CUSHMAN & WAKEFIELD
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6.21 ACRES AVAILABLE

Industrial Land with Limited Waterfront Access

3975 ELM AVENUE

Portsmouth, VA 23704

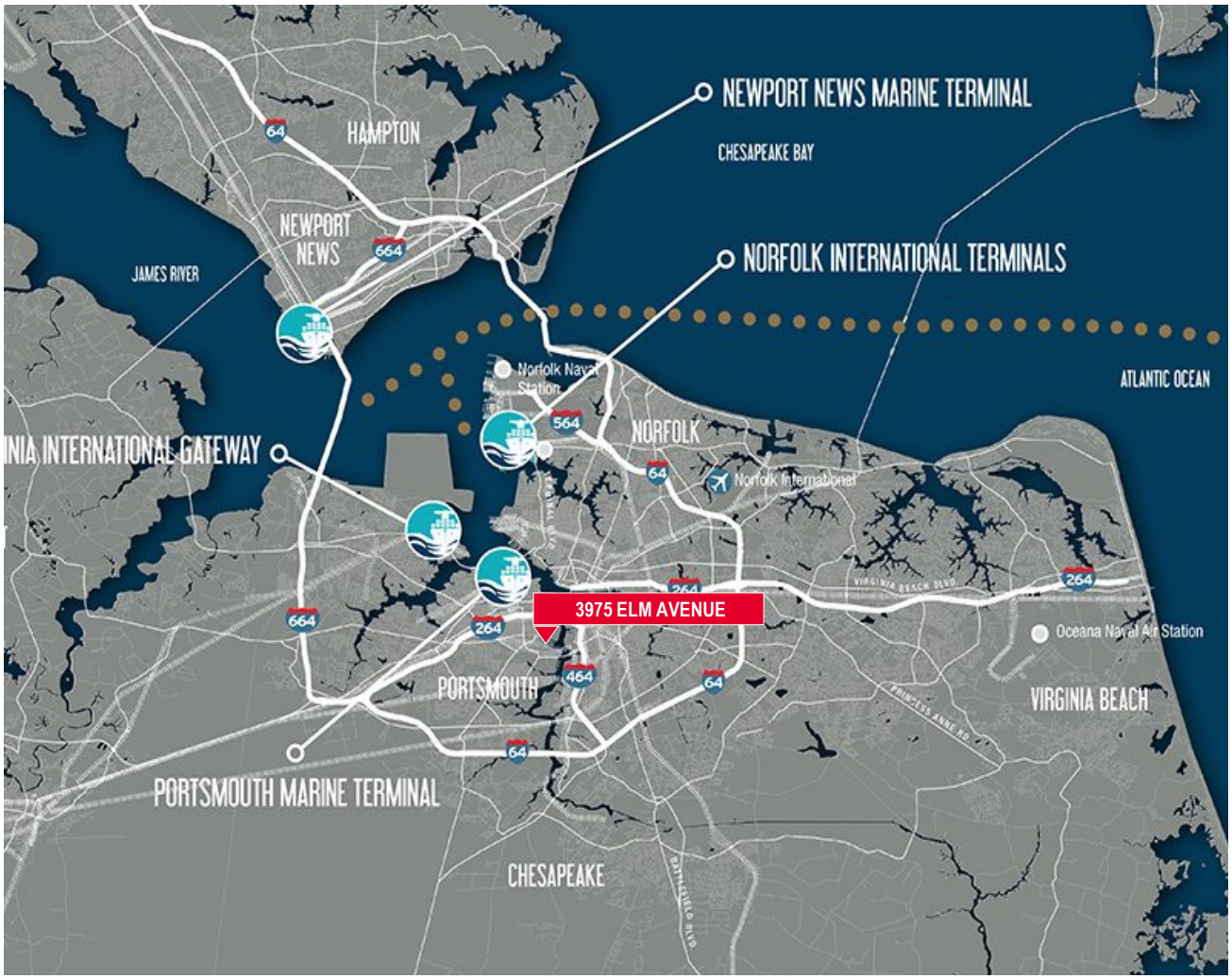
PROPERTY DETAILS

HIGHLIGHTS

- **3975 Elm Avenue:** **6.21 Acres** (Immediately Available)
- **Total Site Acreage:** **6.21 Acres**

Waterfront Access:	100' wide drive lane to waterfront along recently installed concrete bulkhead; 17' water depth at bulkhead; 45' channel depth
Zoning:	Industrial (IN) District. The Industrial district is established and intended to accommodate heavy manufacturing, fabrication, processing, distribution, storage, research and development, and other industrial uses that may be large-scale or otherwise have extensive exterior movement of vehicles, materials, and goods, and greater potential for adverse environmental and visual impacts
Improvements:	±4.5 acres total of stabilized yard; ±22,100 SF metal warehouse built in 1947, and ±1,500 SF office shed
Utilities to Site:	Power: Dominion Energy; Water: City of Portsmouth; Sewer: HRSD; Natural Gas: Columbia Natural Gas
Incentives:	Property is in Portsmouth's Enterprise Zone #2. State and local incentives available
Lease Rate:	$5,000 per acre/month, NNN
Sales Price:	$3,800,000.00

