



COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY

NORTHERN REGIONAL OFFICE

13901 Crown Court, Woodbridge, Virginia 22193

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www.deq.virginia.gov

Molly Joseph Ward
Secretary of Natural Resources

David K. Paylor
Director

Thomas A. Faha
Regional Director

August 10, 2018

Russ Wheeler
Alexandria North Terminal LLC
2900 K Street NW, Suite 401
Washington DC 20007

**PC#20163090, Robinson Terminal North,
500 and 501 North Union St, Alexandria,
Monitoring Report dated July 27, 2018**

Dear Mr. Wheeler:

The Virginia Department of Environmental Quality (DEQ) Petroleum Program has reviewed the referenced Post Site Characterization Monitoring Report (PSCRM) The PSCRM indicates potentially significant soil and groundwater petroleum contamination in the center of the 500 North Union St parcel.

The report broadly concludes, and DEQ concurs, that the detected concentrations of petroleum hydrocarbons pose a risk to potential future use, and, if not controlled during and after development, a risk of adverse impacts to surface water.

In accordance with the Virginia DEQ Storage Tank Program Technical Manual, the Virginia DEQ has determined that a Corrective Action Plan (CAP) is required for the referenced site. The CAP is issued independent of any local government ordinance requirements. Prompt contact with local building officials will apprise you of any requirements that may affect the corrective action activities.

DEQ's Northern Regional Office Petroleum Program understands that you are also working with the DEQ Voluntary Remediation Program (VRP) and acknowledges that the CAP requested here can be developed before, or concurrently with, the Risk Assessment and Remedial Action Plan that you will prepare for VRP.

20163090 Robinson Terminal North, 5001 and 501 N Union St, Alexandria

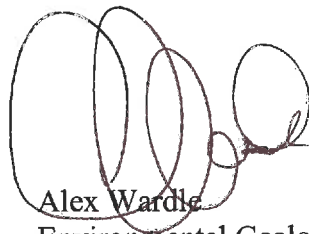
The CAP may refer to the means outlined in the VRP risk assessment to control exposure of future residents and users to petroleum contaminants and to minimize the risk of discharges of petroleum contaminated groundwater to surface water during and after development.

Please submit the CAP to this office before November 9, 2018.

If you wish to access the Virginia Petroleum Storage Tank Fund (VPSTF) for this CAP Development phase, please submit an Activity Authorization Form (AAF) as soon as possible.

If you have any questions, please contact me at alexander.wardle@deq.virginia.gov or at (703) 583-3822. Please include the Pollution Complaint Number PC#2016-3090 in all correspondence.

Sincerely,

A handwritten signature in dark ink, consisting of several large, overlapping loops and a trailing flourish.

Alex Wardle
Environmental Geologist

cc: Mike Bruzzesi, ICOR Ltd (landstrat@aol.com)
Khoa Tran, City of Alexandria (KhoaDinh.Tran@alexandriava.gov)
Vincent Maiden, VRP (vincent.maiden@deq.virginia.gov)
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