PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

NORTH SHENANDOAH INDUSTRIAL PARK - LOT 1A
BORDEN MOWERY DRIVE
STRASBURG, VIRGINIA

ECS PROJECT NO. 21-9595

FOR

SHENANDOAH COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY (IDA)

SEPTEMBER 18, 2009
Mr. Vince Poling  
Shenandoah County Industrial Development Authority (IDA)  
600 North Main Street  
Woodstock, Virginia 22664  

ECS Project No. 21-9595  

Reference: Phase I Environmental Site Assessment Report, North Shenandoah Industrial Park - Lot 1A, Borden Mowery Drive, Strasburg, Virginia  

Dear Mr. Poling:  

ECS Mid-Atlantic, LLC (ECS) is pleased to provide the Shenandoah County IDA with the results of our Phase I Environmental Site Assessment (ESA) for the referenced property. Our services were provided in general accordance with ECS Proposal No. 24-5529 authorized on July 28, 2009 and generally meet the requirements of ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and the EPA Standards and Practices for All Appropriate Inquiry contained in 40 CFR Part 312.  

If there are questions regarding this report, or a need for further information, please contact the undersigned at (540) 667-3750.

ECS MID-ATLANTIC, LLC  

John E. Tevalt, C.E.S.  
Sr. Environmental Specialist  

Eric A. Mercer, CIEC  
Environmental Manager
ENVIRONMENTAL PROFESSIONAL STATEMENT

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

John E. Tevalt, C.E.S.  September 18, 2009  
Sr. Environmental Specialist

Eric A. Mercer, CIEC  September 18, 2009  
Environmental Manager
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1.0 EXECUTIVE SUMMARY

ECS Mid-Atlantic, LLC (ECS) was contracted by the Shenandoah Industrial Development Authority to perform an ASTM Standard E-1527-05, Phase I Environmental Site Assessment (ESA) of Lot 1A within the North Shenandoah Industrial Park, located north of Strasburg, Virginia. Any exceptions to or deletions from this practice are described in Section 2 of this report.

This assessment was performed on a 9.42 acre parcel of undeveloped land located within the North Shenandoah County Industrial Park in Shenandoah County, Virginia. The Shenandoah County Tax Assessor identifies this parcel as Tax Map Parcel 016 13 1A. The property is predominantly covered with dense woods and scrub cedars.

The site is underlain by limestone rock units that are moderately solution-prone. This solubility results in a karst terrain that has a potential for sinkholes, sinking streams, dry stream channels, caves, and springs.

The subject site is bordered on the north by Borden Mowery Drive. Adjoining and adjacent parcels to the north and south are undeveloped and covered with scrub cedars and brush. The Holtzman Office/Warehouse is under construction to the northeast beyond Borden Mowery Drive. A large, abandoned limestone quarry, which contains water, is located approximately 1,000 feet southeast of the subject lot. The former Half Moon Beach recreational facility was located at this quarry in recent years. The adjoining property located to the east is similar to the subject lot and covered with dense woods and scrub cedars. The Skyline Paintball course is located further east of the site and accessed from Radio Station Road.

A gravel road extends from the southern adjoining property onto the southwestern portion of the subject lot. A significant amount of debris is located in this area. It appears that this debris is from the former Half Moon Beach recreational facility located at a quarry south of the site. In addition, there are numerous paint ball obstacles located throughout the southern portion of the subject lot. These obstacles include plywood, large utility wire spools, etc. It appears that these are associated with the nearby Skyline Paintball facility.
Our study did not indicate obvious evidence of hazardous waste/material, chemical and/or petroleum storage, leak or spill; stressed vegetation or soil discoloration; drinking water/environmental monitoring wells; environmental remediation activities; storage drums; industrial or commercial refuse; herbicide or pesticide containers; farm waste; septic systems; above-ground storage tanks (ASTs); underground storage tanks (USTs); petroleum pipelines; industrial/manufacturing or similar environmentally-sensitive operations or conditions; landfills or illicit dumping; air emissions/waste water discharges; leachate or seeps; surface or ground water contamination; and/or PCB containing articles on the subject site or nearby properties.

Based upon our review of available maps and illustrations, InfoMap provided USEPA and State regulatory file listings for the subject site area, interviews, and site reconnaissance, our Phase I ESA has NOT identified evidence of recognized environmental conditions as defined by ASTM Practice E-1527-2005.

Although not considered recognized environmental conditions as defined ASTM Practice E 1527-05, the following is considered noteworthy:

- Based on the karst topography, there is a potential for sinkholes to be present on site that could impact development of the property.
- A significant amount of debris is located on the southern and southwestern portions of the site.

Based on the results of our investigation, ECS does NOT recommend further investigation with regard to the environmental conditions at the subject site, as specifically defined by ASTM Practice E 1527-05. However, prior to site development activities, the following activities should be performed:

- A geotechnical study should be performed to evaluate subsurface conditions of the property prior to planning site development.
- The on-site debris should be removed for proper off-site disposal.

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;

- conduct all appropriate inquiry as defined by ASTM E 1527-05 and 40 CFR Part 312;

- evaluate the potential for on-site and off-site contamination; and,

- provide a professional opinion regarding the potential for environmental impact at the site, and a list of Recognized Environmental Conditions.

The reason for conducting this ESA is to conduct all appropriate inquiry into the uses and prior ownership of the subject property as a part of a pending real estate transaction. The ESA should allow the Users the opportunity to qualify for landowner liability protection under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) provided certain stipulations are met. The landowner liability protections are: an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser. The User must meet the protection stipulations detailed in CERCLA to qualify.

2.2 Scope of Services

The environmental assessment was conducted in substantial accordance with ASTM E 1527-05 and EPA Standards and Practices for All Appropriate Inquiry. 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.

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 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."

ASTM E-1527-05 defines a “business environmental risk” as “a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate”. Client-imposed limitations and site condition limitations, if encountered, are detailed in Section 6.1 Methodology and Limiting Conditions.
This study and report have been prepared on behalf of and for the exclusive use of Shenandoah County IDA, and their prospective partners, lenders or assigns, solely for use in an environmental assessment of the site. This ESA report may be disseminated to other parties involved in this potential real estate transaction for informational purposes only, and this dissemination does not extend reliance of the report.
3.0 SITE DESCRIPTION

3.1 Site Location and Legal Description

This assessment was performed on a 9.42 acre parcel of undeveloped land located within the North Shenandoah County Industrial Park in Shenandoah County, Virginia. The Shenandoah County Tax Assessor identifies this parcel as Tax Map Parcel 016 13 1A.