LOCATION OVERVIEW



LOCATION	DISTANCE	TIME
PMT	6.1 Miles	16 Minutes
VIG	7.7 Miles	13 Minutes
US 58 / US 460	5.6 Miles	11 Minutes
ORF	9.2 Miles	15 Minutes
NIT	11.9 Miles	29 Minutes
I-95	78 Miles	80 Minutes
Richmond	95 Miles	110 Minutes
I-85	114 Miles	120 Minutes

INTERSTATE 464 — 1.7 Miles

INTERSTATE 264 — 2.7 Miles

INTERSTATE 64 — 5.6 Miles

INTERSTATE 664 — 8.8 Miles

SURVEY

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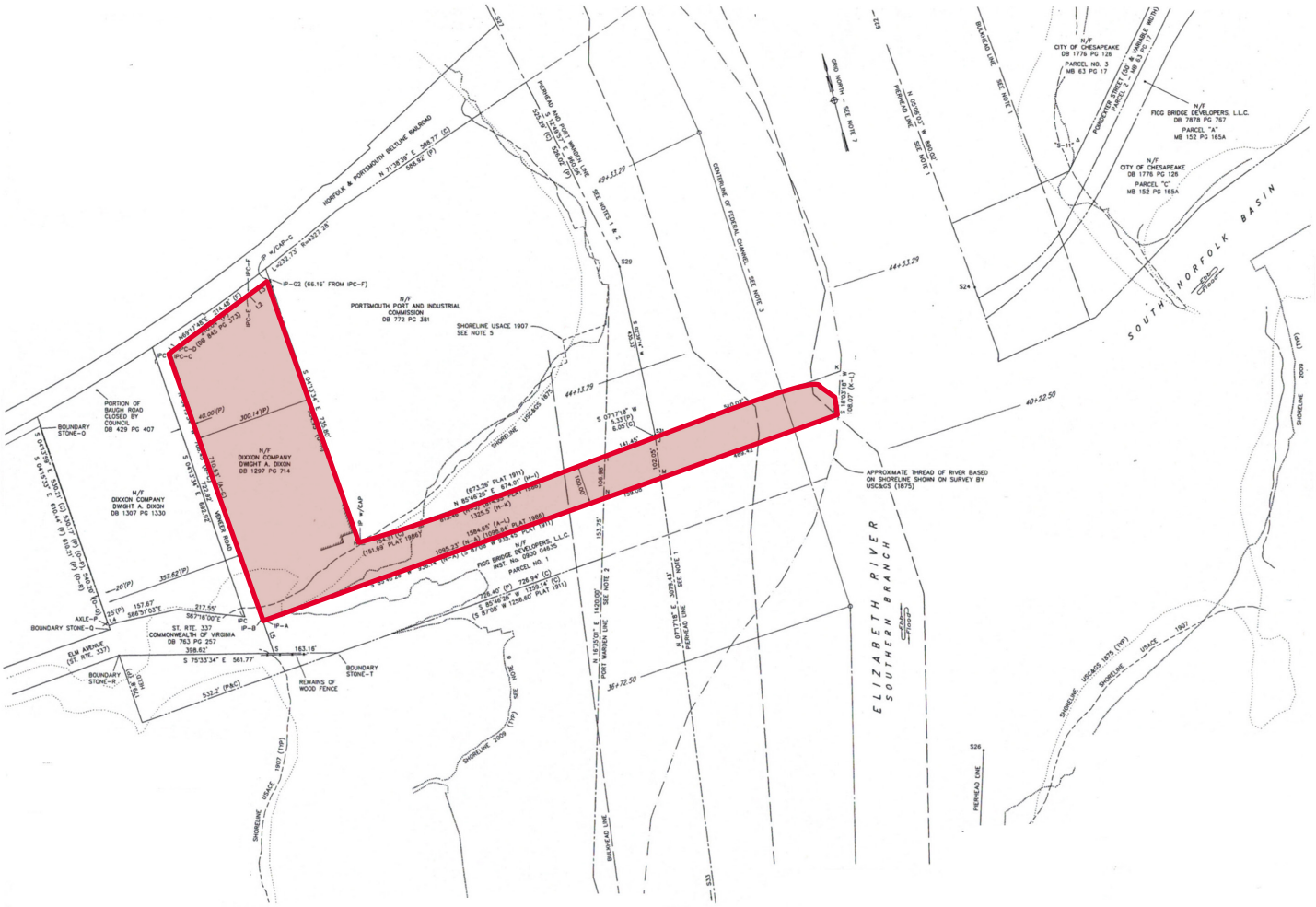
Industrial Land with Limited Waterfront Access



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3975 ELM AVENUE

Portsmouth, VA 23704

The Town Center of Virginia Beach | 222 Central Park Avenue, Suite 1500 | Virginia Beach, Virginia 23462 | Thalhimer.com

August 16, 2024

Mr. Brady Nowers
Real Estate Specialist – Real Estate Acquisition
Dominion Technical Solutions, Inc.
5000 Dominion Boulevard
Glen Allen, Virginia 23704

