

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

The Arbors at Stafford

Tax Map Number 39-16

Stafford County, Virginia

Prepared for:

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Report Issuance Date: October 11, 2022

Report Viability Date: February 19, 2023

SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in Article §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 the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Sean Gagnon, Environmental Professional

October 11, 2022

Date

Assisted by:



Isabel Hildesheim, Environmental Scientist

October 11, 2022

Date

SUMMARY OF FINDINGS

Bowman Consulting Group Ltd. (Bowman) has conducted a Phase I Environmental Site Assessment on the Site identified as Tax Map Number 39-16 in Stafford County, Virginia per ASTM's Standard E 1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Based on this review of information and our site reconnaissance of the Site, Bowman has identified the following findings:

1. The approximately 8.50-acre Site is identified as Tax Map Number 39-16 and located at 124 Old Potomac Church Road in Stafford County, Virginia. The Site has been cleared and graded in the recent past and consists of open field.
2. The Site is bordered by Peake Lane, forested areas, and residential properties to the west, forested areas to the north, Old Potomac Church Road and forested properties to the east, and South Campus Boulevard and residential properties to the south. The Site drains towards Accokeek Creek.
3. No conditions indicative of releases or threatened releases of hazardous substances on the Site were identified during the review of information for this Phase I ESA or during the reconnaissance of the Site.

OPINION AND CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of The Arbors at Stafford Project. Any exceptions to, or deletions from, this practice are described in the following section of this report:

- None

Current Recognized Environmental Conditions

This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Site except for the following:

- None.

Recognized environmental conditions (RECs) are defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to any release to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment. RECs do not 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.

Other findings considered *de minimis* conditions, and non-ASTM standard findings associated with the Site are as follows:

- None

Historical Recognized Environmental Conditions

A historical REC (HREC), as defined in the ASTM Standard, is an environmental condition that in the past would have been identified as a REC, but has been adequately addressed and therefore no longer represents a REC. Bowman has not identified any historical RECs in association with the subject property except the following:

- None

Controlled Recognized Environmental Conditions

A controlled recognized environmental condition (CREC) as defined in the ASTM Standard is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Bowman has identified the following CRECs in association with the subject property:

- None

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INTRODUCTION

This Phase I Environmental Site Assessment of The Arbors at Stafford Project, located in Stafford County, Virginia, has been prepared for use by Marlyn Development Corporation, by its employees and affiliates, and its counsel, consultants, and potential lenders. Hereafter, the property is referred to as the ‘Site’. Others may rely on this report only with the express permission of Bowman Consulting Group, Ltd. (Bowman).

Details for the Site are summarized as follows:

Owner	Site Address	Use	Tax Map Number	Acres
Old Potomac Church LLC	124 Old Potomac Church Road	Vacant	39-16	8.50

Purpose

This report satisfies the requirements of the US EPA’s “Standards and Practices for All Appropriate Inquiries” (40 CFR Part 312), as specified by ASTM’s Standard E 1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. This practice allows a user to satisfy one of the requirements to qualify for limitations on CERCLA liability by an innocent landowner, contiguous property owner, or bona fide prospective purchaser, also known as landowner liability protections. CERCLA liability is limited to releases and threatened releases of hazardous substances which cause the incurrence of response costs.

Performance of the Phase I Environmental Site Assessment is intended to reduce, but not entirely eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with use or development of the Site. As defined in ASTM’s Standard E 1527-13, the term “recognized environmental conditions” (RECs) means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to any release to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment. RECs do not 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.

Scope

1. **Government Records Review.** Bowman reviewed available Federal, state, and local databases for the subject and surrounding properties within approximately one mile of the Site, in accordance with the ASTM specifications. Databases were reviewed for records of environmental or health violations or complaints and other recognized environmental conditions on and surrounding the Site. A partial listing of databases reviewed is:

Federal

- EPA National Priorities List (NPL) of superfund sites designated for priority cleanup. Proposed and delisted NPL listings and NPL lien listings were also reviewed.
- EPA CERCLIS list of potentially hazardous waste sites reported to the EPA.

- EPA **CORRACTS** listing of hazardous waste handlers with ongoing corrective action activity
- EPA **RCRIS** lists of small and large quantity waste generators (**SQWG** and **LQWG**). These sites handle hazardous wastes.
- EPA Emergency Response Notification System (**ERNS**) listing of reported releases of petroleum or hazardous substances.
- FEMA Floodplain Map

Virginia

- Registered Underground Petroleum Storage Tank List (**UST**)
- Leaking Underground Storage Tank list (**LUST**)
- Voluntary Remediation Program (**VRP**)
- Registered Petroleum Storage Tank list (**AST**)
- Leaking Aboveground or Underground Petroleum Storage Tanks (**LTANKS**)
- Virginia Department of Environmental Quality (**DEQ**)

Local

- Stafford County Health Department
- Stafford County Fire & Rescue Department

A complete listing of Federal and state databases reviewed is included in the EDR Radius Map Report with GeoCheck included as Appendix A.

2. **Historical review.** A historic review of the Site was conducted. The historic review was based on historic aerial photographs, historic topographic maps, and a review of available Sanborn Fire Insurance Maps.
3. **Site Reconnaissance.** Bowman conducted a site visit and visual inspection of the Site on August 24, 2022. The primary purpose was to document land uses of the subject and surrounding properties, and to look for environmental conditions of potential concern.
4. **Interviews.** An interview with Mr. Brian Staub, an authorized representative of Marlyn Development Corporation (the User), was conducted on September 7, 2022. An interview with Mr. Ed Horn, Project Management of Virginia Properties Inc., and an authorized representative of Old Potomac Church LLC. (the Owner), was conducted on September 8, 2022.
5. **Report.** Bowman has prepared this Phase I ESA Report, documenting our findings with maps, photographs, and narrative discussion, which include the findings and opinions of environmental risk.

Site Description

The approximately 8.50-acre Site is identified as Tax Map Number 39-16 and is located at 124 Old Potomac Church Road in Stafford County, Virginia. More generally, the Site is located at 38.4101° N Latitude and 77.4095° W Longitude on the Stafford, VA USGS Quadrangle Map (Figure 1).

The Site is bordered by Peake Lane, forested areas, and residential properties to the west, forested areas to the north, Old Potomac Church Road and forested properties to the east, and South Campus Boulevard and residential properties to the south. The Site has been logged and graded in the recent past and consists of open field. The Site drains towards unnamed tributaries to Accokeek Creek.

Description of Adjacent Properties

According to Stafford County tax records, a partial summary of the adjacent properties is listed below:

Owner	Tax Map Numbers	Site Address	Use	Location to Site
South Campus Re LLC	39-16M	122 Old Potomac Church Road	Commercial	South
South Campus LLC	39-16P	124 Old Potomac Church Road	Commercial	South
Abberly at Stafford LLC	39-16H	140 Abberly Drive	Residential	South
Old Potomac Church LLC	39-16J	N/A	Vacant	West
Peake Allen David Sr. and Sandra L	39-16C	23 Peake Lane	Residential	West
Peake Allen David Sr. and Sandra L	39-16G	N/A	Vacant	North
Old Potomac Church LLC	39-71A	N/A	Vacant	East

PHYSICAL SETTING

Topography and Hydrology

Figure 1 shows the topographic setting of the Site, which is located on the 2019 Stafford, VA USGS Quadrangle Map. The Site's elevation ranges from approximately 170 feet to 230 feet and generally slopes to the south toward unnamed tributaries to Accokeek Creek.

According to FEMA Flood Insurance Rate Map Number 5101540141E (effective February 4, 2005), the Site is depicted as a Zone X Flood Zone. According to FEMA Flood Zone Designations, Zone X is defined as an "area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood." The FEMA map is included in Appendix F.

Geology and Soil

The geological strata are also summarized in the EDR Radius Map Report with GeoCheck under the Physical Setting Source Summary. The Site consists of stratified geologic sequences of the Mesozoic era, Cretaceous system, and Lower Cretaceous series. Soil information provided by the EDR Radius Map Report with GeoCheck is based on the Soil Conservation Service SSURGO data. The EDR Radius Map Report with GeoCheck lists Caroline fine sandy loam as the dominant

soil composition in the general area of the Site. This soil is characterized as well drained with moderately fine or fine textures.

According to the existing USDA Soils Survey for Stafford and King George Counties, Virginia (September 16, 2021, Version 17), the following soil types are mapped on the Site:

Map Unit	Map Unit Name	Drainage Class ¹	National Hydric Soils List ²	Hydric Component ²
CaC2	Caroline fine sandy loam, 6 to 10 percent slopes, eroded	WD	No	N/A
MdD2	Marr very fine sandy loam, 10 to 15 percent slopes, eroded	WD	No	N/A
SfB	Sassafras fine sandy loam, 2 to 6 percent slopes	WD	No	N/A
SfC2	Sassafras fine sandy loam, 6 to 10 percent slopes, eroded	WD	No	N/A
SfD2	Sassafras fine sandy loam, 10 to 15 percent slopes, eroded	WD	No	N/A
SfE2	Sassafras fine sandy loam, 15 to 35 percent slopes, eroded	WD	No	N/A

¹ WD – Well Drained; N/A – Not Applicable.

² Per the National Hydric Soils List for Stafford and King George Counties, Virginia, published by the USDA Natural Resources Conservation Service.

HISTORICAL REVIEW

Topographic Maps

Topographic maps of the Site were reviewed during this assessment for indications of past usage. Figure 3 shows the historical topographic maps.

Source	Year	Scale
Topographic Map	1889	1 : 125,000
Topographic Map	1892	1 : 125,000
Topographic Map	1894	1 : 125,000
Topographic Map	1926	1 : 62,500
Topographic Map	1930	1 : 62,500
Topographic Map	1931	1 : 62,500
Topographic Map	1944	1 : 31,680
Topographic Map	1946	1 : 24,000
Topographic Map	1966	1 : 24,000
Topographic Map	1972	1 : 24,000
Topographic Map	1978	1 : 24,000
Topographic Map	1983	1 : 24,000

Source	Year	Scale
Topographic Map	1994	1 : 24,000
Topographic Map	2013	1 : 24,000
Topographic Map	2016	1 : 24,000
Topographic Map	2019	1 : 24,000

The Site has been cleared and graded in the recent past and consists of open field. The Site is bordered by Peake Lane, forested areas, and residential properties to the west, forested areas to the north, Old Potomac Church Road and forested properties to the east, and South Campus Boulevard and residential properties to the south.

1889 Topographic Map – the Site is depicted as undeveloped. Accokeek Creek is depicted offsite and south of the Site. Unnamed tributaries to Accokeek Creek are depicted offsite east and west of the Site. What appears to be Old Potomac Church Road is depicted along the eastern Site boundary. The town of Stafford is depicted offsite and north of the Site.

1892 and 1894 Topographic Maps – No major changes to the Site or surrounding properties were observed in comparison to the 1889 Topographic Map.

1926 Topographic Map – The Site is depicted as forested. An unimproved access road is depicted transecting the Site. What appear to be residential structures with associated access roads are depicted offsite north and south of the Site. Richmond Highway (Route 1) is depicted offsite and west of the Site. A utility easement is depicted offsite and east of the Site.

1930 and 1931 Topographic Maps – No major changes to the Site or surrounding properties were observed in comparison to the 1926 Topographic Map.

1944 Topographic Map – The western portion of the Site is depicted as cleared. Additional roads are depicted offsite and south of the Site. Additional structures, presumably residential, with associated roads are depicted offsite and north of the Site.

1946 Topographic Map – No major changes to the Site or surrounding properties were observed in comparison to the 1944 Topographic Map.

1966 Topographic Map – The entire Site is depicted as forested, and the unimproved road is no longer depicted within the Site. Additional structures, presumably residential, with associated roads are depicted offsite to the south and west of the Site.

1972 Topographic Map – The area just offsite and south of the Site are depicted as cleared. No other major changes to the Site or surrounding properties were observed in comparison to the 1966 Topographic Map.

1978 Topographic Map – One (1) new structure, presumably residential, is depicted offsite and west of the Site. No other major changes to the Site or surrounding properties were observed in comparison to the 1972 Topographic Map.

1983 and 1994 Topographic Maps – No major changes to the Site or surrounding properties were observed in comparison to the 1978 Topographic Map.

2013 Topographic Map – Hospital Center Boulevard is depicted offsite and north of the Site. Stafford Hospital is depicted offsite and north of the Site. No other major changes to the Site or surrounding properties were observed in comparison to the 1983 and 1994 Topographic Maps.

2016 and 2019 Topographic Maps – No major changes to the Site or surrounding properties were observed in comparison to the 2013 Topographic Map.

Aerial Photographs

Aerial photographs of the Site were reviewed during this assessment for indications of past usage. Figure 4 shows the aerial photographs.

Source	Year	Scale
Aerial Photograph	1937	1" = 500'
Aerial Photograph	1953	1" = 500'
Aerial Photograph	1960	1" = 500'
Aerial Photograph	1963	1" = 500'
Aerial Photograph	1970	1" = 500'
Aerial Photograph	1972	1" = 500'
Aerial Photograph	1980	1" = 500'
Aerial Photograph	1994	1" = 500'
Aerial Photograph	2006	1" = 500'
Aerial Photograph	2009	1" = 500'
Aerial Photograph	2012	1" = 500'
Aerial Photograph	2016	1" = 500'

1937 Aerial Photograph – The majority of the Site consists of forest with a small portion of cleared land, presumably for agriculture, shown on the southwestern and central portions of the Site. Route 1 is shown as under construction offsite and west of the Site. Old Potomac Church Road is shown along the eastern Site boundary. The majority of the properties in the vicinity of the Site are shown as forested and cleared land, presumably for agriculture. What appears to be a utility corridor is shown offsite and southeast of the Site.

1953 Aerial Photograph – The southwestern portion of the Site is shown as young regrowth. Several structures are shown within the vicinity of the Site, presumably residential. No other major changes to the Site or surrounding properties were observed in comparison to the 1937 Aerial Photograph.

1960 Aerial Photograph – The Site is shown as fully forested. The area south of the Site is also shown as fully forested. No other major changes to the Site or surrounding properties were observed in comparison to the 1953 Aerial Photograph.

1963 Aerial Photograph – What appears to be a residential structure is shown offsite and west of the Site. No other major changes to the Site or surrounding properties were observed in comparison to the 1960 Aerial Photograph

1970 Aerial Photograph – A cleared portion is shown within the southwestern portion of the Site. An additional cleared area is shown offsite and south of the Site. What appear to be additional residential structures are shown offsite and north of the Site.

1972 Aerial Photograph – What appears to be one (1) new residential structure is shown just offsite and west of the Site. An additional cleared area is shown offsite and southeast of the Site. No other major changes to the Site or surrounding properties were observed in comparison to the 1970 Aerial Photograph.

1980 Aerial Photograph – No major changes to the Site or surrounding properties were observed in comparison to the 1972 Aerial Photograph.

1994 Aerial Photograph – The Site is shown as fully forested. The area south of the Site appears to be forested. One (1) new residential structure is shown offsite and southeast of the Site.

2006 Aerial Photograph – What appears to be the Cavalier Family Skating Center is shown offsite and northwest of the Site. No other major changes to the Site or surrounding properties were observed in comparison to the 1994 Aerial Photograph.

2009 Aerial Photograph – What appears to be the Stafford Hospital is shown offsite and north of the Site. No other major changes to the Site or surrounding properties were observed in comparison to the 2006 Aerial Photograph.

2012 Aerial Photograph – No major changes to the Site or surrounding properties were observed in comparison to the 2009 Aerial Photograph.

2016 Aerial Photograph – The Site appears to be fully cleared and graded. Additional cleared areas are shown offsite and south and west of the Site.

Historic Fire Insurance Maps

The Certified Sanborn Map Report dated August 23, 2022, lists fire insurance maps for documentation of historic uses in the vicinity of the Site. The Certified Sanborn Map Report indicated that no fire insurance maps covering the Site were identified. The Certified Sanborn Map Report is included in Appendix B.

City Directories

The EDR-City Directory Image Report dated August 25, 2022, is based on a search of business directories including city, cross reference, and telephone directories, and was reviewed (if available, at approximately five-year intervals) for the years 1976 through 2017. The EDR-City Directory Image Report does not identify any businesses associated with the Site. A partial listing of addresses identified in the vicinity of the Site is depicted in the table below:

Year	Uses	Source
177 Old Potomac Church Road		
1992, 2000, 2005, 2010, 2014, 2017	Marian Manor	EDR Digital Archive

Year	Uses	Source
129 Old Potomac Church Road		
1995, 2000, 2005, 2010, 2014	Keith Snyder	EDR Digital Archive
53 Old Potomac Church Road		
2000, 2005, 2010, 2014, 2017	Fritz Raymond	EDR Digital Archive
191 Old Potomac Church Road		
2000	Absolute Graphics Sharpe, Tim	EDR Digital Archive
2005	Absolute Graphics INC Sharpe, Tim T	
2010, 2014, 2017	Icon Promotional Printing INC Sharpe, Tim T	
47 Old Potomac Church Road		
2005, 2010	Morris L. Berryman	EDR Digital Archive
2014, 2017	Morris Berryman Photography, Morris L. Berryman	

Based on a review of the EDR-City Directory Image Report, none of the past uses on the Site or addresses adjacent to the Site are anticipated to present a significant environmental risk. The EDR-City Directory Image Report is included in Appendix B.

DATABASE REVIEW

Federal and State Records

The results of current Federal and State database searches are provided in the EDR Radius Map Report with GeoCheck dated August 23, 2022 and included in Appendix A. A radius map of the database search is included as Figure 2. According to the overview map included in the EDR Radius Map Report with GeoCheck, there are no cases identified on the Site and one (1) case identified within a one-mile radius of the Site. A review of the offsite case is summarized below.

Type	Regulatory Agency Database	Approximate Minimum Search Distance (AMSD)	Number of Sites within AMSD
Federal	National Priority List (NPL) Sites	1 mile	0
Federal	Delisted National Priority List (DNPL) Sites	½ mile	0
Federal	Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) Sites	½ mile	0

Type	Regulatory Agency Database	Approximate Minimum Search Distance (AMSD)	Number of Sites within AMSD
Federal	CERCLIS No Further Remediation Action Planned (NFRAP) Sites	subject property and adjoining properties	0
Federal	Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) Sites	1 mile	0
Federal	RCRA non-CORRACTS Treatment, Storage or Disposal (TSD) Sites	½ mile	0
Federal	RCRA Large Quantity Generators (LQG) Sites	subject property and adjoining properties	0
Federal	RCRA Small Quantity Generators (SQG) Sites	subject property and adjoining properties	0
Federal	RCRA Non-Generators (NON-GEN) Sites	subject property and adjoining properties	0
Federal	US Brownfield Sites	½ mile	0
Federal	Institutional Control / Engineering Control Registries	subject property	0
Federal	Environmental Response and Notification System (ERNS)	subject property	0
State & Tribal	Hazardous Waste Sites (HWS) (equivalents to NPL and CERCLIS)	1 mile	0
State & Tribal	Delisted Hazardous Waste Sites (HWS)	1 mile	0
State & Tribal	Solid Waste Facilities/Landfill Sites (SWLF)	½ mile	0
State & Tribal	Historical Landfill Sites (HIST LF)	½ mile	0
State & Tribal	Leaking Underground Storage Tank (LUST) Sites	½ mile	0
State & Tribal	Registered Underground Storage Tank (UST) Sites	subject property and adjoining properties	0
State & Tribal	Institutional Control / Engineering Control Registries	subject property	0
State & Tribal	Brownfield Sites	½ mile	0

- Medicorp at Stafford LLC is listed offsite approximately 0.20 mile north of the Site at 101 Hospital Center Drive (Map ID 1) and is listed in the AST database. According to the AST database, two (2) 12,000-gallon capacity diesel ASTs are listed as currently in use. Given that there are no reported releases, this facility is not identified as a REC.

The database search lists one (1) “orphan” site within the vicinity of the Site. An orphan site is one in which the database does not have enough information to locate the site precisely. The orphan site was determined to be located more than one mile away from the Site and is therefore not identified as a REC.

Virginia DEQ online GIS information for the Site was reviewed. The DEQ Map is included in Appendix F. According to DEQ, no petroleum releases are identified in the vicinity of the Site.

County Records

Freedom of Information Act (FOIA) requests were made to the Stafford County Fire and Rescue Department and the Stafford County Health Department – Environmental Health Services. No records were identified in association with the Site. Refer to Appendix D for the FOIA correspondence.

SITE RECONNAISSANCE

On August 24, 2022, Environmental Professional Sean Gagnon and Environmental Scientist Isabel Hildesheim, both of Bowman, conducted a reconnaissance of the Site and its surroundings. Photographs from this site visit are included in Appendix E.

The following table summarizes the site observations. Affirmative responses are discussed in more detail following the table.

Feature	Observed
Structures and Other Improvements	No
Roads	No
Potable Water Supply	No
Sewage Disposal System	No
Hazardous Substances and Petroleum Products in Connection with Identified Uses	No
Hazardous Substance and Petroleum Product Containers Not in Connection with Identified Uses	No
Storage Tanks	No
Strong, Pungent, or Noxious Odors	No
Standing Surface Water and Pools or Sumps Containing Liquids Likely to be Hazardous Substances or Petroleum Products	No
Drums, Totes, and Intermediate Bulk Containers	No
Unidentified Substance Containers	No
PCB-Containing Items	No
Heating/Cooling	No
Stains or Corrosion on Floors, Walls, or Ceilings	No
Drains and Sumps	No
Pits, Ponds, or Lagoons	No
Stained Soil or Pavement	No
Stressed Vegetation	No
Solid Waste	No
Water/Wastewater	No
Wells	No
Septic Systems or Cesspools	No

Old Potomac Church Road and forested areas border the Site to the east (Photograph 1). South Campus Boulevard, Learning Paths Academy daycare, and Abberly Waterstone Apartment Homes border the Site to the south (Photograph 2). A residential property borders the Site to the west (Photograph 3). Forested areas border the Site to the north (Photograph 4). The Site consists of recently cleared and graded areas (Photograph 5). Overhead powerlines were observed transecting the southern portion of the Site (Photograph 6).

INTERVIEWS

A phone interview with Mr. Brian Staub, chief financial officer and authorized representative of Marlyn Development Corporation (the User), was conducted by Environmental Scientist Isabel Hildesheim under the supervision of Environmental Professional Sean Gagnon of Bowman on September 7, 2022. Mr. Staub stated that he is unaware of any environmental clean-up liens, spills, or other chemical releases at the Site. Mr. Staub stated that the proposed purchase price reasonably reflects the fair market value of the Site, and that he is unaware of any valuation reduction in the purchase price of the Site to account for environmental issues. Mr. Staub stated that he is unaware of any obvious indicators that point to the presence or likely presence of contamination at the Site.

A phone interview with Mr. Ed Horn, Project Management at Virginia Properties Inc., and an authorized representative of Old Potomac Church LLC (the Owner), was conducted by Environmental Scientist Isabel Hildesheim under the supervision of Environmental Professional Sean Gagnon of Bowman on September 8, 2022. Mr. Horn stated that he is unaware of any environmental clean-up liens, spills, or other chemical releases on the Site. Mr. Horn stated that the proposed purchase price reasonably reflects fair market value of the Site, and that he is unaware of any valuation reduction in the purchase price of the Site to account for environmental issues. Mr. Horn stated that he is unaware of any obvious indicators that point to the presence or likely presence of contamination at the Site.

REVIEW OF TITLE RECORDS

Title Records

Based on a review of the land title information, no environmental liens or activity and land use limitations associated with the Site were identified. Land title information is included in Appendix G.

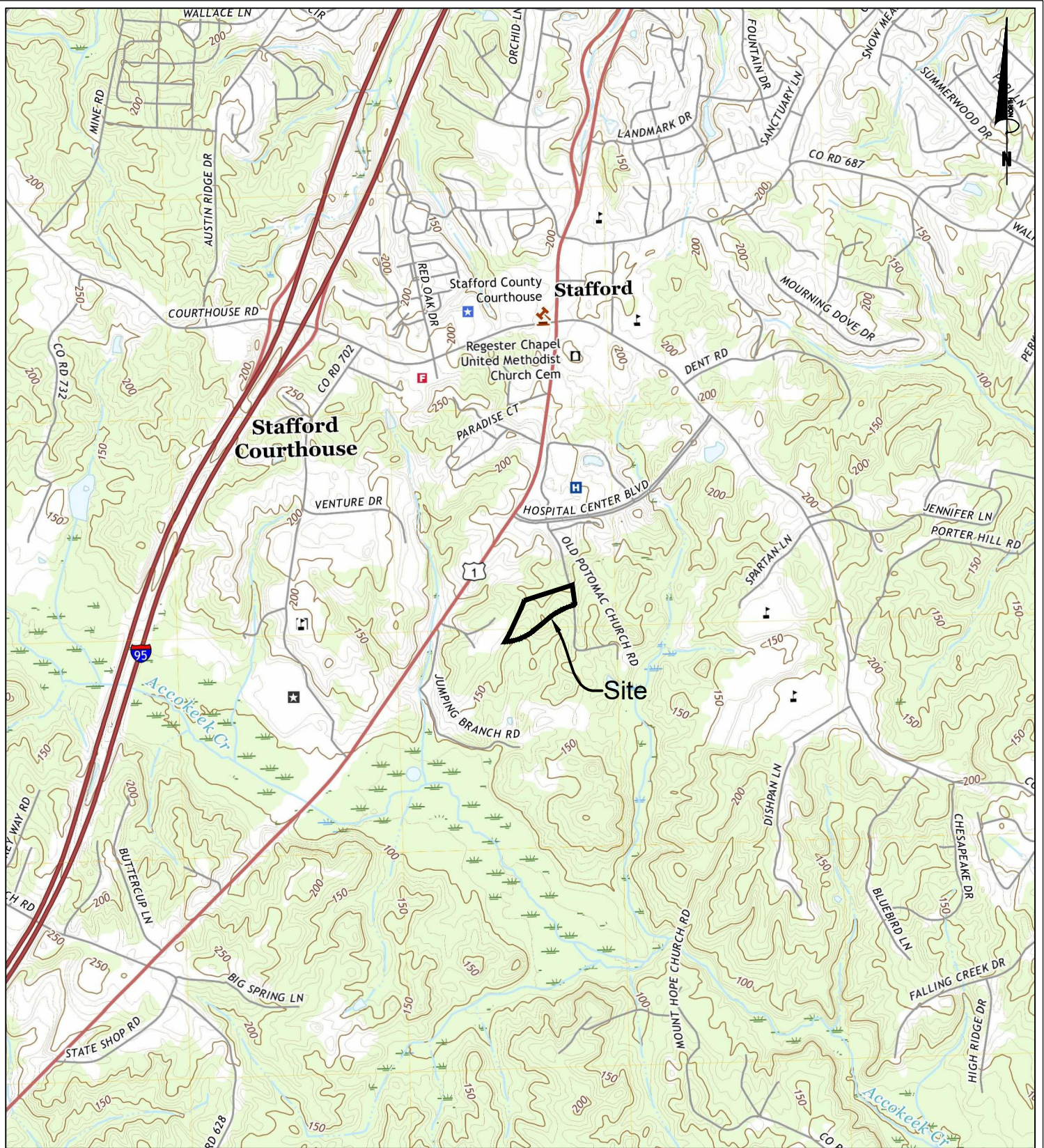
LIMITATIONS

Work on this Phase I Environmental Site Assessment has been carried out in accordance with reasonable and acceptable environmental consulting practices. No other warranty, either written or implied, is applicable on this work.

The interpretations and recommendations in this report are based solely on the information available at the time this report was prepared. This report is based in part on information provided by others. We try to verify the reliability of these sources where practical, but we are not responsible for omissions or errors in information provided to us by others. If additional information is received, Bowman Consulting Group Ltd. reserves the right to amend our opinions and conclusions.

Bowman is an engineering and consulting company, and this report is therefore technical in its content and conclusions. This report is not intended to serve as legal opinion of compliance with local, state, and federal laws.