3.2 Physical Setting and Hydrogeology

The subject site is located within the North Shenandoah County Industrial Park and located south of Borden Mowery Drive. The location of the subject site is illustrated on the Topographic Map, 3-D Topographic Map, Local Vicinity Map, Tax Map, Generalized Site Plan, and a 2009 Aerial Photograph, which are included as Figures 1, 2, 3, 4, 5, & 6, respectively, in Appendix I.

Topography

According to the U.S.G.S. topographic quadrangle for the Middletown, Virginia the site is situated approximately 700 feet above mean sea level (MSL) and slopes gently to the southeast. A copy of a 3-D topographic map is included as Figure 2 in Appendix I.

Geology

According to the Geologic Map of Shenandoah County, Virginia (Virginia Division of Mineral Resources, 1999), the site is located within the Valley and Ridge Physiographic Province and is underlain by rock units belonging to the Pinesburg Station Dolomite and Rockdale Run Formation of Ordovician Age. The Pinesburg Station Dolomite Formation is characterized as gray dolomite with chert nodules common and weathers to a very light gray. The Rockdale Run Formation is characterized as bluish to light-gray and brown algal limestone with innerbedded aphanitic limestone and dolomite; channel fillings with fossil fragments, reworked limestone, and oolities common. Chert occurs throughout the Rockdale Run Formation and several characteristic fossil zones with stromatolite chert "heads" occur near the base.

These carbonate rocks, which are moderately solution-prone, weather differentially to produce an irregular rock profile. Infiltrating surface and groundwater solutions the carbonate bedrock along areas of weakness such as joints, bedding planes, and cracks to create the rock highs and lows. Clay seams may be expected to lie between the more highly weathered joints and fractures, often deep within the bedrock profile. This solubility also results in a karst terrain which may typically result in sinkholes, sinking streams, dry stream channels, caves, and springs.
Soils
On-site soils are mapped predominantly as the Opequon Silty Clay Loam. These soils are typically described as shallow and well drained with moderate to slow permeability. These soils are weathered from relatively pure limestone or dolomite. Typical layers within these soils are as follows:

- 0 to 10 inches; dark brown silty clay loam; moderate fine and medium granular structure; friable, slightly sticky, slightly plastic; common fine and medium roots; 1 percent limestone fragments; many fine roots; slightly alkaline (limed); abrupt smooth boundary.

- 10 to 17 inches; yellowish red clay; moderate medium and coarse subangular blocky structure; firm, sticky, plastic; few fine and medium roots; many faint discontinuous, yellowish red clay films and pressure faces on ped faces; 1 percent limestone fragments; slightly acid; clear wavy boundary. (3 to 10 inches thick)

- 17 to 19 inches; strong brown silty clay; weak coarse subangular blocky structure; firm, sticky, plastic; few fine roots; common distinct, discontinuous yellowish red clay films and pressure faces on ped faces; 2 percent limestone fragments; slightly acid becoming moderately alkaline and strongly effervescent about one inch above limestone bedrock; abrupt irregular boundary.

- 19 inches; hard limestone bedrock

Hydrology
Surface water flow generally follows topography to drain into surface water bodies. As such, groundwater at the subject site is expected to flow to the southeast toward Town Run, which begins as an intermittent stream within the industrial park. The local U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) was unable to provide information pertaining to the groundwater elevations and flow direction in the vicinity of the subject site. Factors such as seasonal fluctuations, soil and bedrock geology, elevation and other factors beyond the scope of this assessment may influence the actual groundwater flow.

3.3 Current Use and Description of the Site

The property is an undeveloped lot within the industrial park, which is predominantly covered with dense woods and scrub cedars.
3.4 **Current Uses of the Adjoining Properties**

The subject site is bordered on the north by Borden Mowery Drive. Adjoining and adjacent parcels to the north and south are undeveloped and covered with scrub cedars and brush. The Holtzman Office/Warehouse is under construction to the northeast beyond Borden Mowery Drive. A large, abandoned limestone quarry, which contains water, is located approximately 1,000 feet southeast of the subject lot. The former Half Moon Beach recreational facility was located at this quarry in recent years. The adjoining property located to the east is similar to the subject lot and covered with dense woods and scrub cedars. The Skyline Paintball course is located further east of the site and accessed from Radio Station Road.
4.0 USER PROVIDED INFORMATION

In accordance with ASTM Practice E 1527-05, a standard questionnaire was submitted to the USER regarding actual knowledge of the site. In this instance, the questionnaire was completed by Mr. Vince Poling, IDA Secretary.

4.1 Title Information

ECS was not provided with a chain-of-title for our review.

4.2 Environmental Liens or Activity and Use Limitations

The USER did not indicate any information that would suggest that the property is the subject of any environmental liens or use limitation agreements.

4.3 Specialized Knowledge

The USER did not indicate any information that would suggest that the USER has any specialized knowledge of the subject site regarding conditions that would adversely impact the environmental integrity of the property.

4.4 Commonly Known or Reasonably Ascertainable Information

The USER did not indicate any commonly known or reasonably ascertainable information regarding the subject site.

4.5 Valuation Reduction for Environmental Issues

The ASTM Standard states: Reason for Significantly Lower Purchase Price in a transaction involving the purchase of a parcel of commercial real estate, the USER shall consider the relationship of the purchase price of the property to the fair market value of the property if the property was not affected by hazardous substances or petroleum products. The USER should try to identify an explanation for a lower price which does not reasonably reflect fair market value if the property were not contaminated, and make a written record of such explanation. Among the factors to consider will be the information that becomes known to the USER pursuant to the Phase I Environmental Site Assessment. This standard does not require that a real estate appraisal be obtained in order to ascertain fair market value of the property. In this instance, the USER did not indicate any information regarding a reduction in value that would suggest that the subject site has been devalued due to recognized environmental conditions at the site.
4.6 **Owner, Property Manager, and Occupant Information**

The USER indicated that the current owner of the subject site is Industrial Development Authority of Shenandoah County, Virginia.

4.7 **Degree of Obviousness**

The USER did not indicate any information regarding obvious indicators that point to the presence or likely presence of contamination at the subject site.
5.0 RECORDS REVIEW

A regulatory records search of ASTM standard and supplemental databases was conducted for the site and is included in Appendix III. The regulatory search report in the appendix includes additional details about the regulatory databases that were reviewed. The regulatory records search involves searching a series of databases for facilities that are located within a specified distance from the subject property. The ASTM standard specifies an approximate minimum search distance from the subject site for each database. Pursuant to ASTM, the approximate minimum search distance may be reduced for each standard environmental record except for Federal NPL site list, and Federal RCRA TSD list. According to ASTM, government information obtained from nongovernmental sources may be considered current if the source updates the information at least every 90 days or, for information that is updated less frequently than quarterly by the government agency, within 90 days of date the government agency makes the information available to the public. The following table indicates the standard environmental record sources and the approximate minimum search distances for each.

