

**STOKES  
ENVIRONMENTAL  
ASSOCIATES, LTD.**

**COPY**

9 December 2010

Hulls Creek Properties, LLC  
c/o Mr. Bob Arnette  
Coastal Virginia  
PO Box 756  
Suffolk, Virginia 23439

RE: Phase II Environmental Site Assessment Report  
Eastern Portion of Port Norfolk School Site  
424 Douglas Avenue & 0 Detroit Street  
Portsmouth, Virginia

Dear Mr. Arnette:

As per your request, enclosed are two copies of a Phase II Environmental Assessment of Eastern Portion of Port Norfolk School Site at 424 Douglas Avenue & 0 Detroit Street in Portsmouth, Virginia.

The enclosed report describes subsurface conditions at the subject property. In order to anticipate and resolve lender concerns regarding the site, and to further confirm acceptable risk levels at the site, it may be advantageous to obtain approvals and certification of site conditions by the Virginia Department of Environmental Quality through the Voluntary Remediation Program. Further, construction at the site should utilize practices appropriate to residential developments on prior landfill sites.

This is to confirm that Stokes Environmental Associates, Ltd. has no present or prospective interest in the subject property, and that the preparers of the report have no personal bias with respect to the property or to the parties involved.

Please do not hesitate to call Mr. David A. Balsley or me if you have any questions or need further assistance.

With best regards.

Sincerely,  
Stokes Environmental Associates, Ltd.

  
Thomas L. Stokes, Jr.

Enclosures

cc: Mr. Patrick Small