FIGURES



Scale: 1" = 2,000'

Source: USGS (2019)

Bowman

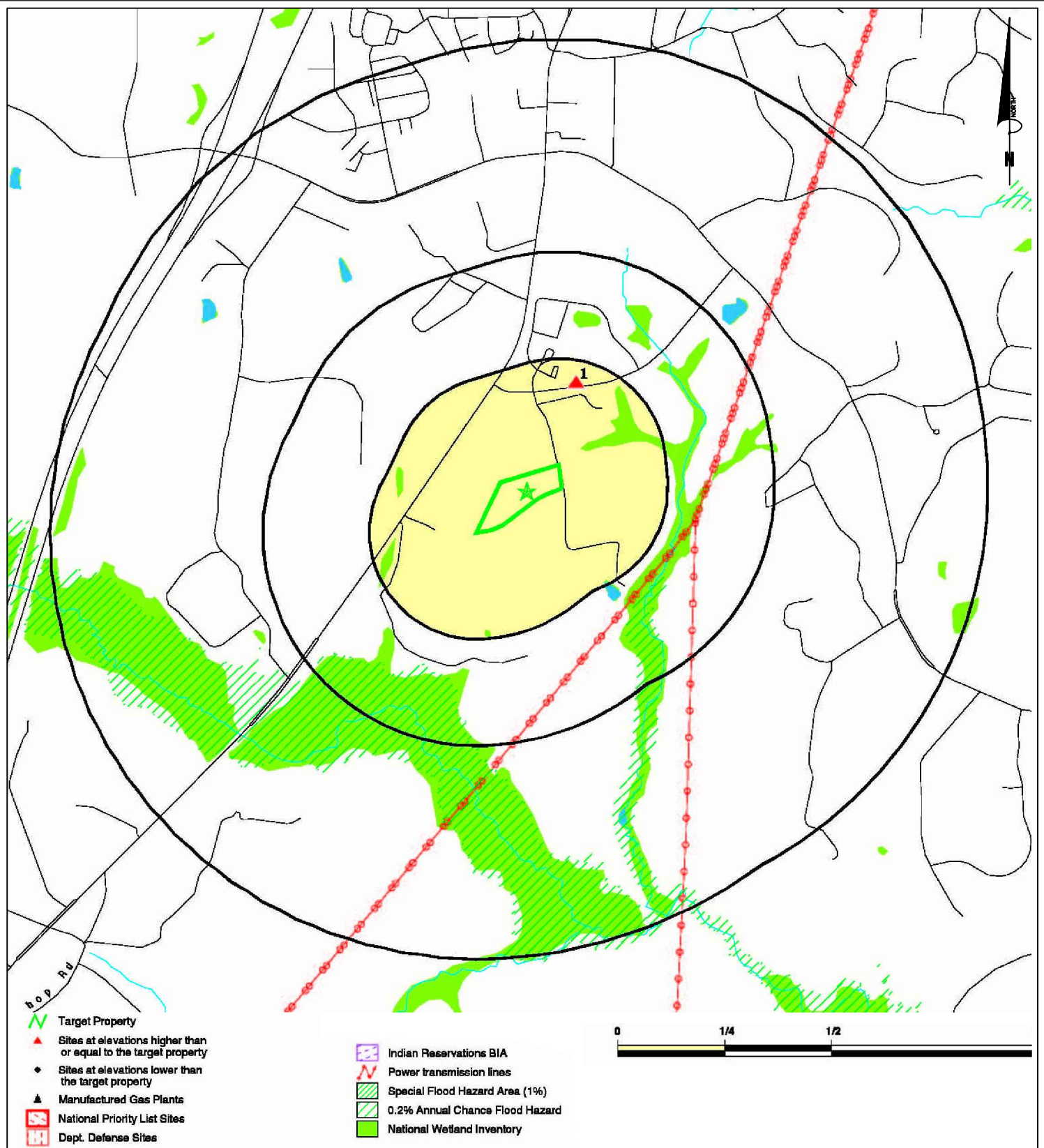
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Herndon, VA 20171

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Figure 1
Topographic Map 2019
The Arbors at Stafford

38.4101° / -77.4095°, Stafford, VA USGS Quadrangle Map
PL58 (Accokeek Creek), HUC 02070011 (Lower Potomac)
Stafford County, Virginia



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory

Scale: As Shown

Source: EDR, Inc. (2022)

Bowman


13461 Sunrise Valley Drive
Suite 500
Herndon, VA 20171

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Figure 2 EDR Radius Map The Arbors at Stafford

38.4101° / -77.4095°, Stafford, VA USGS Quadrangle Map
PL58 (Accokeek Creek), HUC 02070011 (Lower Potomac)
Stafford County, Virginia



The Arbors at Stafford
South Campus Boulevard
Stafford, VA 22554

Inquiry Number: 7094759.4

September 06, 2022

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

09/06/22

Site Name:

The Arbors at Stafford
South Campus Boulevard
Stafford, VA 22554
EDR Inquiry # 7094759.4

Client Name:

Bowman Environmental
13461 Sunrise Valley Drive, Suite 500
Herndon, VA 20171
Contact: Isabel Hildesheim



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Bowman Environmental were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	100447-01-001	Latitude:	38.4105 38° 24' 38" North
Project:	The Arbors at Stafford	Longitude:	-77.409 -77° 24' 32" West
		UTM Zone:	Zone 18 North
		UTM X Meters:	289666.38
		UTM Y Meters:	4254110.54
		Elevation:	208.08' above sea level

Maps Provided:

2019	1946
2016	1944
2013	1931
1994	1930
1983	1926
1978	1894
1972	1892
1966	1889

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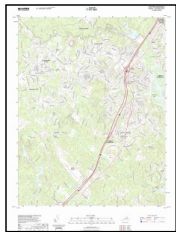
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Topo Sheet Key

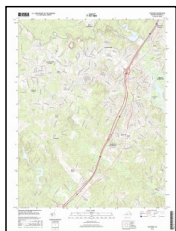
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2019 Source Sheets



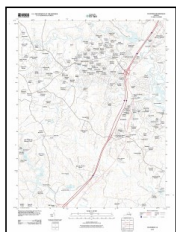
Stafford
2019
7.5-minute, 24000

2016 Source Sheets



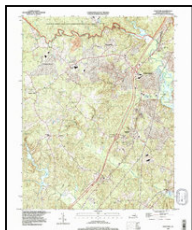
Stafford
2016
7.5-minute, 24000

2013 Source Sheets



Stafford
2013
7.5-minute, 24000

1994 Source Sheets



Stafford
1994
7.5-minute, 24000
Aerial Photo Revised 1994

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1983 Source Sheets



Stafford
1983
7.5-minute, 24000
Aerial Photo Revised 1981

1978 Source Sheets



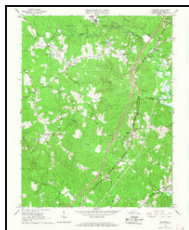
Stafford
1978
7.5-minute, 24000
Aerial Photo Revised 1977

1972 Source Sheets



Stafford
1972
7.5-minute, 24000
Aerial Photo Revised 1972

1966 Source Sheets



Stafford
1966
7.5-minute, 24000
Aerial Photo Revised 1963

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1946 Source Sheets



Stafford
1946
7.5-minute, 24000
Aerial Photo Revised 1943



Stratford
1946
7.5-minute, 24000
Aerial Photo Revised 1943

1944 Source Sheets



Stafford
1944
7.5-minute, 31680
Aerial Photo Revised 1943

1931 Source Sheets



Stafford
1931
15-minute, 62500

1930 Source Sheets



STAFFORD
1930
15-minute, 62500

Topo Sheet Key

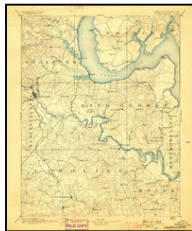
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1926 Source Sheets



Stafford
1926
15-minute, 62500

1894 Source Sheets



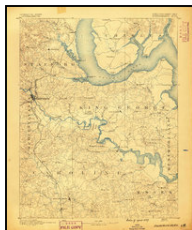
Fredericksburg
1894
30-minute, 125000

1892 Source Sheets

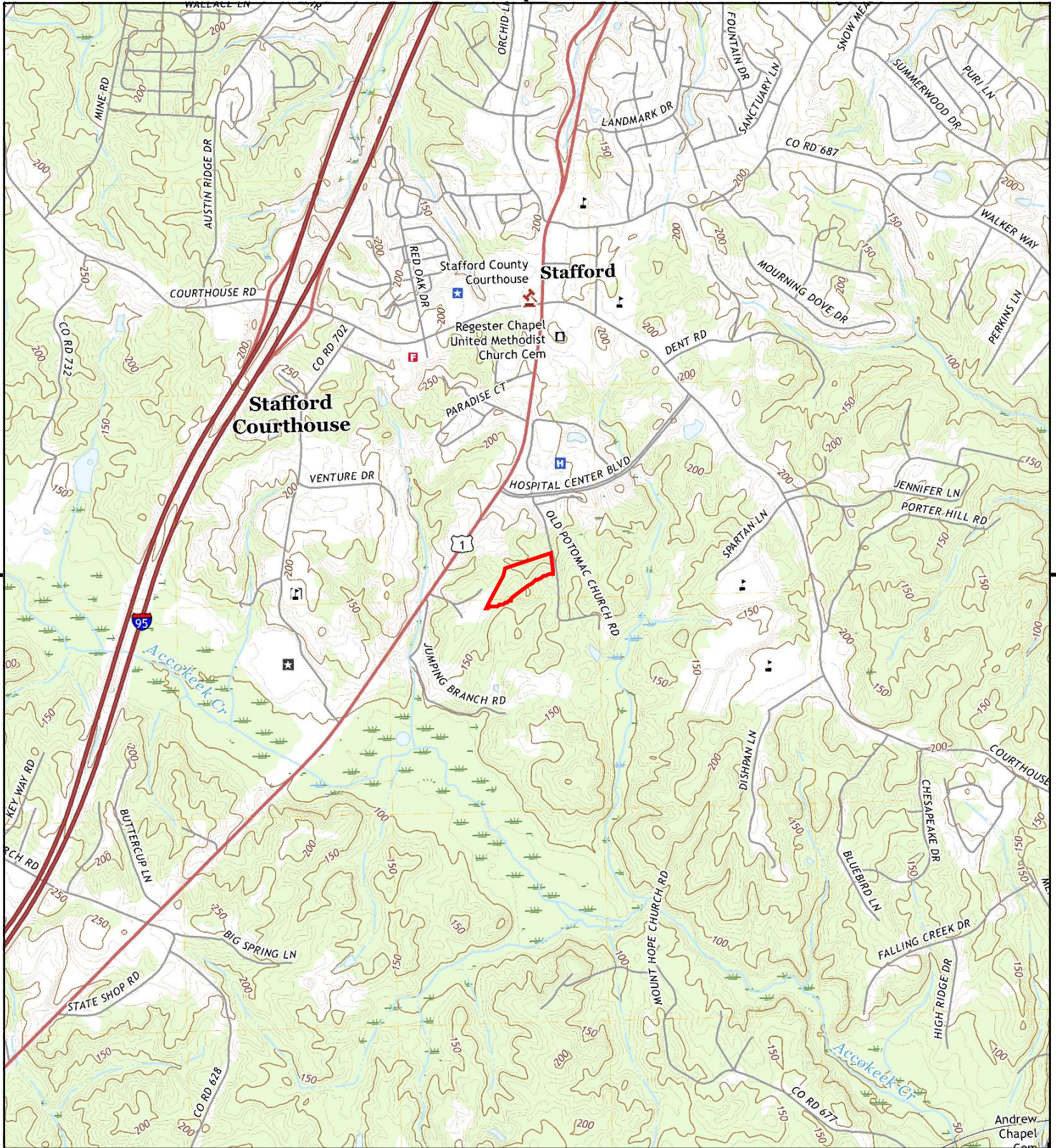


Fredericksburg
1892
30-minute, 125000

1889 Source Sheets



Fredericksburg
1889
30-minute, 125000



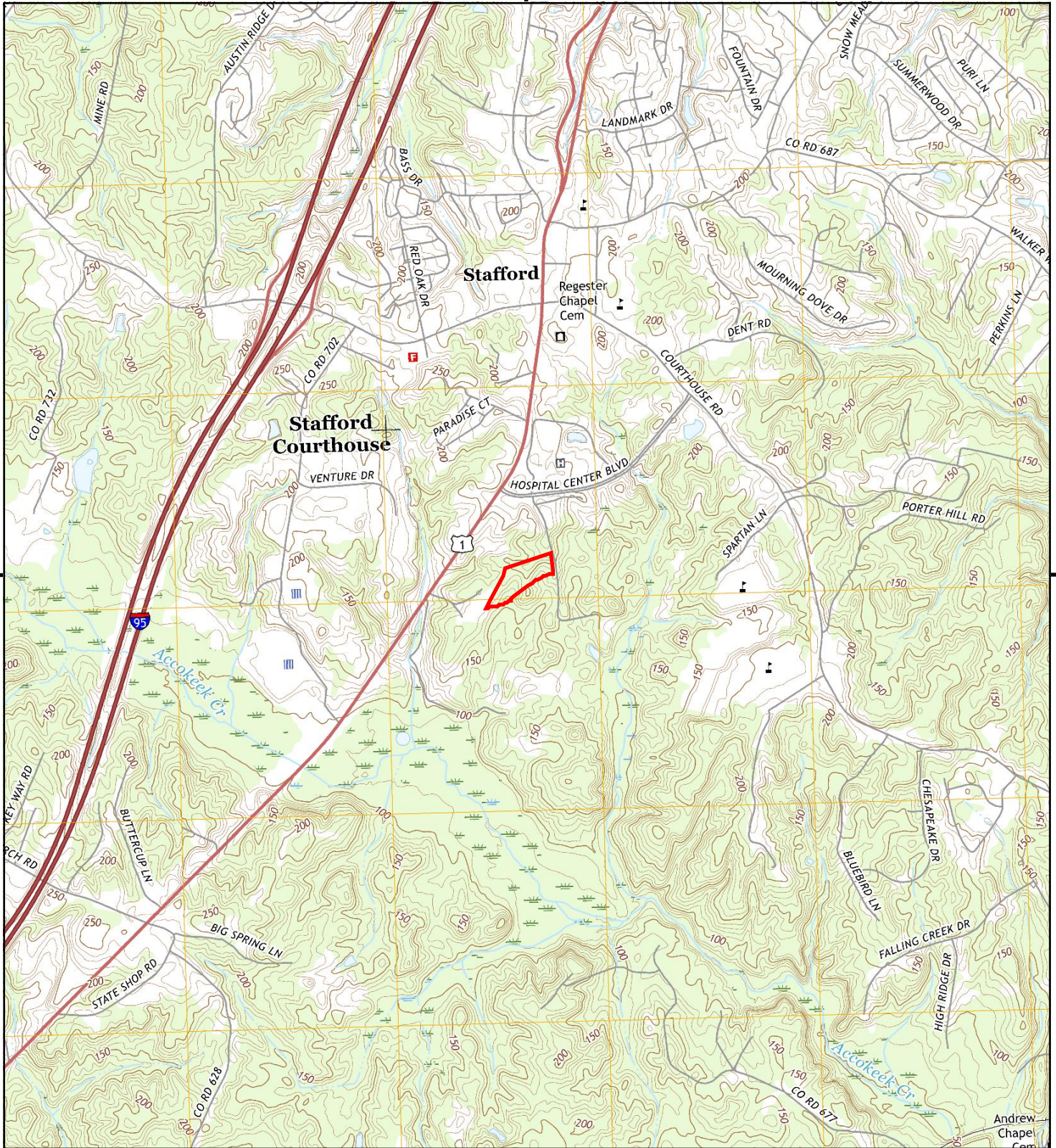
This report includes information from the following map sheet(s).



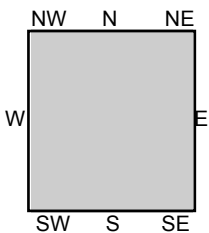
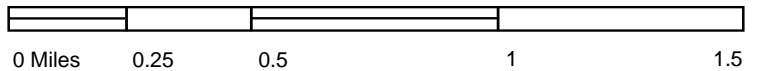
TP, Stafford, 2019, 7.5-minute

SITE NAME: The Arbors at Stafford
ADDRESS: South Campus Boulevard
 Stafford, VA 22554
CLIENT: Bowman Environmental





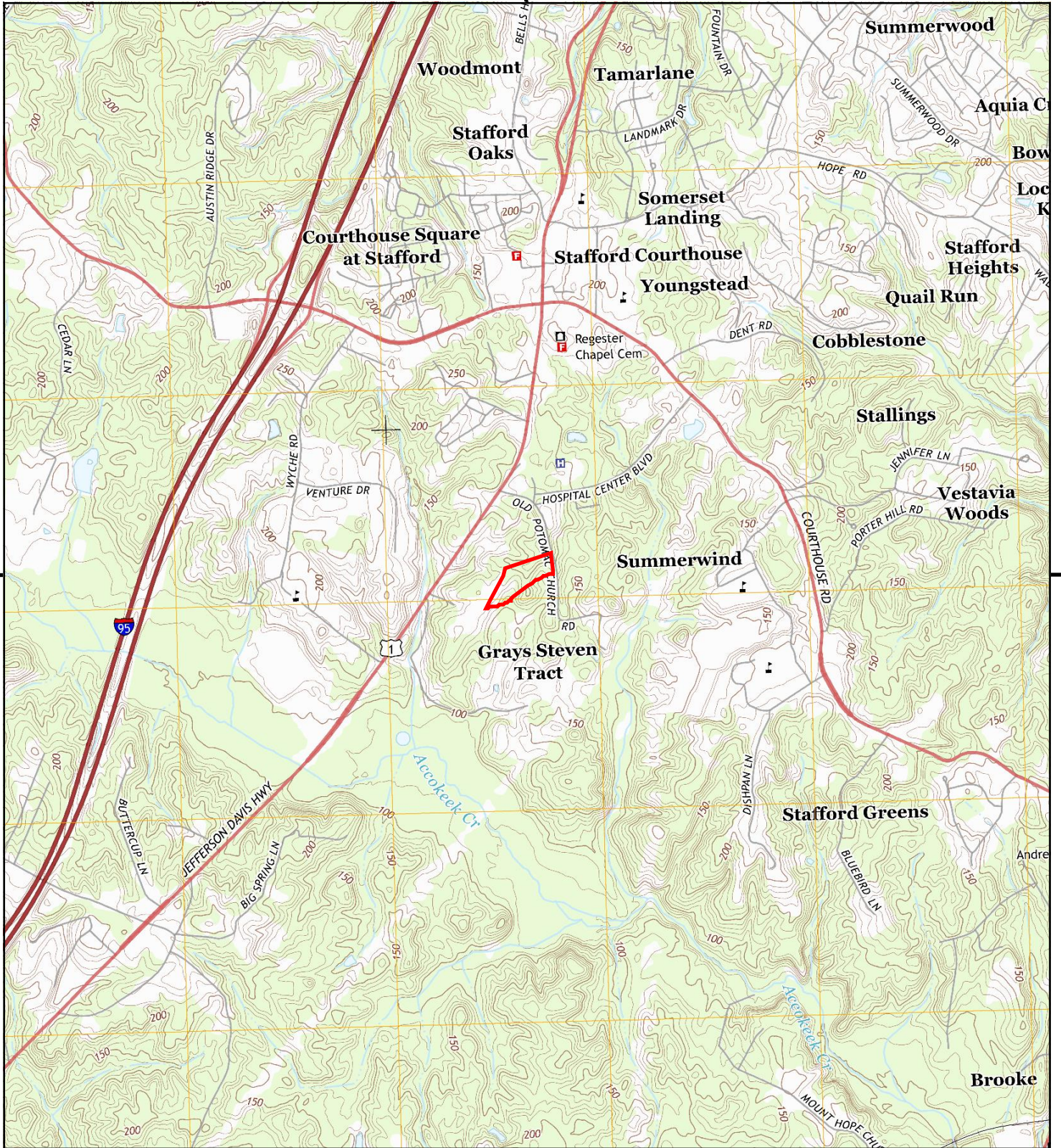
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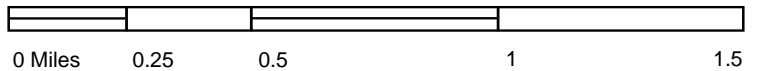
TP, Stafford, 2016, 7.5-minute

SITE NAME: The Arbors at Stafford
ADDRESS: South Campus Boulevard
Stafford, VA 22554
CLIENT: Bowman Environmental





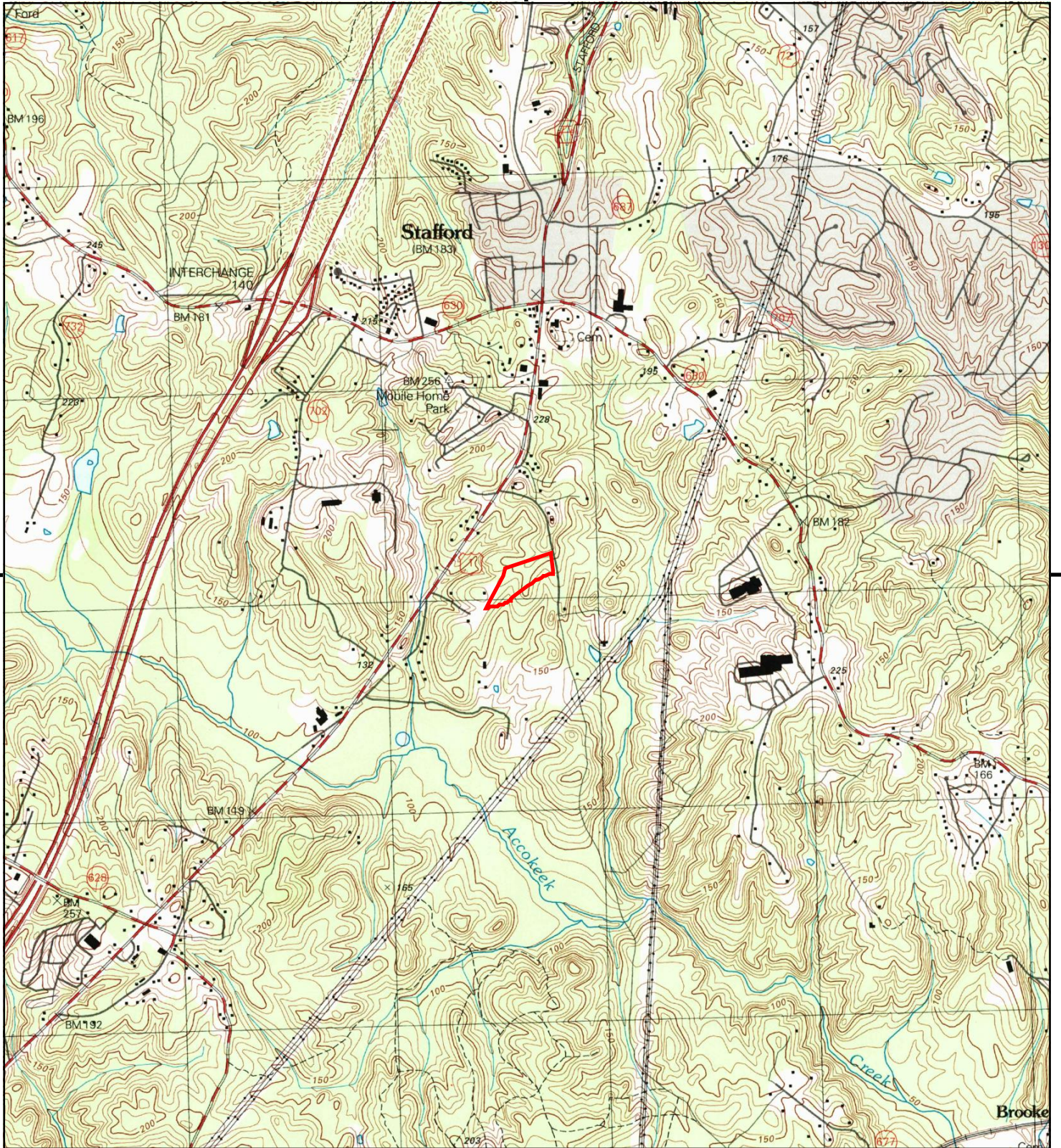
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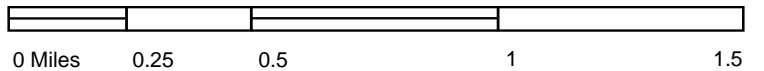
TP, Stafford, 2013, 7.5-minute

SITE NAME: The Arbors at Stafford
ADDRESS: South Campus Boulevard
 Stafford, VA 22554
CLIENT: Bowman Environmental





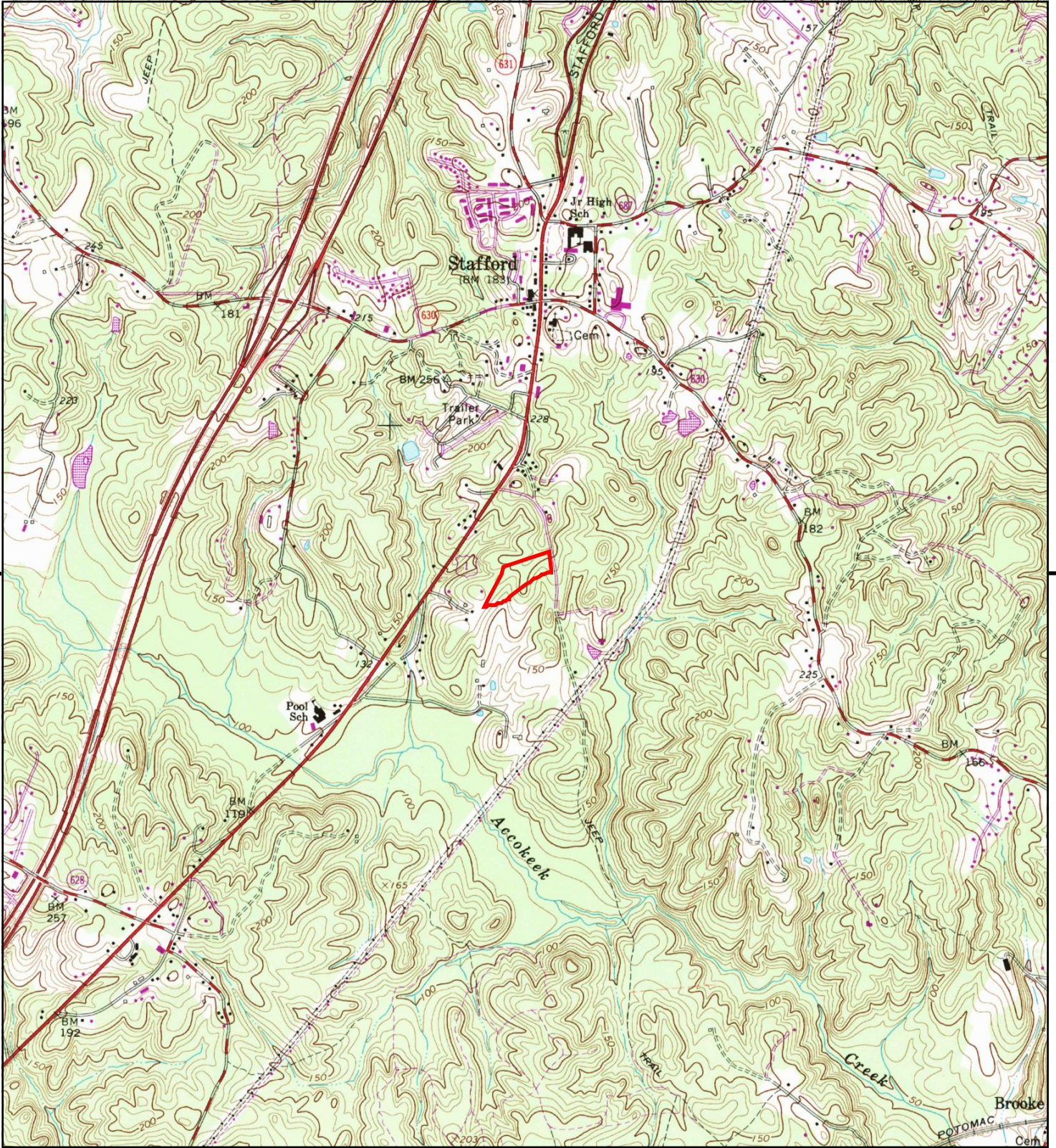
This report includes information from the following map sheet(s).