Re: Phase II Environmental Site Assessment
3971 and 3975 Elm Avenue
Portsmouth, Virginia 23704
Apex Job No.: DOM005-0309025-24007555

Dear Mr. Nowers,

Apex Companies, LLC (Apex) has completed this Phase II Environmental Site Assessment (ESA) for the property addressed as 3971 and 3975 Elm Avenue in Portsmouth Virginia (Site) on June 26, 2024. Phase II ESA activities included the advancement of eight soil borings, field screening of soil samples, and soil and groundwater sampling. The Site location is shown on **Figure 1 (Attachment A)** and pertinent features of the site are shown on a Site Plan provided as **Figure 2** (**Attachment A)**. The purpose of this Phase II ESA is to evaluate potential impacts to soil and groundwater from the historical use of the site as a creosoting plant and the historical presence of railroad spurs, the use of the adjoining property to the south as a wood treatment facility and its status as a superfund site, and the historical use of the adjoining property to the east as a fertilizer plant.

The subject property is located in a heavy industrial area of Portsmouth, Virginia, with properties in the vicinity consisting of industrial facilities. The Site is identified by City of Portsmouth Parcel ID 03870080 and 03870082. The western parcel totaling approximately 4.93 acres of land is currently in use as a storage yard for construction equipment with three office trailers. The eastern parcel totaling approximately 6.21 acres of land with an office currently in use as a residence, a former veneer factory building, a pump house, and an electrical house. The Site is located in the southeastern portion of the City of Portsmouth, approximately one-third of a mile west of the City of Chesapeake. The Site is accessible from Veneer Road that divides the two parcels.

Apex conducted a Phase I ESA for the Site dated April 11, 2024. The Phase I ESA identified the following Recognized Environmental Conditions (RECs) and Historical RECs:

- Atlantic Wood Industries, Inc. (AWI) located approximately 55 feet south/southwest of the Site is listed in the National Priority List (NPL) database. NPL (Superfund) is a subset of Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and identifies sites for priority cleanup under the Superfund Program. Apex accessed the Environmental Protection Agency (EPA) superfund site portal and reviewed documents associated with the AWI facility including a 5-year review for the facility dated May 2020. The AWI Superfund Site was formerly home to a wood treatment facility (1926-1992) that resulted in the contamination of the site during the storage, production, and disposal of materials associated with wood treatment. Additional contamination of the Site originates from the former operation of sand blasting facilities circa 1945 resulting in metals contamination and the pumping of calcium hydroxide waste into a wetland area on the southern boundary of the site. These activities have resulted in contamination to groundwater and soil on the site with pollutants including polycyclic aromatic hydrocarbons, pentachlorophenol (PCP), dioxins, arsenic, chromium, copper, lead, zinc, and heavy creosote contamination. Sediments in the southern branch of the Elizabeth River have also been impacted. Multiple locations across the facility are currently a concern to the EPA. AWI has been working with the EPA to conduct extensive assessments and cleanup of wastes impacting the facility including excavation of contaminated materials, in-situ soil stabilization, and dredging of impacted sediments in the Elizabeth River. A part of the southern portion of 3975 Elm Avenue including the gravel drive lane are within the extent of the AWI Superfund Site. Prior to remediation, significant amounts of total petroleum aromatic hydrocarbons (TPAHs) have been identified on and near the southern boundary of the Site. Based on the available information, proximity to the Site, and due to the boundaries of the superfund facility extending onto the Site, the NPL listing for the facility constitutes a REC to the Site.

- Portsmouth Port and Industrial Commission located approximately 373 feet east/northeast of the Site is listed in the environmental database in the Voluntary Cleanup Priority (VCP), National Pollutant Discharge Elimination System (NPDES), and Superfund Enterprise Management System (SEMS)-ARCHIVE databases. The VCP list or Voluntary Remediation Program (VRP) encourages owners of elected contaminated sites to take initiative and conduct voluntary cleanups that meet state environmental standards. The facility was enrolled in 1995 and is listed under VRP Number VRP00087. The facility is currently listed as in pre-VRP status. Apex submitted a Freedom of Information Act

(FOIA) request to the Virginia Department of Environmental Quality (DEQ) and reviewed documents associated with the VCP listing. The documents indicated that the facility was formerly a fertilizer plant from approximately 1900 until the late 1940s. Fertilizer plants, during this era, used materials such as phosphate rock materials, acids, and organic sources of nitrogen. Additionally, it should be noted that phosphate rock contains elevated amounts of cadmium and zinc, which are considered toxic. The facility remained vacant until 1981 when Allied Repair Services began operating conducting container ship and barge maintenance and repair services. They remained active at the facility until 1988. Historical investigations of the facility have identified areas of contamination, most notably from volatile organic compounds (VOCs), lead, and zinc. A report titled "Comprehensive Soil and Groundwater Investigation" conducted by Sarros Environmental, LLC was issued on September 15, 2023. The investigation found multiple exceedances of Virginia Groundwater Standards for arsenic, lead, zinc, and multiple pesticides. Due to the available information and the facility's proximity to the Site, the VCP listing constitutes a REC to the Site.