<table>
<thead>
<tr>
<th>Standard Environmental Record Sources</th>
<th>Approximate Minimum Search Distance Per ASTM (miles)</th>
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<tbody>
<tr>
<td>Federal NPL</td>
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<tr>
<td>Federal Delisted NPL</td>
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<tr>
<td>Federal CERCLIS</td>
<td>0.5</td>
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<tr>
<td>Federal CERCLIS NFRAP</td>
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<tr>
<td>Federal RCRA CORRACTS</td>
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<tr>
<td>Federal RCRA non-CORRACTS TSD</td>
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<tr>
<td>Federal RCRA Generators</td>
<td>Subject Site and Adjoining Properties</td>
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<tr>
<td>Federal ERNS</td>
<td>Subject Site Only</td>
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<tr>
<td>State and Tribal Hazardous Waste Sites (NPL Equivalent)</td>
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<td>State and Tribal Hazardous Waste Sites (CERCLIS Equivalent)</td>
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<tr>
<td>State and Tribal Landfill and/or solid waste disposal sites</td>
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<td>State and Tribal LUST</td>
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<td>State and Tribal IC/EC</td>
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<td>State and Tribal Voluntary Cleanup (VCP) Sites</td>
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<tr>
<td>State and Tribal Brownfield Sites</td>
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Based on our knowledge of the subject property and the surrounding area, ECS attempts to verify and interpret this data. While this attempt at verification is made with due diligence, ECS cannot guarantee the accuracy of the record(s) search beyond that of information provided by the regulatory report(s). Mapped and unmapped sites identified in the regulatory report(s) that are not addressed below were field verified and are not believed to be within the approximate minimum search distance and are excluded from this ESA report. ECS makes no warranty regarding the accuracy of the database report information included within the regulatory report(s).

5.1 Federal Databases

Federal National Priorities List (NPL)
The NPL is a subset of Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and identifies “superfund” sites that have had documented contamination incidents.

The site was not identified on the NPL.

No off-site properties within the minimum search distance of inquiry were reported as being on the NPL.

Federal Delisted NPL
The Delisted NPL identifies sites previously listed on the NPL where further response is appropriate.

The site was not identified on the Delisted NPL.

No off-site properties within the minimum search distance of inquiry were reported as being on the Delisted NPL.

Federal CERCLIS
CERCLIS contains data on potential hazardous waste sites that have been reported to the United States Environmental Protection Agency (USEPA). CERCLIS contains sites that are either proposed to or on the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL.

The site was not identified on the CERCLIS database.

No off-site properties within the minimum search distance of inquiry were reported as being on the CERCLIS database.

Federal CERCLIS No Further Remedial Action Planned (NFRAP)
CERCLIS sites designated as NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the
NPL, or the contamination was not serious enough to require federal Superfund action or NPL consideration.

The site was not identified on the CERCLIS NFRAP.

No off-site properties within the minimum search distance of inquiry were reported as being on the CERCLIS NFRAP.

**Federal Corrective Action Report (CORRACTS)**

CORRACTS identifies hazardous waste handlers that have been subject to corrective action under Resource Conservation and Recovery Act (RCRA).

The site was not identified by CORRACTS.

No off-site properties within the minimum search distance of inquiry were reported as being on CORRACTS.

**Federal Resource Conservation and Recovery Information System (RCRIS) – Treatment, Storage and Disposal (TSD) Facilities**

RCRIS identifies facilities that treat, store or dispose of hazardous wastes as defined by the RCRA. TSDs treat, store or dispose of hazardous waste.

The site was not identified as a hazardous waste TSD facility.

No off-site properties within the minimum search distance of inquiry were reported as being a hazardous waste TSD facility.

**Federal RCRIS - Generators**

RCRIS identifies facilities that generate hazardous wastes as defined by the RCRA. Conditionally exempt small quantity generators generate less than 100 kilograms of hazardous waste, or less than 1 kilogram of acutely hazardous waste, per month. Small quantity generators (SQGs) generate between 100 and 1,000 kilograms of hazardous waste per month. Large quantity generators (LQGs) generate more than 1,000 kilograms of hazardous waste or more than 1 kilogram of acutely hazardous waste per month.

The site was not identified as a hazardous waste generator.

No off-site properties within the minimum search distance of inquiry were reported as being a hazardous waste generator.

**Federal Engineering Controls (EC) List**

The Federal EC list identifies engineering controls including various forms of caps, building foundations, liners, and treatment methods used to eliminate pathways for regulated substances to enter environmental media or affect human health.

The site was not identified on the EC list.
Federal Institutional Controls (IC) List
The Federal IC list identifies institutional controls including administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants.

The site was not identified on the IC list.

Federal Emergency Response Notification System (ERNS)
The ERNS list is a national database that stores and records information on reported releases of hazardous substances, including petroleum products.

The site was not identified on the ERNS list.

5.2 State Databases

State Responsible Party Voluntary Action (VRP) Sites
The VRP Database is a listing of sites that parties wish to remediate voluntarily. The program is administered by the Virginia Department of Environmental Quality Voluntary Remediation Program.

The site was not identified on the VRP Sites listing.

No off-site properties within the minimum search distance of inquiry were reported as being on the VRP Sites listing.

Pollution Complaint (PC) and Incident Report Lists
The VDEQ identifies sites having documented releases to the ground, surface water or groundwater. PCs provided by the VDEQ webpage are for July 1985 to June 1994. This list includes non-UST related releases, including sewage overflows, but may include some of the same listings as the LUST list, and includes LUSTs prior to 1988. The information on this list is often incomplete and many sites cannot be located. A search for the subject site and adjacent properties was performed, although there is no ASTM requirement to search this database.

The site was not identified on the PC or Incident Report Database.

No off-site properties within the minimum search distance of inquiry were reported as being on the PC or Incident Report Database.

Leaking Underground Storage Tank (LUST) List
The LUST List is a record of reported leaking underground storage tank incidents that is maintained by the Virginia Department of Environmental Quality. This database search includes the LTANK database. The LUST List may also identify properties that have had soil and/or groundwater contamination associated with documented releases from aboveground storage tanks, surface spills and other sources.
The site was not identified on the LUST list.

No off-site properties within the minimum search distance of inquiry were reported as being on the LUST list.

**Registered Aboveground Storage Tank (AST) List**
The Registered AST List inventories aboveground storage tanks registered with the Virginia Department of Environmental Quality. This list does not identify ASTs that have not been registered with the Virginia Department of Environmental Quality, such as home heating oil tanks and other unregulated tanks.

The site was not identified on the AST database.

No off-site properties within the minimum search distance of inquiry were reported as being on the AST database.