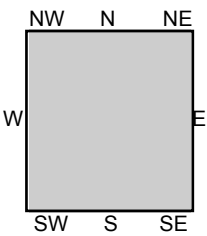
TP, Stafford, 1994, 7.5-minute

SITE NAME: The Arbors at Stafford
ADDRESS: South Campus Boulevard
 Stafford, VA 22554
CLIENT: Bowman Environmental





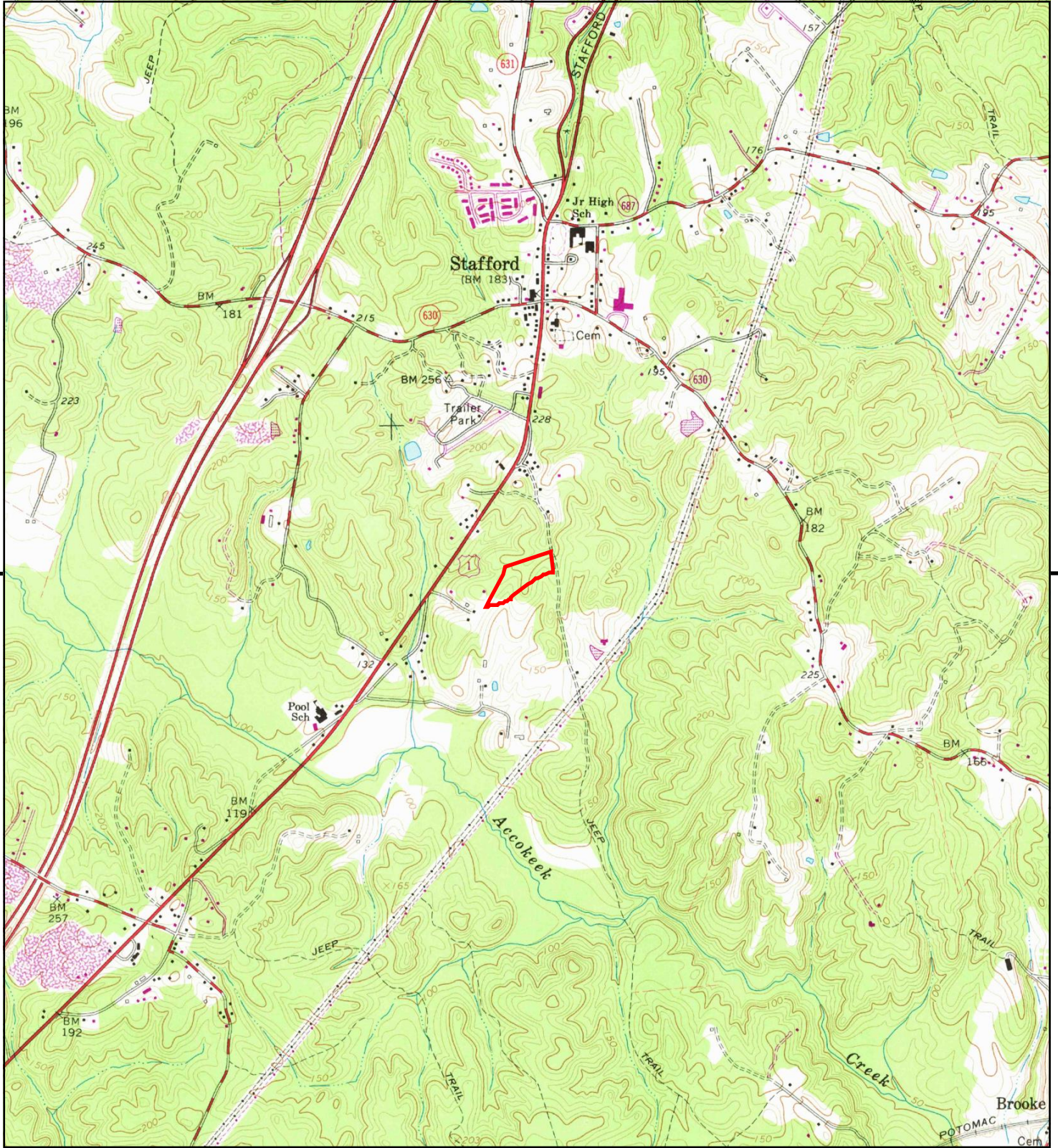
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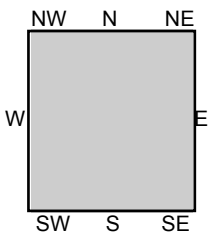
TP, Stafford, 1983, 7.5-minute

SITE NAME: The Arbors at Stafford
ADDRESS: South Campus Boulevard
 Stafford, VA 22554
CLIENT: Bowman Environmental





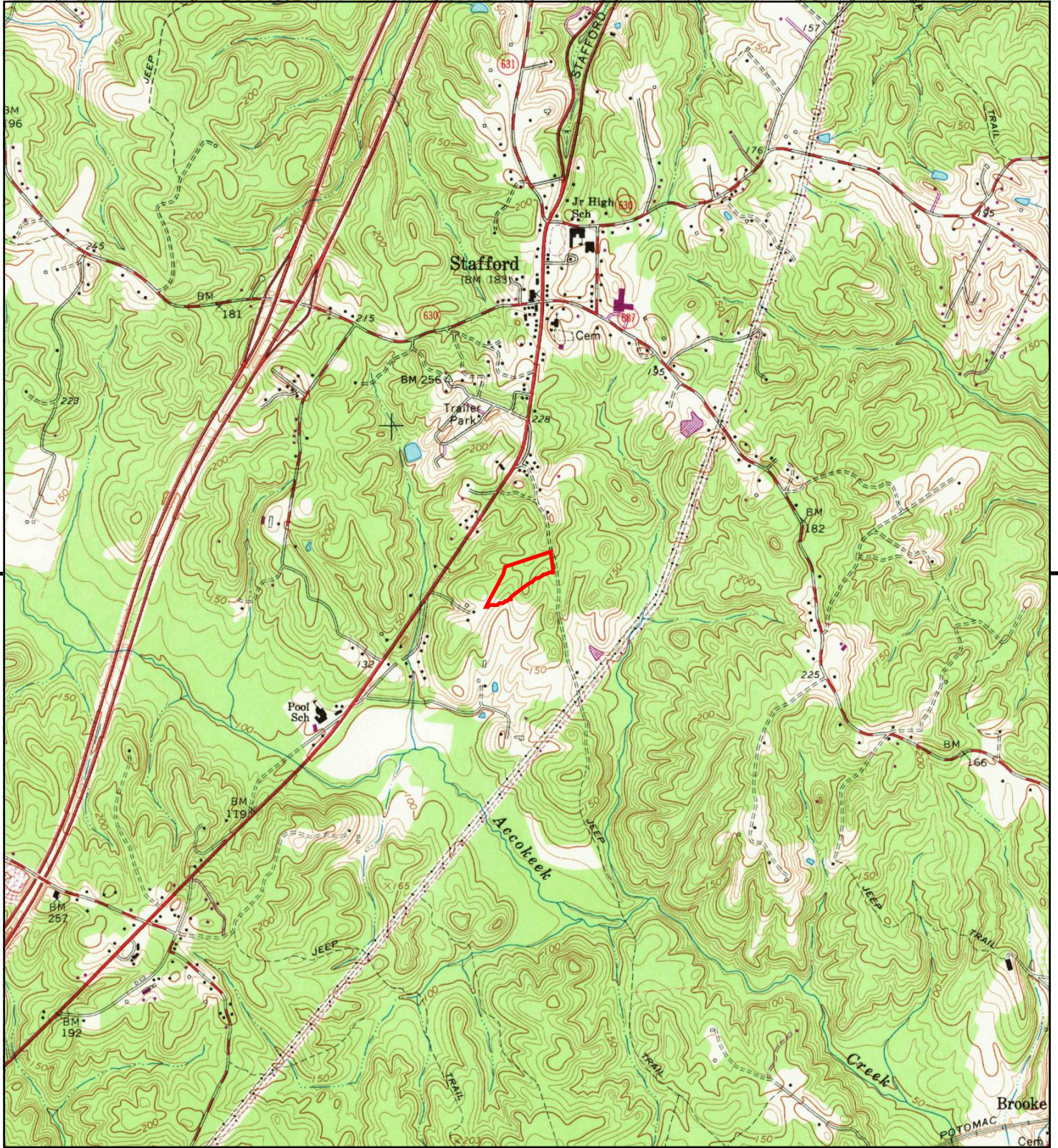
This report includes information from the following map sheet(s).



TP, Stafford, 1978, 7.5-minute

SITE NAME: The Arbors at Stafford
ADDRESS: South Campus Boulevard
 Stafford, VA 22554
CLIENT: Bowman Environmental





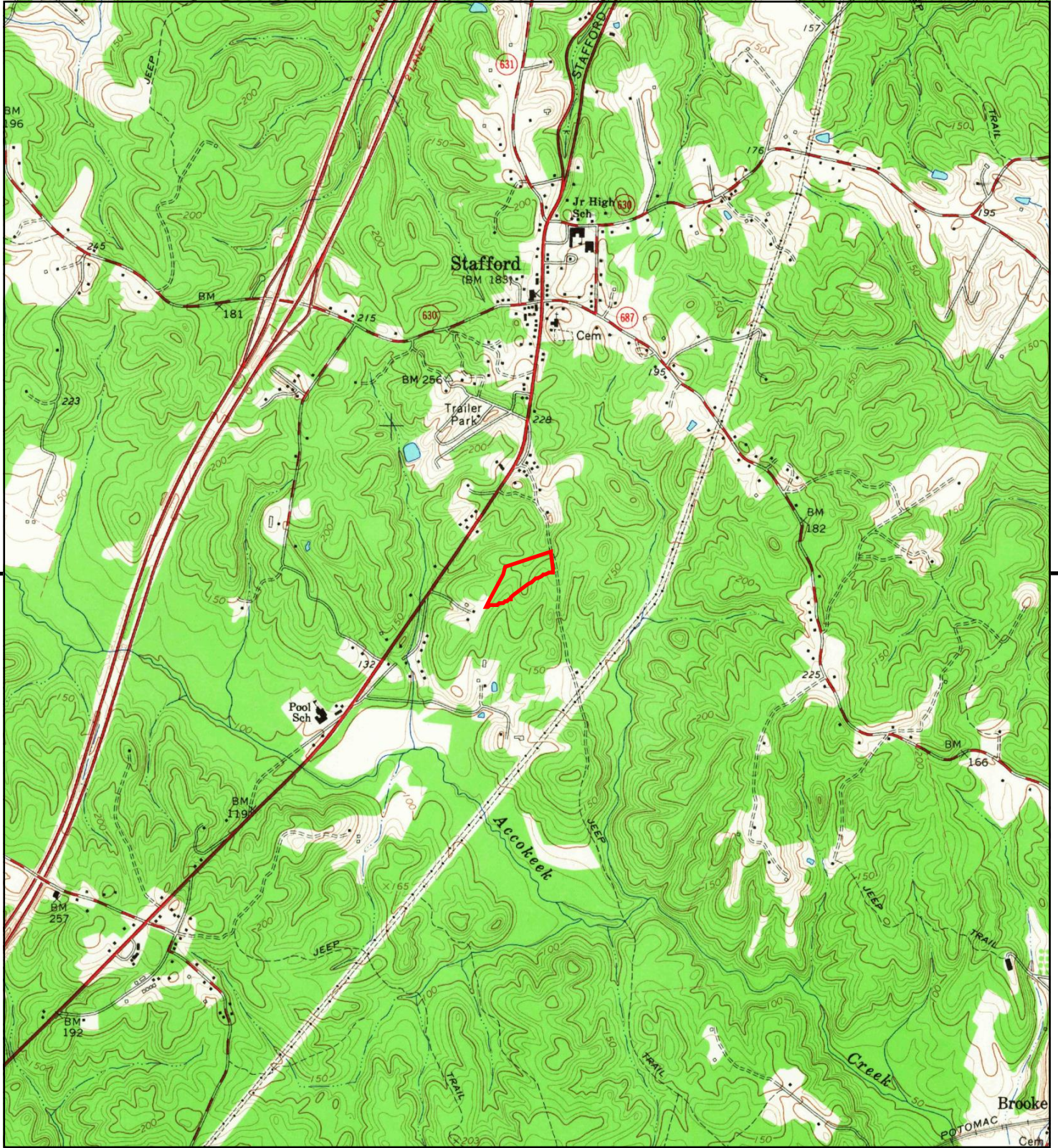
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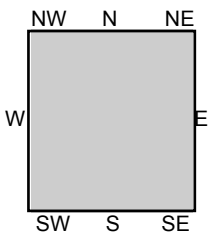
TP, Stafford, 1972, 7.5-minute

SITE NAME: The Arbors at Stafford
ADDRESS: South Campus Boulevard
Stafford, VA 22554
CLIENT: Bowman Environmental





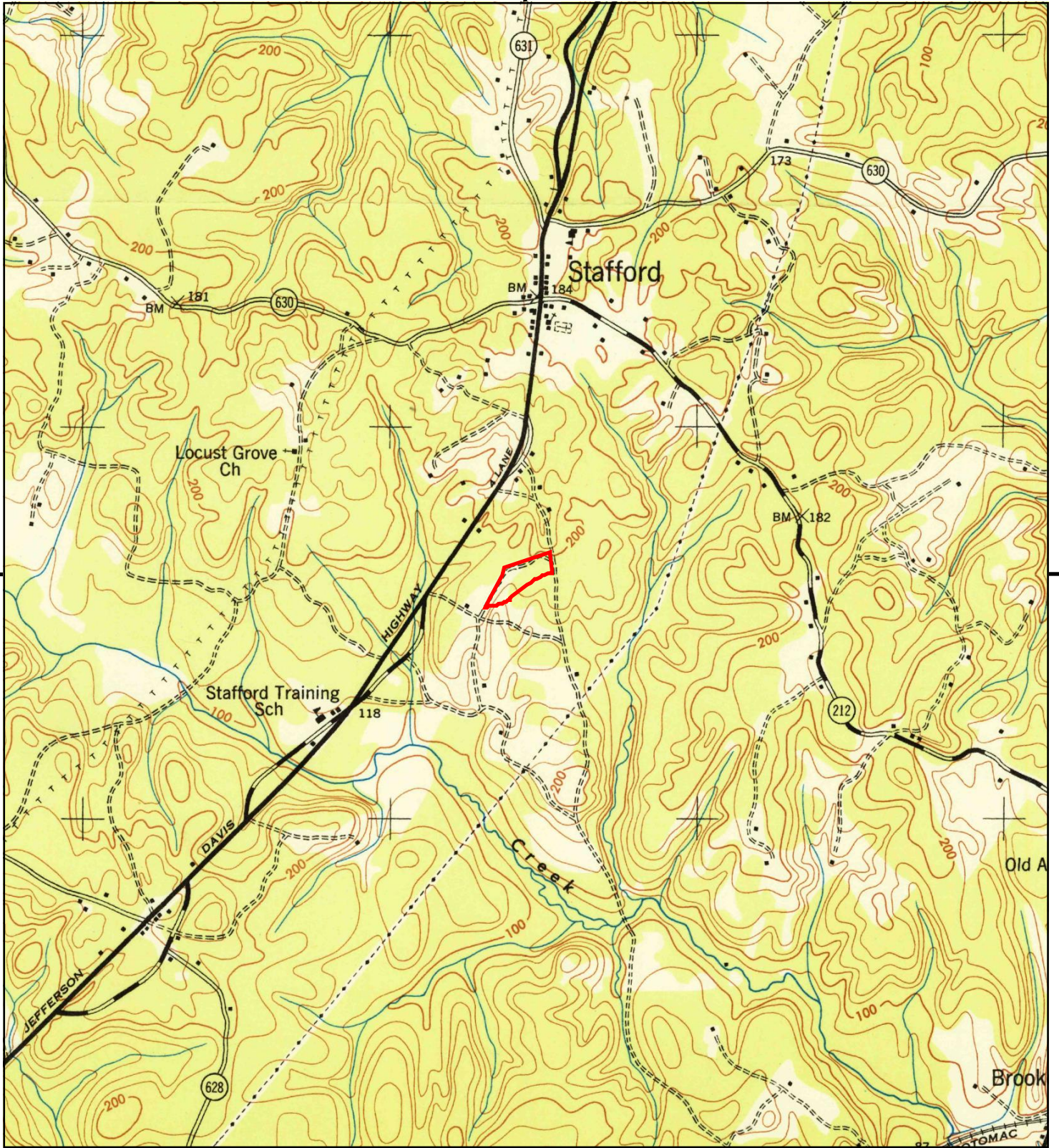
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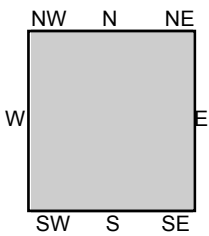
TP, Stafford, 1966, 7.5-minute

SITE NAME: The Arbors at Stafford
ADDRESS: South Campus Boulevard
 Stafford, VA 22554
CLIENT: Bowman Environmental





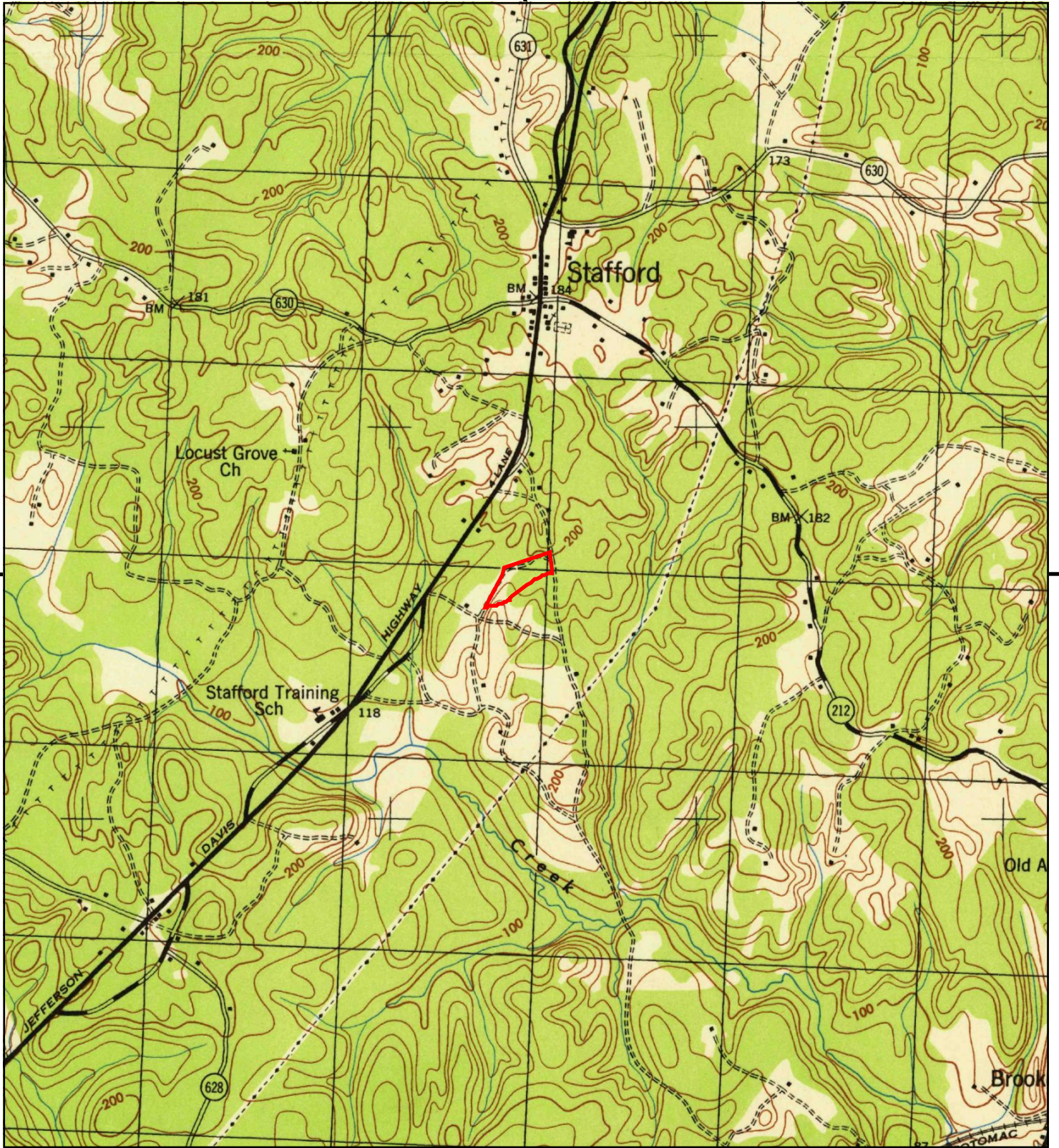
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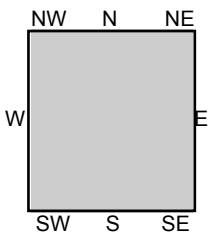
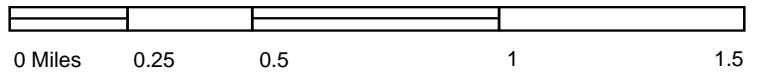
TP, Stafford, 1946, 7.5-minute
 TP, Stratford, 1946, 7.5-minute

SITE NAME: The Arbors at Stafford
ADDRESS: South Campus Boulevard
 Stafford, VA 22554
CLIENT: Bowman Environmental





This report includes information from the following map sheet(s).



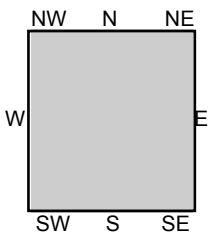
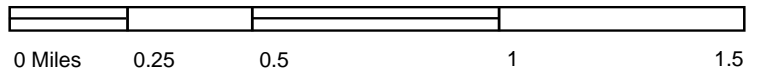
TP, Stafford, 1944, 7.5-minute

SITE NAME: The Arbors at Stafford
ADDRESS: South Campus Boulevard
Stafford, VA 22554
CLIENT: Bowman Environmental





This report includes information from the following map sheet(s).



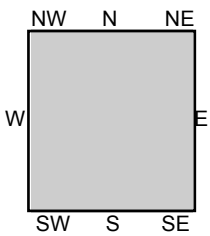
TP, Stafford, 1931, 15-minute

SITE NAME: The Arbors at Stafford
 ADDRESS: South Campus Boulevard
 Stafford, VA 22554
 CLIENT: Bowman Environmental





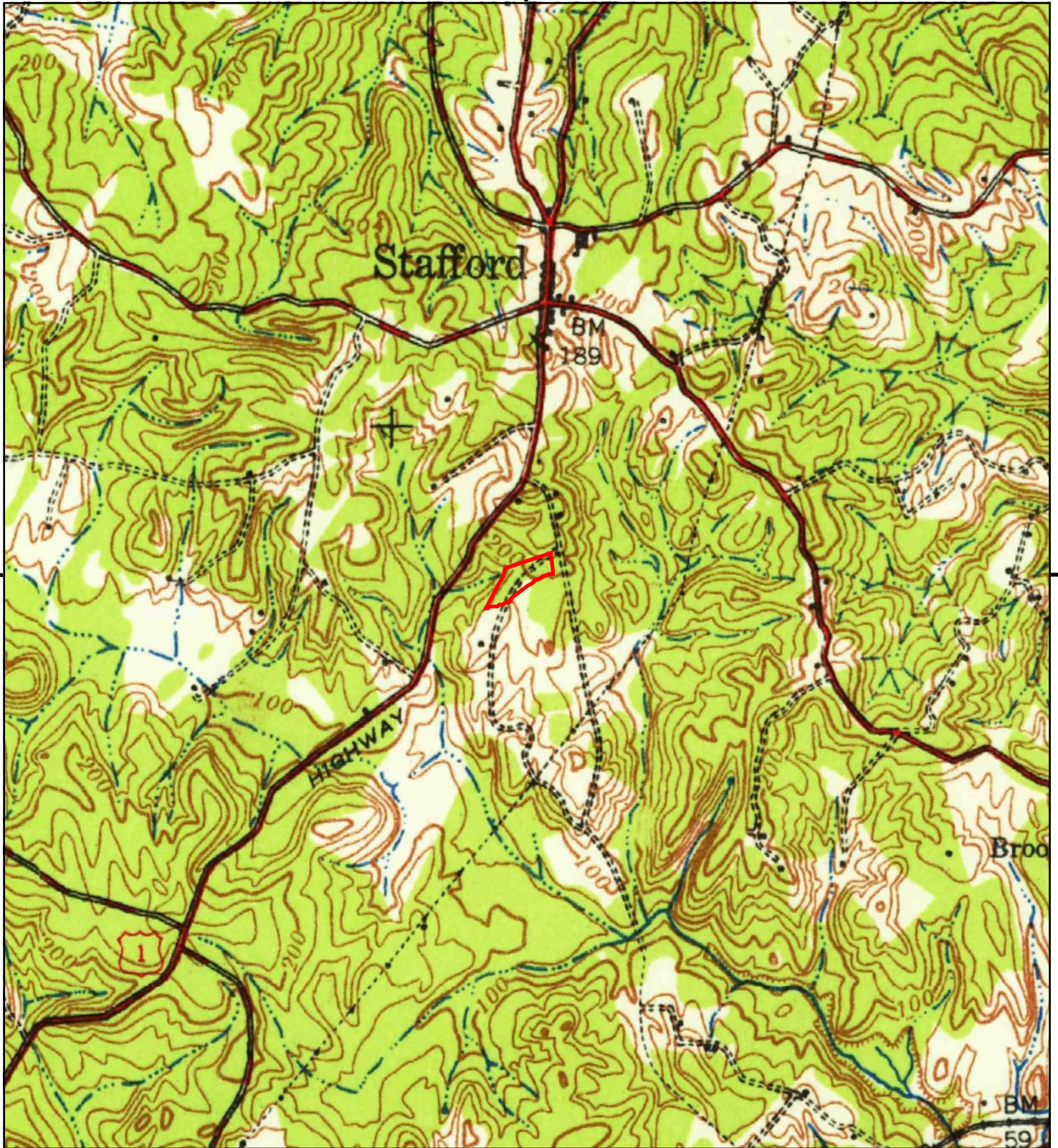
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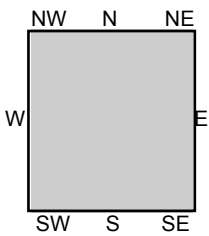
TP, STAFFORD, 1930, 15-minute

SITE NAME: The Arbors at Stafford
ADDRESS: South Campus Boulevard
 Stafford, VA 22554
CLIENT: Bowman Environmental





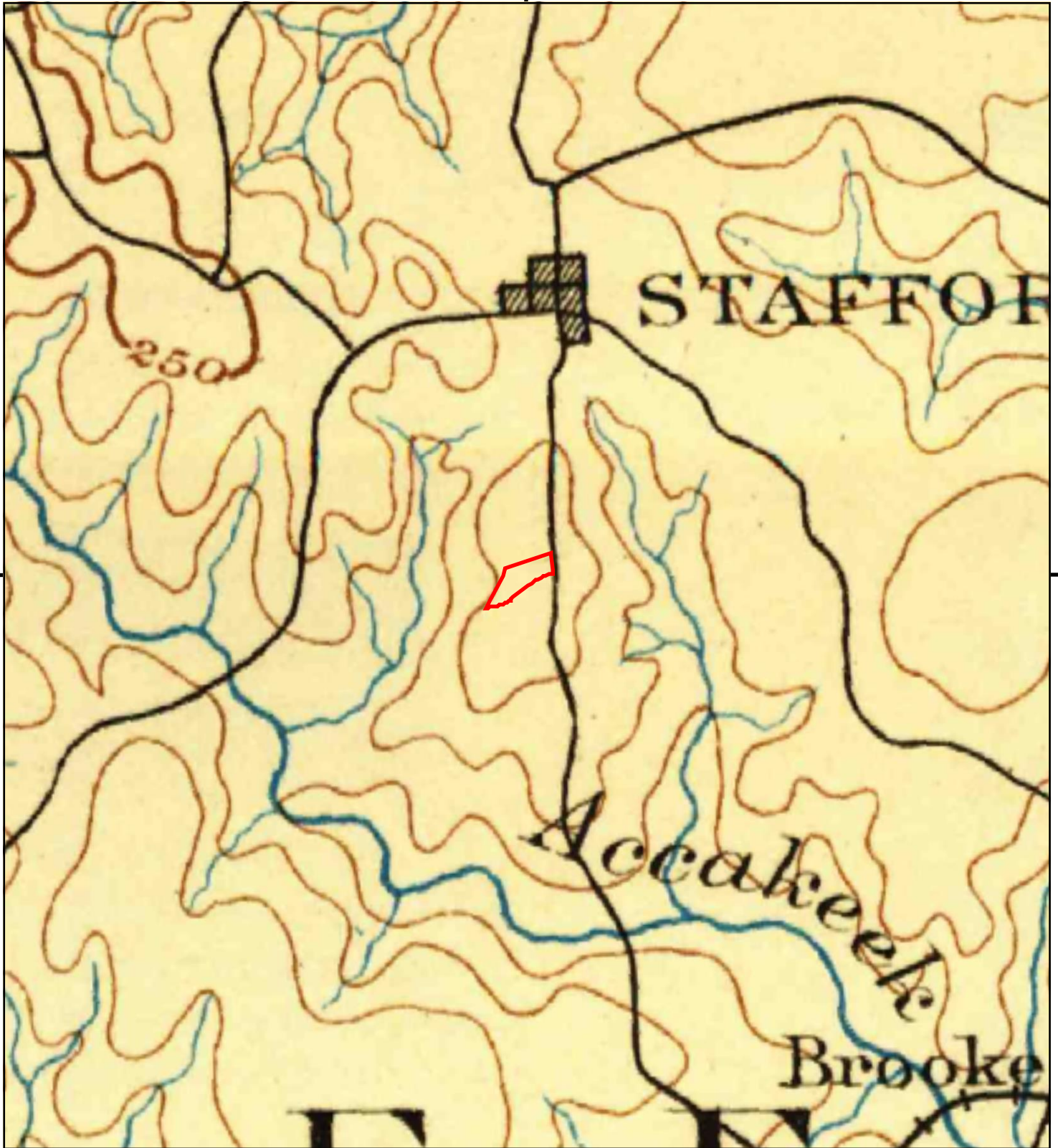
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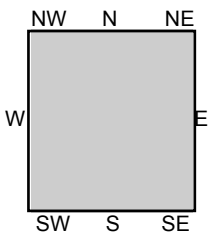
TP, Stafford, 1926, 15-minute

SITE NAME: The Arbors at Stafford
 ADDRESS: South Campus Boulevard
 Stafford, VA 22554
 CLIENT: Bowman Environmental





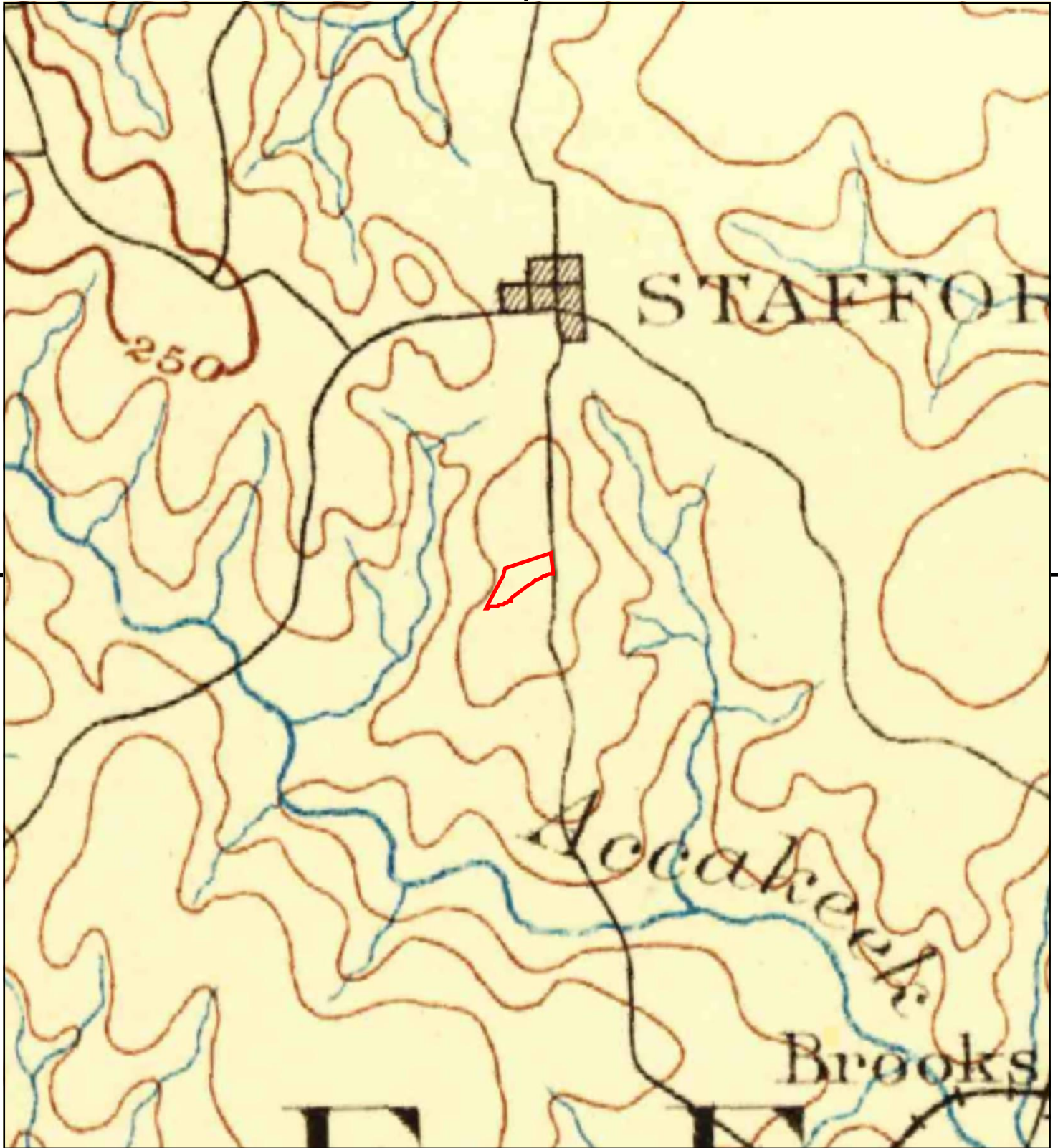
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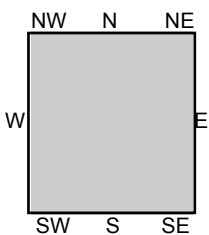
TP, Fredericksburg, 1894, 30-minute

SITE NAME: The Arbors at Stafford
ADDRESS: South Campus Boulevard
Stafford, VA 22554
CLIENT: Bowman Environmental





This report includes information from the following map sheet(s).



