



20242 Portsmouth Blvd
Ashburn, VA 20147
703-771-8374

LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT

WATER CREEK HOMES

PROJECT
14920 WASHINGTON STREET
HAYMARKET, VIRGINIA 20169

OCTOBER 14, 2024

PREPARED FOR:

DOUGLAS M. MEDRANO
APRIL GEYER
MONIQUE RODRIGUEZ

PREPARED BY

EDWARD J. DONOFRIO
ASTM CERTIFIED

Executive Summary

In accordance with E1903.19, ASTM Standards of Practice and the All-Appropriate Inquiry Rule (AAI) 40 CRF Part 312 rule, this is a Phase II Environmental Site Assessment of this three building commercial property originally improved in 1922, on 0.77 acres.

Based upon the limited PCA, it is our professional opinion that the overall condition of this property is poor. The Phase II Environmental Site Assessment was performed due to the potential of Recognized Environmental Conditions based upon an existing, below slab, hydraulic system that was installed in the late 1950s and was out of service in approximately 2003. The current owner, Mr. Russell Lane, believed that there was hydraulic fluid/oil in the lift and based upon the condition at the time of the termination of service, it had most likely been leaking.

The hydraulic system was excavated and removed along with soil and hydraulic fluid/oil. The excavation was witnessed by Billy Willard, Virginia DEQ. The soil sample was tested by HP Environmental Incorporated for Total Petroleum Hydrocarbons – Oil Range Organics (TPH-ORO). The results indicate no detection to a reporting limit of 20 mg/kg

The Commonwealth of Virginia Professional Engineer report from John Pollard, PE No. 2801001384 with chain of custody and lab results is attached (Appendix F).

Because the investigation indicated no evidence of a release, there is no requirement to report the information to any regulatory agencies.

With respect to the Phase II Environmental Site Assessment, based upon the property condition assessment, historical data, regulatory research, current excavation and testing, there are currently no Recognized Environmental Conditions associated with the subject property. No further action required or necessary.

TABLE OF CONTENTS

1.0 Executive Summary	
1.1 Background	
1.2 Objective and Scope	
2.0 Historical Overview	
2.1 Ownership	
2.2 Title Review	
2.3 Aerial Photos	
2.4 Historical and Sanborn Maps	
2.5 Interviews	
2.6 Previous Environmental Site Assessments	
3.0 Field Activities	
3.1 Physical Site Assessment	
3.2 Soil Boring Samples	
3.3 Soil Test Results	
3.4 Hydraulic System Removal	
3.5 Hydraulic System Excavation Results	
4.0 Regulatory Research	
4.1 Radius Map Report	
5.0 Conclusions and Recommendations	
4.1 Conclusions and Recommendations	
Appendix A	Limitations
Appendix B	Qualifications
Appendix C	Radius Map Report
Appendix D	Property Site Assessment
Appendix E	Historic Aerial Photos
Appendix F	Virginia PE Certification and Lab Report
Appendix G	Fluid Manifest

1.0 Executive Summary

1.1 Background

Water Creek Homes, represented by Douglas M. Medrano retained Donofrio & Associates, LLC, to perform this Limited Phase II Environmental Site Assessment (ESA) of (subject property) at 14920 Washington Street, Haymarket, VA 20169 following E1903.19, ASTM Standards of Practice. The site is identified by the Prince William County Records in Deed Book 114, Page 422 and Deed Book 116, Page 129, Tax ID 7297-99-2992.

The subject site has three cinder block structures: an approximate 2000 square foot building, an approximate 1550 square foot building, and an approximate 1500 square foot, five bay building on approximately 0.77 acres. All buildings are currently vacant. The condition of the residential building at the time of the Phase I Property Condition Assessment is poor.

According to information obtained during this investigation, the subject property was developed with the current improvements from an undeveloped lot which was vacant until approximately 1942.

