observations

Additional items of concern were not observed on the Property.



7.0 INTERVIEWS

F&R personnel interviewed various persons familiar with the Property and surrounding properties. Details are as follows.

7.1 Interview with Site Owner/Manager

An interview with the Property owner/manager was not conducted.

7.2 Interviews with Local Government Officials

Fire Officials

F&R contacted the City of Charlottesville Fire Department to request information regarding responses of the respective departments to emergency situations that include fires, chemical spills, hazardous material releases (HAZMAT team responses), and incidents of environmental concern on or in the immediate vicinity of the Property. F&R has not received a response as of the issuance of this report; however, if pertinent information is received, F&R will forward it to the client.

Building Department

F&R contacted the City of Charlottesville Building Department to request information on USTs or environmental concerns on the Property. Mr. Tom Elliott, Building Code Official, stated there were no records of tank removal or code violations for the Property. He stated the burned building demolished and has been the only building permit he is aware of. The computer records date back to 1995. A copy of the correspondence is included in Appendix D of this report.

7.3 Interview with Others

Additional interviews were not conducted during the course of this assessment.

8.0 FINDINGS AND CONCLUSIONS

8.1 Findings

During the course of this Phase I ESA, historical recognized environmental conditions (HRECs), de minimis conditions, and items of environmental concern were not identified in association with the Property. Two recognized environmental conditions (RECs) were identified on the Property.

8.1.1 On-Site Recognized Environmental Conditions

This assessment has revealed evidence of two on-site REC associated with the Property:

- The eastern portion of the Property was utilized as an automobile repair, sales, storage, and filling stations from at least the 1920s to at least the 1950s. According to the Sanborn Maps, five gas tanks were located on the western portion of the Property during that time.
- According to the regulatory report, the Property was identified on the UST database. F&R requested and reviewed files from DEQ. A Notification for Underground Storage Tanks dated May 8, 1986 indicates one 550-gallon steel UST with an unknown installation was located at 203 South 1st Street and is