TP, Fredericksburg, 1892, 30-minute

SITE NAME: The Arbors at Stafford
ADDRESS: South Campus Boulevard
Stafford, VA 22554
CLIENT: Bowman Environmental





This report includes information from the following map sheet(s).



TP, Fredericksburg, 1889, 30-minute

SITE NAME: The Arbors at Stafford
ADDRESS: South Campus Boulevard
Stafford, VA 22554
CLIENT: Bowman Environmental





The Arbors at Stafford

South Campus Boulevard

Stafford, VA 22554

Inquiry Number: 7094759.8

August 24, 2022

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

08/24/22

Site Name:

The Arbors at Stafford
South Campus Boulevard
Stafford, VA 22554
EDR Inquiry # 7094759.8

Client Name:

Bowman Environmental
13461 Sunrise Valley Drive, Suite 500
Herndon, VA 20171
Contact: Isabel Hildesheim



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Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1994	1"=500'	Acquisition Date: March 17, 1994	USGS/DOQQ
1980	1"=500'	Flight Date: March 27, 1980	USDA
1972	1"=500'	Flight Date: March 26, 1972	USGS
1970	1"=500'	Flight Date: September 25, 1970	USGS
1963	1"=500'	Flight Date: February 23, 1963	USGS
1960	1"=500'	Flight Date: April 11, 1960	USGS
1953	1"=500'	Flight Date: December 08, 1953	USDA
1937	1"=500'	Flight Date: January 01, 1937	FirstSearch

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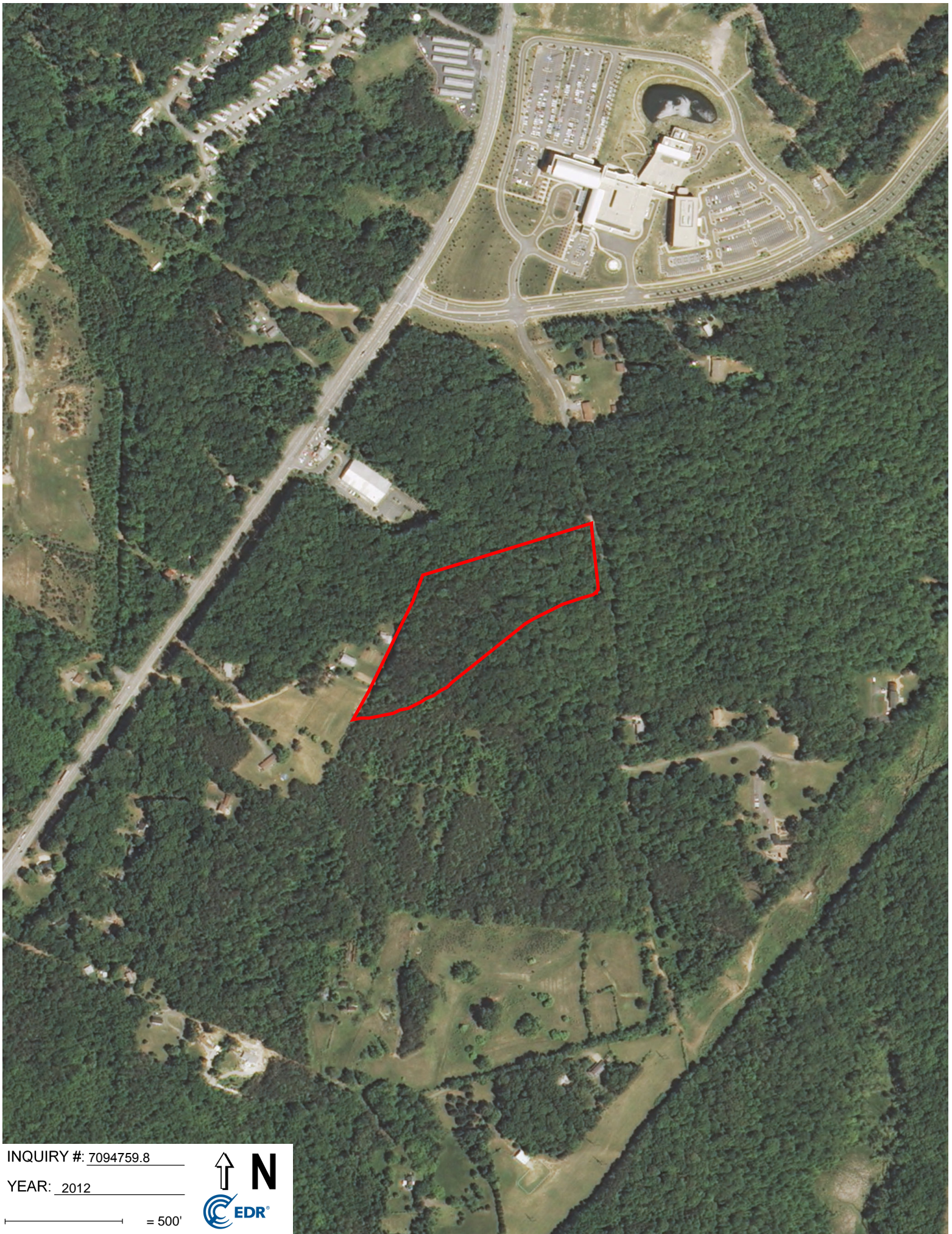


INQUIRY #: 7094759.8

YEAR: 2016

— = 500'





INQUIRY #: 7094759.8

YEAR: 2012

— = 500'





INQUIRY #: 7094759.8

YEAR: 2009

— = 500'





INQUIRY #: 7094759.8

YEAR: 2006

— = 500'





INQUIRY #: 7094759.8

YEAR: 1994

— = 500'





INQUIRY #: 7094759.8

YEAR: 1980

— = 500'





INQUIRY #: 7094759.8

YEAR: 1972

— = 500'



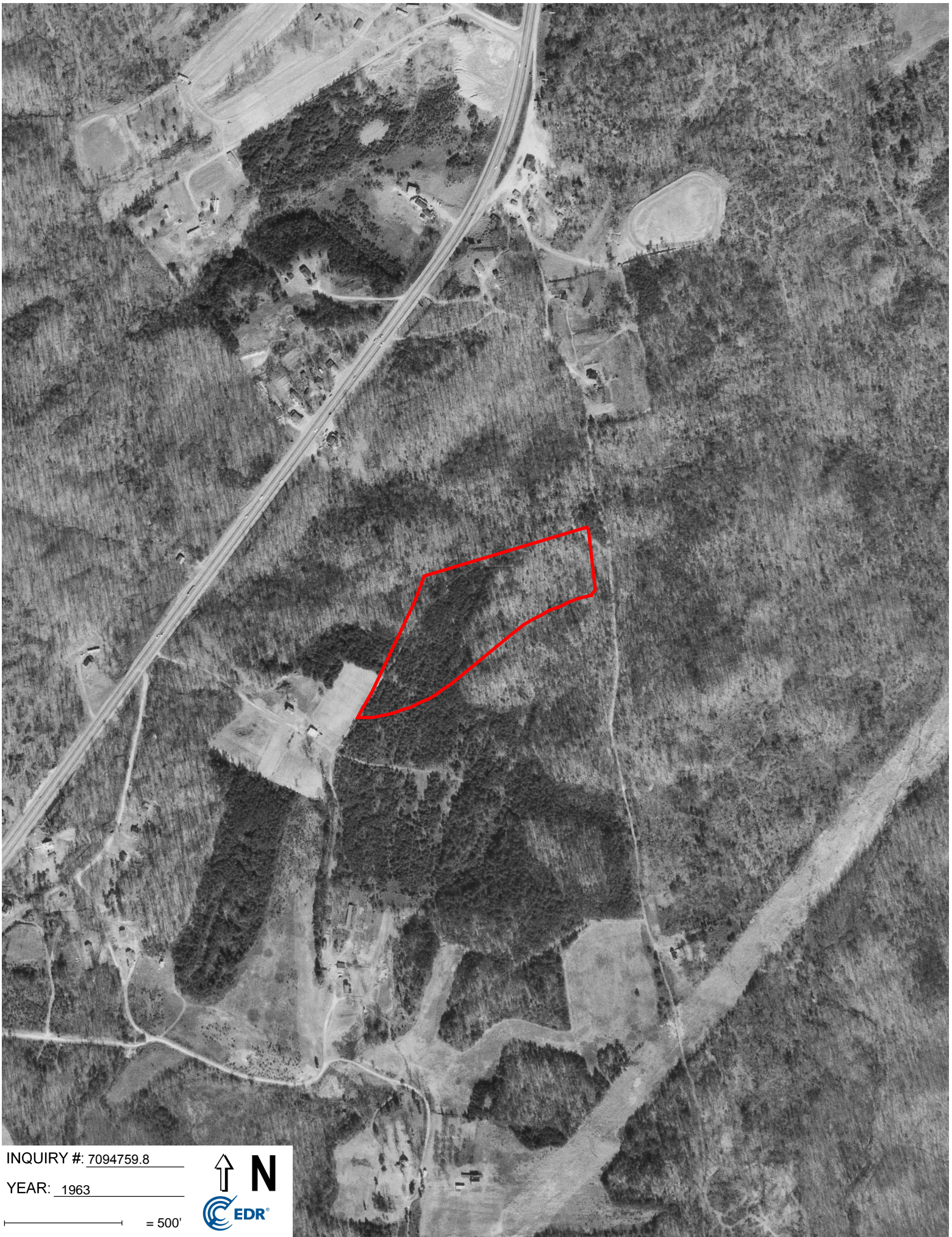


INQUIRY #: 7094759.8

YEAR: 1970

— = 500'





INQUIRY #: 7094759.8

YEAR: 1963

— = 500'



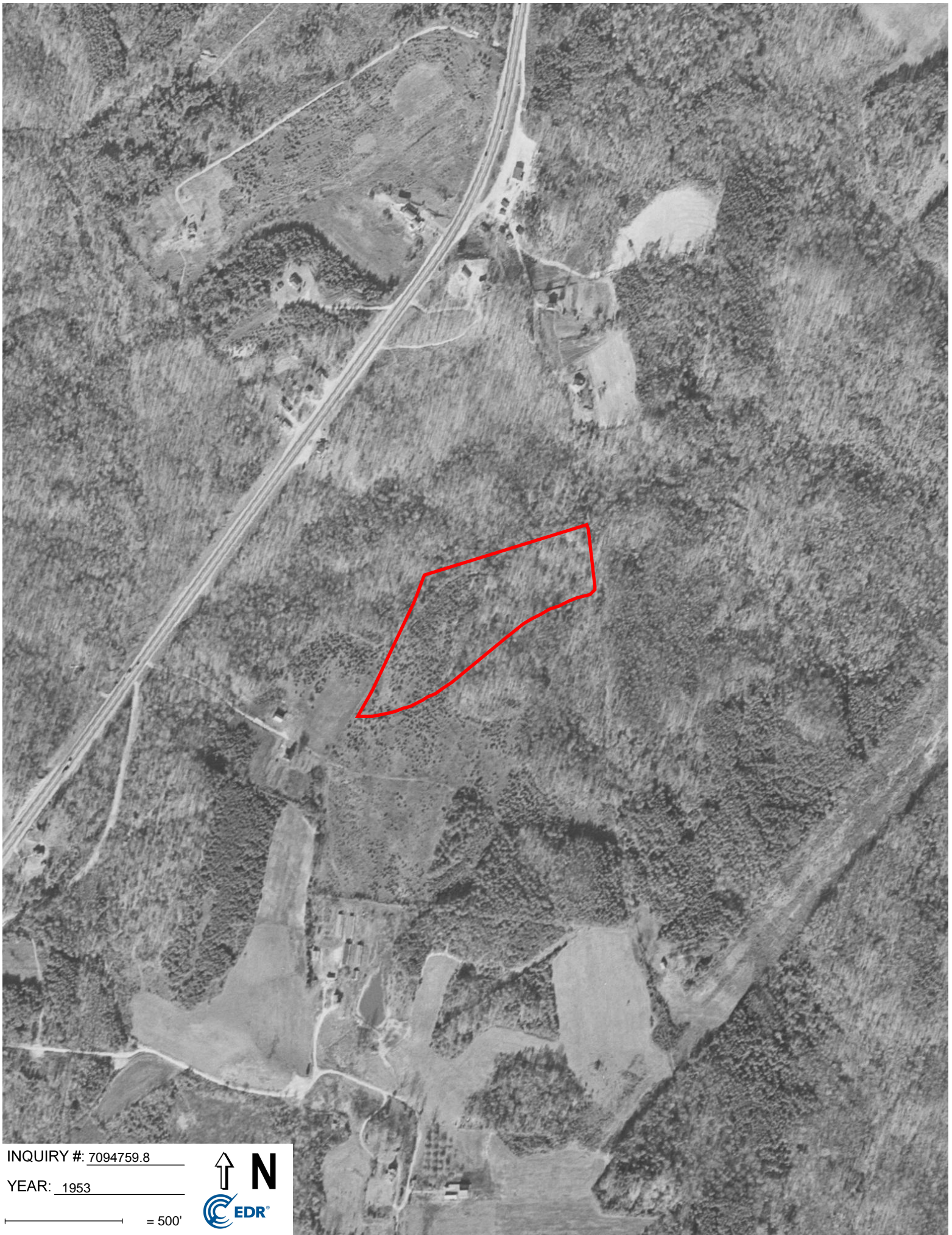


INQUIRY #: 7094759.8

YEAR: 1960

— = 500'



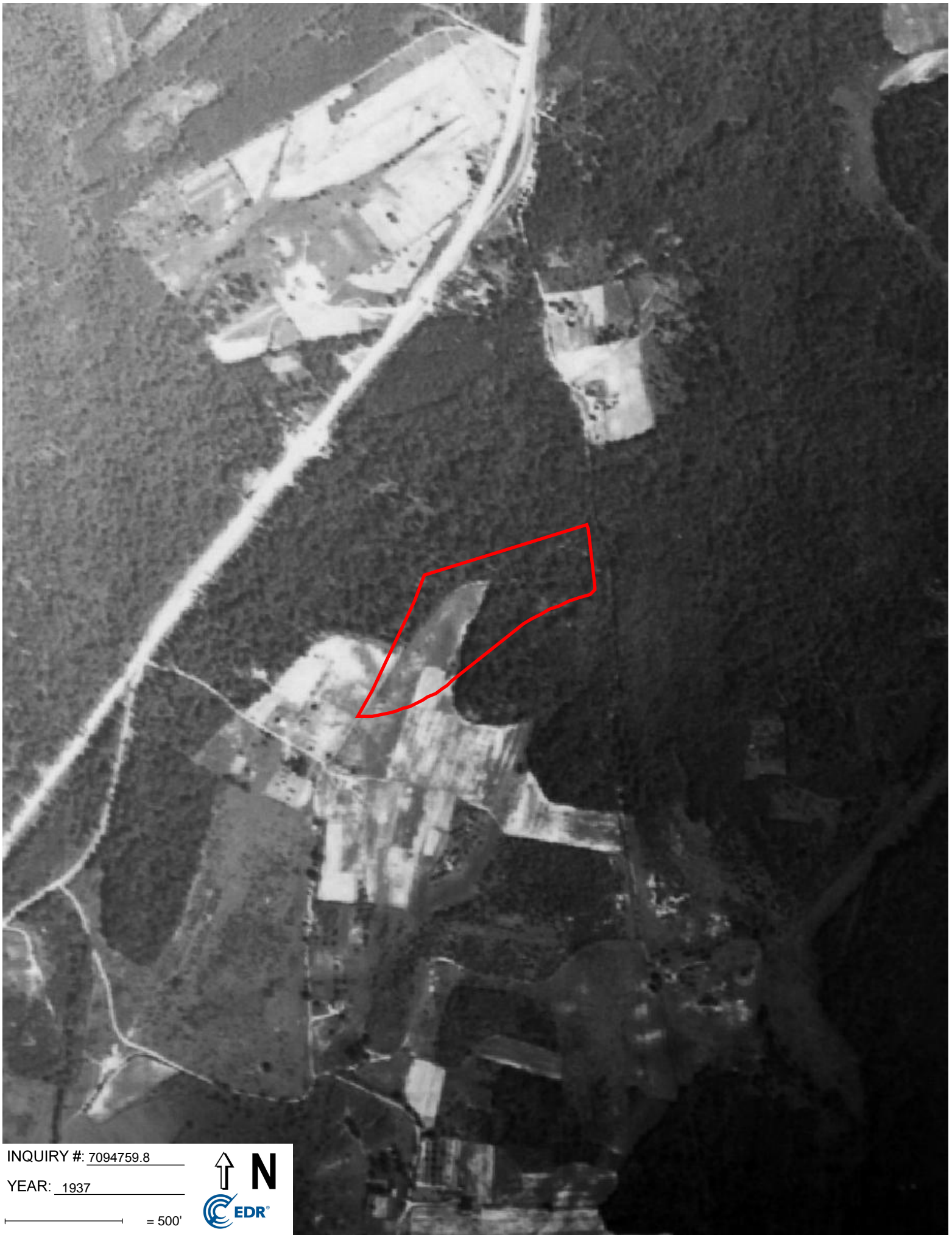


INQUIRY #: 7094759.8

YEAR: 1953

— = 500'





INQUIRY #: 7094759.8

YEAR: 1937

— = 500'



APPENDIX A

EDR Radius Map Report with GeoCheck

The Arbors at Stafford
South Campus Boulevard
Stafford, VA 22554

Inquiry Number: 7094759.2s
August 23, 2022

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

SOUTH CAMPUS BOULEVARD
STAFFORD, VA 22554

COORDINATES

Latitude (North): 38.4105000 - 38° 24' 37.80"
Longitude (West): 77.4090000 - 77° 24' 32.40"
Universal Transverse Mercator: Zone 18
UTM X (Meters): 289661.1
UTM Y (Meters): 4253904.0
Elevation: 210 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 13911440 STAFFORD, VA
Version Date: 2019

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140815
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
SOUTH CAMPUS BOULEVARD
STAFFORD, VA 22554

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	MEDICORP AT STAFFORD	101 HOSPITAL CENTER	AST	Higher	1050, 0.199, NNE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL..... National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS..... Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

EXECUTIVE SUMMARY

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

Lists of state- and tribal hazardous waste facilities

SHWS..... This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF..... Solid Waste Management Facilities

Lists of state and tribal leaking storage tanks

LUST..... Leaking Underground Storage Tank Tracking Database
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
LTANKS..... Leaking Petroleum Storage Tanks

Lists of state and tribal registered storage tanks

FEMA UST..... Underground Storage Tank Listing
UST..... Registered Petroleum Storage Tanks
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

ENG CONTROLS..... Engineering Controls Sites Listing
INST CONTROL..... Voluntary Remediation Program Database

Lists of state and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Remediation Program

Lists of state and tribal brownfield sites

BROWNFIELDS..... Brownfields Site Specific Assessments

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS..... Open Dumps on Indian Land

EXECUTIVE SUMMARY

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
US CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
SPILLS..... Prep/Spills Database Listing
SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated
FUDS..... Formerly Used Defense Sites
DOD..... Department of Defense Sites
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR..... Financial Assurance Information
EPA WATCH LIST..... EPA WATCH LIST
2020 COR ACTION..... 2020 Corrective Action Program List
TSCA..... Toxic Substances Control Act
TRIS..... Toxic Chemical Release Inventory System
SSTS..... Section 7 Tracking Systems
ROD..... Records Of Decision
RMP..... Risk Management Plans
RAATS..... RCRA Administrative Action Tracking System
PRP..... Potentially Responsible Parties
PADS..... PCB Activity Database System
ICIS..... Integrated Compliance Information System
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS..... Material Licensing Tracking System
COAL ASH DOE..... Steam-Electric Plant Operation Data
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER..... PCB Transformer Registration Database
RADINFO..... Radiation Information Database
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS..... Incident and Accident Data
CONSENT..... Superfund (CERCLA) Consent Decrees
INDIAN RESERV..... Indian Reservations
FUSRAP..... Formerly Utilized Sites Remedial Action Program
UMTRA..... Uranium Mill Tailings Sites
LEAD SMELTERS..... Lead Smelter Sites
US AIRS..... Aerometric Information Retrieval System Facility Subsystem
US MINES..... Mines Master Index File
ABANDONED MINES..... Abandoned Mines
FINDS..... Facility Index System/Facility Registry System
ECHO..... Enforcement & Compliance History Information
DOCKET HWC..... Hazardous Waste Compliance Docket Listing
UXO..... Unexploded Ordnance Sites

EXECUTIVE SUMMARY

FUELS PROGRAM.....	EPA Fuels Program Registered Listing
AIRS.....	Permitted Airs Facility List
NPDES.....	Comprehensive Environmental Data System
COAL ASH.....	Coal Ash Disposal Sites
DRYCLEANERS.....	Drycleaner List
ENF.....	Enforcement Actions Data
Financial Assurance.....	Financial Assurance Information Listing
TIER 2.....	Tier 2 Information Listing
UIC.....	Underground Injection Control Wells
MINES MRDS.....	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto.....	EDR Exclusive Historical Auto Stations
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF.....	Recovered Government Archive Solid Waste Facilities List
RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of state and tribal registered storage tanks

AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the Department of Environmental Quality's Aboveground Storage Tank Data Notification Information.

A review of the AST list, as provided by EDR, and dated 05/02/2022 has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MEDICORP AT STAFFORD	101 HOSPITAL CENTER	NNE 1/8 - 1/4 (0.199 mi.)	1	8

EXECUTIVE SUMMARY

Facility ID: 3040832
CEDs Facility ID: 200000224803

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

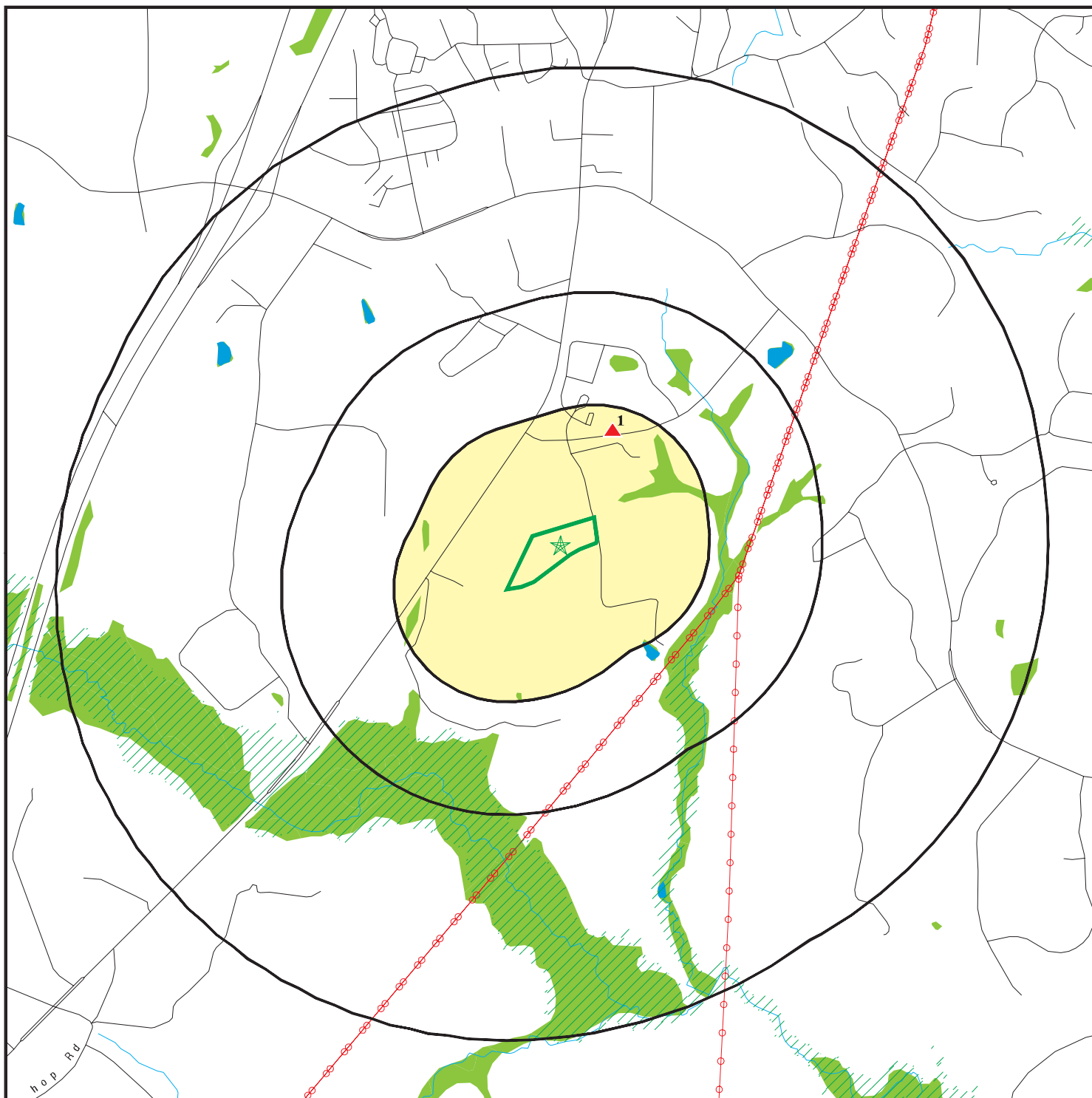
Site Name

TOWNE CLEANERS


Database(s)


DRYCLEANERS

OVERVIEW MAP - 7094759.2S




 Target Property

 Sites at elevations higher than or equal to the target property

 Sites at elevations lower than the target property

 Manufactured Gas Plants


 National Priority List Sites

 Dept. Defense Sites

0 1/4 1/2 1 Miles

 Indian Reservations BIA

 Power transmission lines

 Special Flood Hazard Area (1%)

 0.2% Annual Chance Flood Hazard

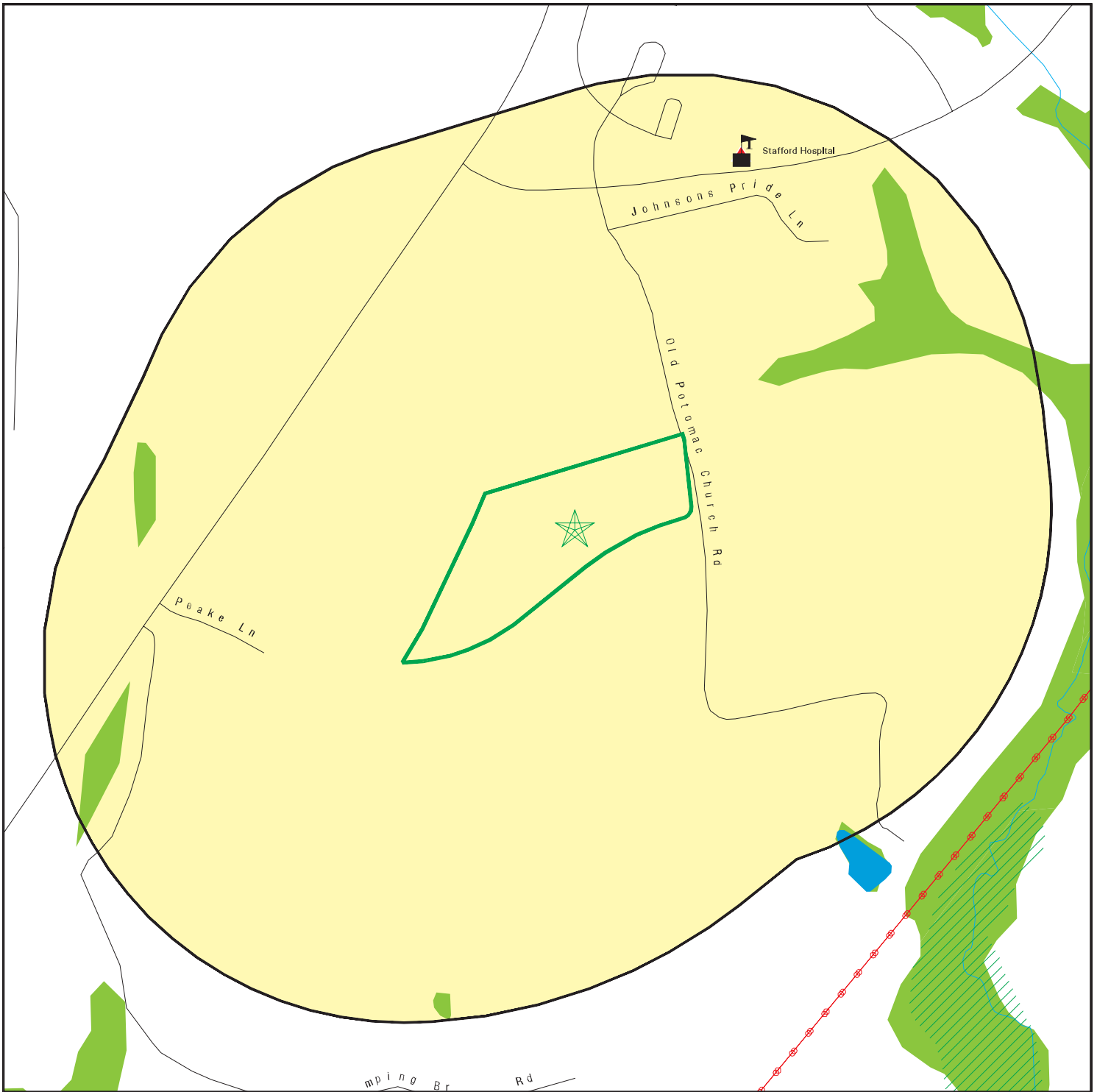
 National Wetland Inventory








This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.






