PROJECT

Phase I Environmental Site Assessment
Approximate 9.34 acre tract
2501 and 2509-2523 Phillips Avenue
Greensboro, North Carolina

CLIENT

City of Greensboro
P.O. Box 3136
Greensboro, North Carolina 27402

SUBMITTED BY

ECS Carolinas, LLP
4811 Koger Boulevard
Greensboro, North Carolina 27407

PROJECT G-13887

DATE March 1, 2007

1.0 EXECUTIVE SUMMARY

ECS Carolinas, LLP (ECS) was contracted by the City of Greensboro to perform an ASTM Standard E-1527-05, Phase I Environmental Site Assessment (ESA) of the approximate 9.34 acre tract located at 2501 and 2509-2523 Phillips Avenue in Greensboro, North Carolina. Any exceptions to or deletions from this practice are described in Section 2 of this report.

Based on the records search, site reconnaissance and interviews, it appears that the site contained a single family residence on the southern portion of the site from sometime prior to 1937 until sometime prior to 1972. The site has been developed with a retail strip plaza since approximately 1972. The remainder of the site contains asphalt paved parking areas and landscaped areas. The building is heated using natural gas. The site currently utilizes water and sanitary sewer services provided by the City of Greensboro. The site is being evaluated for renovations.

The site is developed with The Bessemer Center, a retail shopping center. The retail building contains a branch of the Greensboro Public Library, a Family Dollar, an unoccupied coin laundry facility and a former Winn-Dixie grocery store. According to Mr. Rodney Gordon, the Facility Maintenance Manager and Ms. Denise Alexander, the Property Manager, no dry cleaning businesses have occupied the site. We did not observe stained ground surfaces, stressed vegetation or evidence of USTs at the site.

Debris, including wood and metal scrap, household trash and brush, was observed at the site. No staining was observed in the vicinity of the debris. In addition, evidence of buried construction debris was observed in the eastern portion of the site. Asphalt debris, brick and concrete block fragments were observed in the fill east of the building.

The site is located in a residential area of Greensboro, North Carolina. The Standard Environmental Records (SER) search provided by Environmental Data Resources (EDR) did not identify properties in the vicinity of the site that have had documented releases of petroleum products. In addition, our off-site reconnaissance did not identify gasoline stations or dry cleaning facilities in the vicinity of the site.

As documented and qualified by this report, this assessment has revealed no evidence of recognized environmental conditions in connection with the property. Additional assessment is not recommended.

Additional Considerations

An asbestos survey has been performed in conjunction with this study. The results are presented in a separate report.

This Executive Summary is an integral part of the Phase I Environmental Site Assessment report. ECS recommends that the report be read in its entirety.

2.0 INTRODUCTION

2.1 Purpose and Reason for Performing Phase I ESA

The purpose of the ESA was to:

- evaluate the probability of impact to the surface water, groundwater and/or soils within the property boundaries through a review of regulatory information and a reconnaissance of the subject site and vicinity;
- evaluate historical land usage to identify previous conditions that could potentially impact the environmental condition of the site;
- evaluate the potential for on-site and off-site contamination;
- provide a professional opinion regarding the potential for environmental impact at the site, and a list of Recognized Environmental Conditions; and,
- conduct all appropriate inquiry as defined by ASTM E 1527-05.

The ESA is being performed to qualify for landowner protection to CERCLA liability.

2.2 Scope of Services

ECS Carolinas, LLP was contracted by City of Greensboro to perform a Phase I ESA for approximate 9.34 acre tract located at 2501 and 2509-2523 Phillips Avenue in Greensboro, North Carolina. The environmental assessment was conducted in substantial accordance with ASTM E 1527-05 and EPA Standards and Practices for All Appropriate Inquiries. The environmental assessment was conducted under the supervision or responsible charge of an individual that qualifies as an environmental professional, as defined in 40 CFR §312.10.

2.3 Limitations

The ESA involved a reconnaissance of the site and contiguous properties and a review of regulatory and historical information in general accordance with the ASTM standard and EPA regulation referenced herein. No non-scope considerations or additional issues such as asbestos, radon, wetlands or mold were investigated, unless otherwise described in Section 7.0 of this report.

The conclusions and/or recommendations presented within this report are based upon a reasonable level of investigation within normal bounds and standards of professional practice

for a site in this particular geographic and geologic setting. The intent of this assessment is to identify the potential for recognized environmental conditions in connection with the site; however, no environmental site assessment can completely eliminate uncertainty regarding the potential for recognized environmental conditions in connection with the site. The findings of this ESA are not intended to serve as an audit for health and safety compliance issues pertaining to improvements or activities at the site. ECS is not liable for the discovery or elimination of hazards that may potentially cause damage, accidents or injury.