**Virginia Spills (VA SPILLS)**
The Virginia pollution complaint database (Updated quarterly) includes complaints or reports of chemical spills to the ground or water received by the Virginia Department of Environmental Quality between 1986 and December 1993. The database may also include some leaking UST incidents.

The site was not identified on the VA SPILLS/RELEASES database.

**Leaking Tanks (LTANKS)**
The LTANKS database tracks all reported petroleum releases from aboveground and underground storage tanks in Virginia. Some LTANKS listings may be duplicate listings of sites on the LUST database.

The site was not identified on the LTANKS database.

No off-site properties within the minimum search distance of inquiry were reported as being on the LTANKS database.

**Registered Underground Storage Tank (UST) List**
The Registered UST List inventories underground storage tanks registered with the Virginia Department of Environmental Quality. This list does not identify USTs that have not been registered with the Virginia Department of Environmental Quality, such as home heating oil tanks and other unregulated tanks.

The site was not identified on the UST database.

No off-site properties within the minimum search distance of inquiry were reported as being on the UST database.
State Solid Waste Facilities/Landfill (SWL) List
The Virginia Department of Environmental Quality maintains a list of permitted solid waste facilities. These facilities may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

The site was not identified on the SWL list.

No off-site properties within the minimum search distance of inquiry were reported as being on the SWL list.

State IC List (INST CONTROL)
The State IC List identifies sites included in the VDEQ Voluntary Remediation Program database that have deed restrictions.

The site was not identified on the INST CONTROL database.

No off-site properties within the minimum search distance of inquiry were reported as being on the INST CONTROL database.

State Brownfield Projects Inventory (Brownfields)
The State Brownfield Database identifies brownfield projects inventoried with the Virginia Department of Environmental Quality. To qualify for Brownfields Assessment, the site must meet the Federal definition of a Brownfields and should have contaminant issues that need to be addressed and a redevelopment plan supported by the local government and community. The VDEQ performs brownfields assessments under a cooperative agreement with the US EPA with no cost to communities, property owners, or prospective purchasers. The assessment is an evaluation of environmental impacts caused by previous site uses similar to a Phase II ESA.

The site was not identified on the State Brownfield database.

No off-site properties within the minimum search distance of inquiry were reported as being on the State Brownfield database.

There are 21 unmapped Federal and State facilities or incidents within the 22657 zip code. These facilities are considered unmappable because the facility information in the databases is incomplete or insufficient, and does not report accurate facility location information. During our site reconnaissance of the local area, these facilities were not encountered and as such, it is our opinion that these facilities are outside the recommended search radii.
5.3 **Additional Environmental Record Sources**

**NPL Liens**
The NPL Liens is a USEPA listing of filed notices of Superfund Liens.

The site was not identified on the NPL Liens database.

No off-site properties within the minimum search distance of inquiry were reported as being on the NPL Liens database.

5.4 **Historical Use Information**

**Sanborn Fire Insurance Map Review**
Historic Fire Insurance Maps (i.e., Sanborns) do not provide coverage of the area of the subject. The absence of such maps generally indicates that the site is located in an area where production of Fire Insurance Maps was not economically feasible.

**Aerial Photograph Review**
Aerial photographs (Years: 1967, 1973 and 1977) were examined at the local USDA-NRCS office. No earlier photographs were readily available. Based on the 1967 photograph, the subject site appears to be predominantly wooded. No structures are visible on the subject site. Surrounding areas appear to be pasture and woodland. The 1973 photograph does not show any appreciable differences from the 1967 photograph; however, by 1973 the gas pipeline easement is visible north of the site. Surrounding areas appear largely unchanged with the exception of additional scrub vegetation.

**City Directory Review**
One of the ASTM standard historic sources to be reviewed for previous site use are local street directories, commonly known as City Directories. The purpose of the directory review is to identify past occupants of the site, adjoining properties, or nearby properties. In some rural areas, street directories information is limited.

Historical city directories do not provide coverage of the area of the subject. The absence of such generally indicates that the site is located in an area where production of directories was not economically feasible.

**Other Standard Historical Sources**
In accordance with the ASTM Standard, other historical sources should be reviewed, if necessary and if the information is likely to be useful, to obtain historical site use information. Other Standard Historical Sources may include property tax files, recorded land title records, historic USGS topographic maps, building department records, and zoning or land use records.
Historical topographic maps from 1966 to 1999 correlate with the previously discussed aerial observations and do not indicate any significant land disturbances or suspect land uses on or near the subject.

No other Standard Historical Sources were reviewed during this study.

**Other Local Historical Sources**
Other credible historical sources may be reviewed to identify past uses of the property. These sources may include internet sites, county or State road maps, historical society documents, or local library information.

No other local historical sources were reviewed during this study.

**Freedom of Information (FOIA) Requests**
There are no outstanding FOIA requests associated with this study.
6.0 SITE AND AREA RECONNAISSANCE

6.1 Methodology and Limiting Conditions

Mr. John Tevalt of ECS conducted the field reconnaissance on August 31, 2009. The weather at the time of the reconnaissance was approximately 82 degrees Fahrenheit and sunny. Observations were made from a walking reconnaissance around the perimeter boundary and along several transects through the property. Photographs, taken at the time of the site reconnaissance, are included in Appendix V.

6.2 On-Site Features

The property is an undeveloped lot, which is predominantly covered with dense woods and scrub cedars. A gravel road extends from the southern adjoining property onto the southwestern portion of the subject lot. A significant amount of debris is located in this area (See Photographs 3 & 4 in Appendix IV). It appears that this debris is from the former Half Moon Beach recreational facility located at a quarry south of the site.

In addition, there are numerous paint ball obstacles located throughout the southern portion of the subject lot. These obstacles include plywood, large utility wire spools, etc. It appears that these are associated with the nearby Skyline Paintball facility and accessed from Radio Station Road to the east.

**Underground or aboveground storage tanks**

We did not observe aboveground storage tanks or evidence of underground storage tanks at the site.

**Strong, pungent or noxious odors**

We did not notice strong, pungent or noxious odors at the site.

**Surface waters**

We did not observe streams or other surface waters located on the site.

**Standing pools of liquid likely containing petroleum or hazardous substances**

We did not observe standing pools of liquid at the site.

**Drums or containers of petroleum or hazardous substances greater than five-gallons**

We did not observe drums or containers of petroleum or hazardous substances greater than five-gallons at the site.
Drums or containers of petroleum or hazardous substances less than or equal to five-gallons
We did not observe drums or containers of petroleum or hazardous substances less than or equal to five-gallons at the site.

Unidentified opened or damaged containers of hazardous substances or petroleum products
We did not observe unidentified opened or damaged containers of hazardous substances or petroleum products at the site.

