

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**I CAN CHILD LEARNING CENTER
3406 COMMANDER SHEPARD BOULEVARD
HAMPTON, VIRGINIA 23666**

PREPARED FOR:

**I CAN CHILD CARE & LEARNING CENTER, LLC.
3355 COMMANDER SHEPARD BOULEVARD
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1.0 EXECUTIVE SUMMARY

At the request of I Can Child Care & Learning Center, LLC (hereafter the “Client”), and in accordance with 40 CFR Part 312, and ASTM Standard E 1527-13, Timmons Group completed a 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”, “Subject Site” or “Site”). Based on our understanding, the Site is under evaluation for acquisition as a childcare facility.

This assessment was completed to evaluate the presence of Recognized Environmental Conditions (RECs) on the Subject Site or adjoining properties based on a review of reasonably available environmental resource information and/or site observations. RECs are defined by ASTM Standards as *“the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to release to the environment; under conditions indicative of a release to the environment or under conditions that pose a material threat of future release.”*

Likewise, this Phase I ESA evaluated the presence of Historical RECs (HRECs) and/or Controlled RECs (CRECs) as defined by ASTM standards. A HREC is defined as *“an environmental condition which in the past would have been considered a REC, but which may or may not currently be considered a REC.”* A CREC is defined as *“a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, activity use limitations, institutional controls and/or engineering controls).”*

Site Description

The Subject Property is located at 3406 Commander Shepard Boulevard in Hampton, Virginia, and is comprised of one (1) parcel totaling approximately 1.86 acres. The Site is currently in use as an auction and repair facility.

Environmental Conditions on the Subject Property

As a result of the Phase I ESA, two RECs were identified on the Subject Property as defined by ASTM Standard E 1527-13 with respect to hazardous substances and/or petroleum products, storage tanks, and solid waste:

- Multiple storage containers including 55-gallon drums were observed on the Subject Property, some of which were labeled as hazardous materials.
- A large quantity of solid waste materials was observed on the Site. The quantity and quality of materials observed on-site, including repurposed aboveground storage tanks (ASTs), represent a REC.

Environmental Conditions on Adjoining Properties

The Subject Property is bordered to the north by undeveloped forestland; to the east by 7-Eleven, Wythe Creek Rd, with NASA Langley Research Center beyond; to the south by Old Armistead Ave, Commander Shepard Blvd, and a strip mall beyond, including the current location of I Can Child Care; and to the west by a mobile home park, and Magruder Blvd with Brick Kiln Creek beyond. As a result of site reconnaissance and reviewed resource data, a REC was identified for the adjoining properties:

- The possibility for subsurface vapor migration to be occurring from the adjoining gasoline station offers a potential risk to the Subject Property. The facility lies immediately to the east at a relatively higher elevation and was previously listed on the LUST/LTANKS database. Although the pollution complaint numbers were closed in 1988 and 1994, the risk of vapor migration may persist.

Data Gaps

Limited response to the owner and user questionnaires is a minimal data gap that does not affect the conclusions drawn by this report.

Conclusions and Recommended Response Actions

Timmons Group completed a Phase I ESA of one (1) parcel totaling approximately 1.86 acres located at 3406 Commander Shepard Boulevard in Hampton, Virginia. Based on the results, two RECs were identified for the Subject Property and one for an adjoining property as defined by ASTM Standard E 1527-13. Following a review of reasonably accessible state and federal environmental regulatory records and standard historical resources, in conjunction with site reconnaissance, Timmons Group recommends further assessment of the Subject Property to satisfy due diligence requirements as prescribed by ASTM standards. Quantitative information regarding potential subsurface contamination should be obtained through the completion of a Phase II ESA based on the observations noted within this report.

Non-Scope Considerations

As a measure of business environmental risk, Timmons Group completed an additional evaluation of on-site factors that could potentially present a material environmental or environmentally-driven impact to the Subject Property, not necessarily limited to the mandatory requirements of environmental assessment per ASTM Standard E 1527-13. The results are as follows:

- Asbestos-Containing Building Materials and Lead-Based Paint
Given the age of the buildings on the Subject Property, it is likely that asbestos-containing building materials and lead-based paint are present. Records show that the house and warehouses were built in 1948, and no evidence was identified indicating that removal of these substances has occurred. Additional assessment by a qualified professional should be conducted prior to demolition of the buildings.