- Wyckoff Pipe & Creosoting Company is depicted on the eastern parcel of the Site in the 1920 Fire Insurance Map. Four creosote oil aboveground storage tanks (ASTs) were present totaling 300,000 gallons of capacity. Based on the available information, quantity of creosote stored onsite, the use of creosote in manufacturing at the Site, and the potential for creosote impact to soil and groundwater at the Site, the former creosote ASTs constitute a REC to the Site.

- Environmental concerns related to historical and current railroad corridors and spurs include the use of creosote-treated railroad ties and the application of arsenical herbicides for vegetation control. Railroad ties treated with creosote may leach polynuclear aromatic hydrocarbons to soil and herbicide use may leach arsenic and other compounds to soil. The presence of a railroad corridor running through the Site for over 73 years represents a REC to the Site.

- The Site is listed as Norfolk Veneer Mills and was identified in several databases related to operations as a furniture veneer mill. The Site is listed in the Recovered Government Archive (RGA) Leaking Underground Storage Tank (LUST) database for the years 1996 through 1999. The Site is listed in the Underground Storage Tank (UST) database with three inactive 1,000-gallon, bare steel, gasoline USTs listed as removed from the ground. No information was available in the listing regarding the date of installation or closure.

Apex submitted a FOIA request to the DEQ and received documents associated with the RGA LUST listing. The reviewed documents included a Site Characterization Report (SCR) and a Pollution Complaint (PC) Closure letter. The SCR detailed the removal of two onsite gasoline USTs by W.B. Goode Company, Inc. in May 1990. Tank 1 was located south of a former warehouse building on the southeastern portion of the western parcel. Tank 2 was located southwest of the office building on the southwestern portion of the eastern parcel. Soil samples collected from the bottom of each tank pit indicated TPH concentrations of 542 parts per million (ppm) and 2,638 ppm in tank pits 1 and 2, respectively. The SCR details soil, soil gas, and groundwater analysis at five onsite monitoring wells and 14 onsite soil gas borings following the detection of contaminated soil during UST removal. During November 1990, soil samples were collected and analyzed for methyl tert-butyl ether (MTBE) and benzene, toluene, ethylbenzene, and xylenes (BTEX). Of note for the soil samples:

- Ethylbenzene was detected in MW-1 and MW-2.
- Xylenes were detected in MW-1

- Groundwater samples were collected and analyzed for MTBE and BTEX. One well was also analyzed for Target Compound List (TCL) semi-volatile organic compounds (SVOCs) following the observation of non-aqueous phase hydrocarbons during drilling activities. Of note for the groundwater samples:
  - BTEX were detected in MW-1, MW-2, and MW-5.
  - Multiple SVOCs were detected in MW-5.

Based on the available information and case status, the listings constitute an HREC to the Site.

PHYSICAL SETTING

According to the U.S. Geological Survey *7.5-minute Topographic Map of the Norfolk South Quadrangle* (2022), the approximate site elevation is 15 feet above mean sea level. Site topography is relatively flat.

Based on the *Virginia Department of Energy, Geology Mineral Resources Webmap (Geology Mineral Resources (virginia.gov))*, the Site is located in the Coastal Plain Physiographic Province. Specifically, the subject property is underlain by the Tabb Formation – Lynnhaven Member. This unit is described as "beach and nearshore marine deposits described as bluish-gray and reddish-brown gravelly and clayey sand".

According to the *U.S. Department of Agriculture (USDA) Natural Resource Conservation Services (NRCS) on-line Web Soil Survey (WSS) maps of the Tidewater Cities Area, Virginia, (VA715)*, the Site is underlain by Urban Land. This unit is described as areas where more than 85% of the surface is covered with asphalt, concrete, buildings, or other impervious surfaces. Apex observed grey and beige clays and grey, black, and brown sands, and grey and black silts during drilling activities.

SUBSURFACE INVESTIGATION

Apex performed a subsurface investigation at the Site on June 26, 2024, including the advancement of eight soil borings, field screening of soil samples, and soil and groundwater sampling. Apex advanced eight soil borings to depths ranging from 10 to 15 feet below ground surface (BGS). Apex personnel selected soil boring locations that would address specific areas of concern, including the historical use of the site as a creosoting plant and the historical presence of railroad spurs, the use of the adjoining property to the south as a wood treatment facility and its status as a superfund site, and the historical use of the adjoining property to the east-northeast as a historical fertilizer plant. Apex observed grey and beige clays and grey, black, and brown sands, and grey and black silts during drilling activities. Soil lithology and descriptions are included on the boring logs provided as **Attachment B**. Soil boring locations are depicted on **Figure 2 (Attachment A)**.

The soil borings were drilled using a track-mounted Geoprobe drill rig equipped with continuous-flight samplers with an internal diameter of two inches. Disposable acetate sampler liners were used to collect continuous five-foot soil samples during drilling. Drilling and sampling were conducted in accordance with ASTM-D-6282-98 protocol. Apex collected soil samples from borings SB-1 through SB-8 for soil characterization, visual observation, field screening, and laboratory analysis.