Known or suspect PCB-containing equipment (excluding light ballasts)
We did not observe known or suspect PCB-containing equipment on the site.

Stains or corrosion to floors, walls or ceilings
We did not observe stains or corrosion to floors, walls or ceilings.

Floor drains and sump pumps
We did not observe floor drains or sump pumps at the site.

Pits, ponds or lagoons
We did not observe pits, ponds or lagoons at the site.

Stained soil or pavement
We did not observe stained soils or pavement at the site.

Stressed vegetation
We did not observe stressed vegetation at the site.

Solid waste mounds or non-natural fill materials
The following observations were made with regard to solid waste mounds or non-natural fill materials at the site:

There is a former limestone quarry located south of the subject lot. It appears that in the past, limestone spoils from the quarry operations may have been stockpiled on portions of the site. Isolated mounds of these spoils were observed on the southern and southeastern portions of the subject lot. No visibly apparent evidence of hazardous materials or debris were observed to be associated with these mounds.

Wastewater discharges into drains, ditches or streams
We did not observe wastewater discharges at the site.
Groundwater wells including potable, monitoring, dry, irrigation, injection and/or abandoned
We did not observe groundwater wells at the site.

Septic systems or cesspools
We did not observe evidence of septic systems or cesspools on the site.

Elevators
We did not observe elevators on the site.

Dry Cleaning
We did not observe dry-cleaning operations on the site.

Onsite Emergency Electrical Generators
We did not observe emergency generators on the site.

6.3 Adjoining and Nearby Properties
A reconnaissance was made of closely adjacent or contiguous properties. Properties were viewed from public streets or accessible vantages without trespassing. Based on this limited reconnaissance no obvious evidence of hazardous waste/material, chemical and/or petroleum storage, leak or spill; stressed vegetation or soil discoloration; drinking water/environmental monitoring wells; environmental remediation activities; storage drums; industrial or commercial refuse; herbicide or pesticide containers; farm waste; septic systems; above-ground storage tanks (ASTs); underground storage tanks (USTs); petroleum pipelines; industrial/manufacturing or similar environmentally-sensitive operations or conditions; rail spurs; ruins; landfills or illicit dumping; air emissions/waste water discharges; leachate or seeps; surface or ground water contamination; and/or PCB containing articles were observed on these nearby properties.
7.0 ADDITIONAL SERVICES

7.1 Non-Scope Issues

ASTM guidelines identify non-scope issues, which are beyond the scope of this practice. Non-scope issues have the potential to be business environmental risks. Some of these non-scope issues include; asbestos-containing building materials, radon, lead-based paint, lead in drinking water, wetlands and mold.

We were not authorized to conduct non-scope services for the site.

7.2 Previous Reports Review

We have not conducted previous environmental and/or engineering assessment activities at the site.

We have not been provided with environmental or engineering assessment reports for the site completed by others.
8.0 INTERVIEWS

ECS contacted the Shenandoah County Building Department (540-459-6185) to determine if that office had any historical information regarding construction dates, inspections, or other information regarding the site. According to that office, the department was established in 1973 and has no records for the property.

ECS contacted the Shenandoah County Department of Fire and Rescue (540-459-6167) to obtain information on known hazardous material, USTs, petroleum spills, or responses for the subject property. According to Ms. Shanan Johnson, her department has no records associated with the subject site; however, their records commenced in 2000.

ECS contacted the Shenandoah County Environmental Heath Department (540-459-3733) to obtain information regarding groundwater wells and septic systems at the subject site. According to a Freedom of Information Act (FOIA) response from that office, they have no such records dating from 1948.
9.0 FINDINGS

This assessment was performed on a 9.42 acre parcel of undeveloped land located within the North Shenandoah County Industrial Park in Shenandoah County, Virginia. The Shenandoah County Tax Assessor identifies this parcel as Tax Map Parcel 016 13 1A.

The property is predominantly covered with a mixture of dense woods and scrub cedars.

The site is underlain by limestone rock units that are moderately solution-prone. This solubility also results in a karst terrain which may typically result in sinkholes, sinking streams, dry stream channels, caves, and springs.

The subject site is bordered on the north by Borden Mowery Drive. Adjoining and adjacent parcels to the north and south are undeveloped and covered with scrub cedars and brush. The Holtzman Office/Warehouse is under construction to the northeast beyond Borden Mowery Drive. A large, abandoned limestone quarry, which contains water, is located approximately 1,000 feet southeast of the subject lot. The former Half Moon Beach recreational facility was located at this quarry in recent years. The adjoining property located to the east is similar to the subject lot and covered with dense woods and scrub cedars. The Skyline Paintball course is located further east of the site and accessed from Radio Station Road.

A gravel road extends from the southern adjoining property onto the southwestern portion of the subject lot. A significant amount of debris is located in this area (See Photographs 3 & 4 in Appendix IV). It appears that this debris is from the former Half Moon Beach recreational facility located at a quarry south of the site. In addition, there are numerous paintball obstacles located throughout the southern portion of the subject lot. These obstacles include plywood, large utility wire spools, etc. It appears that these are associated with the nearby Skyline Paintball facility.

Our study did not indicate obvious evidence of hazardous waste/material, chemical and/or petroleum storage, leak or spill; stressed vegetation or soil discoloration; drinking water/environmental monitoring wells; environmental remediation activities; storage drums; industrial or commercial refuse; herbicide or pesticide containers; farm waste; septic systems; above-ground storage tanks (ASTs); underground storage tanks (USTs); petroleum pipelines; industrial/manufacturing or similar environmentally-sensitive operations or conditions; landfills or illicit dumping; air emissions/waste water discharges; leachate or seeps; surface or ground water contamination; and/or PCB containing articles on the subject site or nearby properties.
10.0 CONCLUSIONS AND OPINIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of the subject site. Any exceptions to, or deletions from this practice are described in Section 2 of this report.

Based upon our review of available maps and illustrations, InfoMap provided USEPA and State regulatory file listings for the subject site area, interviews, and site reconnaissance, our Phase I ESA has NOT identified evidence of recognized environmental conditions as defined by ASTM Practice E-1527-2005.

Although not considered recognized environmental conditions as defined ASTM Practice E 1527-05, the following is considered noteworthy:

- Based on the karst topography, there is a potential for sinkholes to be present on site that may impact development of the property.
- A significant amount of debris is located on the southern and southwestern portions of the site.

Based on the results of our investigation, ECS does NOT recommend further investigation with regard to the environmental conditions at the subject site, as specifically defined by ASTM Practice E 1527-05.