SITE NAME: The Arbors at Stafford
 ADDRESS: South Campus Boulevard
 Stafford VA 22554
 LAT/LONG: 38.4105 / 77.409

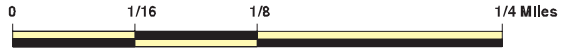
CLIENT: Bowman Environmental
 CONTACT: Isabel Hildesheim
 INQUIRY #: 7094759.2s
 DATE: August 23, 2022 10:29 am

DETAIL MAP - 7094759.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Power transmission lines
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: The Arbors at Stafford
 ADDRESS: South Campus Boulevard
 Stafford VA 22554
 LAT/LONG: 38.4105 / 77.409

CLIENT: Bowman Environmental
 CONTACT: Isabel Hildesheim
 INQUIRY #: 7094759.2s
 DATE: August 23, 2022 10:29 am

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
SHWS	N/A		N/A	N/A	N/A	N/A	N/A	N/A
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal leaking storage tanks</i>								
LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
LTANKS	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	1	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDES	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
TIER 2	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	0	1	0	0	0	1

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

1
NNE
1/8-1/4
0.199 mi.
1050 ft.

MEDICORP AT STAFFORD LLC
101 HOSPITAL CENTER DR
STAFFORD, VA 22554

AST A100340942
N/A

Relative:
Higher
Actual:
215 ft.

AST:
Facility ID: 3040832
Facility Type: COMMERCIAL
CEDS Facility ID: 200000224803

Tank Info:

Owner:

Owner Id: 44499
Owner Name: Medicorp at Stafford Limited Liability Corporation
Owner Address: 1001 Sam Perry Blvd
Owner Address2: Not reported
Owner City/State/Zip: Fredericksburg, VA 22401
Owner Type: PRIVATE
Number of Active AST: 2
Number of Active UST: 0
Number of Inactive AST: 0
Number of Inactive UST: 0

Fed Regulated: No
Tank Number: FOT1
Tank Type: AST
Tank Capacity: 12000
Tank Contents: DIESEL
Tank Status: CURR IN USE
Install Date: 12/5/2007
Date Closed: Not reported

Tank Containment:

Install Date: 12/5/2007
Containment: Curbing No
Containment: Weirs No
Containment: Sorbent No
Containment: Culvert No
Containment: Diversion No
Containment: Retention No
Containment: Dike No
Containment: Unknown No
Containment: Other No
Containment: Other Note Not reported

Release Detection:

Release Detection: Ground Water No
Release Detection: Visual No
Release Detection: Vapor No
Release Detection: Interstitial No
Release Detection: None No
Release Detection: Other No
Release Detection: Other Note Not reported
Release Prevention: Double Bottom No
Release Prevention: Double Walled No
Release Prevention: Lined Interior Not reported
Release Prevention: Poly Jacket No
Release Prevention: Exc Liner No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MEDICORP AT STAFFORD LLC (Continued)

A100340942

Release Prevention: None No
Release Prevention: Unknown No
Release Prevention: Other No
Release Prevention: Other Note Not reported

Tank Foundation: Steel No
Tank Foundation: Earthen No
Tank Foundation: Concrete Imp Yes
Tank Foundation: Unknown No
Tank Foundation: Other No
Tank Foundation: Other Note Not reported
Tank Roof: Float No
Tank Roof: Cone No
Tank Roof: Breather Not reported
Tank Roof: Dbldeck Not reported
Tank Roof: Pontoon Not reported
Tank Roof: Balloon Not reported
Tank Roof: Lifter Not reported
Tank Roof: Pan Not reported
Tank Roof: Other Yes
Tank Roof: Other Note Horizontal

Tank Material:

Tank Materials: Bare Steel No
Tank Materials: Concrete No
Tank Materials: Insulated Tank Jacket Yes
Tank Materials: Unknown No
Tank Materials: Other No
Tank Materials: Other Note Not reported
Tank Type Cathodic/CP: N
Tank Type Single Wall: N
Tank Type Double Wall: N
Tank Type Lined Interior: N
Tank Type Double Bottom: N
Tank Type Potable/Skid: N
Tank Type Shop Fabricated/Built: N
Tank Type Vaulted Below Grade: N
Tank Type Vertical: N
Tank Type Horizontal: N
Tank Type Unknown: N
Tank Type Other: N
Tank Type Other Specify: N

Owner:

Owner Id: 44499
Owner Name: Medicorp at Stafford Limited Liability Corporation
Owner Address: 1001 Sam Perry Blvd
Owner Address2: Not reported
Owner City/State/Zip: Fredericksburg, VA 22401
Owner Type: PRIVATE
Number of Active AST: 2
Number of Active UST: 0
Number of Inactive AST: 0
Number of Inactive UST: 0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MEDICORP AT STAFFORD LLC (Continued)

A100340942

Fed Regulated: No
Tank Number: FOT2
Tank Type: AST
Tank Capacity: 12000
Tank Contents: DIESEL
Tank Status: CURR IN USE
Install Date: Not reported
Date Closed: Not reported

Tank Containment:

Install Date: Not reported
Containment: Curbing No
Containment: Weirs No
Containment: Sorbent No
Containment: Culvert No
Containment: Diversion No
Containment: Retention No
Containment: Dike No
Containment: Unknown No
Containment: Other No
Containment: Other Note Not reported

Release Detection:

Release Detection: Ground Water No
Release Detection: Visual No
Release Detection: Vapor No
Release Detection: Interstitial No
Release Detection: None No
Release Detection: Other No
Release Detection: Other Note Not reported
Release Prevention: Double Bottom No
Release Prevention: Double Walled No
Release Prevention: Lined Interior Not reported
Release Prevention: Poly Jacket No
Release Prevention: Exc Liner No
Release Prevention: None No
Release Prevention: Unknown No
Release Prevention: Other No
Release Prevention: Other Note Not reported

Tank Foundation: Steel No
Tank Foundation: Earthen No
Tank Foundation: Concrete Imp Yes
Tank Foundation: Unknown No
Tank Foundation: Other No
Tank Foundation: Other Note Not reported
Tank Roof: Float No
Tank Roof: Cone No
Tank Roof: Breather Not reported
Tank Roof: Dbldeck Not reported
Tank Roof: Pontoon Not reported
Tank Roof: Balloon Not reported
Tank Roof: Lifter Not reported
Tank Roof: Pan Not reported
Tank Roof: Other Yes
Tank Roof: Other Note Horizontal

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MEDICORP AT STAFFORD LLC (Continued)

A100340942

Tank Material:

Tank Materials: Bare Steel	No
Tank Materials: Concrete	No
Tank Materials: Insulated Tank Jacket	Yes
Tank Materials: Unknown	No
Tank Materials: Other	No
Tank Materials: Other Note	Not reported
Tank Type Cathodic/CP:	N
Tank Type Single Wall:	N
Tank Type Double Wall:	N
Tank Type Lined Interior:	N
Tank Type Double Bottom:	N
Tank Type Potable/Skid:	N
Tank Type Shop Fabricated/Built:	N
Tank Type Vaulted Below Grade:	N
Tank Type Vertical:	N
Tank Type Horizontal:	N
Tank Type Unknown:	N
Tank Type Other:	N
Tank Type Other Specify:	N

Count: 1 records.

ORPHAN SUMMARY

<u>City</u>	<u>EDR ID</u>	<u>Site Name</u>	<u>Site Address</u>	<u>Zip</u>	<u>Database(s)</u>
STAFFORD	S118971995	TOWNE CLEANERS	105 JEFFERSON DAVIS HWY	22554	DRYCLEANERS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/26/2022	Source: EPA
Date Data Arrived at EDR: 08/02/2022	Telephone: N/A
Date Made Active in Reports: 08/22/2022	Last EDR Contact: 08/02/2022
Number of Days to Update: 20	Next Scheduled EDR Contact: 10/10/2022
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 07/26/2022	Source: EPA
Date Data Arrived at EDR: 08/02/2022	Telephone: N/A
Date Made Active in Reports: 08/22/2022	Last EDR Contact: 08/02/2022
Number of Days to Update: 20	Next Scheduled EDR Contact: 10/10/2022
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 08/02/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 06/24/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 06/27/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 08/02/2022
Next Scheduled EDR Contact: 10/24/2022
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The 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 potential NPL site.

Date of Government Version: 07/26/2022	Source: EPA
Date Data Arrived at EDR: 08/02/2022	Telephone: 800-424-9346
Date Made Active in Reports: 08/22/2022	Last EDR Contact: 08/02/2022
Number of Days to Update: 20	Next Scheduled EDR Contact: 10/24/2022
	Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/20/2022	Source: EPA
Date Data Arrived at EDR: 06/21/2022	Telephone: 800-424-9346
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 7	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database 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). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/20/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/21/2022	Telephone: 800-438-2474
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 7	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database 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). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/20/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/21/2022	Telephone: 800-438-2474
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 7	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database 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). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/20/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/21/2022	Telephone: 800-438-2474
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 7	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database 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). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/20/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/21/2022	Telephone: 800-438-2474
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 7	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/16/2022	Source: Department of the Navy
Date Data Arrived at EDR: 05/19/2022	Telephone: 843-820-7326
Date Made Active in Reports: 07/29/2022	Last EDR Contact: 08/03/2022
Number of Days to Update: 71	Next Scheduled EDR Contact: 11/21/2022
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 05/16/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/24/2022	Telephone: 703-603-0695
Date Made Active in Reports: 07/29/2022	Last EDR Contact: 08/17/2022
Number of Days to Update: 66	Next Scheduled EDR Contact: 12/05/2022
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 05/16/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/24/2022	Telephone: 703-603-0695
Date Made Active in Reports: 07/29/2022	Last EDR Contact: 08/17/2022
Number of Days to Update: 66	Next Scheduled EDR Contact: 12/05/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/14/2022

Source: National Response Center, United States Coast Guard

Date Data Arrived at EDR: 06/15/2022

Telephone: 202-267-2180

Date Made Active in Reports: 06/21/2022

Last EDR Contact: 06/15/2022

Number of Days to Update: 6

Next Scheduled EDR Contact: 10/03/2022

Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A

Source: Department of Environmental Quality

Date Data Arrived at EDR: N/A

Telephone: 804-698-4236

Date Made Active in Reports: N/A

Last EDR Contact: 06/09/2022

Number of Days to Update: N/A

Next Scheduled EDR Contact: 09/26/2022

Data Release Frequency: N/A

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: Solid Waste Management Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these 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.

Date of Government Version: 02/25/2022

Source: Department of Environmental Quality

Date Data Arrived at EDR: 02/28/2022

Telephone: 804-698-4238

Date Made Active in Reports: 05/26/2022

Last EDR Contact: 05/26/2022

Number of Days to Update: 87

Next Scheduled EDR Contact: 09/12/2022

Data Release Frequency: Semi-Annually

Lists of state and tribal leaking storage tanks

LUST REG PD: Leaking Underground Storage Tank Sites

Leaking underground storage tank site locations. Includes: counties of Amelia, Brunswick, Charles City, Chesterfield, Dinwiddie, Essex, Gloucester, Goochland, Greensville, Hanover, Henrico, King and Queen, King William, Lancaster, Mathews, Middlesex, New Kent, Northumberland, Powhatan, Prince George, Richmond, Surry, Sussex, Westmoreland; cities of Colonial Heights, Emporia, Hopewell, Petersburg.

Date of Government Version: 12/02/2014

Source: Department of Environmental Quality Piedmont Regional Office

Date Data Arrived at EDR: 12/04/2014

Telephone: 804-527-5020

Date Made Active in Reports: 01/16/2015

Last EDR Contact: 08/29/2016

Number of Days to Update: 43

Next Scheduled EDR Contact: 12/12/2016

Data Release Frequency: Quarterly

LUST REG SC: Leaking Underground Storage Tanks

Leaking underground storage tank site locations. Includes: counties of Amherst, Appomattox, Buckingham, Campbell, Charlotte, Cumberland, Halifax, Lunenburg, Mecklenburg, Nottoway, Pittsylvania, Prince Deward; cities of Danville, Lynchburg.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/06/2013
Date Data Arrived at EDR: 09/06/2013
Date Made Active in Reports: 09/17/2013
Number of Days to Update: 11

Source: Department of Environmental Quality, South Central Region
Telephone: 434-582-5120
Last EDR Contact: 08/29/2016
Next Scheduled EDR Contact: 12/12/2016
Data Release Frequency: Semi-Annually

LUST REG SW: Leaking Underground Storage Tank Database

Leaking underground storage tank site locations. Includes: counties of Bland, Buchanan, Carroll, Dickenson, Grayson, Lee, Russell, Scott, Smyth, Tazewell, Washington, Wise, Wythe; cities of Bristol, Galax, Norton.

Date of Government Version: 07/15/2013
Date Data Arrived at EDR: 07/18/2013
Date Made Active in Reports: 09/16/2013
Number of Days to Update: 60

Source: Department of Environmental Quality Southwest Regional Office
Telephone: 276-676-4800
Last EDR Contact: 10/11/2016
Next Scheduled EDR Contact: 01/23/2017
Data Release Frequency: No Update Planned

LUST REG WC: Leaking Underground Storage Tank List

Leaking underground storage tank site locations. Includes: counties of Alleghany, Bedford, Botetourt, Craig, Floyd, Franklin, Giles, Henry, Montgomery, Patrick, Pulaski, Roanoke; cities of Bedford, Clifton Forge, Covington, Martinsville, Radford, Roanoke, Salem.

Date of Government Version: 06/04/2015
Date Data Arrived at EDR: 06/05/2015
Date Made Active in Reports: 07/07/2015
Number of Days to Update: 32

Source: Department of Environmental Quality West Central Regional Office
Telephone: 540-562-6700
Last EDR Contact: 08/29/2016
Next Scheduled EDR Contact: 12/12/2016
Data Release Frequency: No Update Planned

LUST REG TD: Leaking Underground Storage Tank Sites

Leaking underground storage tank site locations. Includes: counties of Accomack, Isle of Wight, James City, Northampton, Southampton, York; cities of Chesapeake, Franklin, Hampton, Newport News, Norfolk, Poquoson, Portsmouth, Suffolk, Virginia Beach, Williamsburg.

Date of Government Version: 06/30/2013
Date Data Arrived at EDR: 07/05/2013
Date Made Active in Reports: 09/16/2013
Number of Days to Update: 73

Source: Department of Environmental Quality Tidewater Regional Office
Telephone: trofoia@deq.vir
Last EDR Contact: 09/26/2016
Next Scheduled EDR Contact: 01/09/2017
Data Release Frequency: Quarterly

LUST REG NO: Leaking Underground Storage Tank Tracking Database

Leaking underground storage tank site locations. Includes: counties of Arlington, Caroline, Culpeper, Fairfax, Fauquier, King George, Loudoun, Louisa, Madison, Orange, Prince William, Rappahannock, Spotsylvania, Stafford; cities of Alexandria, Fairfax, Falls Church, Fredericksburg, Manassas, Manassas Park.

Date of Government Version: 05/18/2004
Date Data Arrived at EDR: 05/22/2004
Date Made Active in Reports: 07/09/2004
Number of Days to Update: 48

Source: Department of Environmental Quality Northern Regional Office
Telephone: 703-583-3800
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG VA: Leaking Underground Storage Tank List

Leaking underground storage tank site locations. Includes: counties of Albemarle, Augusta, Bath, Clarke, Fluvanna, Frederick, Greene, Highland, Nelson, Page, Rockbridge, Rockingham, Shenandoah, Warren; cities of Buena Vista, Charlottesville, Harrisonburg, Lexington, Staunton, Waynesboro, Winchester.

Date of Government Version: 12/06/2011
Date Data Arrived at EDR: 12/08/2011
Date Made Active in Reports: 01/16/2012
Number of Days to Update: 39

Source: Department of Environmental Quality Valley Regional Office
Telephone: 540-574-7800
Last EDR Contact: 08/29/2016
Next Scheduled EDR Contact: 12/12/2016
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/28/2021	Source: EPA Region 1
Date Data Arrived at EDR: 06/11/2021	Telephone: 617-918-1313
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/13/2022
Number of Days to Update: 88	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/28/2021	Source: EPA Region 4
Date Data Arrived at EDR: 06/22/2021	Telephone: 404-562-8677
Date Made Active in Reports: 09/20/2021	Last EDR Contact: 06/13/2022
Number of Days to Update: 90	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/14/2022	Source: EPA Region 7
Date Data Arrived at EDR: 06/13/2022	Telephone: 913-551-7003
Date Made Active in Reports: 08/16/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/20/2022	Source: EPA Region 8
Date Data Arrived at EDR: 06/13/2022	Telephone: 303-312-6271
Date Made Active in Reports: 08/16/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/20/2022	Source: EPA Region 10
Date Data Arrived at EDR: 06/13/2022	Telephone: 206-553-2857
Date Made Active in Reports: 08/16/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/11/2022	Source: EPA, Region 5
Date Data Arrived at EDR: 06/13/2022	Telephone: 312-886-7439
Date Made Active in Reports: 08/16/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/28/2022	Source: EPA Region 6
Date Data Arrived at EDR: 06/13/2022	Telephone: 214-665-6597
Date Made Active in Reports: 08/16/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/08/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/13/2022	Telephone: 415-972-3372
Date Made Active in Reports: 08/16/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

LTANKS: Leaking Petroleum Storage Tanks
Includes releases of petroleum from underground storage tanks and aboveground storage tanks.

Date of Government Version: 05/02/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 05/25/2022	Telephone: 804-698-4010
Date Made Active in Reports: 08/12/2022	Last EDR Contact: 05/25/2022
Number of Days to Update: 79	Next Scheduled EDR Contact: 09/05/2022
	Data Release Frequency: Quarterly

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 10/14/2021	Source: FEMA
Date Data Arrived at EDR: 11/05/2021	Telephone: 202-646-5797
Date Made Active in Reports: 02/01/2022	Last EDR Contact: 06/29/2022
Number of Days to Update: 88	Next Scheduled EDR Contact: 10/17/2022
	Data Release Frequency: Varies

UST: Registered Petroleum Storage Tanks
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 05/02/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 05/25/2022	Telephone: 804-698-4010
Date Made Active in Reports: 08/12/2022	Last EDR Contact: 05/25/2022
Number of Days to Update: 79	Next Scheduled EDR Contact: 09/05/2022
	Data Release Frequency: Quarterly

AST: Registered Petroleum Storage Tanks
Registered Aboveground Storage Tanks.

Date of Government Version: 05/02/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 05/25/2022	Telephone: 804-698-4010
Date Made Active in Reports: 08/12/2022	Last EDR Contact: 05/25/2022
Number of Days to Update: 79	Next Scheduled EDR Contact: 09/05/2022
	Data Release Frequency: Quarterly

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/28/2022	Source: EPA Region 6
Date Data Arrived at EDR: 06/13/2022	Telephone: 214-665-7591
Date Made Active in Reports: 08/16/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/11/2022	Source: EPA Region 5
Date Data Arrived at EDR: 06/13/2022	Telephone: 312-886-6136
Date Made Active in Reports: 08/16/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/07/2022	Source: EPA, Region 1
Date Data Arrived at EDR: 06/13/2022	Telephone: 617-918-1313
Date Made Active in Reports: 08/16/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/20/2022	Source: EPA Region 10
Date Data Arrived at EDR: 06/13/2022	Telephone: 206-553-2857
Date Made Active in Reports: 08/16/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/14/2022	Source: EPA Region 7
Date Data Arrived at EDR: 06/13/2022	Telephone: 913-551-7003
Date Made Active in Reports: 08/16/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/20/2022	Source: EPA Region 8
Date Data Arrived at EDR: 06/13/2022	Telephone: 303-312-6137
Date Made Active in Reports: 08/16/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/08/2022	Source: EPA Region 9
Date Data Arrived at EDR: 06/13/2022	Telephone: 415-972-3368
Date Made Active in Reports: 08/16/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/28/2021	Source: EPA Region 4
Date Data Arrived at EDR: 06/22/2021	Telephone: 404-562-9424
Date Made Active in Reports: 09/20/2021	Last EDR Contact: 06/13/2022
Number of Days to Update: 90	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

ENG CONTROLS: Engineering Controls Sites Listing

A listing of sites with Engineering Controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 03/30/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 04/05/2022	Telephone: 804-698-4228
Date Made Active in Reports: 06/30/2022	Last EDR Contact: 06/29/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/17/2022
	Data Release Frequency: Quarterly

INST CONTROL: Voluntary Remediation Program Database

Sites included in the Voluntary Remediation Program database that have deed restrictions.

Date of Government Version: 03/30/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 04/05/2022	Telephone: 804-698-4228
Date Made Active in Reports: 06/30/2022	Last EDR Contact: 06/29/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/17/2022
	Data Release Frequency: Quarterly

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 07/08/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

VRP: Voluntary Remediation Program

The Voluntary Cleanup Program encourages owners of elected contaminated sites to take the initiative and conduct voluntary cleanups that meet state environmental standards.

Date of Government Version: 03/30/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 04/05/2022	Telephone: 804-698-4228
Date Made Active in Reports: 06/30/2022	Last EDR Contact: 06/29/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/17/2022
	Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 06/15/2022
Number of Days to Update: 142	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Lists of state and tribal brownfield sites

BROWNFIELDS: Brownfields Site Specific Assessments

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. Virginia's Department of Environmental Quality performs brownfields assessments under a cooperative agreement with the U.S. Environmental Protection Agency at 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 Environmental Assessment.

Date of Government Version: 04/19/2022
Date Data Arrived at EDR: 04/20/2022
Date Made Active in Reports: 07/14/2022
Number of Days to Update: 85

Source: Department of Environmental Quality
Telephone: 804-698-4207
Last EDR Contact: 07/19/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 02/23/2022
Date Data Arrived at EDR: 03/10/2022
Date Made Active in Reports: 03/10/2022
Number of Days to Update: 0

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 08/08/2022
Next Scheduled EDR Contact: 09/26/2022
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 07/21/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 07/12/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 07/21/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 04/30/2022
Date Data Arrived at EDR: 05/24/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 66

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/18/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 04/30/2022
Date Data Arrived at EDR: 05/24/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 66

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/18/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Quarterly

PFAS: Per- and Polyfluoroalkyl Substances

PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid, respectively. Both are fluorinated organic chemicals, part of a larger family of compounds referred to as perfluoroalkyl substances (PFASs).

Date of Government Version: 03/16/2022
Date Data Arrived at EDR: 04/05/2022
Date Made Active in Reports: 06/30/2022
Number of Days to Update: 86

Source: Department of Environmental Quality
Telephone: 804-698-4336
Last EDR Contact: 06/29/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Varies

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 08/02/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/21/2022	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 03/21/2022	Telephone: 202-366-4555
Date Made Active in Reports: 06/14/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Quarterly

SPILLS BRL: Prep/Spills Database Listing

A listing of spills locations located in the Blue Ridge Regional area, Lynchburg.

Date of Government Version: 09/18/2009	Source: DEQ, Blue Ridge Regional Office
Date Data Arrived at EDR: 09/18/2009	Telephone: 434-582-6218
Date Made Active in Reports: 10/06/2009	Last EDR Contact: 11/28/2011
Number of Days to Update: 18	Next Scheduled EDR Contact: 03/12/2012
	Data Release Frequency: Varies

SPILLS VA: PREP Database

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

Date of Government Version: 08/08/2012	Source: Department of Environmental Quality, Valley Regional Office
Date Data Arrived at EDR: 08/09/2012	Telephone: 540-574-7800
Date Made Active in Reports: 10/05/2012	Last EDR Contact: 05/06/2013
Number of Days to Update: 57	Next Scheduled EDR Contact: 08/19/2013
	Data Release Frequency: Quarterly

SPILLS TD: PREP Database

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

Date of Government Version: 09/17/2009	Source: Department of Environmental Quality, Tidewater Region
Date Data Arrived at EDR: 09/23/2009	Telephone: trofoia@deq.vir
Date Made Active in Reports: 10/06/2009	Last EDR Contact: 09/06/2011
Number of Days to Update: 13	Next Scheduled EDR Contact: 12/19/2011
	Data Release Frequency: Quarterly

SPILLS: Prep/Spills Database Listing

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment. PREP staff often work to assist local emergency responders, other state agencies, federal agencies, and responsible parties, as may be needed, to manage pollution incidents. Oil spills, fish kills, and hazardous materials spills are examples of incidents that may involve the DEQ's PREP Program.

Date of Government Version: 02/03/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 02/10/2022	Telephone: 804-698-4287
Date Made Active in Reports: 05/10/2022	Last EDR Contact: 08/16/2022
Number of Days to Update: 89	Next Scheduled EDR Contact: 12/05/2022
	Data Release Frequency: Quarterly

SPILLS SW: Reportable Spills

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

Date of Government Version: 01/21/2010	Source: Department of Environmental Quality, Southwest Region
Date Data Arrived at EDR: 01/22/2010	Telephone: 276-676-4839
Date Made Active in Reports: 02/16/2010	Last EDR Contact: 07/13/2012
Number of Days to Update: 25	Next Scheduled EDR Contact: 10/29/2012
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SPILLS PD: PREP Database

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

Date of Government Version: 10/20/2009	Source: Department of Environmental Quality, Piedmont Region
Date Data Arrived at EDR: 10/29/2009	Telephone: 804-527-5020
Date Made Active in Reports: 12/03/2009	Last EDR Contact: 02/06/2012
Number of Days to Update: 35	Next Scheduled EDR Contact: 05/21/2012
	Data Release Frequency: Quarterly

SPILLS NO: PREP Database

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

Date of Government Version: 09/23/2009	Source: Department of Environmental Quality, Northern Region
Date Data Arrived at EDR: 09/29/2009	Telephone: 703-583-3864
Date Made Active in Reports: 10/30/2009	Last EDR Contact: 09/06/2011
Number of Days to Update: 31	Next Scheduled EDR Contact: 12/19/2011
	Data Release Frequency: No Update Planned

SPILLS PC: Pollution Complaint Database

Pollution Complaints Database. The pollution reports contained in the PC database include the initial release reporting of Leaking Underground Storage Tanks and all other releases of petroleum to the environment as well as releases to state waters. The database is current through 12/1/93. Since that time, all spill and pollution reporting information has been collected and tracked through the DEQ regional offices.

