

**Phase I Environmental
Site Assessment**

**North Hill
7201 Richmond Highway
Fairfax County, Virginia**

May 28, 2008

ECC Project No. 08-9310

Prepared For: Fairfax County Redevelopment and
Housing Authority
3700 Pender Drive
Fairfax, Virginia 22030

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1.0 Executive Summary

The Subject Property, North Hill, addressed 7201 Richmond Highway, is located on the northeast corner of Richmond Highway (U.S. Route 1) and Dart Drive, in the Alexandria area of Fairfax County, Virginia. The Subject Property consists of approximately 33 acres of undeveloped wooded land on the northern portion of Fairfax County Tax Map Number 92-4-((1)), Parcel 82A. The Subject Property is wooded land and was formerly improved with a trailer park until some time between 1990 and 1994.

ECC did not observe adverse environmental conditions on the Subject Property during the site inspection. No above-ground storage tanks (ASTs) or evidence of underground storage tanks (USTs) were observed on the Subject Property. No drums or other suspect containers of hazardous or regulated waste were observed. Aside from scattered demolition debris associated with the former trailer park (*i.e.*, concrete pads, concrete block, etc.), no accumulated debris or evidence of chronic dumping was observed.

Review of Federal and State environmental databases did not identify any properties with a potential to impact the Subject Property. Six Leaking Underground Storage Tank (LUST) incidents are associated with adjacent properties. Five of these incidents occurred on properties hydrologically downgradient (south) and cross-gradient (west) of the Subject Property. One incident which occurred on a property hydrologically upgradient (north) of the Subject Property did not actually have a reportable release.

ECC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM standard E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and the U.S. Environmental Protection Agency (EPA)'s *All Appropriate Inquiries* rule of North Hill, the *Subject Property*. Any exceptions to or deletions from this practice are described in Section 2.0 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the *Subject Property*. No additional investigation is recommended at this time.

All trash and debris on the Subject Property should be removed as part of development activities. If previously undetected drums, underground storage tanks, other containers, or discolored or otherwise contaminated soils are encountered during any future excavation of the Subject Property, a determination should be made concerning the origin and nature of the contamination.

2.0 Authorization and Scope of Investigation

Environmental Consultants and Contractors (ECC), Inc., was authorized by Mr. Thomas Armstrong of the Fairfax County Redevelopment and Housing Authority, to perform a Phase I Environmental Site Assessment of the North Hill property, addressed 7201 Richmond Highway (U.S. Route 1), located adjacent northwest of its intersection with Dart Drive, in the Alexandria area of Fairfax County, Virginia.

This report was prepared for, and may be relied upon by the Fairfax County Redevelopment and Housing Authority and its counsel. No other person or organization is entitled to rely upon this report without the written authorization of ECC.

This assessment was conducted in accordance with the American Society for Testing and Materials (ASTM) standard E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, and the U.S. Environmental Protection Agency (EPA)'s *All Appropriate Inquiries* rule. Specifically, the scope of services for this Phase I Environmental Site Assessment consisted of the following:

- Research and review of available information regarding the environmental history of the Subject Property through the U.S. Environmental Protection Agency (EPA) National Priorities List (NPL); the EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database; the EPA Resource Conservation and Recovery Act Information Services (RCRIS) database; the EPA Emergency Response Notification System (ERNS) database; and Federal Brownfield Management System Institutional Controls (ICs) and Engineering Controls (ECs).
- Research and review of available information regarding the environmental history of the Subject Property through the Commonwealth of Virginia of the Environment and Commonwealth of Virginia Tribal Leaking Underground Storage Tank (LUST) database listings and Underground Storage Tank (UST) database listings; Virginia Department of Environmental Quality and Commonwealth of Virginia Tribal Voluntary Cleanup Program (VCP) database listings; and Virginia Department of Environmental Quality and Commonwealth of Virginia Tribal Institutional Controls (ICs) and Engineering Controls (ECs).
- Review of historical maps, directories, and aerial photographs; available information provided by local and other regulatory agencies; available Chain of Title documents dating back to at least 1940; and information from personal interviews.
- Visual examination of the Subject Property for evidence of surface dumping and/or environmental misuse. This included, but was not limited to, construction debris and rubble, household garbage, and miscellaneous refuse.

- Visual examination of the Subject Property for potential sources of hazardous materials contamination (*e.g.*, 55-gallon drums, evidence of underground storage tanks, or other suspect containers which contain or may have contained hazardous materials), and major depressions, escarpments, or unusual grades which might indicate dumping or excavation for the burial of hazardous waste.
- Review of a previous Geotechnical Engineering Evaluation of the Subject Property, entitled *Geotechnical Engineering Evaluation of the Woodley/Nightingale Property*, dated August 24, 2006, prepared by MACTEC.

This assessment does not address naturally occurring hazardous substances such as elevated heavy metal concentrations in plants and soil, or radon gas accumulations in water. No soil or groundwater sampling, or asbestos bulk sampling was performed as part of this assessment.

3.0 Site Overview

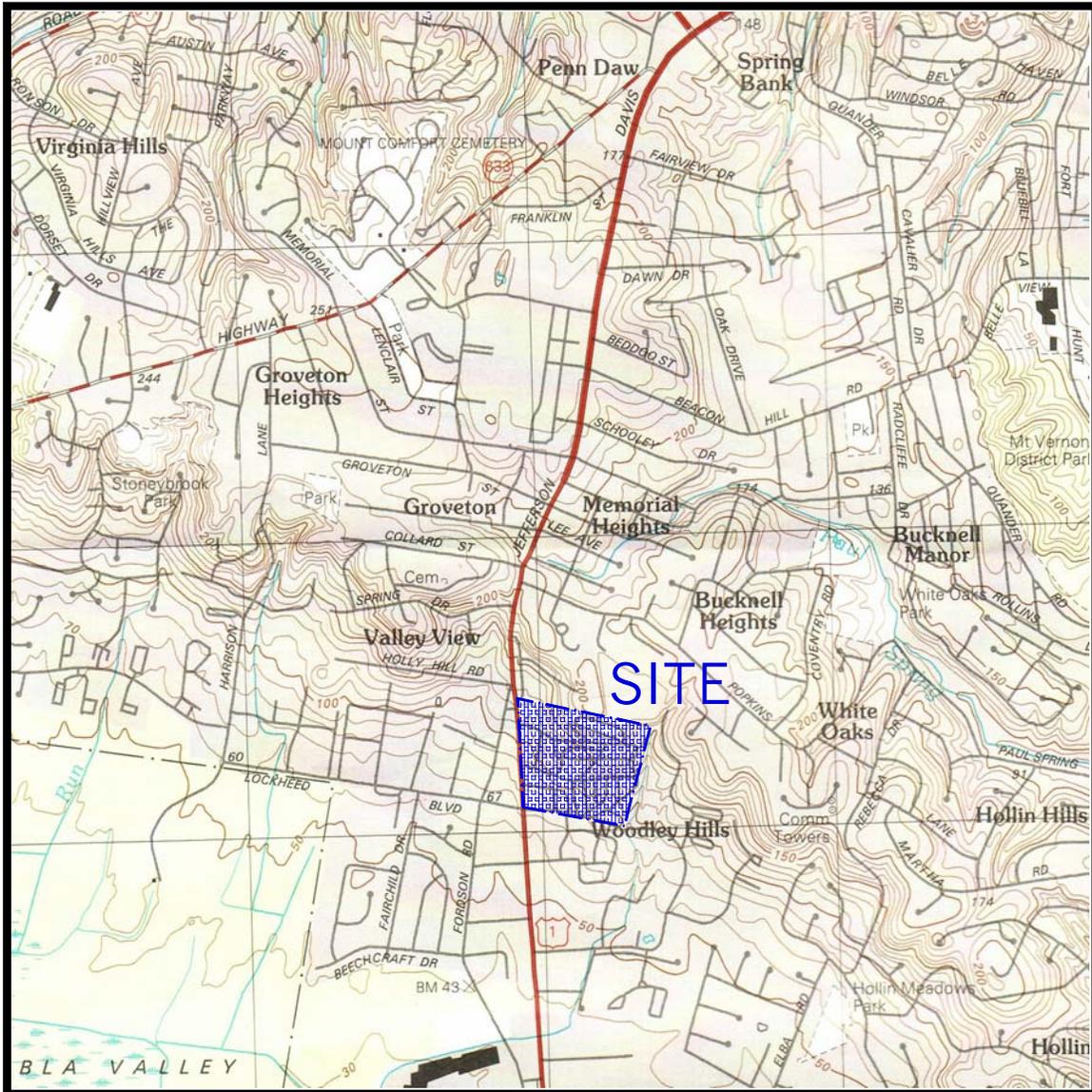
The Subject Property is located on the northeast corner of Richmond Highway (U.S. Route 1) and Dart Drive, in the Alexandria area of Fairfax County, Virginia. The Subject Property consists of the northern portion of Fairfax County Tax Map Number 92-4-((1)), Parcel 82A, and is addressed 7201 Richmond Highway. The Subject Property is located within ZIP Code area 22306 and is centered at approximately 38° 45' 39" North latitude and 77° 04' 54" West longitude. A Site Location Map and Site Plan are presented as Figure 1 and Figure 2, respectively.

The Subject Property is a roughly rectangular-shaped wooded area occupying approximately 33 acres. The Subject Property was improved with a trailer park until some time between 1990 and 1994.

Vehicular access to the Subject Property is restricted by fencing and vegetation along the northern, eastern, and southern property boundaries, and by wooden posts along the western property boundary. Pedestrian access is restricted by fencing along the northern, southern, and portions of the eastern property boundaries, but is otherwise unrestricted.

Electric and telephone utilities were available to the Subject Property, but were disconnected when the trailer park was removed. Utilities available to surrounding properties include electric, telephone, natural gas, and municipal water and sewer.

Properties surrounding the Subject Property consist of commercial, residential, and institutional properties. An apartment complex, school, and athletic fields are located on the north-adjacent property. Flex warehouses and office space are located on the east-adjacent property. A trailer park and gasoline station are located adjacent south, across Dart Drive. A gasoline station and several commercial buildings are located to the southwest, on the southwest corner of the intersection of Richmond Highway and Lockheed Boulevard (which is Dart Drive, west of Richmond Highway). A gasoline station, convenience store, restaurants, and a hotel, are located on adjacent west, across Richmond Highway.



U.S. GEOLOGICAL SURVEY 7.5-MINUTE TOPOGRAPHIC QUADRANGLE MAPPING
ALEXANDRIA, VIRGINIA - D.C. - MARYLAND (1994)
CONTOUR INTERVAL = 10 FEET



QUADRANGLE SITE LOCATION MAP.DCD

TITLE: SITE LOCATION MAP		DATE: 2/28/08		SCALE: 1 INCH = 2,000 FEET 		
PROJECT: NORTH HILL 7201 RICHMOND HIGHWAY FAIRFAX COUNTY, VIRGINIA		DRAWN BY: MDH		PROJECT NUMBER: 08-9310		
		APPROVED BY: TMH				

FIGURE 2



Legend

- Property Boundary
- Fencing
- Roadway
- Wooded

SITE PLAN MAP.DCD

<p>TITLE: SITE PLAN</p> <p>PROJECT: NORTH HILL 7201 RICHMOND HIGHWAY FAIRFAX COUNTY, VIRGINIA</p>	<p>DATE: 2/28/08</p> <p>DRAWN BY: MDH</p> <p>APPROVED BY: TMH</p>	<p>NOT TO SCALE</p>	<p>Environmental Consultants and Contractors, Inc.</p>
		<p>PROJECT NUMBER: 08-9310</p>	<p>REGULATORY CASE NUMBER: N / A</p>

4.0 Site Background / Operating History

4.1 Current and Prior Ownership and Property Use

Fairfax County property records identify the current owner of the Subject Property as Fairfax County Redevelopment and Housing Authority, addressed 3700 Pender Drive, Suite 300, Fairfax, Virginia. Fairfax County property records indicate that the current owner purchased the Subject Property on April 1, 1981.