RESULTS OF SUBSURFACE INVESTIGATION

Headspace screening of soil samples collected during drilling was conducted using a Mini RAE 3000 photoionization detector (PID) calibrated to 100 ppm isobutylene. This instrument is capable of detecting VOC vapors, typically associated with petroleum fuels, ranging between 0.1 ppm and 15,000 ppm. Headspace monitoring of the equilibrated soil samples collected during soil boring advancement yielded VOC vapor concentrations ranging from below detection limits to 8.8 ppm. Headspace records are included on the boring logs included in **Attachment B**.

Sixteen soil samples were retained for laboratory analysis based on the historical uses of the site and adjoining properties as described above.

Shallow soil samples SB-1-1a, SB-2-1a, SB-3-1, SB-4-1, SB-5-1a, SB-6-1, SB-7-1a, and SB-8-1 were collected at depths of one and two feet BGS depending on the location and surface cover. The depth of each soil sample collected is provided on the boring logs included in **Attachment B**. Clean, disposable latex gloves were used during all phases of sample collection. The soil samples were labeled and stored on ice pending delivery to Enthalpy Analytical (Enthalpy) in Richmond, Virginia for Priority Pollutant List (PPL) dissolved metals analysis by U.S. EPA SW846 method 6010D and 7471B. Arsenic and lead were detected at concentrations of 31.0 ppm and 2,140 ppm, respectively, in soil sample SB-8-1 exceeding their respective DEQ Voluntary Remediation Program (VRP) Industrial Tier III Screening Levels of 30 ppm and 800 ppm, respectively. Arsenic was detected in soil samples SB-1-1a, SB-4-1, and SB-7-1a at concentrations of 23.3 ppm, 13.5 ppm, and 80.4 ppm, respectively, exceeding its respective VRP Industrial Tier III Screening Level of 30 ppm. No other metals exceeded their respective VRP Industrial Tier III Screening Levels.

Soil Samples SB-1-1b, SB-2-1b, SB-3-2, SB-4-1, SB-5-1b, SB-6-2, SB-7-1b, and SB-8-2 were collected at depths ranging from 2.5 feet to 8 feet BGS relative to the observed water table. The depth of each soil sample collected is provided on the boring logs included in **Attachment B**. Clean, disposable latex gloves were used during all phases of sample collection. The soil samples were labeled and stored on ice pending delivery to Enthalpy in Richmond, Virginia for SVOCs analyses by U.S. EPA SW846 method 8270E and VOCs analyses by U.S. EPA SW846 method 8260D. Strict sample security and chain-of-custody documentation were maintained during all phases of transport. SVOCs and VOCs concentrations detected in the soil samples analyzed did not exceed their respective VRP Industrial Tier III Screening Levels. A tabular summary of soil analytical data and sample depth is provided in **Table 1 (Attachment C)**. The laboratory Certificate of Analysis and chain-of-custody records are included in **Attachment D**.

Apex collected eight groundwater samples directly from soil borings SB-1 through SB-8 by temporarily installing one-inch diameter polyvinyl chloride (PVC) well screen. Depth to groundwater was observed to be between 2.5 feet and 8 feet BGS in soil borings. The observed depth to water at each location is presented on the boring logs included in **Attachment B**. Groundwater samples were collected using a peristaltic pump and clean high-density polyethylene tubing and were transferred directly into the appropriate sample containers. Strict sample security and chain-of-custody documentation were maintained during all phases of transport. The groundwater samples were submitted to Enthalpy for SVOCs analyses by U.S. EPA SW846 method 8270E, VOCs analyses by U.S. EPA SW846 method 8260D, PPL dissolved metals

analysis by U.S. EPA methods 6020B and 7470A. Additionally, samples SB-1 and SB-6 were submitted for dioxins analysis by U.S. EPA method 1613B.

SVOCs were detected in two of the eight groundwater samples collected. Naphthalene was detected in groundwater samples SB-1 and SB-3 at concentrations of 59.0 micrograms per liter (µg/L) and 817 µg/L, respectively, exceeding its respective Industrial Groundwater Tier III and Direct Contact Construction Worker Groundwater Tier III Screening Levels of 72.268 µg/L and 0.772 µg/L, respectively. The naphthalene concentration detected in groundwater sample SB-3 also exceeded its respective Indirect Contact Construction Worker Groundwater Tier III Screening Level of 716.12 µg/L. Additionally, Naphthalene was detected at a concentration of 1.43 µg/L in MW-4, exceeding the VRP Direct Contact Construction Worker Groundwater Tier III Screening Level of 0.772 µg/L. Dibenzofuran was detected at concentrations of 23.6 µg/L and 171 µg/L in groundwater samples SB-1 and SB-3, respectively, exceeding its respective VRP Direct Contact Construction Worker Groundwater Tier III Screening Level of 3.271 µg/L.

VOCs were detected in three of the eight groundwater samples collected. Naphthalene was detected in SB-1 and SB-3 at concentrations of 106 µg/L and 547 µg/L, respectively, exceeding its respective Industrial Groundwater Tier III and Direct Contact Construction Worker Groundwater Tier III Screening Levels of 72.268 µg/L and 0.772 µg/L, respectively. Additionally, Naphthalene was detected at a concentration of 1.43 µg/L in SB-4, exceeding its respective VRP Direct Contact Construction Worker Groundwater Tier III Screening Level of 0.772 µg/L. Due to dilution factors for the analyses of naphthalene and dibenzofuran, the laboratory detection limits were reported above the respective VRP Direct Contact Construction Worker Groundwater Tier II Screening Levels in the remaining samples. Naphthalene is included in SVOCs and VOCs analyses utilizing different analytical methods and was observed to be consistent between the two methods.