Date of Government Version: 06/01/1996	Source: Department of Environmental Quality
Date Data Arrived at EDR: 10/22/1996	Telephone: 804-698-4287
Date Made Active in Reports: 11/21/1996	Last EDR Contact: 03/08/2010
Number of Days to Update: 30	Next Scheduled EDR Contact: 06/21/2010
	Data Release Frequency: No Update Planned

SPILLS WC: Prep Database

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

Date of Government Version: 09/21/2009	Source: Department of Environmental Quality, West Central Region
Date Data Arrived at EDR: 09/29/2009	Telephone: 540-562-6700
Date Made Active in Reports: 10/30/2009	Last EDR Contact: 09/06/2011
Number of Days to Update: 31	Next Scheduled EDR Contact: 12/19/2011
	Data Release Frequency: No Update Planned

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 09/01/2012	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 02/15/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 43	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database 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). Non-Generators do not presently generate hazardous waste.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 800-438-2474
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 05/11/2022
Date Data Arrived at EDR: 05/17/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 73

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 08/11/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 07/13/2022
Next Scheduled EDR Contact: 10/24/2022
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 07/08/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 08/03/2022
Next Scheduled EDR Contact: 11/21/2022
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/21/2022
Date Data Arrived at EDR: 03/21/2022
Date Made Active in Reports: 06/14/2022
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2014	Telephone: 617-520-3000
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 07/29/2022
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/14/2022
	Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/08/2018	Telephone: 703-308-4044
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 08/04/2022
Number of Days to Update: 73	Next Scheduled EDR Contact: 11/14/2022
	Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016	Source: EPA
Date Data Arrived at EDR: 06/17/2020	Telephone: 202-260-5521
Date Made Active in Reports: 09/10/2020	Last EDR Contact: 06/14/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 09/26/2022
	Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018	Source: EPA
Date Data Arrived at EDR: 08/14/2020	Telephone: 202-566-0250
Date Made Active in Reports: 11/04/2020	Last EDR Contact: 08/11/2022
Number of Days to Update: 82	Next Scheduled EDR Contact: 11/28/2022
	Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 07/18/2022	Source: EPA
Date Data Arrived at EDR: 07/18/2022	Telephone: 202-564-4203
Date Made Active in Reports: 07/29/2022	Last EDR Contact: 07/18/2022
Number of Days to Update: 11	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 07/26/2022	Source: EPA
Date Data Arrived at EDR: 08/02/2022	Telephone: 703-416-0223
Date Made Active in Reports: 08/22/2022	Last EDR Contact: 08/02/2022
Number of Days to Update: 20	Next Scheduled EDR Contact: 09/12/2022
	Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 04/27/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/04/2022	Telephone: 202-564-8600
Date Made Active in Reports: 05/10/2022	Last EDR Contact: 07/14/2022
Number of Days to Update: 6	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 01/25/2022	Source: EPA
Date Data Arrived at EDR: 02/03/2022	Telephone: 202-564-6023
Date Made Active in Reports: 02/25/2022	Last EDR Contact: 08/02/2022
Number of Days to Update: 22	Next Scheduled EDR Contact: 11/14/2022
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 01/20/2022	Source: EPA
Date Data Arrived at EDR: 01/20/2022	Telephone: 202-566-0500
Date Made Active in Reports: 03/25/2022	Last EDR Contact: 07/08/2022
Number of Days to Update: 64	Next Scheduled EDR Contact: 10/17/2022
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 06/28/2022
Number of Days to Update: 79	Next Scheduled EDR Contact: 10/17/2022
	Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 06/10/2022	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 06/14/2022	Telephone: 301-415-7169
Date Made Active in Reports: 08/22/2022	Last EDR Contact: 07/13/2022
Number of Days to Update: 69	Next Scheduled EDR Contact: 10/31/2022
	Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2020	Source: Department of Energy
Date Data Arrived at EDR: 11/30/2021	Telephone: 202-586-8719
Date Made Active in Reports: 02/22/2022	Last EDR Contact: 06/02/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 09/12/2022
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/05/2019	Telephone: N/A
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 05/25/2022
Number of Days to Update: 251	Next Scheduled EDR Contact: 09/12/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/06/2019	Telephone: 202-566-0517
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 08/04/2022
Number of Days to Update: 96	Next Scheduled EDR Contact: 11/14/2022
	Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2019	Telephone: 202-343-9775
Date Made Active in Reports: 09/23/2019	Last EDR Contact: 06/23/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 10/10/2022
	Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2008
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 01/28/2020	Telephone: 202-366-4595
Date Made Active in Reports: 04/17/2020	Last EDR Contact: 07/21/2022
Number of Days to Update: 80	Next Scheduled EDR Contact: 11/07/2022
	Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/31/2022
Date Data Arrived at EDR: 04/14/2022
Date Made Active in Reports: 07/12/2022
Number of Days to Update: 89

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 06/29/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 23

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/08/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 07/26/2021
Date Data Arrived at EDR: 07/27/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/10/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 08/01/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/02/2022
Date Data Arrived at EDR: 05/25/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 65

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 08/17/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 03/21/2022
Date Data Arrived at EDR: 03/22/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 3

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 08/02/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/17/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011	Source: USGS
Date Data Arrived at EDR: 06/08/2011	Telephone: 703-648-7709
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 08/17/2022
Number of Days to Update: 97	Next Scheduled EDR Contact: 12/05/2022
	Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 06/14/2022	Source: Department of Interior
Date Data Arrived at EDR: 06/15/2022	Telephone: 202-208-2609
Date Made Active in Reports: 08/22/2022	Last EDR Contact: 06/14/2022
Number of Days to Update: 68	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 05/13/2022	Source: EPA
Date Data Arrived at EDR: 05/18/2022	Telephone: (215) 814-5000
Date Made Active in Reports: 05/31/2022	Last EDR Contact: 05/18/2022
Number of Days to Update: 13	Next Scheduled EDR Contact: 09/12/2022
	Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2020	Source: Department of Defense
Date Data Arrived at EDR: 01/11/2022	Telephone: 703-704-1564
Date Made Active in Reports: 02/14/2022	Last EDR Contact: 07/07/2022
Number of Days to Update: 34	Next Scheduled EDR Contact: 10/24/2022
	Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/21/2021	Telephone: 202-564-0527
Date Made Active in Reports: 08/11/2021	Last EDR Contact: 08/22/2022
Number of Days to Update: 82	Next Scheduled EDR Contact: 12/05/2022
	Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/02/2022
Date Data Arrived at EDR: 04/05/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 07/01/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 05/16/2022
Date Data Arrived at EDR: 05/17/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 73

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 08/11/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Quarterly

AIRS: Permitted Airs Facility List

A listing of permitted Airs facilities.

Date of Government Version: 06/14/2022
Date Data Arrived at EDR: 06/15/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 13

Source: Department of Environmental Quality
Telephone: 804-698-4000
Last EDR Contact: 06/09/2022
Next Scheduled EDR Contact: 09/26/2022
Data Release Frequency: Annually

CEDS: Comprehensive Environmental Data System

Virginia Water Protection Permits, Virginia Pollution Discharge System (point discharge) permits and Virginia Pollution Abatement (no point discharge) permits.

Date of Government Version: 05/31/2022
Date Data Arrived at EDR: 06/01/2022
Date Made Active in Reports: 06/13/2022
Number of Days to Update: 12

Source: Department of Environmental Quality
Telephone: 804-698-4077
Last EDR Contact: 05/26/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Quarterly

COAL ASH: Coal Ash Disposal Sites

A listing of facilities with coal ash impoundments.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 05/26/2021
Date Made Active in Reports: 08/18/2021
Number of Days to Update: 84

Source: Department of Environmental Protection
Telephone: 804-698-4285
Last EDR Contact: 05/26/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner List

A listing of registered drycleaners.

Date of Government Version: 04/11/2022
Date Data Arrived at EDR: 04/12/2022
Date Made Active in Reports: 04/13/2022
Number of Days to Update: 1

Source: Department of Environmental Quality
Telephone: 804-698-4407
Last EDR Contact: 06/29/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Varies

ENFORCEMENT: Enforcement Actions Data

A listing of enforcement actions.

Date of Government Version: 04/04/2022
Date Data Arrived at EDR: 04/05/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 84

Source: Department of Environmental Quality
Telephone: 804-698-4031
Last EDR Contact: 06/23/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Financial Assurance 1: Financial Assurance Information Listing

A listing of financial assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 01/24/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 04/21/2022	Telephone: 804-698-4205
Date Made Active in Reports: 07/15/2022	Last EDR Contact: 07/19/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 11/07/2022
	Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information listing

Solid waste financial assurance information.

Date of Government Version: 04/26/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 04/27/2022	Telephone: 804-698-4123
Date Made Active in Reports: 07/20/2022	Last EDR Contact: 07/19/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 11/07/2022
	Data Release Frequency: Varies

TIER 2: Tier 2 Information Listing

A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

Date of Government Version: 12/31/2019	Source: Department of Environmental Quality
Date Data Arrived at EDR: 01/04/2022	Telephone: 804-698-4159
Date Made Active in Reports: 03/21/2022	Last EDR Contact: 06/23/2022
Number of Days to Update: 76	Next Scheduled EDR Contact: 09/26/2022
	Data Release Frequency: No Update Planned

UIC: Underground Injection Control Wells

A listing of underground injection controls wells.

Date of Government Version: 04/19/2022	Source: Department of Mines, Minerals and Energy
Date Data Arrived at EDR: 04/20/2022	Telephone: 276-415-9700
Date Made Active in Reports: 07/14/2022	Last EDR Contact: 07/26/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 11/07/2022
	Data Release Frequency: Quarterly

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014	Source: EPA
Date Data Arrived at EDR: 02/05/2015	Telephone: 202-564-2497
Date Made Active in Reports: 03/06/2015	Last EDR Contact: 06/28/2022
Number of Days to Update: 29	Next Scheduled EDR Contact: 10/17/2022
	Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018	Source: USGS
Date Data Arrived at EDR: 10/21/2019	Telephone: 703-648-6533
Date Made Active in Reports: 10/24/2019	Last EDR Contact: 08/17/2022
Number of Days to Update: 3	Next Scheduled EDR Contact: 12/05/2022
	Data Release Frequency: Varies

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014	Source: EPA
Date Data Arrived at EDR: 01/06/2015	Telephone: 202-564-2496
Date Made Active in Reports: 05/06/2015	Last EDR Contact: 06/28/2022
Number of Days to Update: 120	Next Scheduled EDR Contact: 10/17/2022
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 06/28/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Semi-Annually

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Virginia.

Date of Government Version: N/A	Source: Department of Environmental Quality
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 01/20/2014	Last EDR Contact: 06/01/2012
Number of Days to Update: 203	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Virginia and at the Regional VA Levels.

Date of Government Version: N/A	Source: Department of Environmental Quality
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 01/15/2014	Last EDR Contact: 06/01/2012
Number of Days to Update: 198	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 05/08/2022	Source: Department of Energy & Environmental Protection
Date Data Arrived at EDR: 05/09/2022	Telephone: 860-424-3375
Date Made Active in Reports: 07/28/2022	Last EDR Contact: 08/08/2022
Number of Days to Update: 80	Next Scheduled EDR Contact: 11/21/2022
	Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018	Source: Department of Environmental Protection
Date Data Arrived at EDR: 04/10/2019	Telephone: N/A
Date Made Active in Reports: 05/16/2019	Last EDR Contact: 06/28/2022
Number of Days to Update: 36	Next Scheduled EDR Contact: 10/17/2022
	Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 10/29/2021	Telephone: 518-402-8651
Date Made Active in Reports: 01/19/2022	Last EDR Contact: 07/29/2022
Number of Days to Update: 82	Next Scheduled EDR Contact: 11/07/2022
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/06/2022
Next Scheduled EDR Contact: 10/24/2022
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/10/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/03/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health
Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics
Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 804-692-1900

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

THE ARBORS AT STAFFORD
SOUTH CAMPUS BOULEVARD
STAFFORD, VA 22554

TARGET PROPERTY COORDINATES

Latitude (North):	38.4105 - 38° 24' 37.80"
Longitude (West):	77.409 - 77° 24' 32.40"
Universal Transverse Mercator:	Zone 18
UTM X (Meters):	289661.1
UTM Y (Meters):	4253904.0
Elevation:	210 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	13911440 STAFFORD, VA
Version Date:	2019

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

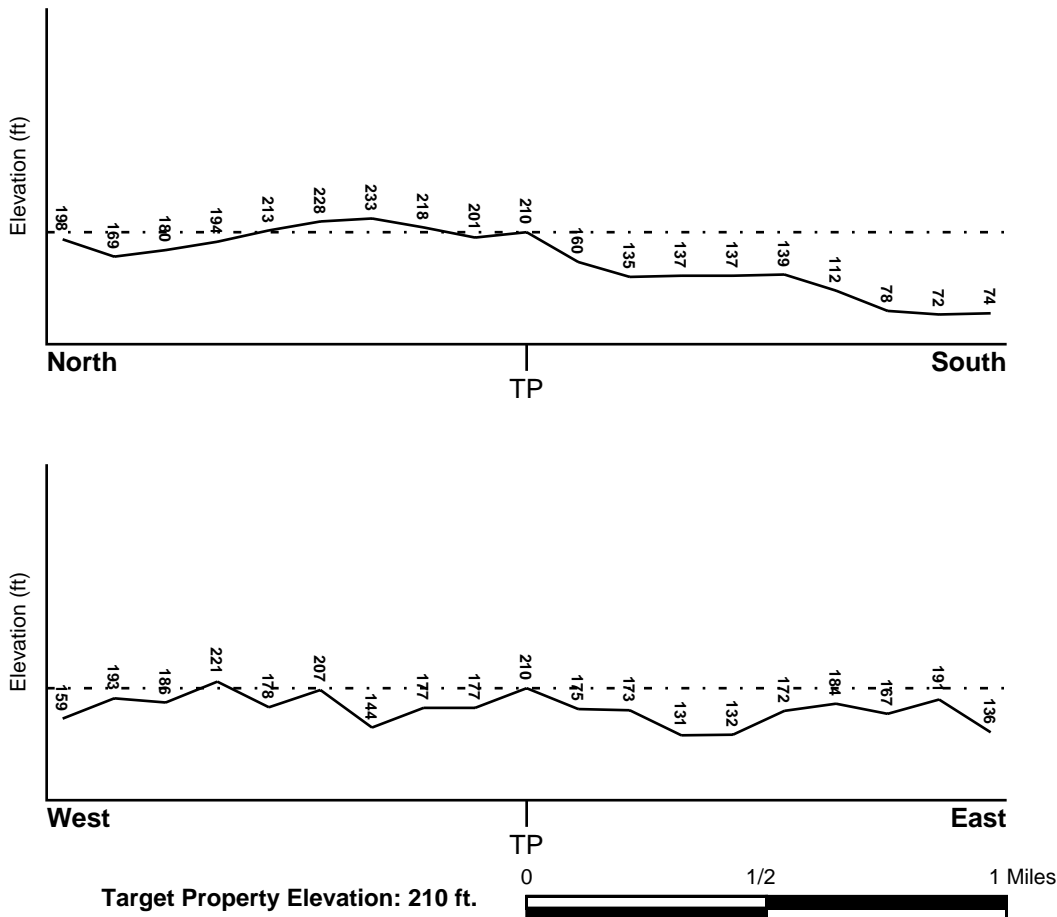
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General South

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
5101540141E	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
5101540142E	FEMA FIRM Flood data
5101540143E	FEMA FIRM Flood data
5101540144E	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
STAFFORD	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

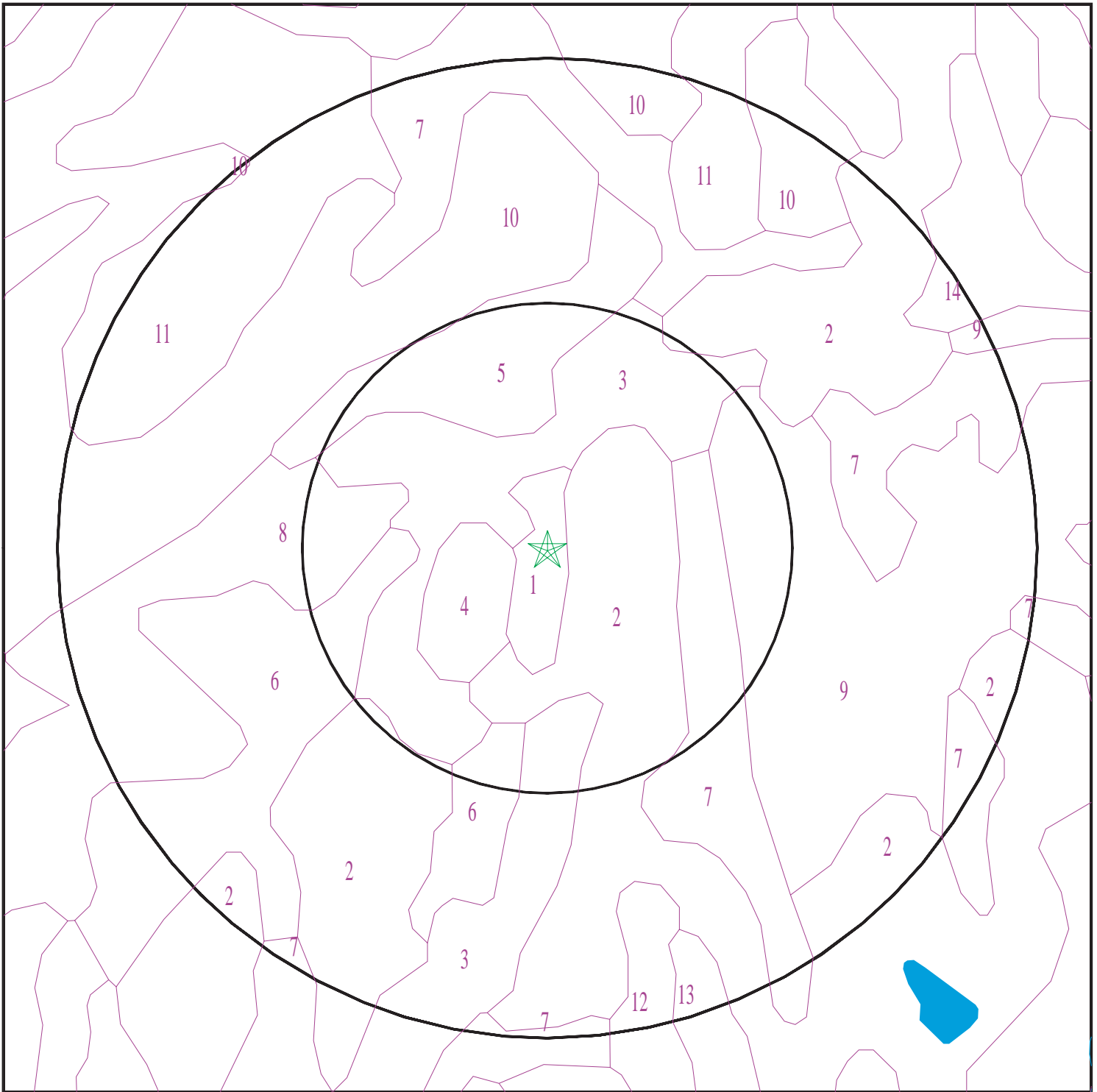
Era:	Mesozoic
System:	Cretaceous
Series:	Lower Cretaceous
Code:	IK <i>(decoded above as Era, System & Series)</i>

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7094759.2s



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: The Arbors at Stafford
ADDRESS: South Campus Boulevard
Stafford VA 22554
LAT/LONG: 38.4105 / 77.409

CLIENT: Bowman Environmental
CONTACT: Isabel Hildesheim
INQUIRY #: 7094759.2s
DATE: August 23, 2022 10:30 am

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Caroline

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 130 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 4 Min: 0.01	Max: 5.5 Min: 3.6
2	9 inches	64 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 4 Min: 0.01	Max: 5.5 Min: 3.6
3	64 inches	98 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 4 Min: 0.01	Max: 5.5 Min: 3.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: Sassafras

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 4	Max: 5.5 Min: 3.6
2	9 inches	31 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 4	Max: 5.5 Min: 3.6
3	31 inches	98 inches	loamy fine sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 4	Max: 5.5 Min: 3.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 3

Soil Component Name: Sassafras

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 4	Max: 5.5 Min: 3.6
2	9 inches	31 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 4	Max: 5.5 Min: 3.6
3	31 inches	98 inches	loamy fine sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 4	Max: 5.5 Min: 3.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 4

Soil Component Name: Marr

Soil Surface Texture: very fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	very fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 5.5 Min: 4.5
2	5 inches	35 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 5.5 Min: 4.5
3	35 inches	72 inches	loamy very fine sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 5.5 Min: 4.5

Soil Map ID: 5

Soil Component Name: Sassafras

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 130 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 4	Max: 5.5 Min: 3.6
2	9 inches	31 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 4	Max: 5.5 Min: 3.6
3	31 inches	98 inches	loamy fine sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 4	Max: 5.5 Min: 3.6

Soil Map ID: 6

Soil Component Name: Sassafras

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 4	Max: 5.5 Min: 3.6
2	9 inches	31 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 4	Max: 5.5 Min: 3.6
3	31 inches	98 inches	loamy fine sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 4	Max: 5.5 Min: 3.6

Soil Map ID: 7

Soil Component Name: Sassafra

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 4	Max: 5.5 Min: 3.6
2	9 inches	31 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 4	Max: 5.5 Min: 3.6
3	31 inches	98 inches	loamy fine sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 4	Max: 5.5 Min: 3.6

Soil Map ID: 8

Soil Component Name: Aura

Soil Surface Texture: gravelly fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	gravelly fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 141 Min: 1.4	Max: 5 Min: 3.6
2	11 inches	83 inches	gravelly sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 141 Min: 1.4	Max: 5 Min: 3.6
3	83 inches	98 inches	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 141 Min: 1.4	Max: 5 Min: 3.6

Soil Map ID: 9

Soil Component Name: Galestown

Soil Surface Texture: loamy fine sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 1.4	Max: 5 Min: 3.6
2	11 inches	83 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 1.4	Max: 5 Min: 3.6
3	83 inches	98 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 1.4	Max: 5 Min: 3.6

Soil Map ID: 10

Soil Component Name: Aura

Soil Surface Texture: gravelly fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	gravelly fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 141 Min: 1.4	Max: 5 Min: 3.6
2	11 inches	83 inches	gravelly sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 141 Min: 1.4	Max: 5 Min: 3.6
3	83 inches	98 inches	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 141 Min: 1.4	Max: 5 Min: 3.6

Soil Map ID: 11

Soil Component Name: Aura

Soil Surface Texture: gravelly fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	gravelly fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 141 Min: 1.4	Max: 5 Min: 3.6
2	11 inches	83 inches	gravelly sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 141 Min: 1.4	Max: 5 Min: 3.6
3	83 inches	98 inches	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 141 Min: 1.4	Max: 5 Min: 3.6

Soil Map ID: 12

Soil Component Name: Aura

Soil Surface Texture: gravelly fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	gravelly fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 141 Min: 1.4	Max: 5 Min: 3.6
2	11 inches	83 inches	gravelly sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 141 Min: 1.4	Max: 5 Min: 3.6
3	83 inches	98 inches	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 141 Min: 1.4	Max: 5 Min: 3.6

Soil Map ID: 13

Soil Component Name: Aura

Soil Surface Texture: gravelly fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	gravelly fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 141 Min: 1.4	Max: 5 Min: 3.6
2	11 inches	83 inches	gravelly sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 141 Min: 1.4	Max: 5 Min: 3.6
3	83 inches	98 inches	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 141 Min: 1.4	Max: 5 Min: 3.6

Soil Map ID: 14

Soil Component Name: Bladen

Soil Surface Texture: loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 15 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 3.6
2	9 inches	14 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 3.6
3	14 inches	61 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 3.6
4	61 inches	90 inches	fine sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 14	Max: 5.5 Min: 3.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
2	USGS40001204914	1/2 - 1 Mile NNE

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

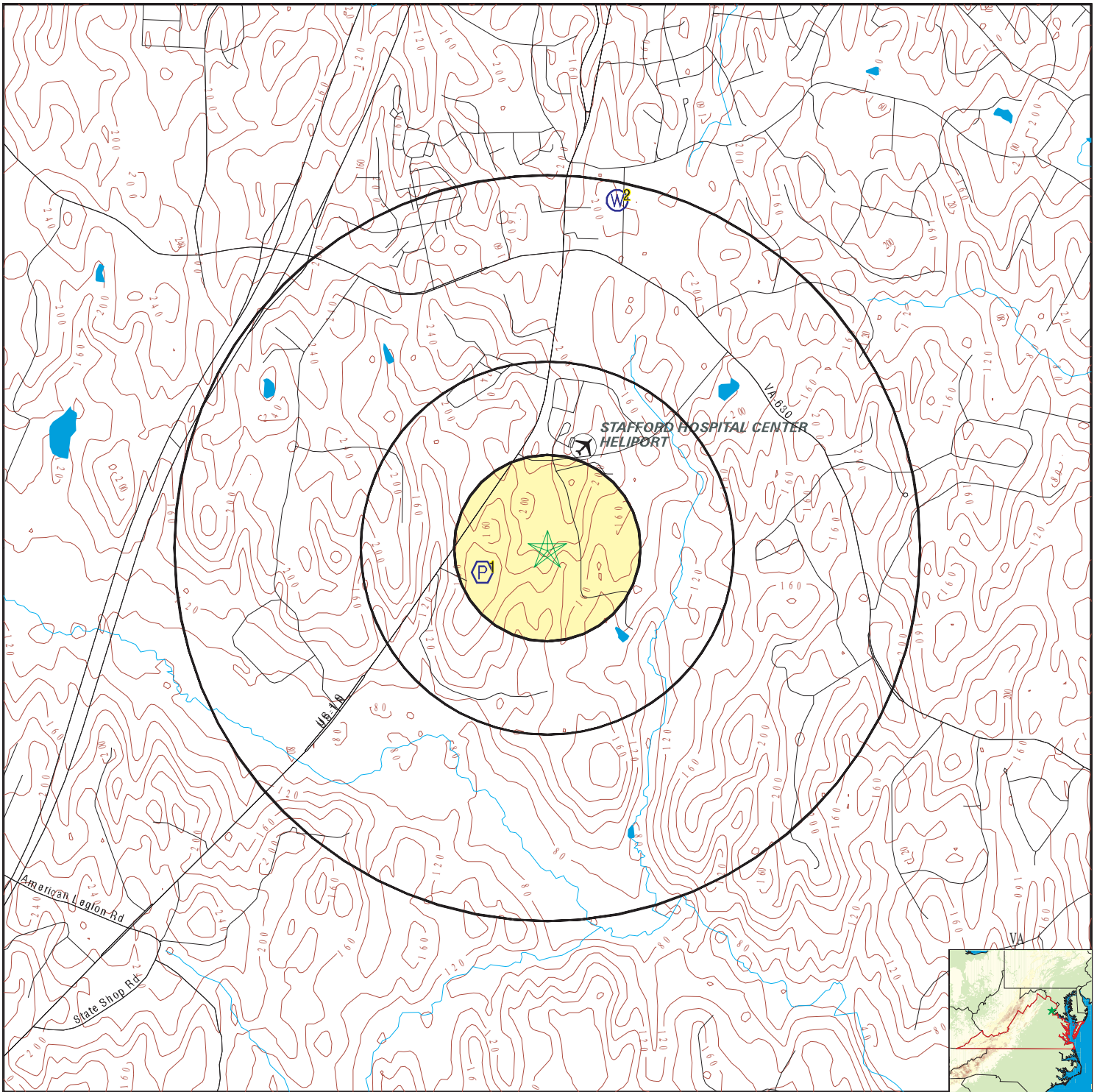
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	VA6179450	1/8 - 1/4 Mile WSW

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 7094759.2s



- County Boundary
- Major Roads
- Contour Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME: The Arbors at Stafford
 ADDRESS: South Campus Boulevard
 Stafford VA 22554
 LAT/LONG: 38.4105 / 77.409

CLIENT: Bowman Environmental
 CONTACT: Isabel Hildesheim
 INQUIRY #: 7094759.2s
 DATE: August 23, 2022 10:30 am

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

1
WSW
1/8 - 1/4 Mile
Lower

FRDS PWS VA6179450

Epa region:	03	State:	VA
Pwsid:	VA6179450	Pwsname:	MARIAN MANOR
Cityserved:	Not Reported	Stateserved:	VA
Ziperved:	Not Reported	Fipscounty:	51179
Status:	Active	Retpopsrvd:	74
Pwssvconn:	1	Psource longname:	Groundwater
Pwstype:	CWS	Owner:	Private
Contact:	FORTIN, MICHEL O	Contactorgname:	FORTIN, MICHEL O
Contactphone:	540-659-6375	Contactaddress1:	P. O. BOX 412
Contactaddress2:	177 Old Potomac Church Rd (zip 22555)		
Contactcity:	STAFFORD	Contactstate:	VA
Contactzip:	22554	Pwsactivitycode:	A
Pwsid:	VA6179450	Facid:	15452
Facname:	SOFTENER	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	inorganics removal
Trtprocess:	ion exchange	Factypecode:	TP
Pwsid:	VA6179450	Facid:	15453
Facname:	SODA ASH	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	corrosion control
Trtprocess:	ph adjustment	Factypecode:	TP
Pwsid:	VA6179450	Facid:	15457
Facname:	HYPOCHLORINATOR	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	disinfection
Trtprocess:	hypochlorination, post	Factypecode:	TP
PWS ID:	VA6179450	PWS name:	MARIAN MANOR - MICHAEL FORTIN
Address:	PO BOX 412	Care of:	Not Reported
City:	STAFFORD	State:	VA
Zip:	22554	Owner:	MARIAN MANOR - MICHAEL FORTIN
Source code:	Ground water	Population:	50
PWS ID:	VA6179450	PWS type:	System Owner/Responsible Party
PWS name:	MARIAN MANOR ESTATE - M FORTIN		
PWS address:	Not Reported	PWS city:	STAFFORD
PWS state:	VA	PWS zip:	22554
PWS name:	MARIAN MANOR	PWS type code:	C
Retail population served:	34	Contact:	FORTIN, MICHEL O
Contact address:	P. O. BOX 412		
Contact address:	177 Old Potomac Church Rd (zip 22555)		
Contact city:	STAFFORD	Contact state:	VA
Contact zip:	22554	Contact telephone:	540-659-6375
County:	STAFFORD	Source:	Ground water
Treatment Objective:	DISINFECTION	Process:	HYPOCHLORINATION, POST
Population:	50		
County:	STAFFORD	Source:	Ground water
Treatment Objective:	IRON REMOVAL	Process:	PERMANGANATE
Population:	50		
County:	STAFFORD	Source:	Ground water
Treatment Objective:	SOFTENING (HARDNESS REMOVAL)		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Process:	ION EXCHANGE	Population:	50
PWS ID:	VA6179450	Activity status:	Active
Date system activated:	9105	Date system deactivated:	Not Reported
Retail population:	00000050	System name:	MARIAN MANOR - MICHAEL FORTIN
System address:	Not Reported	System address:	PO BOX 412
System city:	STAFFORD	System state:	VA
System zip:	22554		
County FIPS:	179	City served:	STAFFORD
Population served:	Under 101 Persons	Treatment:	Treated
Latitude:	382434	Longitude:	0772445
State:	VA	Latitude degrees:	38
Latitude minutes:	24	Latitude seconds:	34.0000
Longitude degrees:	77	Longitude minutes:	24
Longitude seconds:	45.0000		
Violation id:	6639302	Orig code:	S
State:	VA	Violation Year:	2002
Contamination code:	7000	Contamination Name:	Consumer Confidence Rule
Violation code:	71	Violation name:	CCR Complete Failure to Report
Rule code:	420	Rule name:	CCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2002
Cmp edt:	Not Reported		
Violation id:	6639505	Orig code:	S
State:	VA	Violation Year:	2004
Contamination code:	2456	Contamination Name:	Total Haloacetic Acids (HAA5)
Violation code:	27	Violation name:	Monitoring and Reporting (DBP)
Rule code:	210	Rule name:	St1 DBP
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	01/01/2004
Cmp edt:	12/31/2004		
Violation id:	6639605	Orig code:	S
State:	VA	Violation Year:	2004
Contamination code:	2950	Contamination Name:	TTHM
Violation code:	27	Violation name:	Monitoring and Reporting (DBP)
Rule code:	210	Rule name:	St1 DBP
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	01/01/2004
Cmp edt:	12/31/2004		
Violation id:	6639705	Orig code:	S
State:	VA	Violation Year:	2004
Contamination code:	1038	Contamination Name:	Nitrate-Nitrite
Violation code:	03	Violation name:	Monitoring, Regular
Rule code:	331	Rule name:	Nitrates
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	01/01/2004
Cmp edt:	12/31/2004		
Violation id:	6639806	Orig code:	S
State:	VA	Violation Year:	2005
Contamination code:	2456	Contamination Name:	Total Haloacetic Acids (HAA5)
Violation code:	27	Violation name:	Monitoring and Reporting (DBP)
Rule code:	210	Rule name:	St1 DBP
Violation measur:	Not Reported	Unit of measure:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