Review of historical aerial photographs indicates that the Subject Property consisted of undeveloped wooded land until some time between 1953 and 1968, when it was improved with a trailer home park. The trailer park was removed from the Subject Property some time between 1990 and 1994. The Subject Property is currently wooded land with scattered concrete pads and dilapidated unpaved roadways.

4.2 Chain of Title Documentation / Aerial Photographs

4.2.1 Chain of Title Documentation

ECC was provided with a title report for the Subject Property, prepared by Escrow One, Ltd. No environmental liens or use restrictions due to environmental conditions associated with the Subject Property were identified in the title report. Previous owners of the Subject Property have included private individuals, financial institutions, and real estate companies.

4.2.2 Review of Aerial Photographs

ECC personnel accessed the Fairfax County Mapping Services to review available aerial photographs of the Subject Property and surrounding areas. Historical aerial photographs for 1953, and taken every other year between 1968 and 1998 (excluding 1992), and 2002 were available for review. However, photographs taken from 1968 to present only provided coverage of the western portion of the Subject Property. The east-adjointing aerial photograph set also did not include coverage of the eastern portion of the Subject Property.

The 1953 photograph showed undeveloped wooded land on the western portion of the Subject Property. Undeveloped wooded and agricultural land with scattered residences was shown on the surrounding properties to the north, west, and south. Richmond Highway was shown in its existing alignment along the western property boundary.

The 1968 photograph showed what appeared to be a small commercial structure on the southwest corner of the Subject Property and numerous trailer homes on the western portion of the site. Trees and roads were shown throughout the western portion of the Subject Property. The existing gasoline station was shown adjacent southwest, at the southwest corner of the intersection between Richmond Highway and Lockheed Boulevard. The northernmost structure on the west-adjointing property (currently a restaurant) was shown to

the west, across Richmond Highway, and the existing apartment complex was shown on the north-adjacent property.

The 1970 photograph showed no significant changes to the western portion of the Subject Property. Dart Drive was shown in its current alignment along the southern property boundary, and the existing gasoline station was shown on the south-adjacent property. Scattered residences were shown to the south, in the vicinity of this gasoline station.

The 1972 photograph showed no significant changes to the western portion of the Subject Property. The existing gasoline station was visible on the west-southwest-adjacent property. An additional structure was shown on the west-adjacent property, adjacent-north of the gasoline station. No other significant changes to the surrounding properties to the north, west, and south were visible on this photograph.

The photographs taken between 1974 and 1978 showed no significant changes to the western portion of the Subject Property or surrounding areas to the north, west, and south.

The 1980 photograph showed the commercial structure on the southwest corner of the Subject Property to have been razed. No other significant changes to the western portion of the Subject Property or surrounding areas the north, west, and south were visible.

The 1982 photograph showed no significant changes to the western portion of the Subject Property. The second restaurant and existing office building were shown on the west-adjacent property. No other significant changes to the surrounding properties to the north, west, and south were shown.

The photographs taken between 1984 and 1988 showed no significant changes to the western portion of the Subject Property or surrounding areas to the north, west, and south.

The 1990 photograph showed no significant changes to the western portion of the Subject Property. Roadways and concrete pads were visible on the south-adjacent property, in the existing trailer park. No other significant changes to the surrounding properties to the north, west, and south were shown.

The 1994 photograph shows undeveloped wooded land throughout the western portion of the Subject Property. All of the mobile trailers previously shown on the Subject Property had been removed. Unpaved roadways and trees were visible on the Subject Property. Some debris was shown along the southern property boundary. Trailer homes were visible on the south-adjacent property. No other significant changes to the western portion of the Subject Property or surrounding areas to the north, west, and south were visible.

The photographs taken between 1996 and 2002 showed no significant changes to the western portion of the Subject Property or surrounding areas to the north, west, and south.

4.3 Review of City Directories / Historical Fire Insurance Maps

Historical city directories and fire insurance maps, such as Sanborn Maps and Cole/Polk directories, covering the Subject Property were not available. These maps and directories were produced for urban and some suburban areas, but coverage of the Subject Property and surrounding area was not available.

5.0 Environmental Setting

5.1 Topography and Drainage

According to U.S. Geological Survey (USGS) topographic mapping of the Subject Property (USGS 7.5-minute Topographic Quadrangle Map, Alexandria, Virginia-D.C.-Maryland, 1994), the topography of the Subject Property slopes towards the southwest. Surface elevation on the Subject Property, relative to mean sea level, ranges from 200 feet on the northeast portion to 70 feet on the southwest portion.

Little Hunting Creek is located along the eastern boundary of the Subject Property. Surface water runoff from the Subject Property is directed towards drainage ditches along overgrown roadways located throughout the Subject Property; these drainage ditches ultimately discharge to storm drains along Richmond Highway and Dart Drive.

According to Federal Emergency Management Agency (FEMA) mapping (Flood Insurance Rate Map, Community Panel Number 5155250137D, effective March 5, 1990), the Subject Property is located in Zone X, an area determined to be outside the 500-year floodplain.

According to National Wetlands Inventory (NWI) Mapping produced by the U.S. Fish and Wildlife Service, no wetlands are mapped on or within 1,000 feet of the Subject Property.

5.2 Geology and Hydrogeology

Geologically, the Subject Property is located in the Coastal Plain physiographic province approximately six miles east of the Fall Zone. The Fall Zone represents the surface material divide between the Coastal Plain and the Piedmont physiographic provinces. The Coastal Plain is generally described as an eastward dipping wedge of unconsolidated, clastic sediments ranging in age from Miocene (24 million years ago) to Recent. The thickness of the Coastal Plain ranges from a feather-edge at the western limit to more than 3,500 feet at the outermost portion. These Coastal Plain sediments are unconformably underlain by metamorphic and igneous rocks of Cambrian age (500-570 million years ago).

Specifically, the Subject Property is underlain by clay and silt deposits of the Potomac Formation (mapping unit Kp). This segment of the formation is described as a predominantly red-brown, green, and gray silty clay with minor lenticular sands and is most likely comprised of sediments from fluvial overbank deposits. Thickness of this portion of the Potomac Formation ranges from 20 feet to 100 feet.

Groundwater in the Coastal Plain sediments is considered to be generally unconfined, and there is no known confining layer at the base of the Potomac Formation. The unconfined groundwater surface (water table) generally reflects surface topography. Based on local topography and the proximity to surface water features, localized groundwater flow on the Subject Property is expected to be towards the southwest.

Review of a previous geotechnical investigation performed on the Subject Property, entitled *Geotechnical Engineering Evaluation of the Woodley/Nightingale Property*, prepared by MACTEC, and dated August 24, 2006, did not indicate the presence of any adverse environmental conditions (i.e. fill material, buried debris, soil staining, *etc.*) during their preliminary investigation, which included forty soil test borings to depths of 20 feet in 1981.

5.3 Soils

5.3.1 Mapped Soil Units

The Fairfax County Real Property Identification Maps only provided soil mapping for the western portion of the Subject Property. These maps identified marine clay (mapping unit 118) throughout the Subject Property.

This soil type occurs on hilltops and sideslopes in the Coastal Plain. Highly plastic silts and clays of variable thickness underlie surface silts to gravels a few inches to a few feet thick. The clay deposits consist of highly fractured and broken clays and silty clays which have a high shrink-swell potential. The depth of the seasonal high water table is variable depending on soil stratification, landscape position, and local hydrologic features such as seepage areas. Water is often perched above slowly permeable subsurface strata. Depth to hard bedrock is generally greater than 50 feet. Slope stability and poor foundation support are major problems requiring intensive geotechnical analysis. Septic drainfields and infiltration trenches are poorly suited because of plastic clays, perched water table, and unstable slopes.

Marine clay is identified by Fairfax County as a problem soil unit due to a perched water table and a high shrink-swell potential. Shrinkage may leave voids below the footings of structures. A geotechnical investigation should be conducted regarding the suitability of this soil for foundation support and slope stability.

5.3.2 Indoor Radon Concentrations

Radon is a colorless, odorless, radioactive gas derived from radioactive decay of uranium. Certain soils and rocks have a greater potential to cause indoor radon problems than others. A high radon potential is generally a combination of higher uranium content in rocks and soil thus producing higher levels of radon, and high permeability of the soil, which allows the radon gas to flow freely through the soil. Radon gas infiltrates cracks in foundation and basement walls and may accumulate in these closed spaces.

As mapped by the USGS, in cooperation with Fairfax County (*Map Showing Radon Potential of Rocks and Soils in Fairfax County, Virginia*, 1988), the Subject Property is located in an area of low radon potential (mapping unit 1ca). Nine percent of the 180 homes tested in areas of low radon potential exhibited radon levels greater than or equal to 4.0 picoCuries of radon per liter of air (pCi/l), the EPA action level for indoor radon concentrations. The soils mapped in these areas exhibit moderate to low aeroradioactivity and moderate to low permeability.

The EPA conducted a study of indoor radon concentrations and catalogued the results by ZIP Code area. The results from this study indicate that ZIP Code area 22306 is an area of low radon potential. Of 508 tests performed in the ZIP Code area, approximately 87.2 percent (443 tests) demonstrated radon concentrations less than 4.0 pCi/l, the EPA action level for indoor radon concentrations.

6.0 Site Inspection

6.1 Site Observations and Inquiries

ECC representative Michelle Huston conducted a site inspection of the Subject Property on February 15, 2008. ECC personnel located the perimeter boundary lines of the Subject Property and examined the interior of the property for adverse environmental conditions. Information obtained during the site inspection is presented below. Relevant photographs taken during the site inspection are presented in Appendix A.

The Subject Property consists of approximately 33 acres of wooded land. The Subject Property was previously improved with a trailer park; several unpaved roadways associated with the former trailer park are located on the Subject Property and have become overgrown with vegetation.

ECC observed several dilapidated concrete pads, presumably former trailer home locations, scattered throughout the Subject Property. Minor amounts of miscellaneous trash and debris were observed in the vicinity of these pads.

ECC observed several panels of electric meters and electrical boxes on the northwest and north-central portions of the Subject Property. These units had all been disconnected and their internal components removed. No evidence of heating systems for the former trailers (*i.e.*, ASTs, USTs, propane tanks, etc.) was observed.

Roadways throughout the Subject Property were observed to be in extreme disrepair and heavily overgrown with brush and small trees. Drainage ditches were observed along several of these roads on the eastern portion of the Subject Property. At the time of ECC's inspection, water in these ditches was free-flowing, and no sheens or foul or chemical odors were detected in their vicinity.

One lead-acid car battery and incidental litter was observed in one of these ditches along the western property boundary; this ditch discharges into a storm drain along Richmond Highway. No surface staining was observed in the vicinity of this battery or debris; no leakage from the battery was observed.

Vegetation on the Subject Property consists of mature deciduous trees and moderate to heavy underbrush. Though dormant, no evidence of dead or distressed vegetation was observed on the Subject Property.

No electrical tower transmission lines were observed in the vicinity of the Subject Property. No cisterns or sumps were observed on the Subject Property. No visible emissions were observed during the site inspection. No manufacturing or industrial processing activities occur on the Subject Property. Evidence of oil or gas exploration activities, abstraction, or refining of petroleum products was not observed.

No groundwater monitoring wells or evidence of remedial activities were observed on the Subject Property. No manufacturing or industrial activities are performed on the Subject Property. No evidence of former structures was observed on the Subject Property.

No railroad spurs were observed on or in the vicinity of the Subject Property. No heavy equipment (earth movers, dozers, backhoes, *etc.*) was observed on the Subject Property.

6.2 All Appropriate Inquiries

ECC submitted an environmental questionnaire to Mr. Tom Armstrong of the County of Fairfax Redevelopment and Housing Authority (current owner) to obtain additional information regarding the environmental history of the Subject Property.