PPL dissolved metals were detected in all eight groundwater samples collected. Detected concentrations of PPL dissolved metals did not exceed their respective Industrial Groundwater Tier III, Direct Contact Construction Worker Groundwater Tier III, or Indirect Contact Construction Worker Groundwater Tier III Screening Levels.

Dioxins were detected in both groundwater samples analyzed for dioxins. A toxic equivalency was calculated for SB-1 and SB-6 using toxic equivalency factors for dioxins and dioxin-like compounds created by the World Health Organization. A toxic equivalency utilized analytical results in combination with accepted toxic equivalency factors for each compound to determine the toxicity of a mixture of dioxins and dioxin-like compounds in terms of the highest toxicity dioxin 2,3,7,8-TCDD. The calculated toxic equivalency was then compared to screening

levels for 2,3,7,8-TCDD. The calculated toxic equivalencies were 0.00000539 µg/L and 0.0000249 µg/L for SB-1 and SB-6, respectively. The toxic equivalency of groundwater samples SB-1 and SB-6 did not exceed its respective Industrial Groundwater Tier III, Direct Contact Construction Worker Groundwater Tier III, or Indirect Contact Construction Worker Groundwater Tier III Screening Levels of 0.001565 µg/L, 0.0000284 µg/L, 0.1081 µg/L, respectively, for 2,3,7,8-TCDD. A tabular summary of groundwater analytical data is provided in **Table 2 (Attachment C)**. The laboratory Certificate of Analysis and chain-of-custody records are provided as **Attachment D**.

SUMMARY

Apex has completed this Phase II ESA for the property addressed as 3971 and 3975 Elm Avenue in Portsmouth Virginia on June 26, 2024. Phase II ESA activities included the advancement of eight soil borings, field screening of soil samples, and soil and groundwater sampling.

Apex performed a subsurface investigation at the Site on June 26, 2024, including the advancement of eight soil borings, field screening of soil samples, and soil and groundwater sampling. Apex advanced eight soil borings to depths ranging from 10 to 15 feet below ground surface (BGS). Apex personnel selected soil boring locations that would address specific areas of concern, including the historical use of the site as a creosoting plant and the historical presence of railroad spurs, the use of the adjoining property to the south as a wood treatment facility and its status as a superfund site, and the historical use of the adjoining property to the east-northeast as a fertilizer plant. Apex observed grey and beige clays and grey, black, and brown sands, and grey and black silts during drilling activities.

Sixteen soil samples were retained for laboratory analysis based on the historical uses of the site and adjoining properties as described above.

Shallow soil samples SB-1-1a, SB-2-1a, SB-3-1, SB-4-1, SB-5-1a, SB-6-1, SB-7-1a, and SB-8-1 were collected at depths of one and two feet BGS depending on the location and surface cover. The depth of each soil sample collected is provided on the boring logs. Clean, disposable latex gloves were used during all phases of sample collection. The soil samples were labeled and stored on ice pending delivery to Enthalpy Analytical (Enthalpy) in Richmond, Virginia for Priority Pollutant List (PPL) dissolved metals analysis by U.S. EPA SW846 method 6010D and 7471B. Arsenic and lead were detected at concentrations of 31.0 ppm and 2,140 ppm, respectively, in soil sample SB-8-1 exceeding their respective DEQ Voluntary Remediation Program (VRP)

Industrial Tier III Screening Levels of 30 ppm and 800 ppm, respectively. Arsenic was detected in soil samples SB-1-1a, SB-4-1, and SB-7-1a at concentrations of 23.3 ppm, 13.5 ppm, and 80.4 ppm, respectively, exceeding its respective VRP Industrial Tier III Screening Level of 30 ppm. No other metals exceeded their respective VRP Industrial Tier III Screening Levels.

Soil Samples SB-1-1b, SB-2-1b, SB-3-2, SB-4-1, SB-5-1b, SB-6-2, SB-7-1b, and SB-8-2 were collected at depths ranging from 2.5 feet to 8 feet BGS relative to the observed water table. The depth of each soil sample collected is provided on the boring logs. Clean, disposable latex gloves were used during all phases of sample collection. The soil samples were labeled and stored on ice pending delivery to Enthalpy in Richmond, Virginia for SVOCs analyses by U.S. EPA SW846 method 8270E and VOCs analyses by U.S. EPA SW846 method 8260D. Strict sample security and chain-of-custody documentation were maintained during all phases of transport. SVOCs and VOCs concentrations detected in the soil samples analyzed did not exceed their respective VRP Industrial Tier III Screening Levels.