State mcl:	Not Reported	Cmp bdt:	01/01/2005
Cmp edt:	12/31/2005		
Violation id:	6639906	Orig code:	S
State:	VA	Violation Year:	2005
Contamination code:	2950	Contamination Name:	TTHM
Violation code:	27	Violation name:	Monitoring and Reporting (DBP)
Rule code:	210	Rule name:	St1 DBP
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	01/01/2005
Cmp edt:	12/31/2005		

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID:	9366279	Violation source ID:	Not Reported
PWS telephone:	7036596375	Contaminant:	COLIFORM (TCR)
Violation type:	Monitoring, Routine Major (TCR)		
Violation start date:	010193	Violation end date:	013193
Violation period (months):	001	Violation awareness date:	Not Reported
Major violator:	Yes	Maximum contaminant level:	Not Reported
Number of required samples:	Not Reported	Number of samples taken:	Not Reported
Analysis method:	Not Reported	Analysis result:	Not Reported

Violation ID:	6639302	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	08/08/2002
Enforcement Detail:	St Formal NOV issued	Enforcement Category:	Informal

Violation ID:	6639302	Orig Code:	S
Enforcemnt FY:	2002	Enforcement Action:	08/12/2002
Enforcement Detail:	St Public Notif received	Enforcement Category:	Informal

Violation ID:	6639302	Orig Code:	S
Enforcemnt FY:	2003	Enforcement Action:	07/01/2003
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving

Violation ID:	6639505	Orig Code:	S
Enforcemnt FY:	2005	Enforcement Action:	01/31/2005
Enforcement Detail:	St Public Notif received	Enforcement Category:	Informal

Violation ID:	6639505	Orig Code:	S
Enforcemnt FY:	2005	Enforcement Action:	01/31/2005
Enforcement Detail:	St Public Notif received	Enforcement Category:	Informal

Violation ID:	6639505	Orig Code:	S
Enforcemnt FY:	2006	Enforcement Action:	08/17/2006
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving

Violation ID:	6639505	Orig Code:	S
Enforcemnt FY:	2005	Enforcement Action:	01/20/2005
Enforcement Detail:	St Formal NOV issued	Enforcement Category:	Informal

Violation ID:	6639505	Orig Code:	S
Enforcemnt FY:	2005	Enforcement Action:	01/20/2005
Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal

Violation ID:	6639605	Orig Code:	S
Enforcemnt FY:	2005	Enforcement Action:	01/20/2005
Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal

Violation ID:	6639605	Orig Code:	S
Enforcemnt FY:	2006	Enforcement Action:	08/17/2006
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Violation ID:	6639605	Orig Code:	S
Enforcemnt FY:	2005	Enforcement Action:	01/20/2005
Enforcement Detail:	St Formal NOV issued	Enforcement Category:	Informal
Violation ID:	6639605	Orig Code:	S
Enforcemnt FY:	2005	Enforcement Action:	01/31/2005
Enforcement Detail:	St Public Notif received	Enforcement Category:	Informal
Violation ID:	6639605	Orig Code:	S
Enforcemnt FY:	2005	Enforcement Action:	01/31/2005
Enforcement Detail:	St Public Notif received	Enforcement Category:	Informal
Violation ID:	6639605	Orig Code:	S
Enforcemnt FY:	2005	Enforcement Action:	01/20/2005
Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal
Violation ID:	6639605	Orig Code:	S
Enforcemnt FY:	2005	Enforcement Action:	01/20/2005
Enforcement Detail:	St Formal NOV issued	Enforcement Category:	Informal
Violation ID:	6639705	Orig Code:	S
Enforcemnt FY:	2006	Enforcement Action:	12/07/2005
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	6639705	Orig Code:	S
Enforcemnt FY:	2005	Enforcement Action:	03/01/2005
Enforcement Detail:	St Formal NOV issued	Enforcement Category:	Informal
Violation ID:	6639705	Orig Code:	S
Enforcemnt FY:	2005	Enforcement Action:	03/01/2005
Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal
Violation ID:	6639705	Orig Code:	S
Enforcemnt FY:	2005	Enforcement Action:	05/26/2005
Enforcement Detail:	St Public Notif received	Enforcement Category:	Informal
Violation ID:	6639806	Orig Code:	S
Enforcemnt FY:	2006	Enforcement Action:	02/08/2006
Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal
Violation ID:	6639806	Orig Code:	S
Enforcemnt FY:	2006	Enforcement Action:	02/08/2006
Enforcement Detail:	St Formal NOV issued	Enforcement Category:	Informal
Violation ID:	6639806	Orig Code:	S
Enforcemnt FY:	2006	Enforcement Action:	06/02/2006
Enforcement Detail:	St Public Notif received	Enforcement Category:	Informal
Violation ID:	6639806	Orig Code:	S
Enforcemnt FY:	2006	Enforcement Action:	08/17/2006
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	6639906	Orig Code:	S
Enforcemnt FY:	2006	Enforcement Action:	08/17/2006
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	6639906	Orig Code:	S
Enforcemnt FY:	2006	Enforcement Action:	02/08/2006
Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal
Violation ID:	6639906	Orig Code:	S
Enforcemnt FY:	2006	Enforcement Action:	02/08/2006

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Enforcement Detail:	St Formal NOV issued	Enforcement Category:	Informal
Violation ID:	6639906	Orig Code:	S
Enforcemnt FY:	2006	Enforcement Action:	06/02/2006
Enforcement Detail:	St Public Notif received	Enforcement Category:	Informal
PWS name:	MARIAN MANOR	Population served:	34
PWS type code:	C	Violation ID:	6639302
Contaminant:	7000	Violation type:	71
Compliance start date:	7/1/2002 0:00:00	Compliance end date:	7/1/2003 0:00:00
Enforcement date:	7/1/2003 0:00:00	Enforcement action:	State Compliance Achieved
Violation measurement:	Not Reported		
PWS name:	MARIAN MANOR	Population served:	34
PWS type code:	C	Violation ID:	6639302
Contaminant:	7000	Violation type:	71
Compliance start date:	7/1/2002 0:00:00	Compliance end date:	7/1/2003 0:00:00
Enforcement date:	8/12/2002 0:00:00	Enforcement action:	State Public Notif Received
Violation measurement:	Not Reported		
PWS name:	MARIAN MANOR	Population served:	34
PWS type code:	C	Violation ID:	6639302
Contaminant:	7000	Violation type:	71
Compliance start date:	7/1/2002 0:00:00	Compliance end date:	7/1/2003 0:00:00
Enforcement date:	8/8/2002 0:00:00	Enforcement action:	State Formal NOV Issued
Violation measurement:	Not Reported		
PWS name:	MARIAN MANOR	Population served:	34
PWS type code:	C	Violation ID:	6639505
Contaminant:	2456	Violation type:	27
Compliance start date:	1/1/2004 0:00:00	Compliance end date:	12/31/2004 0:00:00
Enforcement date:	1/20/2005 0:00:00	Enforcement action:	State Formal NOV Issued
Violation measurement:	Not Reported		
PWS name:	MARIAN MANOR	Population served:	34
PWS type code:	C	Violation ID:	6639505
Contaminant:	2456	Violation type:	27
Compliance start date:	1/1/2004 0:00:00	Compliance end date:	12/31/2004 0:00:00
Enforcement date:	1/20/2005 0:00:00	Enforcement action:	State Public Notif Requested
Violation measurement:	Not Reported		
PWS name:	MARIAN MANOR	Population served:	34
PWS type code:	C	Violation ID:	6639505
Contaminant:	2456	Violation type:	27
Compliance start date:	1/1/2004 0:00:00	Compliance end date:	12/31/2004 0:00:00
Enforcement date:	1/31/2005 0:00:00	Enforcement action:	State Public Notif Received
Violation measurement:	Not Reported		
PWS name:	MARIAN MANOR	Population served:	34
PWS type code:	C	Violation ID:	6639505
Contaminant:	2456	Violation type:	27
Compliance start date:	1/1/2004 0:00:00	Compliance end date:	12/31/2004 0:00:00
Enforcement date:	8/17/2006 0:00:00	Enforcement action:	State Compliance Achieved
Violation measurement:	Not Reported		
PWS name:	MARIAN MANOR	Population served:	34
PWS type code:	C	Violation ID:	6639605
Contaminant:	TTHM	Violation type:	27
Compliance start date:	1/1/2004 0:00:00	Compliance end date:	12/31/2004 0:00:00
Enforcement date:	1/20/2005 0:00:00	Enforcement action:	State Formal NOV Issued
Violation measurement:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

PWS name:	MARIAN MANOR	Population served:	34
PWS type code:	C	Violation ID:	6639605
Contaminant:	TTHM	Violation type:	27
Compliance start date:	1/1/2004 0:00:00	Compliance end date:	12/31/2004 0:00:00
Enforcement date:	1/20/2005 0:00:00	Enforcement action:	State Public Notif Requested
Violation measurement:	Not Reported		
PWS name:	MARIAN MANOR	Population served:	34
PWS type code:	C	Violation ID:	6639605
Contaminant:	TTHM	Violation type:	27
Compliance start date:	1/1/2004 0:00:00	Compliance end date:	12/31/2004 0:00:00
Enforcement date:	1/31/2005 0:00:00	Enforcement action:	State Public Notif Received
Violation measurement:	Not Reported		
PWS name:	MARIAN MANOR	Population served:	34
PWS type code:	C	Violation ID:	6639605
Contaminant:	TTHM	Violation type:	27
Compliance start date:	1/1/2004 0:00:00	Compliance end date:	12/31/2004 0:00:00
Enforcement date:	8/17/2006 0:00:00	Enforcement action:	State Compliance Achieved
Violation measurement:	Not Reported		
PWS name:	MARIAN MANOR	Population served:	34
PWS type code:	C	Violation ID:	6639705
Contaminant:	NITRATE-NITRITE	Violation type:	3
Compliance start date:	1/1/2004 0:00:00	Compliance end date:	12/31/2004 0:00:00
Enforcement date:	12/7/2005 0:00:00	Enforcement action:	State Compliance Achieved
Violation measurement:	Not Reported		
PWS name:	MARIAN MANOR	Population served:	34
PWS type code:	C	Violation ID:	6639705
Contaminant:	NITRATE-NITRITE	Violation type:	3
Compliance start date:	1/1/2004 0:00:00	Compliance end date:	12/31/2004 0:00:00
Enforcement date:	3/1/2005 0:00:00	Enforcement action:	State Formal NOV Issued
Violation measurement:	Not Reported		
PWS name:	MARIAN MANOR	Population served:	34
PWS type code:	C	Violation ID:	6639705
Contaminant:	NITRATE-NITRITE	Violation type:	3
Compliance start date:	1/1/2004 0:00:00	Compliance end date:	12/31/2004 0:00:00
Enforcement date:	3/1/2005 0:00:00	Enforcement action:	State Public Notif Requested
Violation measurement:	Not Reported		
PWS name:	MARIAN MANOR	Population served:	34
PWS type code:	C	Violation ID:	6639705
Contaminant:	NITRATE-NITRITE	Violation type:	3
Compliance start date:	1/1/2004 0:00:00	Compliance end date:	12/31/2004 0:00:00
Enforcement date:	5/26/2005 0:00:00	Enforcement action:	State Public Notif Received
Violation measurement:	Not Reported		
PWS name:	MARIAN MANOR	Population served:	34
PWS type code:	C	Violation ID:	6639806
Contaminant:	2456	Violation type:	27
Compliance start date:	1/1/2005 0:00:00	Compliance end date:	12/31/2005 0:00:00
Enforcement date:	2/8/2006 0:00:00	Enforcement action:	State Formal NOV Issued
Violation measurement:	Not Reported		
PWS name:	MARIAN MANOR	Population served:	34
PWS type code:	C	Violation ID:	6639806
Contaminant:	2456	Violation type:	27
Compliance start date:	1/1/2005 0:00:00	Compliance end date:	12/31/2005 0:00:00
Enforcement date:	2/8/2006 0:00:00	Enforcement action:	State Public Notif Requested
Violation measurement:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

PWS name:	MARIAN MANOR	Population served:	34
PWS type code:	C	Violation ID:	6639806
Contaminant:	2456	Violation type:	27
Compliance start date:	1/1/2005 0:00:00	Compliance end date:	12/31/2005 0:00:00
Enforcement date:	6/2/2006 0:00:00	Enforcement action:	State Public Notif Received
Violation measurement:	Not Reported		
PWS name:	MARIAN MANOR	Population served:	34
PWS type code:	C	Violation ID:	6639806
Contaminant:	2456	Violation type:	27
Compliance start date:	1/1/2005 0:00:00	Compliance end date:	12/31/2005 0:00:00
Enforcement date:	8/17/2006 0:00:00	Enforcement action:	State Compliance Achieved
Violation measurement:	Not Reported		
PWS name:	MARIAN MANOR	Population served:	34
PWS type code:	C	Violation ID:	6639906
Contaminant:	TTHM	Violation type:	27
Compliance start date:	1/1/2005 0:00:00	Compliance end date:	12/31/2005 0:00:00
Enforcement date:	2/8/2006 0:00:00	Enforcement action:	State Formal NOV Issued
Violation measurement:	Not Reported		
PWS name:	MARIAN MANOR	Population served:	34
PWS type code:	C	Violation ID:	6639906
Contaminant:	TTHM	Violation type:	27
Compliance start date:	1/1/2005 0:00:00	Compliance end date:	12/31/2005 0:00:00
Enforcement date:	6/2/2006 0:00:00	Enforcement action:	State Public Notif Requested
Violation measurement:	Not Reported		
PWS name:	MARIAN MANOR	Population served:	34
PWS type code:	C	Violation ID:	6639906
Contaminant:	TTHM	Violation type:	27
Compliance start date:	1/1/2005 0:00:00	Compliance end date:	12/31/2005 0:00:00
Enforcement date:	6/2/2006 0:00:00	Enforcement action:	State Public Notif Received
Violation measurement:	Not Reported		
PWS name:	MARIAN MANOR	Population served:	34
PWS type code:	C	Violation ID:	6639906
Contaminant:	TTHM	Violation type:	27
Compliance start date:	1/1/2005 0:00:00	Compliance end date:	12/31/2005 0:00:00
Enforcement date:	8/17/2006 0:00:00	Enforcement action:	State Compliance Achieved
Violation measurement:	Not Reported		

2
NNE
1/2 - 1 Mile
Lower

FED USGS USGS40001204914

Organization ID:	USGS-VA	Organization Name:	USGS Virginia Water Science Center
Monitor Location:	51R 4	Type:	Well
Description:	Not Reported	HUC:	02070011
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	Not Reported
Well Depth:	290	Well Depth Units:	ft
Well Hole Depth:	295	Well Hole Depth Units:	ft
Ground water levels,Number of Measurements:	1	Level reading date:	1964-12-08
Feet below surface:	114.00	Feet to sea level:	Not Reported
Note:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

EPA Region 3 Statistical Summary Readings for Zip Code: 22554

Number of sites tested: 679.

Maximum Radon Level: 18.9 pCi/L.

Minimum Radon Level: 1.0 pCi/L.

pCi/L <4	pCi/L 4-10	pCi/L 10-20	pCi/L 20-50	pCi/L 50-100	pCi/L >100
572 (84.24%)	96 (14.14%)	11 (1.62%)	0 (0.00%)	0 (0.00%)	0 (0.00%)

Federal EPA Radon Zone for STAFFORD County: 1

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Virginia Public Water Supplies

Source: Department of Health, Office of Water Programs

Telephone: 804-786-1756

OTHER STATE DATABASE INFORMATION

Virginia Oil and Gas Wells

Source: Department of Mines, Minerals and Energy

Telephone: 804-692-3200

A listing of oil and gas well locations.

RADON

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

EPA Region 3 Statistical Summary Readings

Source: Region 3 EPA

Telephone: 215-814-2082

Radon readings for Delaware, D.C., Maryland, Pennsylvania, Virginia and West Virginia.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey


PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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APPENDIX B

Certified Sanborn Map Report and EDR-City Directory Image Report



The Arbors at Stafford
South Campus Boulevard
Stafford, VA 22554

Inquiry Number: 7094759.3

August 23, 2022

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

08/23/22

Site Name:

The Arbors at Stafford
South Campus Boulevard
Stafford, VA 22554
EDR Inquiry # 7094759.3

Client Name:

Bowman Environmental
13461 Sunrise Valley Drive, Suite 500
Herndon, VA 20171
Contact: Isabel Hildesheim



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Bowman Environmental were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 1FA3-4BFB-855D
PO # 100447-01-001
Project The Arbors at Stafford

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 1FA3-4BFB-855D

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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The Arbors at Stafford

South Campus Boulevard
Stafford, VA 22554

Inquiry Number: 7094759.5
August 25, 2022

The EDR-City Directory Image Report

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2017	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2014	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2010	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2005	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2000	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1995	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1992	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1986	<input type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory
1981	<input type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory
1976	<input type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory

FINDINGS

TARGET PROPERTY STREET

South Campus Boulevard
Stafford, VA 22554

Year

CD Image

Source

S CAMPUS BLVD

2017	-	EDR Digital Archive	Street not listed in Source
2014	-	EDR Digital Archive	Street not listed in Source
2010	-	EDR Digital Archive	Street not listed in Source
2005	-	EDR Digital Archive	Street not listed in Source
2000	-	EDR Digital Archive	Street not listed in Source
1995	-	EDR Digital Archive	Street not listed in Source
1992	-	EDR Digital Archive	Street not listed in Source
1986	-	Haines Criss-Cross Directory	Street not listed in Source
1981	-	Haines Criss-Cross Directory	Street not listed in Source
1976	-	Haines Criss-Cross Directory	Street not listed in Source

FINDINGS

CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

OLD POTOMAC CHURCH RD

2017	pg. A1	EDR Digital Archive	
2014	pg. A2	EDR Digital Archive	
2010	pg. A3	EDR Digital Archive	
2005	pg. A4	EDR Digital Archive	
2000	pg. A5	EDR Digital Archive	
1992	pg. A7	EDR Digital Archive	
1986	-	Haines Criss-Cross Directory	Street not listed in Source
1981	-	Haines Criss-Cross Directory	Street not listed in Source
1976	-	Haines Criss-Cross Directory	Street not listed in Source

OLD PTMC CRH RD

1995	pg. A6	EDR Digital Archive
1992	pg. A8	EDR Digital Archive

City Directory Images

OLD POTOMAC CHURCH RD 2017

47	BERRYMAN MORRIS PHOTOGRAPHY BERRYMAN, MORRIS L
53	RAYMOND, FRITZ
161	SHAW, ANGELA A
177	MARIAN MANOR
191	ICON PROMOTIONAL PRINTING INC SHARPE, TIM T

OLD POTOMAC CHURCH RD 2014

47	BERRYMAN MORRIS PHOTOGRAPHY BERRYMAN, MORRIS L
53	RAYMOND, FRITZ
129	SNYDER, KENNETH
161	SHAW, RAYMOND F
177	MARIAN MANOR
191	ICON PROMOTIONAL PRINTING SHARPE, TIM T

OLD POTOMAC CHURCH RD 2010

47	BERRYMAN, MORRIS L
51	BROWN, HERBERT
53	RAYMOND, FRITZ
129	SNYDER GENERAL CONTRACTING SNYDER, KEITH A
161	SHAW, RAYMOND A
177	MARIAN MANOR
191	ICON PROMOTIONAL PRINTING INC SHARPE, TIM T

OLD POTOMAC CHURCH RD 2005

43	TRAVIS, TIMOTHY W
47	BERRYMAN, MORRIS L
51	PARKER, BLANCHE
53	RAYMOND, FRITZ
129	SNYDER, KEITH A
161	SHAW, RAYMOND A
177	MARIAN MANOR OF STAFFORD
191	ABSOLUTE GRAPHICS INC
	SHARPE, TIM T

OLD POTOMAC CHURCH RD 2000

43	TRAVIS, TIMOTHY
53	RAYMOND, FRITZ
129	SNYDER, KEITH
161	SHAW, RAYMOND
177	MARIAN MANOR
191	ABSOLUTE GRAPHICS
	SHARPE, TIM

OLD PTMC CRH RD 1995

51	HARRISON, I A
129	SNYDER, KEITH
717	SAPP, E P

OLD POTOMAC CHURCH RD 1992

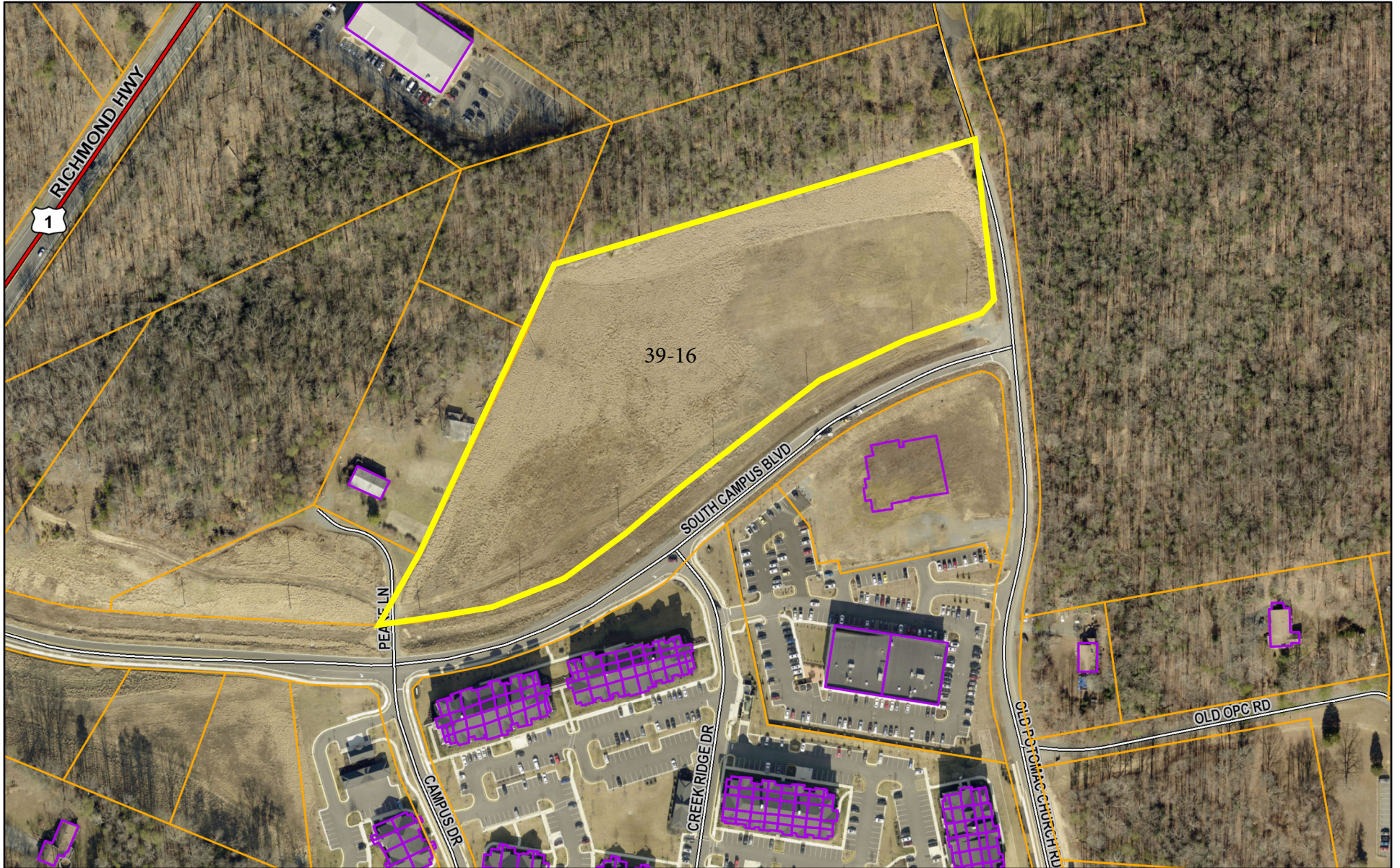
177 MARIAN MANOR

OLD PTMC CRH RD 1992

43	TRAVIS, TIMOTHY W
51	HARRISON, I A
177	HEATH, MINNA

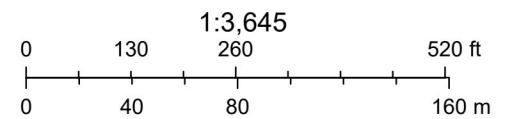
APPENDIX C
County Tax Information

GIS County Map



September 29, 2022

- | | | | | |
|---|-----------------|-----------------------|---------------------------|------------------------|
|  Parcels | Secondary Minor | VA Primary (Business) | US Route | Stafford Hospital |
|  Structures | Secondary | VA Primary | Interstate | Train Stations |
| Quantico Roads | Secondary Major | US Route (Business) | Stafford Regional Airport | Fire & Rescue Stations |




[Go Back](#)
[Sales Search](#)
[Property Report](#)
[Map It](#)
General Info

<p style="text-align: center;"> OLD POTOMAC CHURCH LLC 6308 FIVE MILE CENTRE PK SUITE 215 FREDERICKSBURG VA 22407-5508 </p>	Property ID	39 16
	Alternate ID/PIN	24044
	Address	124 OLD POTOMAC CHURCH RD
	Property Class	VACANT LAND / COMMERCIAL
	Neighborhood	390000 MAIN MAP 39
	Deed Acres	8.4950

Value History

Year	2022	2020	2019	2018	2016	2014	2012
Reason	*Reassessment	*Reassessment	*Land Change	*Reassessment	*Reassessment	*Reassessment	*Reassessment
Land Val	\$1,850,200	\$1,110,100	\$1,110,100	\$1,125,500	\$1,394,600	\$1,547,900	\$1,547,900
Imp Val	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Appr	\$1,850,200	\$1,110,100	\$1,110,100	\$1,125,500	\$1,394,600	\$1,547,900	\$1,547,900

Sales History

Book	Page	Doc Num	Date	Grantor	Grantee	Type	Vacant Land	Sale Price
		080002482X	2/8/2008 12:00:02 AM	STAFFORD 742 LIMITED PARTNERSHIP	OLD POTOMAC CHURCH LLC		Yes	\$1,100,000
B584	P308		10/1/1987 12:00:01 AM	See Clerk Of Courts Records 34755	STAFFORD 742 LIMITED PARTNERSHIP		Yes	\$280,000
B584	P308		1/1/1900		See Clerk Of Courts Records 34755		Yes	\$0

Improvements

Improvements do not exist for this account.

Land Details

Land Type	Acres
B3-B3 OFFICE COMMERCIAL	8.50

Legal Descriptions

Description
2 PTS REV 8.495 AC ABBERLY AT STAFFORD COURTHOUSE PM180000058

APPENDIX D
FOIA Correspondence

From: [Pitts, Brady](#)
To: [Isabel Hildesheim](#)
Subject: [EXTERNAL] Re: FOIA Request for Tax Map No. 39-16
Date: Wednesday, August 24, 2022 9:06:35 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good morning Isabel,

I was unable to find a file on 124 Old Potomac Church Road, but I found some neighboring files that may be helpful:

23 Peake Lane: <https://na21.springcm.com/atlas/Link/Document/18087/eaffb17c-682d-e811-9c15-ac162d889bd0/e212a5f2-ac23-ed11-b815-48df3793b338>

161 Old Potomac Church

Road: <https://na21.springcm.com/atlas/Link/Document/18087/3097e69d-1e2e-e811-9c15-ac162d889bd0/4c5a9304-ad23-ed11-b815-48df3793b338>

129 Old Potomac Church Road likely has a septic system and well too, but I couldn't find any record in our files.

Let me know if you have any questions or if I can help with anything else.