Mr. Armstrong is familiar with the environmental due diligence process, has owned environmentally contaminated sites in the past, and has participated in remediation programs.

According to the questionnaire completed by Mr. Armstrong, no ASTs are currently located on the Subject Property, but have been located on the Subject Property in the past; reportedly, no UST systems are or have been located on the Subject Property. Mr. Armstrong reported that no auto repair, printing, dry cleaning, wood finishing, metal fabrication, or other manufacturing activities, are or were performed on the Subject Property.

Mr. Armstrong indicated that no use/operating permit is associated with the Subject Property, other than current zoning restrictions for residential use. He was not aware of any adverse environmental conditions associated with the Subject Property or any use restrictions or engineering controls in connection with the Subject Property. No discount to the purchase price has been offered due to environmental conditions on the Subject Property. A copy of the questionnaire is provided in Appendix B.

6.3 Above Ground Storage Tank / Underground Storage Tank Systems

No ASTs or evidence of UST systems were observed on the Subject Property.

6.4 Transformers and Other PCB-Containing Equipment

No transformers or other equipment with the potential to contain polychlorinated biphenyls (PCBs) were observed on the Subject Property.

6.5 On-Site Regulated Substance Identification

One lead-acid automobile battery was observed in a drainage ditch on the western portion of the Subject Property, near Richmond Highway. No evidence of leakage, such as surface staining or cracks in the battery casing, was observed.

No 55-gallon drums, 5-gallon buckets, or other containers which contain or may have contained hazardous or regulated substances were observed on the Subject Property.

6.6 Asbestos-Containing Materials

No suspect asbestos-containing materials (ACMs) were observed on the Subject Property.

6.7 Area Reconnaissance

Properties surrounding the Subject Property consist of commercial, residential, and institutional properties. A trailer park is located on the southern portion of Parcel 82A. Mobile homes in the trailer park are heated via natural gas-fired furnaces. No evidence of petroleum ASTs was observed in this trailer park. Presumably, the mobile home trailers previously located on the Subject Property were heated similarly to the trailers on the southern portion of Parcel 82A.

A gasoline station is also located adjacent south, across Dart Drive. A gasoline station and several commercial buildings are located to the southwest, on the southwest corner of the intersection of Richmond Highway and Lockheed Boulevard. A gasoline station, convenience store, restaurants, and a hotel, are located on east-adjacent properties, across Richmond Highway.

ECC observed USTs systems and monitoring wells on all three adjacent gasoline station properties. A remediation system was observed at the gasoline station located adjacent southwest, across the intersection of Richmond Highway and Lockheed Boulevard. Additional information pertaining to these gasoline stations is provided in Section 7.2.4.

An apartment complex, school, and athletic fields are located on the north-adjacent property. Flex warehouses, office space, and additional apartments are located on the west-adjacent property. No ASTs or evidence of UST systems were observed on the north- or east-adjacent properties when viewed from the Subject Property and public roadways.

7.0 Regulatory Agency Records Search

ECC personnel researched available Federal and Commonwealth of Virginia databases and other resources for information concerning the environmental history of the Subject Property. The available database listings were reviewed to determine if the Subject Property or nearby sites are present on regulatory listings of Federal or Commonwealth of Virginia government agencies. Database listings for this site are catalogued by radial zones, ranging from the Subject Property to 1.0 mile from the Subject Property. These radial zones and the site vicinity were used for the database searches described below.

7.1 Federal Regulatory Agencies

The Federal database search included listings of the U.S. Environmental Protection Agency (EPA) Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database, which contains data on potentially hazardous waste sites that have been reported to the EPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA); EPA National Priorities List (NPL), which is a subset of CERCLIS and identifies sites for priority cleanup under the Superfund Program; the Resource Conservation and Recovery Information System (RCRIS), which includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA); the EPA Emergency Response Notification System (ERNS) database, which records and stores information on reported releases of oil and hazardous substances; and Federal Brownfield Management System Institutional Controls (ICs) and Engineering Controls (ECs).

A copy of the Federal database listings is provided in Appendix C.

7.1.1 Emergency Response Notification Systems (ERNS)

Information obtained from review of the Federal environmental databases identified two ERNS incidents within 0.25 mile of the Subject Property.

The first ERNS incident occurred at the southwest-adjacent gasoline station (also a Leaking Underground Storage Tank (LUST) site), addressed 7302 Richmond Highway. The environmental databases did not include additional details pertaining to this incident.

The second ERNS incident, identified as "Musso Gasahol," addressed 7400 Richmond Highway, occurred approximately 685 feet southwest of the Subject Property. This ERNS incident references a complaint of an oil recovery tank on the property overflowing. The oil recovery tank was reportedly located in the basement of the building, and employees reportedly clean up spills with cat litter, which was disposed of in a dumpster. No additional details were provided. Based on the nature of the incident and the distance between this site

and the Subject Property, this incident does not appear to have a potential to impact the Subject Property.

7.1.2 CERCLA and NPL Listings

CERCLA (a.k.a. Superfund) provides for liability, compensation, cleanup, and emergency response for hazardous substances released into the environment, as well as the cleanup of inactive or uncontrolled sites. This program requires that sites meeting certain criteria be included for evaluation and/or possible remedial action. Sites corresponding to this requirement are catalogued on the CERCLIS database. Once catalogued, these sites are evaluated to determine whether they present a potential threat to human health or the environment. The CERCLIS sites that are determined to require further investigation are then scored using the Hazard Ranking System; sites scoring above a specified level are considered for placement on the NPL for priority action under the Superfund program.

No CERCLIS or NPL sites were identified in the environmental databases; the Subject Property was not listed in the environmental database as a CERCLIS or NPL site.

7.1.3 Resource Conservation and Recovery Act (RCRA) Facilities

RCRA identifies and tracks hazardous wastes from generation to disposal. Information in the RCRIS database is divided into three listings, including Small Quantity Generators (RCRIS-SQG), which generate more than 100 kilograms per month (kg/mo), but less than 1,000 kg/mo, of non-acutely hazardous waste; Large Quantity Generators (RCRIS-LQG), which generate more than 1,000 kg/mo of non-acutely hazardous waste or more than 1 kg/mo of acutely hazardous waste; and Treatment, Storage or Disposal (RCRIS-TSD) facilities.

The Federal environmental databases identified ten RCRA generator facilities within 0.25 mile of the Subject Property. These facilities are summarized in Table 1.

Table 1 – RCRA Generator Facilities Within 0.25 Mile of the Subject Property

Facility	Address	Approximate Distance / Direction	Generator Type	Violations / Citations
Crown Station VA-16	7303 Richmond Highway	Adjacent south-southwest	SQG	None
Exxon Co USA 25588	7312 Richmond Highway	Adjacent southwest	CEG	None
Herbys Auto Service Inc.			SQG	None
Mobil Oil Corp SS H97	7302 Richmond Highway	Adjacent west-southwest	SQG	None
Madison Cleaners	3121 Lockheed Boulevard	420 feet northwest	CEG	None
C&P Telephone	7309 Fordson Road	420 feet southwest	SQG	None
Browns Mazda of Alexandria	7400 Richmond Highway	685 feet southwest	CEG	None
Auto Clinic	7419 Richmond Highway	1,000 feet southwest	SQG	None
C&P Telephone of VA	2806 Popkins Lane	1,055 feet northeast	SQG	None
Browns Volvo Subaru of Alexandria	7416 Richmond Highway	1,105 feet southwest	SQG	None
CEG = Conditionally Exempt RCRA-SQG, meaning it generates less than 100 kg/mo of non-acutely hazardous waste.				

Based on the lack of reported violations, hydrologically downgradient or cross-gradient locations of the adjacent RCRA generator facilities, and distances between the remaining sites and the Subject Property, these sites do not appear to have a potential to impact the Subject Property.

7.1.4 Federal Brownfields Management System

The Federal Brownfields Management System (BMS) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding. The Federal BMS listing also includes any recorded ICs and ECs associated with federal brownfields sites.

No ECs or ICs recorded with the Federal BMS were identified within 0.5 mile of the Subject Property; the Subject Property was not listed as an EC or IC facility.

7.2 Commonwealth of Virginia and Tribal Database Listings

The Commonwealth of Virginia and Tribal database searches included the Underground Storage Tank (UST) database listing; Leaking Underground Storage Tank (LUST) database listing; the Cleanup Sites list (State Priorities List, SPL), which is based on the EPA NPL and CERCLIS listings; the Solid Waste Landfill Facilities (SWLF) database; State Hazardous Waste Sites (SHWS) database, which is the state's equivalent to CERCLIS; Voluntary Cleanup Program (VCP) database; and Institutional Controls (ICs) and Engineering Controls (ECs).

A copy of the Commonwealth of Virginia and Tribal database listings is provided in Appendix C.

7.2.1 State and Tribal Sites

No State or Tribal sites were identified within 1.0 mile of the Subject Property; the Subject Property was not listed as a State or Tribal site.

7.2.2 Solid Waste Landfill (SWL) Facilities

No solid waste landfill facilities were identified within 0.5 mile of the Subject Property; the Subject Property was not listed as a SWL.

7.2.3 Registered Underground Storage Tank (UST) Listings

The environmental databases identified eleven UST sites within 0.25 mile of the Subject Property. These facilities are summarized in Table 2.

Table 2 – Registered UST Facilities Within 0.25 Mile

Facility	Address	Approximate Distance / Direction	Tank Information		
			Capacity	Contents	Status
Bryant Center*	2709 Popkins Lane	Adjacent northeast	1 - 6,000-gal 1 - 20,000-gal	Heating oil Heating oil	Out of use Removed
Crown VA 016*	7303 Richmond Highway	Adjacent south-southwest	1 - 12,000-gal 2 - 10,000-gal 1 - 10,070-gal 2 - 8,020-gal	Gasoline Gasoline Gasoline Gasoline	In use In use Removed Removed
Exxon 25588*	7312 Richmond Highway	Adjacent southwest	2 - 10,000-gal 1 - 8,000-gal 1 - 1,000-gal	Gasoline Gasoline Used oil	In use In use Removed
Sunoco 0100 2146*	7302 Richmond Highway	Adjacent west-southwest	1 - 12,000-gal 2 - 10,000-gal 1 - 10,000-gal 1 - 6,000-gal 1 - 1,000-gal 1 - 1,000-gal 1 - 550-gal	Gasoline Gasoline Gasoline Gasoline Gasoline Used oil Used oil	In use In use Removed Removed Removed Removed Removed
Standard Warehouse*	7322 Richmond Highway	155 feet southwest	4 - Unknown	Unknown	Removed
Bell Atlantic*	7309 Fordson Road	420 feet southwest	1 - 10,000-gal 1 - 4,000-gal	Gasoline Gasoline	In use Removed
Musso Gasahol*	7400 Richmond Highway	685 feet southwest	1 - 20,000-gal 4 - 10,000-gal 1 - 6,000-gal	Gasahol Gasahol Gasahol	Removed Removed Removed
Southern Manor Annex	7114 Fairchild Drive	1,000 feet southwest	1 - 10,000-gal	Heating oil	Closed
Bell Atlantic*	2806 Popkins Lane	1,055 feet northeast	1 - 2,500-gal 1 - 1,500-gal 1 - 500-gal	Kerosene Kerosene Diesel	In use Removed Closed
Mount Vernon Square Apartments	2722 Arlington Drive	1,265 feet southeast	1 - Unknown	Unknown	Out of use
Hybla Valley Elementary School*	3415 Lockheed Boulevard	1,265 feet southwest	1 - 4,000-gal	Gasoline	Removed

*Also a LUST case.

Registered UST facilities that have associated LUST cases and are located within 0.125 mile of the Subject Property are described in detail in Section 7.2.4.

Based on the distances between the remaining registered UST facilities and the Subject Property, and the hydrologically downgradient location of all registered UST facilities within 0.125 mile of the Subject Property, these facilities do not appear to have a potential to impact the Subject Property.