Apex collected eight groundwater samples directly from soil borings SB-1 through SB-8 by temporarily installing one-inch diameter polyvinyl chloride (PVC) well screen. Depth to groundwater was observed to be between 2.5 feet and 8 feet BGS in soil borings. The observed depth to water at each location is presented on the boring logs included in Attachment B. Groundwater samples were collected using a peristaltic pump and clean high-density polyethylene tubing and were transferred directly into the appropriate sample containers. Strict sample security and chain-of-custody documentation were maintained during all phases of transport. The groundwater samples were submitted to Enthalpy for SVOCs analyses by U.S. EPA SW846 method 8270E, VOCs analyses by U.S. EPA SW846 method 8260D, PPL dissolved metals analysis by U.S. EPA methods 6020B and 7470A. Additionally, samples SB-1 and SB-6 were submitted for dioxins analysis by U.S. EPA method 1613B.

SVOCs were detected in two of the eight groundwater samples collected. Naphthalene was detected in groundwater samples SB-1 and SB-3 at concentrations of 59.0 micrograms per liter (µg/L) and 817 µg/L, respectively, exceeding its respective Industrial Groundwater Tier III and Direct Contact Construction Worker Groundwater Tier III Screening Levels of 72.268 µg/L and 0.772 µg/L, respectively. The naphthalene concentration detected in groundwater sample SB-3 also exceeded its respective Indirect Contact Construction Worker Groundwater Tier III Screening Level of 716.12 µg/L. Additionally, Naphthalene was detected at a concentration of 1.43 µg/L in MW-4, exceeding the VRP Direct Contact Construction Worker Groundwater Tier III Screening Level of 0.772 µg/L. Dibenzofuran was detected at concentrations of 23.6 µg/L and 171 µg/L in groundwater samples SB-1 and SB-3, respectively, exceeding its respective VRP Direct Contact Construction Worker Groundwater Tier III Screening Level of 3.271 µg/L.

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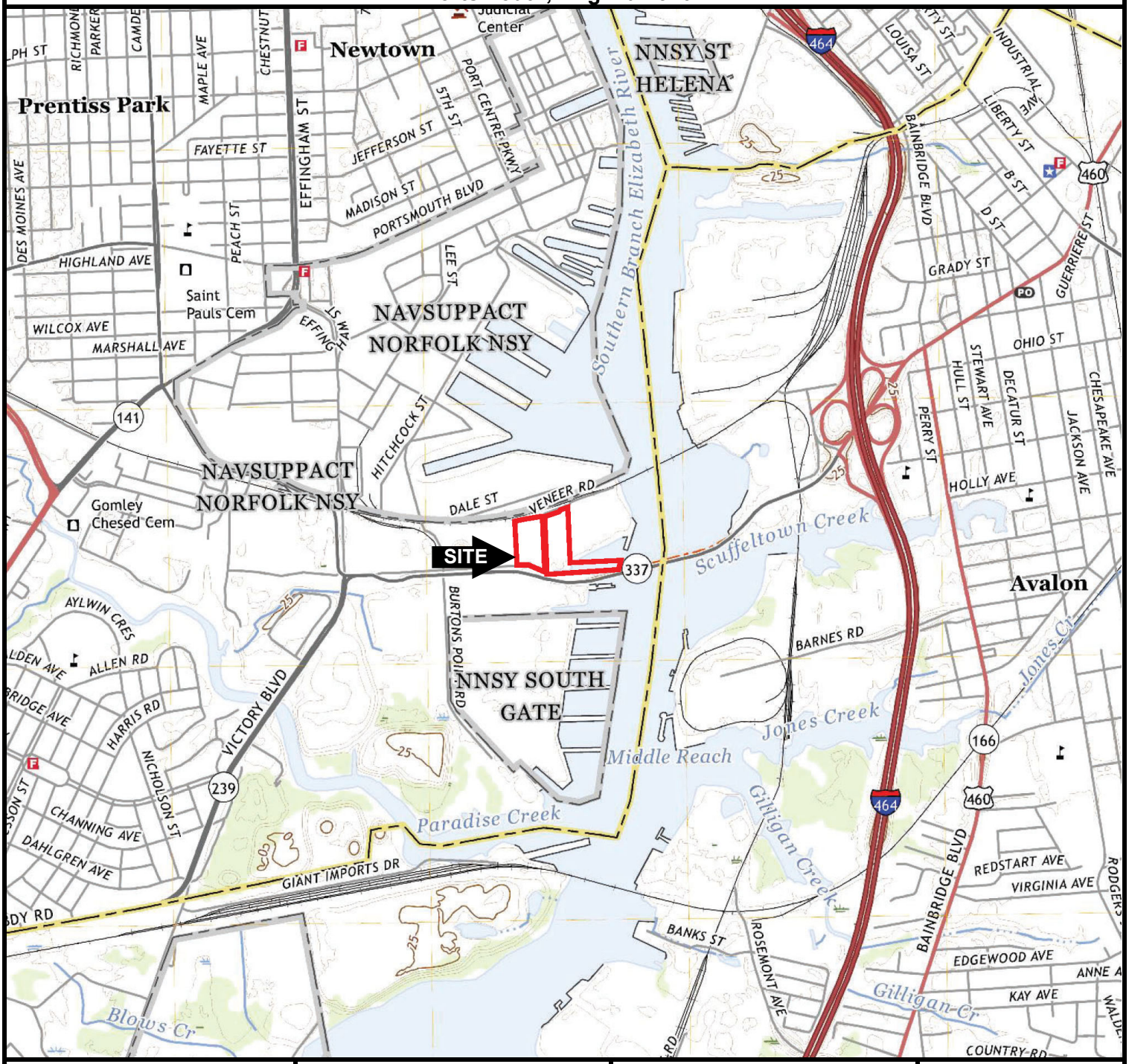
PPL dissolved metals were detected in all eight groundwater samples collected. Detected concentrations of PPL dissolved metals did not exceed their respective Industrial Groundwater Tier III, Direct Contact Construction Worker Groundwater Tier III, or Indirect Contact Construction Worker Groundwater Tier III Screening Levels.