However, prior to site development activities, the following should be performed:

- A geotechnical study should be performed to evaluate subsurface conditions of the property prior to planning site development.
- The on-site debris should be removed for proper off-site disposal.
11.0 REFERENCES

During the course of this study, a variety of maps and illustrations were reviewed to aid in the interpretation of the historical land uses along with surface and subsurface conditions. These materials include the following:

- United States Geological Survey (USGS) 7.5 minute series Topographic Map for Middletown Quadrangle, Virginia (1986).
- United States Geological Survey (USGS) 7.5 minute series Topographic Map for Middletown, Virginia (1972).
- Shenandoah County Tax Map 016, reviewed September 2009.
Phase I ESA
North Shenandoah Industrial Park
09/2009

Topographic Map
Middletown - VA
1986
ECS Project 9595

Figure 1
Phase I ESA
North Shenandoah
Industrial Park
09/2009

Generalized Site Plan
ECS Project 9595
Figure 5

ECS LLC
Mid-Atlantic
166 Windy Hill Lane
Winchester, VA 22602

Approximate Property Boundary
All Locations Are Approximate
Phase I ESA
North Shenandoah Industrial Park
09/2009

April 2009 Aerial Photograph
ECS Project 9595
Figure 6
APPENDIX II

CORRESPONDENCE AND USER QUESTIONNAIRE
ENIRONMENTAL SITE ASSESSMENT
CLIENT (USER) QUESTIONNAIRE

Please respond to the following questions to the best of your ability and return the questionnaire to ECS along with the signed work authorization:

1. Are you aware of environmental cleanup liens that are filed or recorded against the subject property?
   
   NO

2. Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded?

   NO

3. As the USER of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

   NO

4. Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

   NO

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as USER;
   
   a) Do you know the past uses of the property?
   b) Do you know of specific chemicals that are present or once were present at the property?
   c) Do you know of spills or other chemical releases that have taken place at the property?
   d) Do you know of any environmental cleanups that have taken place at the property?

   a) YES  b) NO  c) NO  d) NO

6. As the USER of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

   NO
APPENDIX III

REGULATORY RECORDS DOCUMENTATION
Target Property:

BORDEN MOWERY DR
STRASBURG VA 22657
Job Number: 9595

PREPARED FOR:

ECS Mid-Atlantic, LLC
166 Windy Hill Lane
Winchester, VA 22602

08-04-09
### Environmental FirstSearch
#### Search Summary Report

**Target Site:**
**BORDEN MOWERY DR**
**STRASBURG VA 22657**

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**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 NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent 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: 08-04-09
Requestor Name: john tevalt
Standard: ASTM-05

Search Type: COORD
Job Number: 9595

Target Site: BORDEN MOWERY DR
STRASBURG VA 22657

Demographics

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|-----------------|--------------|---------------|----|-------------|----
Radon: 24.4 PCI/L

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# Environmental FirstSearch

## Sites Summary Report

**Target Property:** BORDEN MOWERY DR  
STRASBURG VA 22657

**JOB:** 9595

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**Target Property:** BORDEN MOWERY DR
STRASBURG VA 22657

**JOB:** 9595

**TOTAL:** 21  **GEOCODED:** 0  **NON GEOCODED:** 21  **SELECTED:** 0

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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 REGISTERED 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:  *DOVBIA*  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
BORDEN MOWERY DR, STRASBURG VA 22657
Environmental FirstSearch
.5 Mile Radius
ASTM Map: CERCLIS, RCRATSD, LUST, SWL

BORDEN MOWERY DR, STRASBURG VA 22657

Source: 2002 U.S. Census TIGER Files
Target Site (Latitude: 39.008908  Longitude: -78.359352) .........................
Identified Site, Multiple Sites, Receptor .............................................
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
Triballand ...........................................................................................................
Railroads ...........................................................................................................

Black Rings Represent 1/4 Mile Radius;  Red Ring Represents 500 ft. Radius
Environmental FirstSearch
.25 Mile Radius
ASTM Map: RCRAGEN, ERNS, UST

BORDEN MOWERY DR, STRASBURG VA 22657

Source: 2002 U.S. Census TIGER Files

Target Site (Latitude: 39.008908  Longitude: -78.359352) .........................
Identified Site, Multiple Sites, Receptor ....................................................
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
Triballand ......................................................................................................
Railroads ......................................................................................................

Black Rings Represent 1/4 Mile Radius;  Red Ring Represents 500 ft. Radius
Environmental FirstSearch
.25 Mile Radius
Non-ASTM Map: No Sites Found

BORDEN MOWERY DR, STRASBURG VA 22657

Source: 2002 U.S. Census TIGER Files

Target Site (Latitude: 39.008908 Longitude: -78.359352) .........................
Identified Site, Multiple Sites, Receptor ....................................................
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
Triballand ........................................................................................................
National Historic Sites and Landmark Sites ..............................................
Railroads ........................................................................................................

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius
APPENDIX IV

HISTORICAL RESEARCH DOCUMENTATION
APPENDIX V

SITE PHOTOGRAPHS
PHOTOGRAPHS

Photograph No. 1

View facing east along Borden Mowery Drive. Lot 1A is the wood property on the right beyond the overhead electrical lines. Note the adjacent Holtzman Office/Warehouse under construction in the background.

Photograph No. 2

View of the typical vegetation that covers the subject lot.
Photograph No. 3

View of debris located on the southwestern portion of the subject lot.

Photograph No. 4

View of additional debris located on the southwestern portion of the subject lot.
ECS MID-ATLANTIC, LLC

1.0 CORPORATE QUALIFICATIONS

ECS Mid-Atlantic, LLC (formerly conducting business as Engineering Consulting Services, Ltd.) was incorporated in 1987 to meet the growing needs of our clients as a multi-service engineering firm. The managing principals of ECS Mid-Atlantic, LLC average over 20 years of experience in their respective fields. Our staff of over 450 people includes registered professional engineers, environmental geologists, hydrogeologists, certified engineering technicians and support personnel. ECS Mid-Atlantic, LLC places great emphasis on the individual qualifications and experience of its technical staff. Our geotechnical and environmental engineers hold Masters or Doctorate degrees in engineering and are well-versed in the subsurface conditions typically found in the Mid-Atlantic region. Our senior environmental personnel have performed a variety of environmentally-related services for major corporations on projects in over 20 states and four countries. ECS Mid-Atlantic, LLC engineering technicians are certified by such recognized organizations as the American Concrete Institute (ACI), the Washington Area Council of Engineering Laboratories (WACEL), the American Welding Society (AWS), and the Roofing Industry Educational Institute (RIEI). In addition, we have developed and implemented our own in-house training, certification and QA/QC programs.