All observations, conclusions and/or recommendations pertaining to environmental conditions at the subject site are necessarily limited to conditions observed, and or materials reviewed at the time this study was undertaken. It was not the purpose of this study to determine the actual presence, degree or extent of contamination, if any, at this site. This could require additional exploratory work, including sampling and laboratory analysis. No other warranty, expressed or implied, is made with regard to the conclusions and/or recommendations presented within this report.

ASTM E-1527-05 defines a "recognized environmental condition" as: "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 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."

This report is provided for the exclusive use of City of Greensboro. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this report by any undesignated third party or parties will be at such party's sole risk and ECS disclaims liability for any such third party use or reliance.

ECS CAROLINAS, LLP
Geotechnical • Construction Materials • Environmental

March 6, 2007

Mr. Bobby Price
City of Greensboro
P.O. Box 3136
Greensboro, North Carolina 27402

Reference: Report of Asbestos Survey
2501 Phillips Avenue
Greensboro, North Carolina
ECS Project G-13887

Dear Mr. Price:

ECS Carolinas, LLP (ECS) has completed an asbestos survey at the above referenced property. The purpose of the testing was to determine the presence and general location of asbestos containing materials (ACM) on the interior and exterior of building, with the exception of the roofing structure. This report contains the testing procedures and our conclusions and recommendations.

The site is located at 2501 Phillips Avenue in Greensboro, North Carolina. The site is developed with a single commercial building containing five tenant spaces. The exterior of the building consists of brick walls with a built-up roof roof. The interior flooring of the building consist of floor tile over concrete and carpet over concrete. The interior walls are drywall and the ceilings are 2' x 4' ceiling tiles. Piping and ductwork are either uninsulated or insulated with fiberglass or foam.

The asbestos survey was performed by Mr. Vincent Maisto (NC Asbestos Inspector #12304) of ECS. The survey consisted of observing the accessible areas of the building for the presence of suspect materials which may contain asbestos. The survey involved detecting both friable materials (materials which can be pulverized or reduced to a powder by hand pressure when dry) and nonfriable materials (materials which pose a hazard when sawn, sanded, drilled or pulverized). Homogeneous materials (based on material type, color, texture, etc.) were identified in various functional spaces during the survey.

In order to determine if the suspect materials observed during the visual survey contained asbestos, representative bulk samples were collected and placed in sealed packages. Sampling was performed to National Emission Standard for Hazardous Air Pollutants (NESHAP) protocols. Three samples of each friable suspect asbestos material and two samples of nonfriable suspect asbestos material were collected for laboratory analysis. Eighty four bulk samples were collected during the survey and submitted to EMSL in Kernersville, North Carolina for analysis using the EPA recommended method of Polarized Light Microscopy (PLM) coupled with dispersion staining (Method No. EPA 600/M4-020-82, Dec. 1982). EMSL participates in the National Voluntary Laboratory Accreditation Program (NVLAP). Their NVLAP accreditation number is 102104-0. Fifty-four of the samples were layered and analyzed as multiple samples. A positive stop approach was used to reduce sample costs. The EPA defines an asbestos-containing material as a material containing one percent or more asbestos. EPA regulations require that multiple samples of each homogeneous area be collected for laboratory analysis. If the first sample in each set of homogeneous materials is determined to be asbestos-containing (1% or more asbestos), then the

remaining samples in that set are presumed to be asbestos-containing and they are not analyzed by the laboratory. One hundred and thirty-nine samples were analyzed by the laboratory. The material type, sample location and analytical results of each bulk sample are summarized in the attached Asbestos Bulk Analysis Sheets.

The EPA defines an asbestos-containing material as a material containing one percent or more asbestos. The table below lists the asbestos containing materials identified at the building. The information pertaining to each is as follows:

TABLE 1
SUMMARY OF ASBESTOS-CONTAINING MATERIALS
2501 Phillips Avenue
Greensboro, North Carolina