The purpose of this Limited Phase II Environmental Site Assessment was:

- 1) Perform six random borings throughout the subject property to test the soil for Volatile Organic Compounds (VOCs) per EPA 8260 and Gas Range Organics (GRO) and Diesel Range Organics (DRO) per EPA 8015.
- 2) Excavate, remove, and dispose of the under-slab hydraulic lift and hydraulic oil/fluid in the front building. Soil sample collection and testing beneath and adjacent to the hydraulic lift. Please note that Mr. Willard, Virginia DEQ, was on-site to inspect the procedure.

1.2 Objective and Scope

It is Donofrio & Associates, LLC's understanding that this Limited Phase II ESA is being conducted for the purpose to make a determination, regarding the purchase of the subject property.

2.0 Historical Overview

2.1 Ownership

The subject property is owned by Russell Lane, Executor of the Estate of Barbara Jean Lane. Ms. Barbara Jean Lane passed in 2021.

Clarence W. Lane and Barbara Jean Lane purchased the subject property from Edmund B. Roland and Irma C. Roland in 1971.

2.2 Title Review

Donofrio & Associates, LLC was not engaged to perform a title review of 14920 Washington Street, Haymarket, Virginia 20169 to search for environmental liens or activity and use limitations.

2.3 Aerial Photos

Based upon aerial photos dating back to 1937. Aerial photos were examined for 1937, 1954, 1959, 1963, 1965, 1970, 1980, 1989, 1994, 2005, 2008, 2011, 2014, and 2018. The subject property has remained relatively unchanged since 1954. Prior to 1954, the subject property appears to have been undeveloped land. The aerial photos are consistent with the details in Section 3.3, Historical and Sanborn Maps.

2.4 Historical and Sanborn Maps

There were no Sanborn Maps available for the subject property.

2.5 Interviews

Mr. Russel Lane, Executor of the Estate of Barbara Jean Lane LLC, was interviewed. Mr. Lane has been associated with the subject property as a tenant and subsequently as a member of the owner's family since approximately 1955. Mr. Lane confirmed that there are no underground storage tanks currently or in the past. He has never seen stressed vegetation, drains, sumps or clarifiers, no pits, ponds or lagoons, no evidence of spills or leaks, and no strong, pungent or noxious odors. Mr. Lane confirmed the presence of a hydraulic lift under the slab in the rear room of the front building on the subject property. He indicated that the lift was installed in the late 1950s and was out of service in approximately 2003. To the best of his knowledge, he believed that there was hydraulic fluid/oil in the lift and based upon the condition at the time of the termination of service, it had most likely been leaking.

Ms. Susan Tiffany, Compliance Inspector, Virginia DEQ, was interviewed. She confirmed that there is no record of underground storage tanks currently or in the past. There is no record of hazardous waste associated with the subject property or adjacent properties currently or in the past.

Interviews with past owners prior to 1974, operators and occupants were not reasonably ascertainable. However, based upon all the findings, this did not impact the conclusion and

recommendations.

2.6 Previous Environmental Site Assessments

There were no previous Environmental Site Assessments available for the subject property.

3.0 Field Activities

3.1 Physical Site Assessment

The Physical Site Assessment was conducted on September 10, 2024, by Edward J. Donofrio. (Appendix D). There were no visible areas of concern such as stressed vegetation, no drains, sumps or clarifiers, no pits, ponds or lagoons, no evidence of spills or leaks, and no strong, pungent or noxious odors.

In the rear room of the front building, there was evidence of a hydraulic lift. The owner, Russell Lane, who was present at the Physical Site Assessment, confirmed the presence of a hydraulic lift under the slab in the rear room of the front building on the subject property. He indicated that the lift was installed in the late 1950s and was out of service in approximately 2003. To the best of his knowledge, he believed that there was hydraulic fluid/oil in the lift and based upon the condition at the time of the termination of service, it had most likely been leaking.



The Physical Site Assessment and interview with the current owner, Russell Lane, prompted the recommendation for Phase II Environmental Site Assessment.

3.2 Soil Boring Samples

The soil sampling was done at the request of the purchaser. Utilizing a handheld auger six (6) random soil samples were taken at random locations at a depth of approximately 2 feet. Based upon our experience, the soil collected had no visible evidence of recognized environmental conditions, nor was the texture of the soil consistent with recognized environmental conditions.