7.2.4 Leaking Underground Storage Tank (LUST) Listings

Information obtained from the review of the environmental databases identified nine LUST incidents which occurred within 0.125 mile of the Subject Property, six LUST incidents which occurred between 0.125 mile and 0.25 mile of the Subject Property, and eleven LUST incidents which occurred between 0.25 mile and 0.5 mile of the Subject Property. The LUST

incidents identified within 0.25 mile of the property are listed in Table 3. A complete list of LUST sites within the searched areas is included in Appendix B.

Table 3 - LUST Incidents Within 0.5 Mile of the Subject Property

Facility	Address	Approximate Distance / Direction	Case Number; Status
Bryant Center	2709 Popkins Lane	Adjacent northeast	91-3004; Closed
Crown VA016	7303 Richmond Highway	Adjacent south-southwest	94-0446; Closed
Tosco 2635024	7302 Richmond Highway	Adjacent west-southwest	98-3786; Closed
Exxon 25588	7312 Richmond Highway	Adjacent southwest	90-0463; Closed 94-0707; Closed 97-3035; Open
Standard Warehouse	7322 Richmond Highway	155 feet southwest	06-3145; Closed
Shurgard Storage Center	7212 Richmond Highway	165 feet southwest	06-3005; Closed
C&P Telephone	7309 Fordson Road	420 feet southwest	91-1156; Closed
Musso Gasahol	7400 Richmond Highway	685 feet southwest	91-0540; Closed
Stevens Auto Clinic	7419 Richmond Highway	1,000 feet southwest	98-3626; Closed
C&P Telephone	2806 Popkins Lane	1,055 feet northeast	93-0917; Closed
Anne Marie Schmoltner Residence	3213 Arundel Avenue	1,160 feet northwest	02-3215; Closed
Hybla Valley Elementary School	3415 Lockheed Boulevard	1,265 feet southwest	87-0593; Closed
Van Metre	7429 Vernon Square Drive	1,265 feet southwest	92-1987; Closed

The VDEQ Water Division maintains an inventory of all pollution incidents, including LUSTs, investigated by VDEQ since 1986. ECC personnel accessed the VDEQ files to review pollution incidents recorded for the nine LUST incidents identified within 0.125 mile of the Subject Property. These pollution complaints (PCs) are summarized below.

- **VDEQ PC No. 91-3004**, identified as “Bryant Center,” addressed 2709 Popkins Lane, located adjacent northeast of the Subject Property, references a failed tightness test on a 20,000-gallon heating oil UST. The UST and product lines were excavated and removed from the property. Laboratory analysis of three soil samples collected from the base of the excavation did not detect Total Petroleum Hydrocarbon (TPH) concentrations at or above 100 parts per million (ppm), the VDEQ reporting threshold for petroleum releases; the actual laboratory analytical results were not available in the case file. No groundwater was encountered in the excavation and a 6,000-gallon fiberglass UST was installed as a replacement. The VDEQ closed its investigation of this case on September 30, 1994. Based on the lack of evidence of a release from this tank, this incident does not appear to have the potential to impact the Subject Property.
- **VDEQ PC No. 94-0446**, identified as “Crown VA 016,” addressed 7303 Richmond Highway, located adjacent south-southwest of the Subject Property, references a suspected petroleum release reported on September 13, 1993. The inventory records for one of the gasoline USTs suggested a loss of petroleum product. This gasoline tank was tightness tested on September 22, 1993, and passed. Further investigation revealed a record keeping error which

caused the inventory discrepancy. The VDEQ closed this case on September 16, 1994. Based on the nature of this incident and the lack of an actual release, there does not appear to be a potential for this incident to impact the Subject Property.

- **VDEQ PC No. 98-3786**, identified as “Tosco 2635024,” addressed 7302 Richmond Highway, located adjacent west-southwest of the Subject Property, references the discovery of two inches of liquid phase hydrocarbons (LPH) in each of the two used oil tank field monitoring wells on March 14, 2000. Three additional monitoring wells were installed around the used oil UST on February 14, 2001. Laboratory analysis of groundwater samples from these three wells detected trace concentrations of benzene, toluene, ethylbenzene, and xylene (BTEX) and methyl tertiary-butyl ether (MTBE). Periodic enhanced fluid recovery events (EFRs) began in March 2001, however, the product thickness did not decrease until January 2003 which corresponds to the replacement of the tank’s fill port. It was later determined that LPH in the monitoring wells was due to employees mistaking the monitoring wells for the tank’s fill port.

The VDEQ required the removal of the waste oil tank. This PC was closed when this tank was removed on August 5, 2003. No further information concerning this incident was available in the case file. Based on the localization of contamination, removal of the contamination source, and documented groundwater flow direction in the site vicinity towards the south (away from the Subject Property), the potential for this facility to impact the Subject Property is considered minimal.

- **VDEQ PC Nos. 90-0463, 94-0707, and 97-3035**, identified as “Exxon 25588,” addressed 7312 Richmond Highway, references three separate petroleum releases which occurred at the gasoline station located adjacent southwest of the Subject Property.

PC No. 90-0463 references the discovery of petroleum contamination in groundwater during a subsurface investigation performed as part of a potential real estate transaction in July 1989. Between July 1989 and October 1994, thirteen monitoring wells, including two replacement wells, were installed on the property. These wells were sampled quarterly. During the final sampling event performed under this PC, laboratory analysis detected TPH concentrations ranging up to 6,620 parts per billion (ppb), MTBE concentrations ranging from 10.3 ppb to 11,900 ppb, and BTEX concentrations ranging up to 3,110 ppb. Citing a lack of potential receptors and lack of significant risk to human health and the environment, the VDEQ closed its investigation of this case on July 19, 1995. Based on documented groundwater flow direction towards the south and away from the Subject Property, the potential for this release to impact the Subject Property is considered minimal. Documented groundwater flow direction on this property was determined to be towards the south.

PC No. 94-0707 references the discovery of 1.5 feet of free-phase petroleum product in MW-2 during a periodic gauging event on October 22, 1993. The free-phase petroleum was bailed out of the well and the well was allowed to recharge for ten minutes prior to checking for additional free-phase petroleum. No free-phase petroleum product was detected in the well after it recharged. It was later discovered that petroleum was accidentally pumped into the well during a fuel delivery on October 2, 1993, by an employee who mistook the monitoring well for the UST fill port. On October 4, 1993, site personnel reported to the fuel delivery company that petroleum product had been pumped into MW-2. Personnel from the fuel delivery company arrived and pumped out the contents of the well, which consisted of approximately 15 gallons of free-phase petroleum and water. The fuel delivery company removed an additional 5 gallons of free-phase petroleum and water 15 days later. Based on the nature of this incident and removal of free-phase petroleum from MW-2, the VDEQ closed its investigation of this case on September 21, 1994. Based on the nature of this incident, it does not appear to have a potential to impact the Subject Property.

PC No. 97-3035 references a complaint of petroleum vapors within the structure on the property. A vapor extraction system (VES) was installed to vent the crawl space beneath the structure, and floor drains into the structure were sealed. On April 16, 1996, the VES was shut off for 72 hours and vapors returned to the structure. Three vapor monitoring wells were installed on the property on January 26, 1999. On October 21 and 22, 2003, five monitoring wells were installed on the property and quarterly monitoring of these wells commenced. An air sparging system was installed on this property in July 2004.

On August 15, 2005, free-phase petroleum was discovered in vapor well VW-3. Laboratory analysis of the most recent sampling event, performed on September 10, 2007, did not detect TPH- Gasoline Range Organics (GRO), TPH- Diesel Range Organics (DRO), MTBE, or BTEX concentrations at or above the method detection limit in MW-2 (located closest to the Subject Property; approximately 100 feet southwest). The investigation of this facility by the VDEQ remains open. Based on the lack of petroleum contamination detected in the monitoring well closest to the Subject Property, and the downgradient location of this facility relative to the Subject Property, the potential for this facility to impact the Subject Property is considered minimal.

- **PC No. 06-3145** identified as “Standard Warehouse,” addressed 7322 Richmond Highway, located approximately 155 feet southwest of the Subject Property, references the discovery of petroleum contamination during performance of a Phase II Environmental Site Assessment of the property. On September 27, 2005, six GeoProbe borings were advanced on the property. Laboratory analysis of soil samples detected TPH-DRO concentrations ranging up to 145 ppm, TPH-GRO concentrations ranging from 18.4 to 275

ppm, and MTBE concentrations ranging up to 173 ppb. Contaminant levels for BTEX and naphthalene were not reported. Laboratory analysis of groundwater samples detected TPH-DRO concentrations ranging up to 1.45 ppm, TPH-GRO concentrations ranging from 314 ppb to 6,250 ppb, and tetrachloroethene concentrations ranging up to 133 ppb. Available documentation indicated that “all six groundwater samples contained more than one volatile organic compound (VOC) typically associated with gasoline,” but did not indicate specific concentration levels for each VOC. No additional information was available in the case file. The VDEQ closed its investigation of this case on January 11, 2006. Based on the downgradient location of this property relative to the Subject Property, the potential for this facility to impact the Subject Property is considered minimal.

- **PC No. 06-3005** identified as “Shurgard Storage Center,” addressed 7212 Richmond Highway, located approximately 165 feet southwest of the Subject Property, references TPH-DRO concentrations ranging up to 4,200 ppm in soil samples collected following removal of a 1,000-gallon heating oil UST. The UST was associated with a motel previously located on the property. Based on the lack of registered USTs associated with the property, no prior PCs associated with the property, and no sensitive receptors in the vicinity of the property, the VDEQ closed its investigation of this case on July 22, 2005. Based on this distance between this site and the Subject Property, the limited migration potential of heating oil, and the downgradient location of this site relative to the Subject Property, the potential for this site to impact the Subject Property is considered negligible.
- **PC No. 91-1156** identified as “C&P Telephone,” addressed 7309 Fordson Road, located approximately 420 feet southwest of the Subject Property, references the discovery of a gasoline release during the removal of a 4,000-gallon gasoline UST. The tank pit was over-excavated prior to the collection of soil samples. Laboratory analysis of post-excavation soil samples detected TPH-GRO concentrations ranging up to 16.2 ppm. No groundwater was encountered in the excavation, and no groundwater samples were collected from the site. The UST was replaced and the VDEQ closed its investigation of this case on July 29, 1993. Based on the distance between this site and the Subject Property, the low levels of contamination, and the downgradient location of this site relative to the Subject Property, this facility does not appear to have the potential to impact the Subject Property.

7.3 Local Government Agencies

ECC personnel submitted Freedom of Information Act (FOIA) requests to the following regulatory agencies to obtain information pertaining to above-ground and underground storage tanks, or any other information regarding reports or complaints resulting from pollution incidents on or near the Subject Property.

- U.S. Environmental Protection Agency (EPA);

- Fairfax County Fire and Rescue Department; and
- Fairfax County Health Department.

No responses from the EPA or Fire and Rescue Department have been received at this time. Pertinent information will be forwarded upon receipt in this office.

In a response received from the Fairfax County Health Department on February 22, 2008, the Health Department indicated that they were unable to find any records associated with the Subject Property. A copy of this response is provided in Appendix D.

8.0 Conclusions and Recommendations

8.1 Conclusions

ECC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM standard E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and the U.S. Environmental Protection Agency (EPA)'s *All Appropriate Inquiries* rule of North Hill, addressed 7201 Richmond Highway, located on the northeast corner of Richmond Highway (U.S. Route 1) and Dart Drive, in the Alexandria area of Fairfax County, Virginia, the *Subject Property*. Any exceptions to or deletions from this practice are described in Section 2.0 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the *Subject Property*. No additional investigation is recommended at this time.

Review of Federal and State environmental databases did not identify any properties with a potential to impact the Subject Property. Six Leaking Underground Storage Tank (LUST) incidents are associated with adjacent properties. Five of these incidents occurred on properties hydrologically downgradient (south) and cross-gradient (west) of the Subject Property. One incident which occurred on a property hydrologically upgradient (north) of the Subject Property did not actually have a reportable release.