ECS Mid-Atlantic, LLC emphasizes quality and responsive service to our clients in solving problems and providing innovative engineering and scientific analysis. With our corporate office in Chantilly, Virginia, we maintain branch offices in Baltimore, Aberdeen, Frederick, and Ocean City, Maryland, Richmond, Fredericksburg, Williamsburg, Roanoke, Winchester, Norfolk, Waldorf and Charlottesville, Virginia, and York, Pennsylvania. We focus our activities on the specific concerns of the Mid-Atlantic development area. By combining the talents from all fourteen offices, we can offer highly qualified personnel to staff each of our projects. Our multi-phase services structure -- including geotechnical engineering, construction materials testing and inspection, and environmental services and engineering -- results in better long-term understanding of individual projects and clients, and allows us to respond quickly to potentially critical situations. ECS Mid-Atlantic, LLC has applied this approach on many of the larger projects in this region, including work for such firms as Trammell Crow Company, Prentiss Properties, Homart Development Company, The Oliver Carr Company, and Friendswood Development.
ECS Mid-Atlantic, LLC is certified by the Washington Area Council of Engineering Laboratories (WACEL), and the Cement and Concrete Reference Laboratory (CCRL), in the area of Construction Testing Services.
2.0 FIELDS OF COMPETENCE

Through the close working relationship of its operational departments and specialized sub-contractors, ECS Mid-Atlantic, LLC has the total capability to evaluate a given site or operation and to develop the most practical approach to environmental site assessments, site contamination studies, ground water and soil remediation, permitting, and design of environmental control systems. Our primary focus has been to continually develop practical and cost-effective solutions in a timely and responsive manner to changing environmental problems.

One of the major reasons for our past success in the environmental consulting marketplace has been our ability to "customize" and combine specific services from different disciplines to individual client and project needs. Also of importance to our clients is our knowledge of the environmental regulatory agencies and our record of success working with them in our clients' interest. The environmental services available from ECS Mid-Atlantic, LLC include:

ENVIRONMENTAL STUDIES:

- Real estate transactions/environmental site assessments (Phases I, II, and III)
- Environmental impact studies and risk assessments
- Wetland delineation and mitigation investigations
- Radon investigations
- Environmental facility audits and assessments
- Third-party reviews

ASBESTOS ASSESSMENTS:

- Asbestos surveys
- Sample collection and analysis
- Preparation of plans and specifications

UNDERGROUND STORAGE TANK MANAGEMENT:

- Monitoring of tank removals
- Site investigations and assessments
- Contaminant plume evaluations
- Long- and short-term environmental site monitoring
- Development of corrective actions plans (CAP's)
- Regulatory permitting
- Ground water recovery system design
HYDROGEOLOGICAL AND GEOPHYSICAL SERVICES:

- Development and implementation of ground water resource and evaluation plans
- Design and implementation of ground water monitoring networks, including drilling and well installation
- Ground water modeling
- Aquifer testing (pumping tests, slug tests and bail-down tests)
- Contaminant plume investigations
- Electromagnetic and resistivity surveys
- Design of ground water recovery and treatment systems
- Seismic refraction and ground-probing radar studies

ENVIRONMENTAL ENGINEERING:

- Design and implementation of site remediation measures
- Preparation of closure plans and other hazardous facility permitting
- Design of new landfill and lagoon facilities
- Design of pumping and treatment systems for contaminated ground water
- Design of water/waste water treatment systems
- Permitting and regulatory negotiation
3.0 ENVIRONMENTAL SERVICES

3.1 BACKGROUND

Within the environmental field, ECS Mid-Atlantic, LLC has concentrated on providing services to the regional development and financial community, including commercial, residential, institutional and industrial clients and lenders. By concentrating on this service sector, we are able to better understand the requirements of each group and provide services more specifically tailored to individual needs. For most commercial, residential and institutional developers, the most common services performed, to date, have been Phase I and Phase II environmental site assessments. In this area, our work includes a thorough evaluation of the physical conditions of the property using visual overviews supported by aerial photographs, an historical search of appropriate information for past historic and regulated uses, and interviews with current or previous tenants to determine previous site activities. Depending upon the results of the Phase I investigation, follow-up Phase II studies, if necessary, are provided and structured as site-specific conditions dictate and can include soil-test borings, monitoring well installations and chemical analyses of soil, ground water and surface water.

ECS Mid-Atlantic, LLC also provides hydrogeological and geophysical investigations for the municipal, commercial, industrial, development, and financial sectors. These investigations can be sub-divided into two fields: ground water resources studies, and contaminant/delineation ground water monitoring investigations. Ground water resource investigations primarily concentrate on developing and/or protecting our valuable ground water resources. These types of investigations are commonly requested by municipalities, industries, and developers in need of water for potable, irrigation, or industrial use, particularly in those areas where commercial water supplies are either unavailable, difficult to attain, or economically unfeasible. Existing published data, other consultant reports, and pertinent scientific literature are reviewed and are supplemented by a full-scale field investigation consisting of geological and/or geophysical surveys. The synthesized information is then used to more cost-effectively site future water supply wells and/or enhance old established well fields.

Contaminant delineation and ground water monitoring investigations primarily concentrate on determining the magnitude and extent of ground water and soil contamination. Test borings are drilled, ground water monitoring wells are installed, and the subsurface soils and
ground water are sampled and chemically analyzed to determine the types and concentrations of the various contaminant(s) that are potentially present. The number of borings and monitoring wells is dependent on the estimated extent and nature of the contaminants in question. Through hydraulic testing and measurements, the direction and rate of ground water flow, and hence, contaminant migration and dispersion, can be calculated. Geophysical techniques are often used to supplement the environmental sampling and analyses as a means of more effectively locating a contaminant plume. Such types of hydrogeological investigations are necessary for determining the potential impacts from leaking underground storage tanks (UST's), old and new landfills, surface impoundments, hazardous spills of hazardous chemical materials and wastes, etc.

Finally, ECS Mid-Atlantic, LLC can comprehensively assess industrial processes to determine wastewater flows and loads, develop permitting and treatment strategies, perform treatability studies and design wastewater treatment systems.