3.3 Soil Test Results

Utilizing a Honeywell RAE Photo Ionization Detector (PID), the six (6) samples were tested for:

1) VOC per EPA 8260

Volatile Organic Compounds (VOCs) are human-made chemicals that are used and produced in the manufacture of paints, pharmaceuticals, and refrigerants. VOCs typically are industrial solvents, such as trichloroethylene; fuel oxygenates, such as methyl tert-butyl ether (MTBE); or by-products produced by chlorination in water treatment, such as chloroform. VOCs are often components of petroleum fuels, hydraulic fluids, paint thinners, and dry-cleaning agents. VOCs are common ground-water contaminants.

VOC testing is measured in ppm. The six (6) samples tested had negligible readings considered ND (Non-Detect) This data indicates no detectable VOCs in the soil.

2) DRO and GRO per EPA 8015

Gas Range Organics (GRO) and Diesel Range Organics (DRO) are hydrocarbons associated with a release of gasoline, diesel and potentially any petroleum products.

GRO and DRO testing is measured in ppm. The six (6) samples tested had negligible readings considered ND (Non-Detect) This data indicates no detectable petroleum in the soil and no evidence of petroleum releases.

3.4 Hydraulic System Removal

On September 30, 2024, and October 1, 2024, the hydraulic system was removed from the subject. Mr. Billy Willard, Virginia DEQ witnessed the operation, which included:

- 1) Penetration and removal of the slab.
- 2) Hydraulic fluid removed. Fluid Manifest (Appendix G).
- 3) Hydraulic lift system removed.
- 4) Visually impacted soil removal.
- 5) Soil sample collection beneath and adjacent to the location of the hydraulic lift system.
- 6) Backfill to grade with evacuated soils.



3.5 Hydraulic System Excavation Results

- 1) The hydraulic system and cylinder were full of hydraulic fluid/oil.
- 2) The hydraulic cylinder has leaked a significant amount of hydraulic fluid/oil.
- 3) The soil sample was obtained at a depth of 7 feet below grade.
- 4) The soil sample was tested by HP Environmental Incorporated for Total Petroleum Hydrocarbons – Oil Range Organics (TPH-ORO).
- 5) The results indicate no detection to a reporting limit of 20 mg/kg

The Commonwealth of Virginia Professional Engineer report from John Pollard, PE No. 2801001384 with chain of custody and lab results is attached (Appendix F)

Because the investigation indicated no evidence of a release, there is no requirement to report the information to any regulatory agencies. No further action necessary or required.

4.0 Regulatory Research

4.1 Radius Map Report

An environmental records search was conducted using the EDR Radius Map Report (Appendix C) for the subject property and the surrounding areas that included approximately 1600 federal, city and tribal sources. For the purposes of this ESA, we have utilized the full EDR Radius Map Report environmental maps.

Based upon the EPA database in the Radius Report for the area, there is no “recognized environmental conditions”, no historical RECs nor de minimus conditions as defined below related to the subject property or adjacent properties.

Brownfields

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 protects the environment, reduces blight, and takes development pressures off greenspaces and working lands.

Superfund

Superfund is the federal government's program to clean up the nation's uncontrolled hazardous waste sites. We're committed to ensuring that remaining [National Priorities List](#) hazardous waste sites are cleaned up to protect the environment and the health of all Americans.

Hazardous Waste

Hazardous waste is defined as liquid, solid, contained gas, or sludge wastes that contain properties that are dangerous or potentially harmful to human health or the environment. Learn how to properly manage and dispose of hazardous waste.

The EPA Cleanup Map can be found in the Radius Map Report (Appendix C).

5.0 Conclusions and Recommendations

5.1 Conclusions and Recommendations

The Limited Phase II ESA indicates no evidence of VOCs, GROs or DROs on the subject property at this property.

As such, there is no recommendation for further investigation of on-site soil on the subject property at this time.