8.2 Data Gaps

During the course of ECC's Phase I Environmental Site Assessment, two data gaps were encountered with respect to site history. Specifically, the following information pertaining to the Subject Property was not available at the time of this report:

- Aerial photographic coverage of the Subject Property was limited. Aerial photographic coverage of the Subject Property was not available prior to 1953, and coverage of the eastern portion of the Subject Property was not available. This is not considered a significant data gap since it is known that the Subject Property was previously improved with a trailer park. However, additional aerial photograph coverage of the Subject Property can be obtained by purchasing aerial photographs from a third-party vendor.

8.3 Recommendations

ECC recommends that all trash and debris on the Subject Property be removed as part of development activities. If previously undetected drums, underground storage tanks, other containers, or discolored or otherwise contaminated soils are encountered during any future excavation of the Subject Property, a determination should be made concerning the origin and nature of the contamination.

The opinions and recommendations provided are based upon the type and extent of ECC's preliminary assessment. We would like to note that no surface or subsurface soil or groundwater sampling was performed due to the preliminary nature of this investigation.

9.0 Limitations

Our professional opinions and judgments have been made based upon the information gathered, our experience in the area with similar projects, and in accordance with generally accepted professional environmental practice under similar circumstances. Conditions observed and described at the Subject Property are representative of conditions at the specified location and on the specific date on which they were observed. The passage of time may result in changing conditions at the site location. Should additional information become available which would affect the status of this report, we reserve the right to amend our opinions and professional judgments.

As with all Phase I Environmental Site Assessments, the level of information obtained is a function of both time and budgetary constraints. Additional information regarding subsurface conditions at the study site could be obtained. Should you desire these services, ECC would be pleased to prepare an appropriate proposal outlining the cost and time frame associated with any additional services.

Should you or designated users of this report have any questions or comments regarding the information contained herein, please feel free to contact this office at (703) 327-2900.

10.0 Environmental Professional Certification

The qualifications of the environmental professionals who performed this Phase I ESA are available to the Client upon request. I, Thomas Hardy, declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in Part 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Thomas M. Hardy
President

Appendix A

Photographs of the Subject Property



Photo 1: Trailer home pad and debris on the western portion of the Subject Property.



Photo 2: A lead-acid battery and incidental litter in a drainage ditch on the west-central portion of the Subject Property.



Photo 3: Miscellaneous debris along the northern property boundary.



Photo 4: Abandoned electric meter panel on the central portion of the Subject Property.



Photo 5: Shell and Exxon gasoline stations to the southwest of the Subject Property.



Photo 6: Sunoco gasoline station and restaurant on the west-southwest adjacent properties.

Appendix B

All Appropriate Inquiries Questionnaires



Environmental Consultants and Contractors, Inc.



Current Property Owner
All Appropriate Inquiries (AAI)
Questionnaire

43045 John Mosby Highway
Chantilly, Virginia 20152
Tel: 703-327-2900
800-ECC-FIRST
Fax: 703-327-2777

The 2002 Brownfields Amendments to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, a.k.a. Superfund) revised the requirements for asserting environmental liability protections for bona fide prospective purchasers, contiguous property owners, and innocent landowners of certain real property. As part of the Brownfields Amendments, the U.S. Environmental Protection Agency (EPA) was tasked with developing regulations establishing federal standards and practices for conducting all appropriate inquiries into prior ownership and use of the property. This purpose of this form is to provide supplemental information to the "Environmental Professional" conducting a due diligence Phase I Environmental Site Assessment in compliance with the ASTM 1527-05 Standard for Phase I Environmental Site Assessments and the EPA All Appropriate Inquiries (AAI) Rule. The questionnaire is designed to obtain additional information regarding the current and historical environmental conditions of the property which may not be reasonably ascertainable from other sources. The Current Owner should complete this form to the best of their knowledge, and information provided should not be limited by the contents of this form. This form is designed to be completed in conjunction with a Phase I Environmental Site Assessment of the property and does not on its own satisfy the requirements of environmental due diligence. Anyone with questions regarding this form, the AAI Rule, or CERCLA environmental liability protections should consult legal counsel.

Owner: FORT LEE COUNTY REDEVELOPMENT & HOUSING AUTHORITY

Date: FEBRUARY

Property Description or Address: 33 ACRES OF VACANT WOODED PROPERTY FORMERLY USED AS A MOBILE HOME PARK UNTIL 1990. IT IS NORTH OF DART DRIVE AND IS TAX ID 092-4-01-0082A.

1. Current Owner Background Information

- a. Is the Current Owner familiar with conducting environmental due diligence? yes [x] no []
b. Has the Current Owner owned environmentally contaminated properties in the past? yes [x] no []
c. Has the Current Owner participated in remediation programs (voluntary or otherwise) for contaminated properties? yes [x] no []

If yes, which program(s):

2. Current Property Uses

a. What is the current use of the property? VACANT 33 ACRES
(If the site is occupied, please provide any available contact information for a facility or site manager, or someone knowledgeable of the property)

b. Are there any structures on the property? yes [] no [x]

Describe briefly: N/A
(If necessary, please attach a list of current and historical tenants)

- c. Are any of the following currently located or performed on the property (check all that apply):
Aboveground storage tanks [] | Underground storage tanks [] | Gasoline stations [] | Auto Repair []
Dry cleaning [] | Industrial/manufacturing processes [] | Landfills [] | Junk/scrap yard [] | Printing []
Orchards [] | Herbicide/pesticide storage or manufacturing [] | Asphalt/cement plant []
Metal fabrication / plating [] | Wood preservation / finishing [] | Hazardous waste storage []

NO

All Appropriate Inquiries Questionnaire
Current Property Owner
Page 2 of 2

d. Are there any use or operating permits which exist for the property? yes no unknown
(If yes, please attach to the completed form)

e. Are there any use restrictions or engineering controls (e.g., residential use restriction or groundwater use restriction) in connection with the property? yes no unknown

If yes, describe: 11 ACRES ZONED R-MHP / 5 ACRES ZONED C-8 / 17 AC ZONED R-2

f. Is there any known environmental contamination on the property? yes no unknown

If yes, describe: _____

3. Environmental History

a. When was the property purchased? 1981, APRIL 1,

b. Who was the previous owner of the property? KIRBY & WREN / GEORGE & BROOKS

c. What was the past use(s) of the site? MOBILE HOME PARK / HOTEL / HEALTH CLUB

d. Were any of the following historically located on the property (check all that apply):
Aboveground storage tanks | Underground storage tanks | Gasoline stations | Auto Repair
Dry cleaning | Industrial/manufacturing processes | Landfills | Junk/scrap yard | Printing
Orchards | Herbicide/pesticide storage or manufacturing | Asphalt/cement plant
Metal fabrication / plating | Wood preservation / finishing | Hazardous waste storage

e. Were any previous environmental investigations conducted on the property? (check all that apply)

- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment
- Environmental Transaction Screen / Environmental Screening Inspection
- Asbestos Survey / Inspection / Abatement
- Lead-Based Paint Survey / Inspection / Abatement
- Mold / Moisture Survey
- Asbestos Operation and Maintenance Plan
- Lead-Based Paint Operation and Maintenance Plan
- Property Condition Assessments
- Geotechnical Investigation

(please attach copies of all reports checked above)

f. Was there a discount to the purchase price due to environmental concerns? yes no

By signing below, I signify that this form has been completed to the best of my knowledge:

Signature: Thomas W. Armstrong Date: 2/14/08

Printed Name: THOMAS W. ARMSTRONG

Company: DEPT. HOUSING & COMMUNITY DEVELOPMENT, FAIRFAX CO.

Title: SENIOR DESIGN & CONSTRUCTION MANAGER

Appendix C

**Federal and State Environmental
Database Listings**

InfoMap
Technologies Incorporated

Environmental FirstSearch™ Report

Target Property:

**7201 RICHMOND HWY
ALEXANDRIA VA 22306**

Job Number: 08-9310

PREPARED FOR:

ECC, Inc.
43045 John Mosby Highway
Chantilly, VA 20152

02-18-08



Tel: (610) 430-7530

Fax: (610) 430-7535

Environmental FirstSearch

Search Summary Report

Target Site: 7201 RICHMOND HWY
ALEXANDRIA VA 22306

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	12-09-07	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	12-09-07	0.50	0	0	0	0	-	0	0
CERCLIS	Y	12-09-07	0.50	0	0	0	0	-	0	0
NFRAP	Y	12-09-07	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	06-06-06	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	06-06-06	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	06-06-06	0.25	0	6	4	2	-	0	12
Federal IC / EC	Y	01-18-08	0.50	0	0	0	0	-	0	0
ERNS	Y	12-31-07	0.25	0	1	1	-	-	0	2
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	10-01-07	1.00	0	0	0	0	0	0	0
State/Tribal SWL	Y	11-15-06	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	10-01-07	0.50	0	9	6	11	-	0	26
State/Tribal UST/AST	Y	10-01-07	0.25	0	6	5	1	-	0	12
State/Tribal EC	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal IC	Y	10-01-07	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	10-01-07	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	06-20-06	0.50	0	0	0	0	-	0	0
- TOTALS -				0	22	16	14	0	0	52

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to InfoMap Technologies, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in InfoMap Technologies's databases. All EPA sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent NPL and state landfill the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although InfoMap Technologies uses its best efforts to research the actual location of each site, InfoMap Technologies does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of InfoMap Technologies's services proceeding are signifying an understanding of InfoMap Technologies's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch
Site Information Report***

Request Date: 02-18-08
Requestor Name: Michelle Huston
Standard: AAI

Search Type: AREA
0.06 sq mile(s)
Job Number: 08-9310
Filtered Report

Target Site: 7201 RICHMOND HWY
ALEXANDRIA VA 22306

Demographics

Sites: 52	Non-Geocoded: 0	Population: NA
Radon: NA		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-77.081569	-77:4:54	Easting: 319134.465
Latitude:	38.760715	38:45:39	Northing: 4292073.401
			Zone: 18

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)

Services:

ZIP Code	City Name	ST	Dist/Dir	Sel

	Requested?	Date
Sanborns	No	
Aerial Photographs	No	
Historical Topos	No	
City Directories	No	
Title Search/Env Liens	No	
Municipal Reports	No	
Online Topos	No	