### 3.2 REPRESENTATIVE CLIENTS

- AOKI Corporation
- Birtcher-Butcher Partnership
- Boston Properties
- Buvermo Properties
- Cafferty Development
- Carey Winston Company
- Cambridge Companies
- Centennial Development
- CenterMark Properties
- Citidate, Inc.
- CSX Realty
- Cushman and Wakefield
- Danac Corporation
- Development Resources, Inc.
- Dome Real Estate
- The Donohoe Company
- The Evans Company
- Evergreen Development
- Federal Real Estate Investment Trust
- Friendswood Development
- Gilbane Properties
- Greenbaum & Rose
- Homestead Village
- J&B Enterprises
- The JBG Companies
- KLN B Management Services
- Lincoln Property Company
- The Henry A. Long Company
- Manekin Corporation
- The Stanley Martin Companies
- Mason Hirst Companies
- Metropolitan Partnership, Ltd.
- Mobil Land Development
- National Dev. Mid-Atlantic
- Office Space Management, Inc.
- Osprey Investment Company
- Pence-Freidel Development
- Prentiss Properties, Ltd.
- Prudential Realty Group
- The Radnor Corporation
- Reston Town Center Associates, Inc.
- The Michael T. Rose Companies
- B.F. Saul Company
- Savage-Fogarty Realty
- Sequoia Building Corporation
- The Shapiro Companies
- Simpson Development Company
- The Staubach Company
- The Svatos Company
- The Taubman Company
- Trammell Crow Company
- Turner Harwood Ventures
- Union Pacific Realty Corporation
- William H. Dolben & Son, Inc.
- Winchester Commercial
- The World Bank
Banks and Financial Institutions

American Security Bank  Bank of America
Amresco Institutional, Inc.  Perpetual Bank
Crestar Bank  Potomac Capital Investment Corporation
Eastern American Bank  Principal Capital Management, LLC
Equitable Real Estate Investment Mgmt  Riggs National Bank
Financial Conservators, Inc.  Resolution Trust Corporation
First Union Bank  Security Trust Company, N.A.

3.3 SPECIFICATIONS AND PERSONNEL QUALIFICATIONS

Resumes of key personnel are attached.
EDUCATION

B.S., Environmental Resource Management-1995, Pennsylvania State University, University Park, PA

CERTIFICATIONS

Certified Indoor Air Quality Professional (CIAQP)
OSHA 40-hour HAZWOPER
EPA Asbestos Inspector – VA, DE
EPA Asbestos Project Monitor – VA, DE
EPA Asbestos Management Planner – VA, DE
EPA Lead-Based Paint Inspector/Risk Assessor – VA, DC
NIOSH 582 Equivalent – Phase Contrast Microscopy

EXPERIENCE

October 2005 to Present: Manager, Environmental Services, ECS – Mid-Atlantic, LLC (formerly conducting business as ECS, Ltd.) Winchester, Virginia. Responsible for management and preparation of Phase I Environmental Site Assessments; facility audits; environmental site characterization studies; asbestos and lead-based paint inspections; and indoor air quality assessments.

Nov. 2000 to October 2005: Senior Environmental Scientist, MACTEC Engineering and Consulting, Inc (formerly Law Engineering and Environmental Services, Inc.) Ashburn, Virginia. Responsible for coordination and preparation of Phase I Environmental Site Assessments; asbestos and lead-based paint inspections; and indoor air quality assessments.

1996 to 2005: Environmental Specialist, Virginia Department of Health, Winchester, Virginia. Primary duties included: Enforcement of Virginia State Health Regulations for food protection, environmental health, rabies protection and general complaints; and Epidemiological studies of illness outbreaks.

1996: Environmental Consultant, Cloverleaf Environmental Consultants, Berryville, Virginia. Soil profiling and site characterization for sewage disposal systems; waste water sampling; and limited environmental site assessments.

1995 to 1996: Environmental Scientist, Republic Environmental Systems, Hatfield, Pennsylvania. Primary duties included extensive analysis of hazardous and non-hazardous waste for characterization prior to treatment, storage and disposal.

1994 to 1995: Laboratory Analyst, Materials Research Laboratory, University Park, Pennsylvania. Assisted in the analysis of leachate from various compounds under development by the university and other entities.

Representative sampling of recent key assignments and experience:

- Senior Scientist responsible for coordinating and conducting lead-based paint risk assessments for 26 single family dwellings at a federal research center in Front Royal, Virginia.
- Senior Scientist responsible for coordinating and conducting asbestos and lead-based paint inspections for over 25 government office buildings in Fauquier County, Virginia.
- Senior Scientist responsible for assessing mold contamination in a 185 room hotel located in Largo, Maryland and providing remediation specifications and developing bid package.
JOHN E. TEVALT, C.E.S.
Senior Environmental Specialist
Winchester, Virginia

CERTIFICATIONS

Certified Environmental Specialist (C.E.S.) - Environmental Assessment Association
OSHA 40-hour HAZWOPER
Licensed Asbestos Building Inspector – VA, WV
Accredited AHERA Asbestos Building Inspector - MD

TRAINING

40-Hour Hazardous Materials Site Worker (OSHA 29 CFR Part 1910.120)
8-Hour Hazardous Materials Supervisor (OSHA 29 CFR Part 1910.120)
24-Hour Asbestos Hazard Emergency Response Act (AHERA) Building Inspector
American Society for Testing and Materials (ASTM), Environmental Site Assessments for Commercial Real Estate
Mold Inspector’s Course – EMSL Analytical, Inc.
Listed Radon Inspector - USEPA Approved Course
Washington Area Council of Engineering Laboratories, Soils I Inspector
Washington Area Council of Engineering Laboratories, Concrete I & II Inspector
Washington Area Council of Engineering Laboratories, Structural Inspector
Virginia Department of Transportation, Asphalt Inspector
Virginia Department of Transportation, Aggregate Inspector
Troxler Nuclear Density Testing

PERTINENT EXPERIENCE

January 2006 to Present: Senior Environmental Specialist, ECS – Mid-Atlantic, LLC (formerly conducting business as ECS, Ltd.) Winchester, Virginia. Responsible for coordination and preparation of Phase I Environmental Site Assessments; environmental site characterization studies; asbestos inspections; mold inspections and indoor air quality assessments; preliminary wetland assessments; orchard evaluations for real estate transfers; and underground storage tank assessments for state reimbursement under the Virginia Petroleum Storage Tank Fund.

April 1994 to January 2006: Senior Environmental Technician, Triad Engineering, Inc. Winchester Virginia. Responsibilities included the coordination, preparation, and supervision of Phase I Environmental Site Assessments. Between 1994 and 2006, Mr. Tevalt personally performed more that 400 Phase I Environmental Site Assessments throughout the Mid-Atlantic Region. Additional responsibilities included environmental site characterization studies; asbestos inspections; mold inspections and indoor air quality assessments; preliminary wetland assessments; orchard evaluations for real estate transfers; and underground storage tank assessments for state reimbursement under the Virginia Petroleum Storage Tank Fund.

June 1992 to April 1994: Environmental Project Manager, ATEC Associates, Inc. Chantilly, Virginia. Responsibilities included the coordination and on-site supervision of various environmental remediation projects throughout the Mid-Atlantic Region.

June 1987 to June 1994: Environmental Scientist, ATEC Associates, Inc. Chantilly, Virginia. Responsibilities included the coordination and preparation of Phase I Environmental Site Assessments; field sampling of soil, surface water and groundwater; radon inspections; and asbestos inspections.