Dioxins were detected in both groundwater samples analyzed for dioxins. A toxic equivalency was calculated for SB-1 and SB-6 using toxic equivalency factors for dioxins and dioxin-like compounds created by the World Health Organization. A toxic equivalency utilized analytical results in combination with accepted toxic equivalency factors for each compound to determine the toxicity of a mixture of dioxins and dioxin-like compounds in terms of the highest toxicity dioxin 2,3,7,8-TCDD. The calculated toxic equivalency was then compared to screening levels for 2,3,7,8-TCDD. The calculated toxic equivalencies were 0.00000539 µg/L and 0.0000249 µg/L for SB-1 and SB-6, respectively. The toxic equivalency of groundwater samples SB-1 and SB-6 did not exceed its respective Industrial Groundwater Tier III, Direct Contact Construction Worker Groundwater Tier III, or Indirect Contact Construction Worker Groundwater Tier III Screening Levels of 0.001565 µg/L, 0.0000284 µg/L, 0.1081 µg/L, respectively, for 2,3,7,8-TCDD.

Based on the detection of arsenic and lead concentrations in soil exceeding their respective VRP Industrial Tier III Screening Levels; the detection of naphthalene concentrations in groundwater exceeding its respective VRP Industrial Groundwater Tier III, Direct Contact Construction Worker Groundwater Tier III, and Indirect Contact Construction Worker Groundwater Tier III Screening Levels; and the detection of dibenzofuran concentrations in groundwater, Apex recommends reporting the analytical data to the DEQ and the implementation of a soil and groundwater management plan prior to Site redevelopment.

Figure 1
Site Location Map

3971 and 3975 Elm Avenue
Portsmouth, Virginia 23704



APEX
203 Wylderose Court
Midlothian, VA 23113
Telephone: (804) 897-2718
Fax: (804) 897-2794
www.apexcos.com

Norfolk South, Virginia

United States Department of the Interior-Geological Survey
7.5 Minute Series Topographic Map
Scale: 1 inch = 2,000 feet
Date: 2019

Project: Phase II ESA

Client: Virginia Electric and Power Company

Apex Job #: DOM005-0309025-24007555

Project Date: August 2024

N

0 250 500

Feet

DATE: 08/12/2024

SITE PLAN
3971 & 3975 ELM AVENUE
PORTSMOUTH, VA 23704

DOMINION ENERGY
PHASE II ESA
APEX #DOM005-0309025-24007555

APEX

FIGURE

2

5/2/2022

Thalhimer
Geoff Poston
geoff.poston@thalhimer.com

Re: Demolition and disposal of old warehouse associated with 3971 Elm Ave, Portsmouth, VA.

Thank you for the opportunity to offer a proposal on the above referenced project. East Coast Abatement and Demolition will provide the necessary supervision, labor, equipment, materials and disposal to perform the following scope of work:

Scope of Work to include:

- Price includes one mobilization of equipment, machinery, and labor to and from the site.
- Price includes obtaining the disconnect letters and demolition permit.
- Price includes demolition and disposal of the warehouse structure to the top of the slab.
- *Note: Building is assumed to be empty. Any debris left for disposal will incur an additional cost of $1,200.00 per load.*
- *Note: This building will require an asbestos survey in order to obtain demolition permit.*

Lump Sum: $ 45,000.00

Foundation Demo Scope of Work to include:

- Price includes demolition and disposal of the warehouse foundation completely.
- Price includes rough grading of disturbed areas.

Lump Sum: $ 20,000.00

East Coast Demolition offers 3rd party pricing to acquire the required asbestos survey.

Lump Sum: $ 1,200.00

Exclusions are as follows:

- Unknown asbestos or other hazardous material removal, inspections, surveys, or permits.
- Permits other than state/federal demolition notification and city permit.
- Locating, capping or disconnection of any utilities.
- Removal of storm and sewer lines and inlets.
- Adding backfill, topsoil, permanent/temporary seeding, or soil compaction.
- Erosion and sediment controls, permits, or bonds other than what is stated above.
- Sawcutting or demolition of concrete adjacent to the foundation.
- Closing or removing any USTs or ASTs.
- Any ROW work.
- New work of any kind or anything not stated in scope above.

If you have any questions or concerns regarding this proposal, feel free to call me at 252-232-7740
Sincerely,

Matthew Mackie
Estimator

176 Windchaser Way • Moyock NC 27958 • Phone: 252-232-7740 • Fax: 252-232-7741

www.eastcoastdemolition.com