Environmental FirstSearch Sites Summary Report

Target Property: 7201 RICHMOND HWY
ALEXANDRIA VA 22306

JOB: 08-9310

TOTAL: 52 **GEOCODED:** 52 **NON GEOCODED:** 0 **SELECTED:** 52

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	LUST	BRYANT CENTER 19913004/CLOSED	2709 POPKINS LN ALEXANDRIA VA 22306	0.01 NE	19
1	UST	BRYANT CENTER 3023878	2709 POPKINS LN ALEXANDRIA VA 22306	0.01 NE	19
2	LUST	CROWN VA016 94-0446/CLOSED	7303 RICHMOND HWY ALEXANDRIA VA	0.01 SW	21
3	RCRAGN	CROWN STATION VA-16 VAD988171815/SGN	7303 RICHMOND HWY ALEXANDRIA VA 22306	0.01 SW	21
5	UST	CROWN VA 016 3001690	7303 RICHMOND HWY ALEXANDRIA VA 22306	0.01 SW	21
7	ERNS	NRC-832966/FIXED	7302 RICHMOND HWY ALEXANDRIA VA	0.02 SW	26
7	LUST	TOSCO 2635024 - FORMER MOBIL 16H97 19983786/CLOSED	7302 RICHMOND HWY ALEXANDRIA VA 22306	0.02 SW	26
7	LUST	EXXON 25588 97-3035/OPEN	7312 RICHMOND HWY ALEXANDRIA VA 22306	0.02 SW	22
8	LUST	EXXON 25588 90-0463/CLOSED	7312 RICHMOND HWY ALEXANDRIA VA	0.02 SW	22
8	LUST	EXXON 25588 X-REF 1990-0463 94-0707/CLOSED	7312 RICHMOND HWY ALEXANDRIA VA	0.02 SW	22
9	RCRAGN	EXXON CO USA 25588 VAD988201232/VGN	7312 RICHMOND HWY-TANKS ALEXANDRIA VA 22306	0.02 SW	22
11	RCRAGN	HERBYS AUTO SERVICE INC VAD988209524/SGN	7312 RICHMOND HIGHWAY ALEXANDRIA VA 22306	0.02 SW	22
13	RCRAGN	MOBIL OIL CORP SS H97 VAD988197737/SGN	7302 RICHMOND HWY ALEXANDRIA VA 22306	0.02 SW	26
15	UST	EXXON 25588 3009959	7312 RICHMOND HWY ALEXANDRIA VA 22306	0.02 SW	22
16	UST	SUNOCO 0100 2146 3007708	7302 RICHMOND HWY ALEXANDRIA VA 22306	0.02 SW	26
18	LUST	STANDARD WAREHOUSE 20063145/CLOSED	7322 RICHMOND HWY ALEXANDRIA VA 22306	0.03 SW	24
18	LUST	SHURGARD STORAGE CENTERS INCORPORA 20063005/CLOSED	7212 RICHMOND HWY ALEXANDRIA VA 22306	0.03 SW	23
19	UST	STANDARD WAREHOUSE 3020904	7322 RICHMOND HWY ALEXANDRIA VA 22306	0.03 SW	24
20	RCRAGN	MADISON CLEANERS VAD988186649/VGN	3121 LOCKHEED BLVD ALEXANDRIA VA 22306	0.08 NW	16
22	LUST	C AND P TELEPHONE 91-1156/CLOSED	7309 FORDSON RD GROVETON VA	0.08 SW	1
23	RCRAGN	CandP TELEPHONE CO OF VA THE VAD988202826/SGN	7309 FORDSON RD ALEXANDRIA VA 22306	0.08 SW	1

Environmental FirstSearch Sites Summary Report

Target Property: 7201 RICHMOND HWY
ALEXANDRIA VA 22306

JOB: 08-9310

TOTAL: 52 **GEOCODED:** 52 **NON GEOCODED:** 0 **SELECTED:** 52

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
25	UST	BELL ATLANTIC 3005453	7309 FORDSON RD GROVETON VA 22306	0.08 SW	1
26	ERNS	NRC-543419/STORAGE TANK	7400 RICHMOND HWY ALEXANDRIA VA 22306	0.13 SW	18
29	LUST	MUSSO GASAHOL 91-0540/CLOSED	7400 RICHMOND HWY ALEXANDRIA VA	0.13 SW	18
30	RCRAGN	BROWNS MAZDA OF ALEXANDRIA VAR000010520/VGN	7400 RICHMOND HWY ALEXANDRIA VA 22306	0.13 SW	18
32	UST	MUSSO GASAHOL 3024356	7400 RICHMOND HWY ALEXANDRIA VA 22306	0.13 SW	18
34	LUST	STEVENS AUTO CLINIC 98-3626/CLOSED	7419 RICHMOND HWY ALEXANDRIA VA 22306	0.19 SW	25
35	RCRAGN	AUTO CLINIC VAD070112727/SGN	7419 RICHMOND HWY ALEXANDRIA VA 22306	0.19 SW	25
37	UST	SOUTHERN MANOR ANNEX 3020746	7114 FAIRCHILD DR ALEXANDRIA VA 22306	0.19 SW	10
38	LUST	C AND P TELEPHONE 93-0917/CLOSED	2806 POPKINS LN ALEXANDRIA VA	0.20 NE	20
39	RCRAGN	C and P TELEPHONE OF VA 71007 VA0000104752/SGN	2806 POPKINS LN ALEXANDRIA VA 22306	0.20 NE	20
41	UST	BELL ATLANTIC 3005449	2806 POPKINS LN GROVETON VA 22306	0.20 NE	20
42	RCRAGN	BROWNS VOLVO/SUBARU OF ALEXANDRIA VAD981941180/SGN	7416 RICHMOND HWY ALEXANDRIA VA 22306	0.21 SW	15
44	LUST	SCHMOLTNER ANNE MARIE RESIDENCE 20023215/CLOSED	3213 ARUNDEL AVE ALEXANDRIA VA 22306	0.22 NW	13
44	UST	MOUNT VERNON SQUARE APTS 3025992	2722 ARLINGTON DR ALEXANDRIA VA 22306	0.24 SE	8
44	LUST	HYBLA VALLEY ELEMENTARY SCHOOL 87-0593/CLOSED	3415 LOCKHEED BLVD HYBLA VALLEY VA	0.24 SW	7
45	LUST	VAN METRE 92-1987/CLOSED	7429 VERNON SQUARE DR ALEXANDRIA VA	0.24 SW	27
45	UST	HYBLA VALLEY ELEMENTARY SCHOOL 3025248	3415 LOCKHEED BLVD ALEXANDRIA VA 22306	0.24 SW	7
46	RCRAGN	BROWNS ALEXANDRIA HYUNDAI VAD982362360/SGN	7422 RICHMOND HIGHWAY ALEXANDRIA VA 22306	0.27 SW	14
48	RCRAGN	MT VERNON MOTORS INC VAR000010835/VGN	7434 RICHMOND HWY ALEXANDRIA VA 22306	0.29 SW	17
50	UST	MOUNT VERNON HONDA 3018561	7434 RICHMOND HWY ALEXANDRIA VA 22306	0.29 SW	17

Environmental FirstSearch Sites Summary Report

Target Property: 7201 RICHMOND HWY
ALEXANDRIA VA 22306

JOB: 08-9310

TOTAL: 52 **GEOCODED:** 52 **NON GEOCODED:** 0 **SELECTED:** 52

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
51	LUST	CHEVRON 122157 89-0814/CLOSED	7501 RICHMOND HWY ALEXANDRIA VA	0.30 SW	4
51	LUST	CHEVRON 122157 93-1270/CLOSED	7501 RICHMOND HWY ALEXANDRIA VA	0.30 SW	4
51	LUST	SOUTH MEADOWS OF HUNTLEY 94-2858/CLOSED	7550 FORDSON RD FAIRFAX VA 22306	0.43 SW	9
52	LUST	LEES GAS SUPPLIES 20023083/CLOSED	6825 RICHMOND HWY GROVETON VA 22306	0.44 NE	11
52	LUST	BUCKNELL ELEMENTARY 94-0102/CLOSED	6925 UNIVERSITY DR ALEXANDRIA VA	0.47 NE	5
52	LUST	BUCKNELL ELEMENTARY 92-1761/CLOSED	6925 UNIVERSITY DR ALEXANDRIA VA	0.47 NE	5
53	LUST	HESS 46212 91-0110/CLOSED	7600 RICHMOND HWY HYBLA VALLEY VA	0.48 SW	2
53	LUST	HESS 46212 97-3015/CLOSED	7600 RICHMOND HWY HYBLA VALLEY VA 22306	0.48 SW	2
53	LUST	CITGO - GROVETON 19983692/OPEN	6817 RICHMOND HWY ALEXANDRIA VA 22306	0.49 NE	3
54	LUST	MATTRESS DISCOUNTERS 20033133/CLOSED	7611 RICHMOND HWY HYBLA VALLEY VA 22306	0.49 SW	12
54	LUST	GOODYEAR LEASED LOCATION 1840 20053191/CLOSED	6808 RICHMOND HWY ALEXANDRIA VA 22306	0.50 NE	6

***Environmental FirstSearch
Site Detail Report***

Target Property: 7201 RICHMOND HWY
ALEXANDRIA VA 22306

JOB: 08-9310

RCRA GENERATOR SITE

SEARCH ID: 7

DIST/DIR: 0.01 SW

MAP ID: 21

NAME: CROWN STATION VA-16
ADDRESS: 7303 RICHMOND HWY
ALEXANDRIA VA 22306

REV: 6/6/06
ID1: VAD988171815
ID2:
STATUS: SGN
PHONE: 3017619243

CONTACT: RICHARD DIXON

D000
Benzene

***Environmental FirstSearch
Site Detail Report***

Target Property: 7201 RICHMOND HWY
ALEXANDRIA VA 22306

JOB: 08-9310

RCRA GENERATOR SITE

SEARCH ID: 8

DIST/DIR: 0.02 SW

MAP ID: 22

NAME: EXXON CO USA 25588
ADDRESS: 7312 RICHMOND HWY-TANKS
ALEXANDRIA VA 22306

REV: 6/6/06
ID1: VAD988201232
ID2:
STATUS: VGN
PHONE: 7136567709

CONTACT: ALDA_S POOL

Benzene
D000

***Environmental FirstSearch
Site Detail Report***

Target Property: 7201 RICHMOND HWY
ALEXANDRIA VA 22306

JOB: 08-9310

RCRA GENERATOR SITE

SEARCH ID: 9

DIST/DIR: 0.02 SW

MAP ID: 22

NAME: HERBYS AUTO SERVICE INC
ADDRESS: 7312 RICHMOND HIGHWAY
ALEXANDRIA VA 22306

REV: 6/6/06
ID1: VAD988209524
ID2:
STATUS: SGN
PHONE: 7037653375

CONTACT: BILL DARBY

Benzene
Tetrachloroethylene
Lead
Ignitable waste

***Environmental FirstSearch
Site Detail Report***

Target Property: 7201 RICHMOND HWY
ALEXANDRIA VA 22306

JOB: 08-9310

RCRA GENERATOR SITE

SEARCH ID: 11

DIST/DIR: 0.02 SW

MAP ID: 26

NAME: MOBIL OIL CORP SS H97
ADDRESS: 7302 RICHMOND HWY
ALEXANDRIA VA 22306

REV: 6/6/06
ID1: VAD988197737
ID2:
STATUS: SGN
PHONE: 7038493330

CONTACT: DAN HORTON

Ignitable waste
D000
Lead

***Environmental FirstSearch
Site Detail Report***

Target Property: 7201 RICHMOND HWY
ALEXANDRIA VA 22306

JOB: 08-9310

RCRA GENERATOR SITE

SEARCH ID: 10

DIST/DIR: 0.08 NW

MAP ID: 16

NAME: MADISON CLEANERS
ADDRESS: 3121 LOCKHEED BLVD
ALEXANDRIA VA 22306

REV: 6/6/06
ID1: VAD988186649
ID2:
STATUS: VGN
PHONE: 7037683351

CONTACT: DAVID HIXSON

The following spent halogenated solvents: Tetrachloroethylene, methylene chloride, trichloroethylene, 1,1,1-trichloroethane, chlorobenzene, 1,1,2-trichloro-1,2,2-trifluoroethane, ortho-dichlorobenzene, trichlorofluoromethane

***Environmental FirstSearch
Site Detail Report***

Target Property: 7201 RICHMOND HWY
ALEXANDRIA VA 22306

JOB: 08-9310

RCRA GENERATOR SITE

SEARCH ID: 6

DIST/DIR: 0.08 SW

MAP ID: 1

NAME: CandP TELEPHONE CO OF VA THE
ADDRESS: 7309 FORDSON RD
ALEXANDRIA VA 22306

REV: 6/6/06
ID1: VAD988202826
ID2:
STATUS: SGN
PHONE: 3016504527

CONTACT: LUCAS_N POLAKOWSKI

D000
Ignitable waste
Benzene

***Environmental FirstSearch
Site Detail Report***

Target Property: 7201 RICHMOND HWY
ALEXANDRIA VA 22306

JOB: 08-9310

RCRA GENERATOR SITE

SEARCH ID: 5	DIST/DIR: 0.20 NE	MAP ID: 20
---------------------	--------------------------	-------------------

NAME: C and P TELEPHONE OF VA 71007
ADDRESS: 2806 POPKINS LN
ALEXANDRIA VA 22306

REV: 6/6/06
ID1: VA0000104752
ID2:
STATUS: SGN
PHONE: 8047721120

CONTACT: RANDOLPH MOORE

Ignitable waste

***Environmental FirstSearch
Site Detail Report***

Target Property: 7201 RICHMOND HWY
ALEXANDRIA VA 22306

JOB: 08-9310

RCRA GENERATOR SITE

SEARCH ID: 4

DIST/DIR: 0.21 SW

MAP ID: 15

NAME: BROWNS VOLVO/SUBARU OF ALEXANDRIA
ADDRESS: 7416 RICHMOND HWY
ALEXANDRIA VA 22306

REV: 6/6/06
ID1: VAD981941180
ID2:
STATUS: SGN
PHONE: 7037685800

CONTACT: JOE SEARLES

D000
Lead
Ethanol, 2-ethoxy- (OR) Ethylene glycol monoethyl ether

Environmental FirstSearch Descriptions

NPL: *EPA* NATIONAL PRIORITY LIST - Database of confirmed and proposed Superfund sites.

