

EXECUTIVE SUMMARY

ERM has completed a Phase I Environmental Site Assessment (Assessment) for:

Cassco Ice & Cold Storage, Inc.
1901-B Princess Anne Street
Fredricksburg, VA

As reported to ERM, the property at this site is owned by Cassco Ice & Cold Storage, Inc.

The Assessment was conducted in accordance with the scope and limitations of *ASTM Standard E 1527-97 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

Based on the data obtained during the Assessment site visit, the environmental database review, and interviews with persons familiar with the site and its history, the following recognized environmental conditions were identified for the site:

A spray-on type insulation material was observed in one of the freezer units. It is recommended that an asbestos survey be performed to determine the presence or absence of asbestos in this material.

Oil stained soil was observed near the used oil storage area. As a best management practice, oil-impacted soil should be removed and disposed following local regulation. Waste oil management should be performed in such a manner that avoids spillage of oil to site soils.

The site currently operates a brine solution based block ice tank. The brine from this operation is known to have contained chromate as a corrosion inhibitor in the past. Chromate has not been used in the brine in over 20 years. If this tank had leaked at some time in the past, the potential exists for soil or ground water contamination to have occurred.