PHASE II ENVIRONMENTAL SITE ASSESSMENT

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EXECUTIVE SUMMARY

An ASTM International (ASTM) Standard E 1527-13 Phase I Environmental Site Assessment (ESA) of one (1) parcel totaling approximately 1.86 acres located at 3406 Commander Shepard Boulevard in Hampton, Virginia (hereafter the "Subject Property", "Site", or "Subject Site") was completed by Timmons Group on May 23, 2017. The Phase I ESA was completed in conjunction with a current proposal for property acquisition and prospective redevelopment.

The results of the Phase I ESA identified recognized environmental conditions (RECs) for the Subject Property as defined by ASTM Standard E 1527-13 related to the suspected presence of hazardous substances and/or petroleum products in addition to storage tanks, and solid waste.

Based on the above, the Phase I ESA recommended the completion of a Phase II ESA. As a result, Timmons Group conducted a Phase II ESA in accordance with ASTM Standard E 1903-11 (Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process) with a proposed scope of collecting subsurface soil samples from the Site to evaluate the potential for subsurface contamination.

Investigative Methods

Based on the above, and within the boundaries of the Subject Property, the Phase II ESA included the collection of subsurface soil samples for laboratory analysis from eight (8) borings on the Subject Property using a Geoprobe® direct-push hydraulic sampler in accordance with ASTM and industry standards.

Following the collection of soil samples, analysis was completed by an accredited laboratory using approved Environmental Protection Agency (EPA) methods. Based on the nature of the suspected contaminants, soil samples were analyzed for total petroleum hydrocarbons – diesel range organics (TPH-DRO), TPH – gasoline range organics (TPH-GRO), pesticides, herbicides, and a selected subset of Resource Conservation and Recovery Act (RCRA) metals (arsenic, chromium, mercury, and lead).

Analytical Results

The collected soil samples produced measurable concentrations of both TPH-DRO and metals above their corresponding method detection limits. However, only the measured concentrations of arsenic are above federal and state regulatory screening levels.

Conclusions and Recommendations

TPH-DRO concentrations were measured in two (2) of the collected eight (8) samples; however, neither concentration is above regulatory reporting limits and therefore does not represent a potential risk. Conversely, the analyzed suite of metals was measured in every sample collected, with the measured arsenic concentration in seven of eight samples exceeding the regulatory screening levels. Accordingly, the arsenic concentrations present a potential risk. Based on the Phase II ESA results, and in light of the proposed usage of the property as a day care facility, Timmons Group recommends the mitigation of surficial soils in proposed areas of greenspace with emphasis on areas to be used for outdoor recreation.

It should be noted that the collected samples analyzed for this investigation represent isolated data points within the boundaries of the Subject Property and should not be considered to represent homogeneous subsurface conditions across the entire Site.