NPL Delisted: *EPA* NATIONAL PRIORITY LIST Subset - Database of delisted Superfund sites.

CERCLIS: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

NFRAP: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

RCRA COR ACT: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

RCRA TSD: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

RCRA GEN: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN – Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

Federal IC / EC: *EPA* BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

ERNS: *EPA/NRC* EMERGENCY RESPONSE NOTIFICATION SYSTEM - Database of emergency response actions. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: *DOI/BIA* INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

State/Tribal Sites: *VA DEQ* VOLUNTARY REMEDIATION PROGRAM (VRP) - The Voluntary Remediation Program Database

State/Tribal SWL: *VA DEQ* DATABASE OF SOLID WASTE MANAGEMENT FACILITIES - Permitted landfill database

State/Tribal LUST: *VA DEQ* DATABASE OF PETROLEUM RELEASE SITES - Releases of petroleum and/or regulated substances into the environment

State/Tribal UST/AST: *VA DEQ* DATABASE OF REGISTERED PETROLEUM STORAGE TANK - Database of registered petroleum storage tanks

State/Tribal IC: *VA DEQ* VRP SITES WITH INSTITUTIONAL CONTROLS - This database is made up of sites in the Voluntary Remediation Program that have Institutional Controls.

State/Tribal VCP: *VA DEQ* VOLUNTARY REMEDIATION PROGRAM (VRP) - The Voluntary Remediation Program Database

State/Tribal Brownfields: *VA DEQ/EPA* VRP SITES WITH INSTITUTIONAL CONTROLS - This database is made up of sites in the Voluntary Remediation Program that have Institutional Controls. Brownfields Management System (BMS) is an analytical database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

RADON: *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

Environmental FirstSearch Database Sources

NPL: *EPA* Environmental Protection Agency

Updated quarterly

NPL Delisted: *EPA* Environmental Protection Agency

Updated quarterly

CERCLIS: *EPA* Environmental Protection Agency

Updated quarterly

NFRAP: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA TSD: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA GEN: *EPA* Environmental Protection Agency.

Updated quarterly

Federal IC / EC: *EPA* Environmental Protection Agency

Updated quarterly

ERNS: *EPA/NRC* Environmental Protection Agency

Updated semi-annually

Tribal Lands: *DOI/BIA* United States Department of the Interior

Updated annually

State/Tribal Sites: *VA DEQ* Virginia Department of Environmental Quality Voluntary Remediation Program

Updated annually

State/Tribal SWL: *VA DEQ* Virginia Department of Environmental Quality Waste Management Board

Updated annually

State/Tribal LUST: *VA DEQ* Virginia Department of Environmental Quality Petroleum Storage Tank Program

Updated semi-annually

State/Tribal UST/AST: *VA DEQ* Virginia Department of Environmental Quality Petroleum Storage Tank Program

Updated semi-annually

State/Tribal IC: *VA DEQ* Virginia Department of Environmental Quality Voluntary Remediation Program

Updated annually

State/Tribal VCP: *VA DEQ* Virginia Department of Environmental Quality Voluntary Remediation Program

Updated annually

State/Tribal Brownfields: *VA DEQ/EPA* Virginia Department of Environmental Quality Voluntary Remediation Program

Updated annually

RADON: *NTIS* Environmental Protection Agency, National Technical Information Services

Updated periodically

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: 7201 RICHMOND HWY
ALEXANDRIA VA 22306

JOB: 08-9310

Street Name	Dist/Dir	Street Name	Dist/Dir
Arlington Dr	0.01 SE		
Arundel Ave	0.24 NW		
Bertram Ln	0.17 SE		
Bryant Towne Ct	0.18 NE		
Camelia Dr	0.03 SW		
Canterbury Ln	0.24 NE		
Collard St	0.22 NE		
Daisy St	0.09 SW		
Dart Dr	0.00 --		
Davis St	0.07 NE		
Fairchild Dr	0.18 SW		
Fordson Rd	0.01 SW		
Grandview Dr	0.01 NE		
Hollyhill Rd	0.01 SW		
Julep Dr	0.04 SW		
Lockheed Blvd	0.01 SW		
Memorial Heights Dr	0.18 NE		
Mums Dr	0.03 SW		
Northrop Rd	0.23 SW		
Piper Ct	0.16 SW		
Piper Ln	0.15 SW		
Poinsettia Dr	0.00 --		
Popkins Ln	0.15 NE		
Preston Ave	0.23 NE		
Richmond Hwy	0.00 --		
Rita Ct	0.10 SE		
Ross St	0.24 NE		
Spring Dr	0.14 NW		
Stinson Rd	0.23 SW		
Stone Hedge Dr	0.08 NE		
Swain Dr	0.11 NW		
Vernon Square Dr	0.15 SE		
Windbreak Dr	0.20 SE		

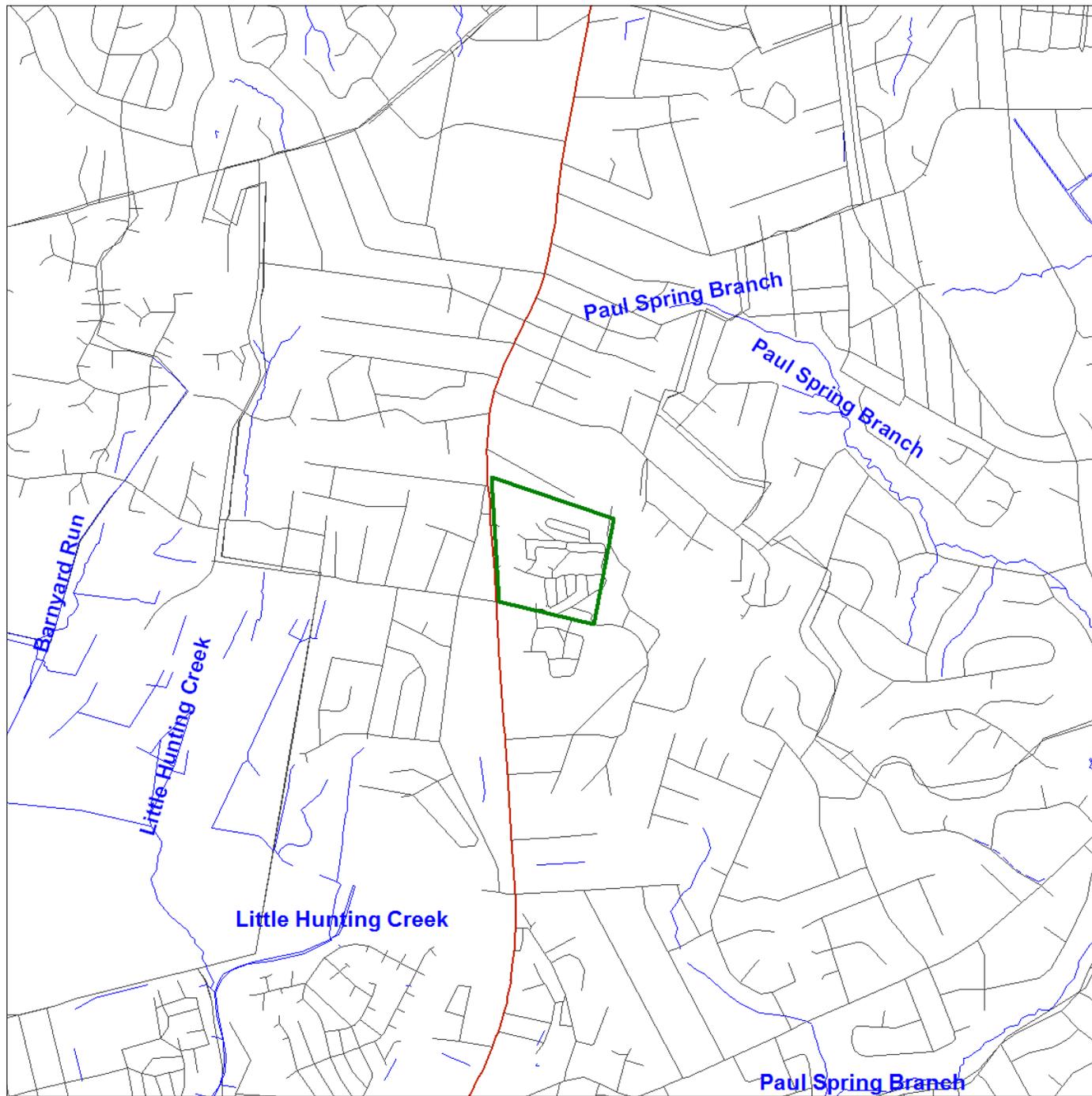


Environmental FirstSearch

1 Mile Radius from Area
ASTM Map: NPL, RCACOR, STATE Sites



7201 RICHMOND HWY, ALEXANDRIA VA 22306



Source: 2002 U.S. Census TIGER Files

Area Polygon	
Identified Site, Multiple Sites, Receptor	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	
Triballand.....	
Railroads	