Best,

Brady Pitts

Environmental Health Specialist
Stafford Environmental Health Department
1739 Richmond Hwy, Stafford, VA 22554
Phone: (540) 288-9018 ext. 105

On Tue, Aug 23, 2022 at 9:47 AM Isabel Hildesheim <ihildesheim@bowman.com> wrote:

Good Morning Mr. Pitts,

As part of our due diligence investigation for a Phase I Environmental Site Assessment, we are submitting this letter as a Freedom of Information Act (FOIA) request for records of any past or present records of tank permits, wells, violations, or investigations related to CERCLA hazardous substances or petroleum spills for the above property located in Stafford County. Please see attached Letter for more information.

Thank you for your help,

ISABEL HILDESHEIM

Environmental Scientist I | **BOWMAN**

13461 Sunrise Valley Drive, Suite 500, Herndon, VA 20171

O: (703) 464-1000

ihildesheim@bowman.com | bowman.com





Fire Code Inspection

**Stafford County Fire & Rescue Department
Office of the Fire Marshal**
1225 Courthouse Rd, P.O. Box 339, Stafford, VA 22555
(540) 658-8648 - www.staffordfirerescue.com/fm



Occupant Name:	Germanna	InspectionType:	899-New Construction Final Fire Inspection , Triennial (3-Year) Fire Inspection
Address:	124 Old Potomac Church Road	Inspection Date:	5/15/2018
Suite:	101	Inspected By:	John Ennis
City:	FREDERICKSBURG		
State:	VA		
Zip Code:	22554		

Insp. Result	Location	Code Set	Code
Pass		VA Statewide Fire Prevention Code 2012 OUTSIDE OF STRUCTURE	505.1 - Address identification.
Pass		VA Statewide Fire Prevention Code 2012 OUTSIDE OF STRUCTURE	506.2 - Key box (Knox Box) must be up to date

At the time of this report, no violations were noted.

Ref: 58838

APPENDIX E

Site Reconnaissance Photographs



Photograph 1: View to the north along the eastern Site boundary. The Site is bordered by Old Potomac Church Road and forested areas to the east.

Date: August 24, 2022
Bowman

Photograph taken by: S. Gagnon,



Photograph 2: View to the south along the southern Site boundary. The Site is bordered by South Campus Boulevard, Learning Paths Academy daycare, and Abberly Waterstone Apartment Homes to the south.

Date: August 24, 2022
Bowman

Photograph taken by: S. Gagnon,



Photograph 3: View to the west along the western Site boundary. The Site is bordered by a residential property to the west.

Date: August 24, 2022

Photograph taken by: S. Gagnon,

Bowman



Photograph 4: View to the north along the northern Site boundary. The Site is bordered by forested areas to the north.

Date: August 24, 2022

Photograph taken by: S. Gagnon,

Bowman



Photograph 5: The Site consists of recently cleared and graded areas.

Date: August 24, 2022
Bowman

Photograph taken by: S. Gagnon,



Photograph 6: Overhead powerlines were observed transecting the southern portion of the Site.

Date: August 24, 2022
Bowman

Photograph taken by: S. Gagnon,

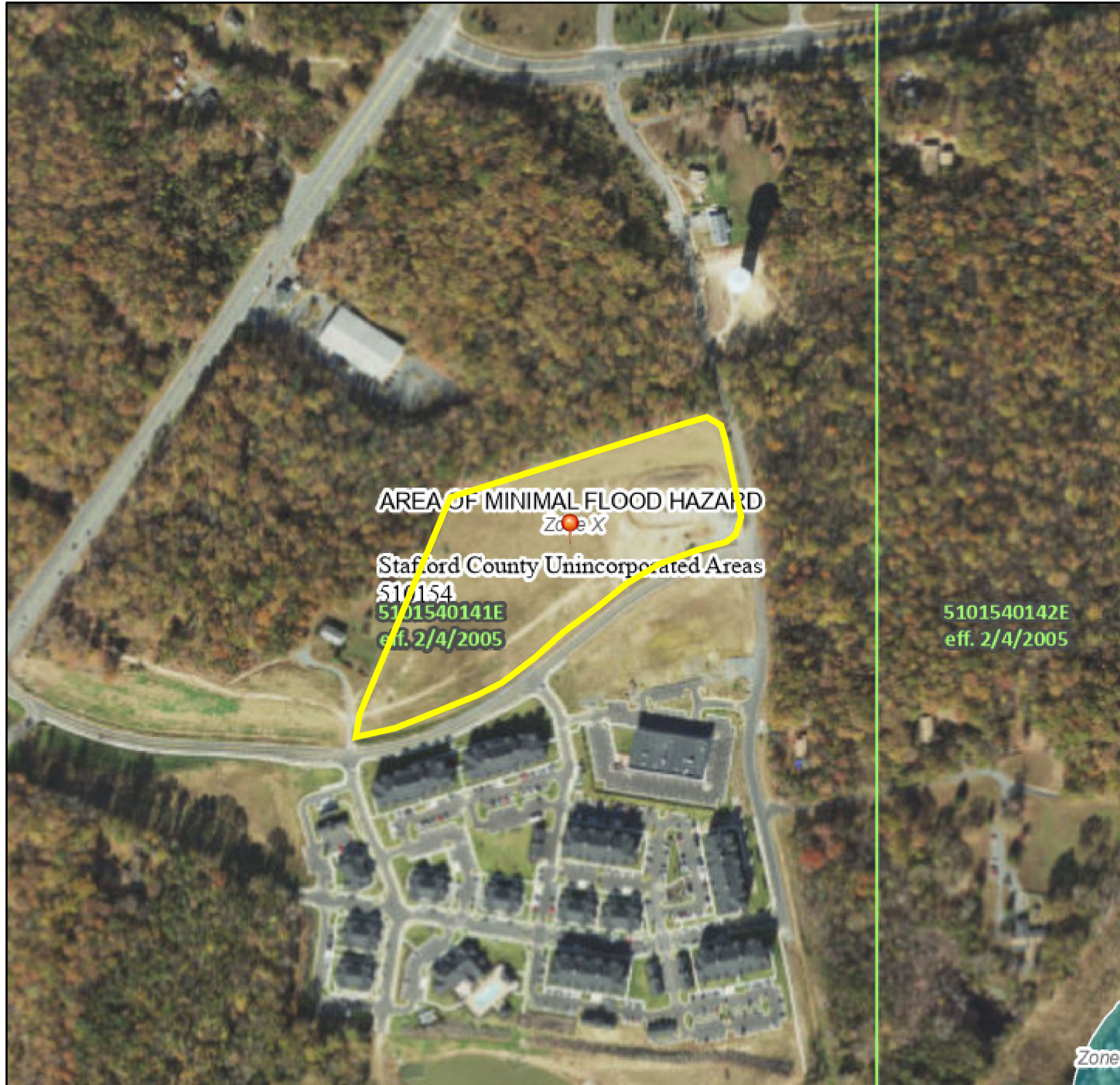
APPENDIX F

FEMA Flood Insurance Rate Map and DEQ Map

National Flood Hazard Layer FIRMMette



77°24'51"W 38°24'52"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/29/2022 at 11:12 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

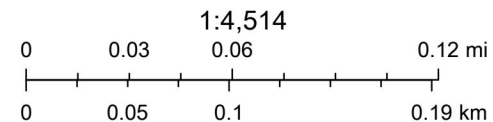
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Environmental Data Mapper Web Map



9/29/2022, 10:42:14 AM

- | | | | |
|----------------------|----------------------------|-----------------------|--------------|
| PReP Reports (Daily) | ● Under Investigation | ● Certificate Issued | ● Pre-VRP |
| ⊕ Closed | VRP Site Addresses (Daily) | ● Enrolled in Program | ● Terminated |
| ● New | ● Certificate Amendment | ● Potential Site | |



Virginia Department of Environmental Quality, This EPA Geospatial data set is generated from the following national environmental programs: Superfund

Provided by Virginia Department of Environmental Quality
Terms of use: <https://geohub-vadeq.hub.arcgis.com/pages/terms-of-use>

APPENDIX G

Title Records



Fidelity National Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent: NexGen Title Agency, LLC
 Issuing Office: 101 W. Main Street; Suite 102, Norfolk, VA 23510
 Issuing Office's ALTA® Registry ID:
 Loan ID No.:
 Commitment No.: 5501213
 Issuing Office File No.: 5501213
 Property Address: 124 Old Potomac Church Road, Stafford, VA 22554
 Revision No.:

SCHEDULE A

1. Commitment Date: August 17, 2022 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA Own. Policy (06/17/06)
 Proposed Insured: Marlyn Development Corporation
 Proposed Policy Amount: \$ 2,800,000.00
 - (b) ALTA Loan Policy (06/17/06)
 Proposed Insured:
 Proposed Policy Amount:
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple
4. The Title is, at the Commitment Date, vested in:
[Old Potomac Church, LLC](#)
5. The Land is described as follows:
 SEE EXHIBIT A ATTACHED HERETO

By: David A. Breen
 David A. Breen, NexGen Title Agency, LLC

NexGen Title Agency, LLC
 101 W. Main Street; Suite 102
 Norfolk, VA 23510
 (757)350-4580

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C276B46

ALTA Commitment for Title Insurance 8-1-16 w- VA Mod

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(5501213.PFD/5501213/15)



Fidelity National Title Insurance Company

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Deed of Trust to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. Warranty Deed from Old Potomac Church, LLC to Marlyn Development Corporation
5. The exact nature and structure of the transaction to be insured must be disclosed to the Company. This Commitment is subject to such further requirements and/or exceptions the Company deems necessary following such disclosure. NOTE: This will not appear on final policy upon receipt of all requirements.
6. Notice: please be aware that due to the conflict between federal laws and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
7. Run PACER report on current owners and buyers to determine if bankruptcy has been filed. If any party is in bankruptcy, the Company must receive a satisfactory, final and non-appealable Court order (a) authorizing the transaction to be insured, or (b) declaring the property exempt. In a Chapter 7 Bankruptcy, the trustee may give written notice that the real estate is abandoned. Additional requirements or exceptions may be made upon review. (After the 14 day appeal period has passed without appeal.) NOTE: This will not appear on final policy upon receipt of all requirements.
8. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
9. Payment of all outstanding water, sewer and utility charges to date of settlement.
10. Receipt of a fully completed Owner/Seller Affidavit and GAP executed prior to the recordation of the instruments creating the estate or interest insured and must be returned with the final application for the policy(ies) and must show no exceptions. NOTE: Said affidavit must include bankruptcy, mechanics' liens, and parties in possession.
11. Receipt of new Survey acceptable to the Company or an existing survey and Survey Affidavit from the Seller as to no changes.



SCHEDULE B
(Continued)

12. REAL ESTATE TAX INFORMATION

The following is provided for informational purposes only and no liability is assumed by the Company for its accuracy. Approved Closing Attorney or Approved Closing Entity, must verify current tax status and certify said status with application for policy. NOTE: PLEASE CALL TREASURER TO VERIFY TAX INFORMATION PRIOR TO CLOSING.

Acct./GPIN/Map No.39-16	
Land	\$1,850,200
Building	\$0.0
Total	\$1,850,200
Annual	\$15,726.70
Semi-annual	\$7,863.35 next due 12-5-22

TAXES ARE PAID THROUGH FIRST HALF OF THE 2022 TAX YEAR ENDING JUNE 30. 2022.

13. The Company must be provided with the following for Old Potomac Church, LLC:

- A. Articles of Organization, and any amendments thereto.
- B. Operating Agreement, if any, and any amendments thereto.
- C. Certificate of Organization from the state where the limited liability company and/or corporation originated.
- D. Certificate of Fact from the state of origin as evidence that the limited liability company is in good standing at the time of execution and delivery of the document(s) to be insured.
- E. Written consent by the members approving the transaction.

NOTE: All members of the limited liability company must join in the execution of any instrument(s) required herein. In lieu thereof, such instrument(s) must be executed by the member(s) or manager(s) designated and authorized to act on behalf of the limited liability company as set forth in a satisfactory resolution signed by all members; the resolution shall be provided to the Company prior to closing.

14. The company must be provided with the following from Marlyn Development Corporation :

- A) A certified copy of the Articles of Incorporation and By-Laws
- B) Satisfactory evidence that Marlyn Development Corporation is a valid and subsisting corporation in its state of incorporation at the time of execution and delivery of the document(s) required above.
NOTE: A Certificate of Good Standing from the State Corporation Commission or equivalent agency in the state of incorporation will satisfy this requirement.
- C) Satisfactory evidence that the person(s) executing the document(s) required above on behalf of Marlyn Development Corporation is duly authorized by the corporation to execute and deliver said document(s).
- D) A valid resolution of the board of directors authorizing execution of the document(s) required above.

The Company reserves the right to make additional requirements after review of these documents.

- 15. No recorded deed of trust or mortgage on the subject property was found in a search of the land records. Accordingly, the Company requires receipt of an Affidavit from record owner addressed to the Company, stating that there are no recorded or unrecorded deed(s) of trust, personal notes and/or obligations on the real estate intended by the mortgagee, lender or noteholder to be paid with closing proceeds.
- 16. In order to issue the ALTA 3-06, the Company must be provided with the a letter from the Zoning Administrator of the County of Stafford, Virginia which includes the zoning classification of the property and the permitted uses for the classification.



SCHEDULE B
(Continued)

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements or claims of easements not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on the adjoining land.
5. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public records.
6. Taxes and special assessments which are not shown as existing liens by the public records.
7. Real estate taxes, other public charges (including, but not limited to, assessments by any county, municipality, Metropolitan District or Commission) and the balance of any such charges payable on an annual basis which are not yet due and payable.
8. Any supplemental or special assessments on new construction not presently disclosed by the public records which may become due and owing on the insured premises.
9. This Commitment for Title Insurance does NOT constitute a report of title and is not to be relied upon by the insured(s) or any other party as a title report or representation of the status of title. Any title search and examination conducted by or for the Company in connection with the issuance of a Title Insurance Policy, if any, is solely for the benefit of the Company. The sole liability of the Company and/or its issuing agent hereunder shall be as set forth in the Conditions and Stipulations of the Final Title Insurance Policy jacket. Neither the Company nor its issuing agent shall be liable to the proposed insured(s) or any other party for any claim of alleged negligence, negligent misrepresentation, or any other cause of action in tort in connection with this Title Insurance Policy.

NOTE: Any reference herein made as to restrictions and/or restrictive covenants is intended to include, as if said language was set forth after each exception "omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin", unless and only to the extent that said covenant: (A) is exempt under Chapter 42, Section 3607 of the United States code, or (B) relates to handicap but does not discriminate against handicapped persons.

NOTE: Exceptions 1-9 will not appear on the final loan policy if all Requirements in Schedule B-I are satisfied.

10. Real estate taxes for the first half of the fiscal year 2022-23 and subsequent semi-annual taxes that are not yet due and payable.
11. Stormwater, utility or use assessments that are not yet due and payable.



SCHEDULE B
(Continued)

12. Terms, provisions, restrictions, conditions, easements, liens, assessments, developer rights, options, rights of first refusal and reservations contained in instrument recorded in [Instrument No. 150014656](#) but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) related to handicap but does not discriminate against handicapped persons.
13. Easement to Virginia Electric and Power Company dated June 21, 1972, recorded June 21, 1972 in [Deed Book 227, Page 389](#).
14. Right of Way Agreement to Virginia Electric and Power Company dated November 15, 2016, recorded January 6, 2017 as [Instrument No. 170000354](#).
15. Deed of Dedication, Easement and Vacation to Stafford County, Virginia dated January 19, 2016, recorded March 2, 2017 as [Instrument No. 170004004](#).
16. Easement Agreement dated November 4, 1986, recorded December 9, 1986 in [Deed Book 537, Page 820](#).
17. Easement Agreement dated May 29, 1987, recorded May 29, 1987 in [Deed Book 562, Page 173](#).
18. Easement Agreement dated May 29, 1987, recorded May 29, 1987 in [Deed Book 562, Page 184](#).
19. Deed of Dedication, Easement and Vacation to Stafford County, Virginia dated May 23, 2018, recorded May 30, 2018 as [Instrument No. 180008732](#).
20. Deed of Easement and Easement Agreement dated July 7, 1987, recorded July 8, 1987 in [Deed Book 568, Page 809](#).
21. Deed of Easement and Easement Agreement dated September 1, 1987, recorded September 10, 1987 in [Deed Book 578, Page 629](#).
22. Deed of Easement and Easement Agreement dated September 1, 1987, recorded September 10, 1987 in [Deed Book 578, Page 641](#).
23. Deed of Easement and Easement Agreement dated July 5, 1988, recorded July 6, 1988 in [Deed Book 623, Page 418](#); amended by Amendment to Deed of Easement and Easement Agreement dated April 7, 1989, recorded April 11, 1989 in [Deed Book 671, Page 469](#).
24. Easement Agreement dated November 14, 2012, recorded February 26, 2013 as [Instrument No. 130005027](#), and amended by Amendment to Easement Agreement dated May 16, 2016, recorded March 2, 2017 as [Instrument No. 170004007](#).
25. Deed of Easement and Easement Agreement dated September 1, 1987, recorded September 10, 1987 in [Deed Book 578, Page 629](#).
26. Deed of Easement and Easement Agreement dated September 1, 1987, recorded September 10, 1987 in [Deed Book 578, Page 653](#).
27. Deed of Easement and Easement Agreement given to Potomac Church 757, L.P., recorded April 11, 1989 in [Deed Book 671, Page 479](#).
28. Ingress/Egress Easement shown on [Plat Book 20, Page 17](#).
29. Existing sight distance easement and public street dedication (0.118 acres) as disclosed on plat recorded as [PM 180000058](#).



EXHIBIT A - LEGAL DESCRIPTION

ALL THAT certain lot, piece or parcel of land, located in the Aquia Magisterial District, Stafford County, Virginia, known and designated as "TM 39-16 ORIGINAL = 8.613 ACRES REMAINDER = 8.495 ACRES" as shown on that certain plat dated September 29, 2017, made by Fairbanks & Franklin, and entitled "ABBERLY AT STAFFORD COURTHOUSE RIGHT OF WAY DEDICATION AND EASEMENT VACATION PLAT ON VARIOUS PARCELS STANDING IN THE NAME OF OLD POTOMAC CHURCH, LLC LR 070015722 & LR 080002482 AND SOUTH CAMPUS, LLC LR 170005834", which said plat is recorded in the Clerk's Office of the Circuit Court of the County of Stafford, Virginia, as [PM 180000058](#).

IT BEING a portion of the same property conveyed by deed dated February 4, 2008 from Old Potomac 742 L.P., a Virginia limited partnership, to Old Potomac Church, LLC, a Virginia limited liability company, recorded February 8, 2008 in the Clerk's Office of the Circuit Court of the County of Stafford, Virginia, as [Instrument No. 080002481](#).

IT ALSO BEING a portion of the same property conveyed by deed dated February 4, 2008 from Old Potomac 742 L.P., a Virginia limited partnership, to Old Potomac Church, LLC, a Virginia limited liability company, recorded February 8, 2008 in the Clerk's Office of the Circuit Court of the County of Stafford, Virginia, as [Instrument No. 080002482](#).

ENDORSEMENT
Attached to Policy No.:

Issued By
Fidelity National Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of an environmental protection lien that, at Date of Policy, is recorded in the Public Records or filed in the records of the clerk of the United States district court for the district in which the Land is located, unless the environmental protection lien is set forth as an exception in Schedule B.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated:



FIDELITY NATIONAL TITLE INSURANCE COMPANY

Countersigned: *Proforma*

DAVID A. BREEN, NEXGEN TITLE AGENCY,
LLC

ALTA Endorsement Form 8.2-06
(Commercial Environmental Lien) (10/16/08)

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(5501213.PFD/5501213/15)

ENDORSEMENT
Attached to Policy No.:

Issued By
Fidelity National Title Insurance Company

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For the purposes of this endorsement only, "Covenant" means a covenant, condition, limitation or restriction in a document or instrument in effect at Date of Policy.
3. The Company insures against loss or damage sustained by the Insured by reason of:
 - a. A violation on the Land at Date of Policy of an enforceable Covenant, unless an exception in Schedule B of the policy identifies the violation; or
 - b. A notice of a violation, recorded in the Public Records at Date of Policy, of an enforceable Covenant relating to environmental protection describing any part of the Land and referring to that Covenant, but only to the extent of the violation of the Covenant referred to in that notice, unless an exception in Schedule B of the policy identifies the notice of the violation.
4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:
 - a. any Covenant contained in an instrument creating a lease;
 - b. any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land; or
 - c. except as provided in Section 3.b., any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated:



FIDELITY NATIONAL TITLE INSURANCE COMPANY

Countersigned: Proforma
DAVID A. BREEN, NEXGEN TITLE AGENCY,
LLC

27E711

ALTA Endorsement Form 9.1-06
Covenants, Conditions and Restrictions - Unimproved Land - Owner's Policy (4-2-12)

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(5501213.PFD/5501213/15)

ENDORSEMENT
Attached to Policy No.:

Issued By
Fidelity National Title Insurance Company

The Company insures against loss or damage sustained by the Insured if, at Date of Policy (i) the Land does not abut and have both actual vehicular and pedestrian access to and from South Campus Blvd. (the "Street"), (ii) the Street is not physically open and publicly maintained, or (iii) the Insured has no right to use existing curb cuts or entries along that portion of the Street abutting the Land.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated:



FIDELITY NATIONAL TITLE INSURANCE COMPANY

Countersigned: Proforma
DAVID A. BREEN, NEXGEN TITLE AGENCY,
LLC

27E125 (6/06)

ALTA Endorsement Form 17-06
(Access and Entry) (6/17/06)

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AMERICAN
LAND TITLE
ASSOCIATION



(5501213.PFD/5501213/15)

ENDORSEMENT
Attached to Policy No.:

Issued By
Fidelity National Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of the Land being taxed as part of a larger parcel of land or failing to constitute a separate tax parcel for real estate taxes.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated:



FIDELITY NATIONAL TITLE INSURANCE COMPANY

Countersigned: Proforma
DAVID A. BREEN, NEXGEN TITLE AGENCY,
LLC

27E127 (6/06)

ALTA Endorsement Form 18-06
(Single Tax Parcel) (6/17/06)

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(5501213.PFD/5501213/15)

ENDORSEMENT
Attached to Policy No.:

Issued By
Fidelity National Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land as described in Schedule A to be the same as that identified on the survey made by _____ dated _____, and designated Job No. _____.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated:



FIDELITY NATIONAL TITLE INSURANCE COMPANY

Countersigned: Proforma
DAVID A. BREEN, NEXGEN TITLE AGENCY,
LLC

ALTA Endorsement Form 25-06
(Same as Survey) (10/16/08)

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(5501213.PFD/5501213/15)

ENDORSEMENT

Attached to Policy Number

Issued by

Fidelity National Title Insurance Company

When the policy is issued by the Company with a policy number and Date of Policy, the Company will not deny liability under the policy or any endorsements issued with the policy solely on the grounds that the policy or endorsements were issued electronically or lack signatures in accordance with the Conditions.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated:



Fidelity National Title Insurance Company

Proforma

DAVID A. BREEN, NEXGEN TITLE AGENCY, LLC

ALTA Endorsement Form 39-06 Policy Authentication
(4-2-13)

27E746

(5501213.PFD/5501213/15)



Fidelity National Title Insurance Company

COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT- READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of Schedule B, Part I - Requirements have not been met within 180 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company



By:

ATTEST

President

Secretary

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27C276B46

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AMERICAN
LAND TITLE
ASSOCIATION



(5501213.PFD/5501213/15)



Fidelity National Title Insurance Company

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

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Fidelity National Title Insurance Company

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

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8.

PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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APPENDIX H
Qualifications

Bowman

SEAN GAGNON

Mr. Gagnon is an environmental project manager with over 10 years of experience. He is responsible for conducting environmental assessments on both public and private land development projects throughout mid-Atlantic. His experience includes performing Phase I Environmental Site Assessments (ESAs), wetland delineations and Joint Permit Applications, Chesapeake Bay Preservation Area studies, including perennial flow and Resource Protection Area (RPA) studies and water quality impact assessments (WQIA), and Federal and State-listed threatened and endangered species reviews and field surveys.

REPRESENTATIVE PROJECTS:

US Route 460 Corridor Improvements, Sussex, Southampton, Isle of Wight, and Suffolk, VA

Phase I ESA Reports were completed for 158 parcels associated with the development of the approximately 55-mile US Route 460 Corridor Improvements Project in the City of Suffolk, and Sussex, Southampton, and Isle of Wight Counties, Virginia. Several active residential structures, as well as abandoned and dilapidated agricultural structures, were present within the Project area. Wells, above ground storage tanks (ASTs), and culturally sensitive areas were identified during the assessments.

US Route 1/Courthouse Road Improvements, Stafford County, VA

A Phase I ESA was completed for the approximately 8.25-acre (0.62 mile) project in Stafford County, Virginia. The existing right-of-way for Jefferson Davis Highway and Courthouse Road, as well as existing commercial and residential structures within the proposed right-of-way, comprised the project area. Five historical RECs associated with closed Pollution Complaints were identified.

Middle River Walmart Store #3481-01, Middle River, MD

A Phase I ESA was completed for approximately 31 acres associated with the Middle River Depot in Middle River, Maryland. The property included an approximately 513,237 square foot industrial building, as well as an active construction storage area. Several Recognized Environmental Conditions (RECs), a historical REC, and a Controlled REC associated with an activity and use limitation at the property were identified. Numerous *de minimis* conditions, including staining, empty propane and refrigerant canisters, and various piles of debris, were observed throughout the property.

Travilah Road Property, Montgomery County, MD

A Phase I ESA was completed for approximately 21.53 acres of commercial/industrial land in Montgomery County, Maryland. The property was used for construction storage, automobile maintenance activities, and other industrial uses. Two (2) RECs associated with the presence and quantity of petroleum products and general housekeeping practices of commercial/industrial materials, were identified at the property.

PROFESSIONAL EDUCATION

Master of Science, Environmental Science and Policy, George Mason University	May 2022
Bachelor of Science, Earth Science, Environmental Science Conc., George Mason University	Jan 2010
Post Baccalaureate Certificate, Environmental Management, George Mason University	Jan 2010

CONTINUING EDUCATION AND PROFESSIONAL CERTIFICATIONS

ASTM E1527 Training, ASTM International	May 2020
Professional Wetland Delineator, Virginia DPOR	March 2016
Certified Arborist, International Society of Arboriculture	May 2014

Bowman

ISABEL HILDESHEIM

Ms. Hildesheim joined the Bowman Consulting team as an Environmental Scientist in January 2022. Working previously for the Rocky Mountain Youth Corps and Bureau of Land Management in Meeker, Colorado, she collected data using the Assessment, Inventory, and Monitoring methods which included detailed vegetation surveys, soil characterizations, and range condition assessments. With Bowman, Ms. Hildesheim has worked on wetland delineations, VSMP applications, Threatened and Endangered Species Reviews, and Phase I Environmental Site Assessments (ESA). Ms. Hildesheim also prepares formal reports for the aforementioned studies, which include Jurisdictional Determination Requests and Joint Permit Applications.

REPRESENTATIVE PROJECTS:

Ladysmith Industrial Park, Caroline County, VA

A Phase I ESA Report was completed for the approximately 196-acre Property for the proposed development of an industrial warehouse development. The Property has been logged within the recent past and consists of early-successional forest and scrub-shrub, with medium-age forest along South River, which transects the Project. Several de minimis conditions were observed at the Property.

Barber Property, City of Fredericksburg and Spotsylvania County, VA

Conducted a wetland delineation for the approximately 41.17-acre Site for a proposed industrial development. Ms. Hildesheim identified, flagged, and mapped jurisdictional waters of the U.S. She conducted a Threatened and Endangered Species Review, a perennial flow evaluation and Resource Protection Area (RPA) determination, and assisted in the preparation and submission of a Jurisdictional Determination Request to the USACE to confirm the boundaries of the waters of the U.S.

Midland Asphalt Plant, Fauquier County, VA

Assisted in a wetland delineation of the approximately 17.65-acre property for the proposed development of an asphalt plant with associated infrastructure. Ms. Hildesheim assisted in identifying, flagging, and mapping jurisdictional waters of the U.S. using a handheld GPS, as well as the preparation of a Jurisdictional Determination Request to the USACE to confirm the boundaries of the waters of the U.S. A Threatened and Endangered Species Review was also conducted for the property.

Empower Solar – Merck, Rockingham County, VA

Assisted in a wetland delineation of the approximately 46.73-acre property for the proposed development of a solar field with associated infrastructure. Ms. Hildesheim assisted in identifying, flagging, and mapping jurisdictional waters of the U.S. using a handheld GPS, as well as the preparation of a Jurisdictional Determination Request to the USACE to confirm the boundaries of the waters of the U.S.

Assessment Inventory and Monitoring (AIM) Technician, Meeker, CO

Collected data for the Bureau of Land Management's AIM strategy in order to assess natural resource conditions and trends on Bureau of Land Management public lands. Ms. Hildesheim identified over 350 plants to species, textured and characterized soils, and qualitatively assessed range conditions.

PROFESSIONAL EDUCATION

Bachelor of Science, Biology, Roanoke College, May 2020

CONTINUING EDUCATION

Wetland Plant Identification, Environmental Concern, Inc., June 2022

Wetland Delineation Course, Environmental Concern, Inc., September 2022