Location/Approximate Quantity of ACM	Asbestos Material	Sample Numbers	Percent Asbestos	Friability (F/NF)	Condition	Fiber Release Potential	Recommendations
Family Dollar (5,100 sqft)	12' x 12' Beige Floor Tile	2-3, 2-4 (Tile) 2-3A, 2-4A (Mastic)	ND 3% Chry	NF	Good	Low	O&M Plan/Remove Prior to Demolition
Grocery (49,000 sqft)	12' x 12' Tan with Brown Floor Tile	1-1, 1-2 (Tile) 1-1A, 1-2A (Mastic)	ND <1% Chry	NF	Good	Low	Follow OSHA Regulations during demolition
	12' x 12' Orange Mosaic Floor Tile	2-3, 2-4 (Tile) 2-3A, 2-4A (Mastic)	ND 2% Chry	NF	Good	Low	O&M Plan/Remove Prior to Demolition
	12' x 12' Tan with Brown Floor Tile	3-5, 3-6 (Tile) 3-5A, 3-6A (Mastic)	5% Chry 5% Chry	NF	Good	Low	O&M Plan/Remove Prior to Demolition
	12' x 12' Dark Tan Mosaic Floor Tile	4-7, 4-8 (Tile) 4-7A, 4-8A (Mastic)	3% Chry 5% Chry	NF	Good	Low	O&M Plan/Remove Prior to Demolition
	12' x 12' Green Floor Tile	5-9, 5-10 (Tile) 5-9A, 5-10A (Mastic)	ND <1% Chry	NF	Good	Low	Follow OSHA Regulations during demolition
	1" Black Runner Tile	6-11, 6-12 (Tile) 6-11A, 6-12A Mastic)	ND 3% Chry	NF	Good	Low	O&M Plan/Remove Prior to Demolition
	1" Brown Runner Tile	7-13, 7-14 (Tile) 7-13A, 7-14A Mastic)	ND 8% Chry	NF	Good	Low	O&M Plan/Remove Prior to Demolition
	12' x 12' Red Floor Tile	8-15, 8-16 (Tile) 8-16A, 8-16A (Mastic)	ND 8% Chry	NF	Good	Low	O&M Plan/Remove Prior to Demolition
	12' x 12' Yellow Floor Tile	9-17, 9-18 (Tile) 9-17A, 9-18A (Mastic)	ND 8% Chry	NF	Good	Low	O&M Plan/Remove Prior to Demolition
Exterior Vacant End Unit	Door/Window Caulk	1-1, 1-2	8% Chry	NF	Good	Low	O&M Plan/Remove Prior to Demolition
Exterior Rear of Building	Caulking from removed canopy	6-11, 6-12	8% Chry	NF	Poor	Low	O&M Plan/Remove Prior to Demolition

Chry = Chrysotile Asbestos
NF = Nonfriable Asbestos Material
O&M = Operations and Maintenance Program
ND = None Detected

Suspect materials sampled that were identified to be non-asbestos-containing were: various types of 2' x 4' ceiling tiles, drywall walls, stair tread and cove base. No asbestos was detected in those samples collected from the Library or Laundry. The vacant end unit could not be opened by owner's representative and therefore could not be assessed. It is anticipated that floor tile and mastic is contained within this areas.

We understand that the building will be renovated or demolished. The asbestos containing materials must be removed in accordance with EPA, State of North Carolina and OSHA asbestos regulations. The State of North Carolina, Health Hazards Control Branch (HHCB) has specific regulations (asbestos specifications, air clearance testing, etc.) that must be adhered to during asbestos removal/abatement projects. ECS can assist you with these requirements. Several areas of the Grocery Store were found to have mastic containing less than 1% asbestos. It is likely that this tile was installed in areas where damaged tile was removed. The addition of non-asbestos containing mastic, combined with asbestos containing mastic likely lowered the percent asbestos in the sample. It is recommended that the mastic in this area be removed as asbestos containing material. Floor tile with asbestos containing mastic must be removed and disposed of as asbestos contaminated material.

You should be aware that stringent requirements are imposed upon anyone renovating or demolishing a structure in which ACM will be disturbed. This work must be performed in accordance with OSHA asbestos regulations, 29 CFR 1910 & 1926, and NESHAP asbestos regulations 40 CFR 61, subpart M. North Carolina regulations require the accreditation of personnel who work in the asbestos field and notification and permitting fees for asbestos removal projects. There is a 10 working day notification period required prior to abatement of more than 160 square feet or 260 linear feet of regulated asbestos in a facility. Failure to take proper precautions and actions to protect human health and the environment can result in penalties, danger to personnel, and construction delays.

Please note that this document is not a specification for asbestos removal. It does not contain means and methods for asbestos abatement. If you are planning an asbestos abatement project, please contact ECS to discuss the requirements. Use of this document without the express written consent of ECS is at the sole risk of the user and or/abatement contractor.

This report summarizes our evaluation of the conditions observed at the site. The findings prepared by ECS are based upon testing performed in the facility. Additional ACM may exist (undetected) in other areas due to inaccessibility or due to the limited nature of our testing. Our recommendations are based on the guidelines presented in EPA, State of North Carolina or OSHA asbestos regulations.

ECS appreciates the opportunity to provide our environmental services for this project. If you have questions or need additional information, please contact us at (336) 856-7150.

Respectfully,

ECS Carolinas, LLP

Vincent F. Maisto, MS, CIH
Senior Industrial Hygienist
NC Asbestos Inspector #12304

Brian E. Maas, REM
Vice President/Branch Manager
NC Asbestos Inspector #10677

Attachments: Bulk Asbestos Analysis Sheets
Asbestos Chain of Custody