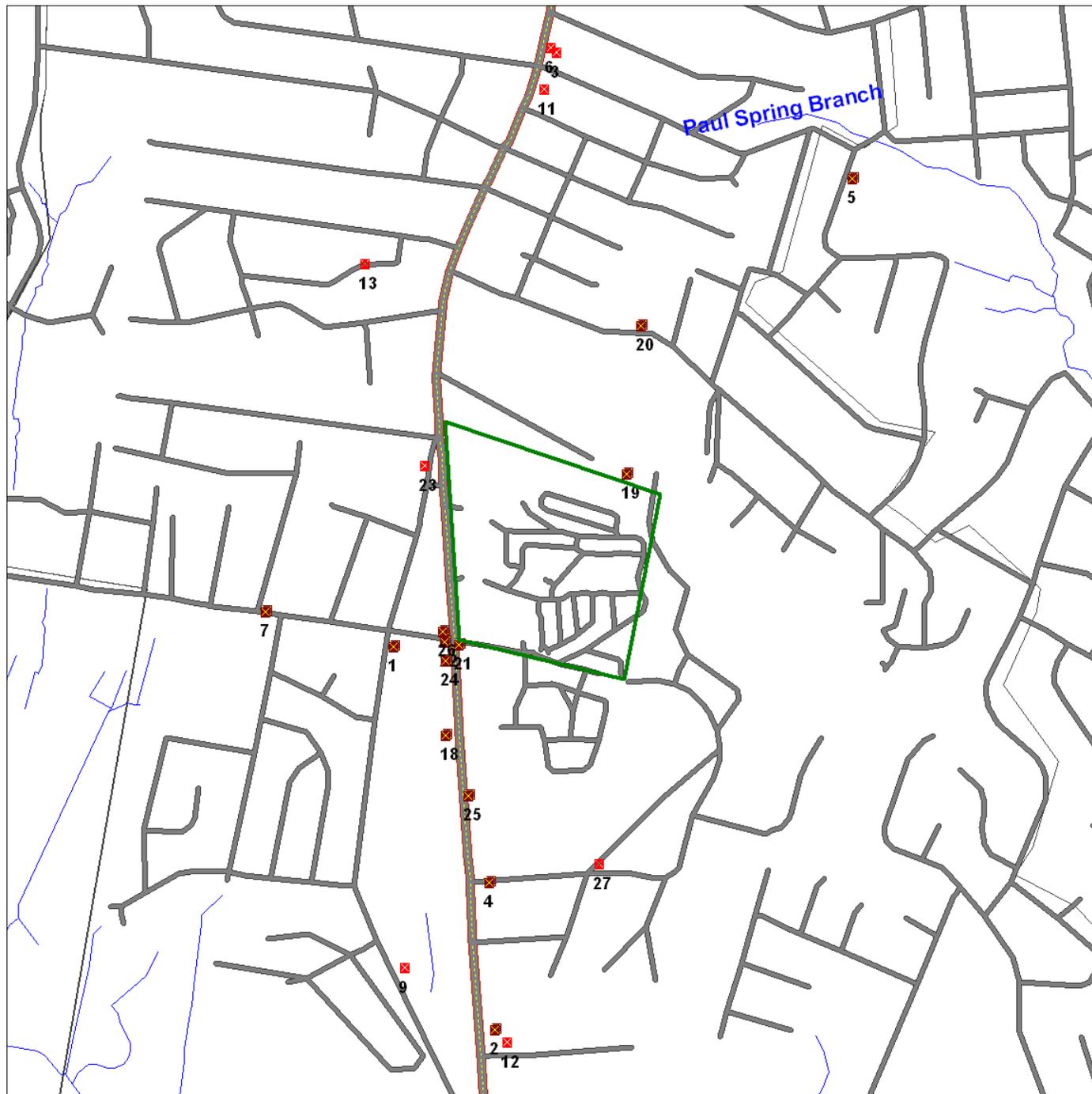


Environmental FirstSearch

.5 Mile Radius from Area
ASTM Map: CERCLIS, RCRATSD, LUST, SWL



7201 RICHMOND HWY, ALEXANDRIA VA 22306



Source: 2002 U.S. Census TIGER Files

Area Polygon	
Identified Site, Multiple Sites, Receptor	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	
Triballand.....	
Railroads	

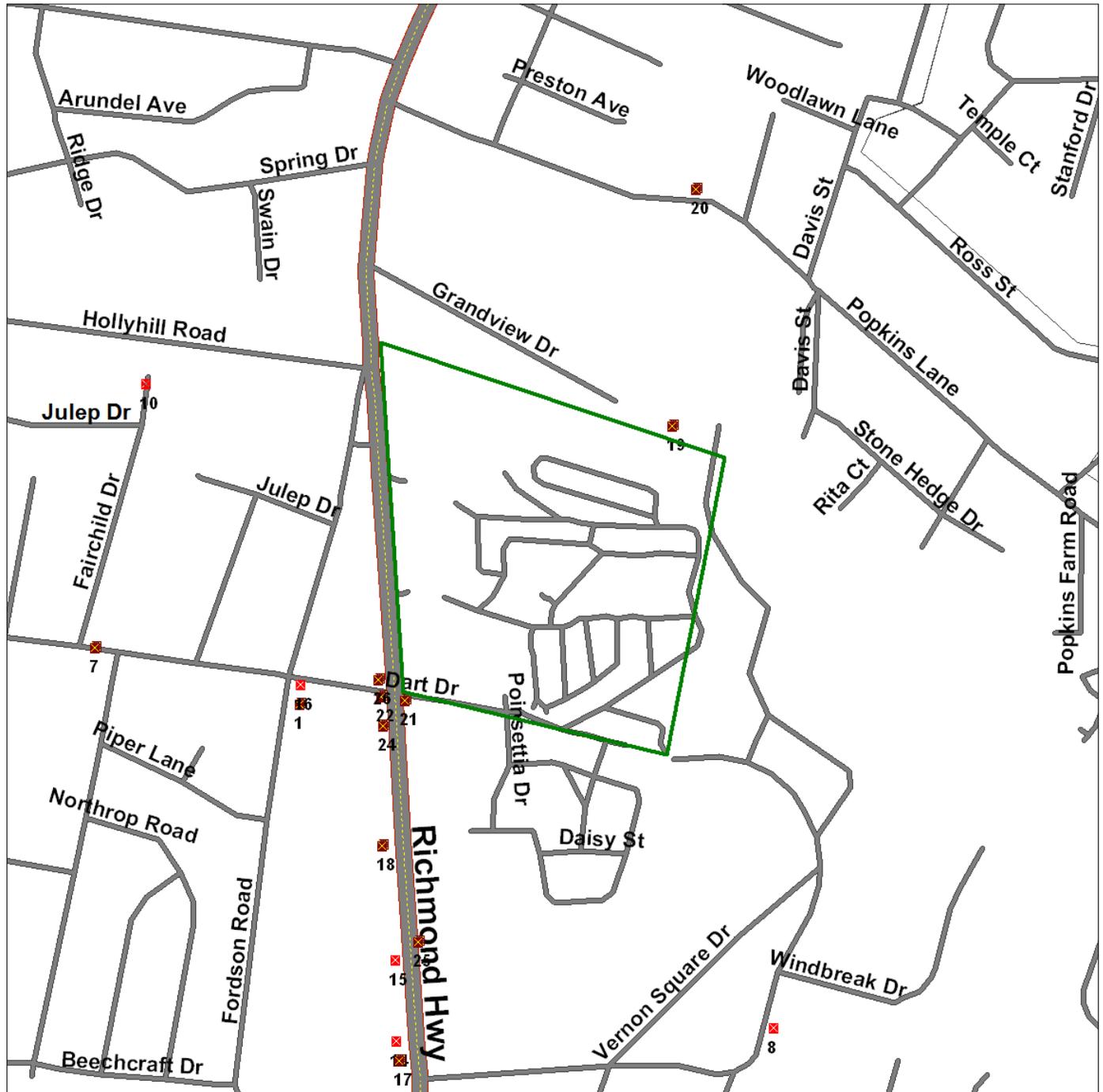


Environmental FirstSearch

.25 Mile Radius from Area
ASTM Map: RCRA GEN, ERNS, UST



7201 RICHMOND HWY, ALEXANDRIA VA 22306



Source: 2002 U.S. Census TIGER Files

Area Polygon	
Identified Site, Multiple Sites, Receptor	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	
Triballand.....	
Railroads	

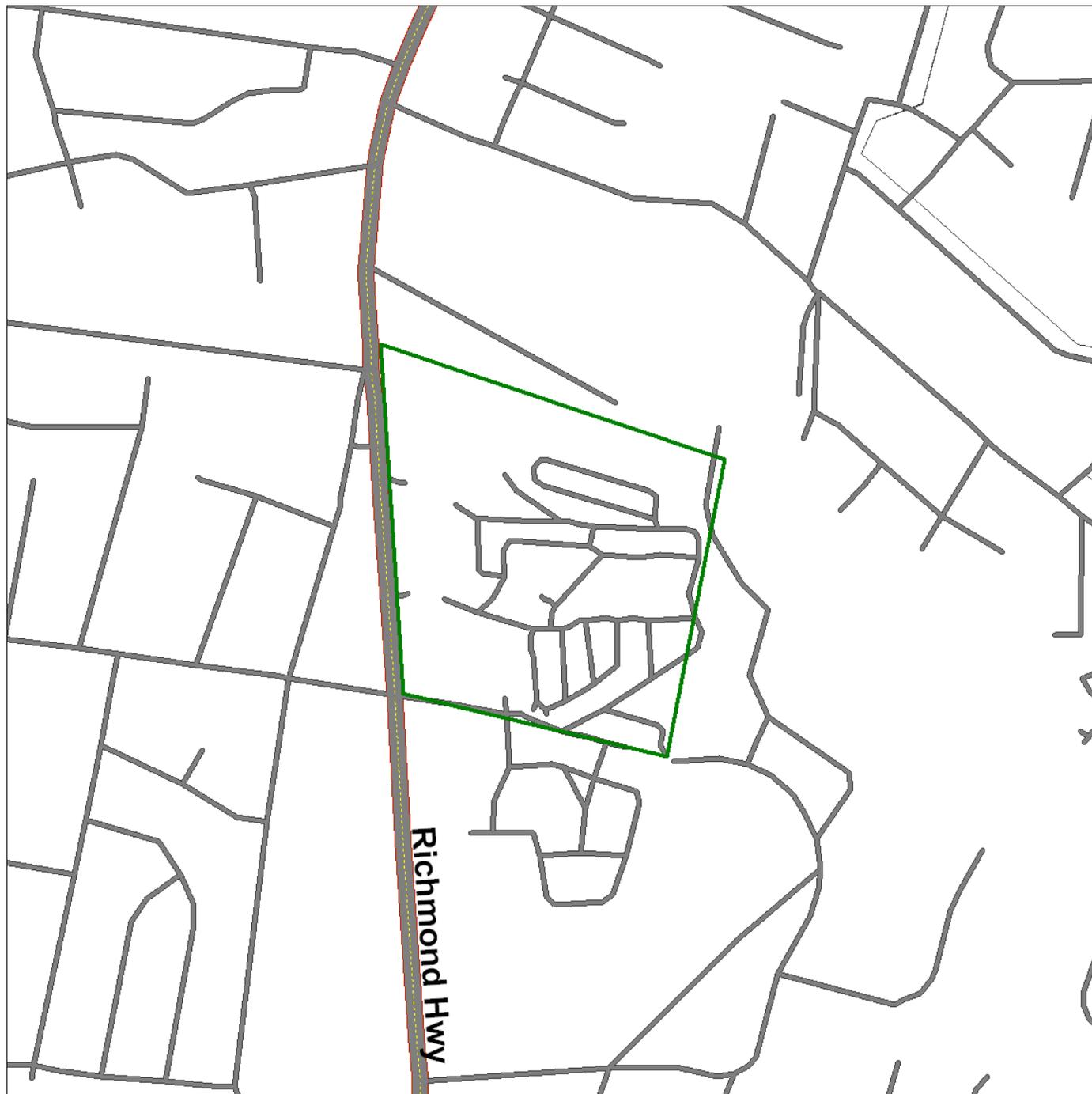


Environmental FirstSearch

.25 Mile Radius from Area
Non-ASTM Map: No Sites Found



7201 RICHMOND HWY, ALEXANDRIA VA 22306



Source: 2002 U.S. Census TIGER Files

Area Polygon				
Identified Site, Multiple Sites, Receptor				
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste				
Triballand.....				
National Historic Sites and Landmark Sites				
Railroads				

Appendix D
FOIA Response Letters



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

February 22, 2008

Michelle D. Huston
ECC Inc
43045 John Mosby Highway
Chantilly, VA 20152

RE: NOTICE OF REQUIRED PAYMENT pursuant to the Virginia
Freedom of Information Act (VFOIA), Va. Code § 2.2-3700, et seq.

SUBJECT: 7201 Richmond Hwy

Dear Michelle D. Huston:

We received your request for information concerning the subject location in Fairfax County. Pursuant to Virginia Code § 2.2-3704, government agencies may charge the recipients of information for costs incurred. It has been determined that it costs this agency \$32 per hour to respond to this VFOIA requests, which is assessed in one-tenth hour increments. If a search finds no information within the scope of your request, you will be charged accordingly for the time required to make this determination.

No records were located on the referenced property. The charge for the research time and responding to your request is **\$5.00**. Please make checks payable to "Fairfax County Health Department" and remit payment to Fairfax County Health Department, Division of Environmental Health, 10777 Main Street, Suite #111, Fairfax VA 22030. Payment is due within 30 days from the date of this letter.

If you have any questions please call me on (703) 246-2444.

Sincerely,

Deepa Shrimankar
Administrative Assistant III

Fairfax County Health Department
Division of Environmental Health
Community Health and Safety Section
10777 Main Street, Suite 102, Fairfax, VA 22030
Phone: 703-246-2300 TTY: 711 Fax: 703-385-9568
www.fairfaxcounty.gov/hd

