UNDERGROUND STORAGE TANK CLOSURE REPORT

FORMER ROBINSON TERMINAL NORTH
501 NORTH UNION STREET
ALEXANDRIA, VIRGINIA

Prepared for:

Commonwealth of Virginia Department of Environmental Quality
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ICOR Project No. 16-CI.02

APRIL 25, 2016

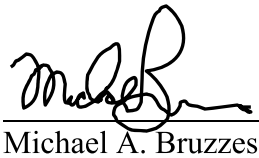
SIGNATURE SHEET

This *Underground Storage Tank Closure Report* (USTCR) was prepared in accordance with Commonwealth of Virginia Department of Environmental Quality requirements. The report details the tank closure procedures implemented in March 2016 to properly close three out-of-service 8,000-gallon diesel fuel underground storage tanks located at the Former Robinson Terminal North property, 501 North Union Street, in Alexandria, Virginia. The USTCR was prepared by:

April 25 2016

Ike L. Singh — Date
Program Manager
ICOR, Ltd.

The USTCR was reviewed and approved for release by the below Commonwealth of Virginia Certified Professional Geologist (CPG):



April 25, 2016

Michael A. Bruzzesi, CPG — Date
Project Manager/Senior Geologist
VA CPG No. 2801 001428
ICOR, Ltd.

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LIST OF ACRONYMS AND ABBREVIATIONS

bgs	below ground surface
BTEX	benzene, toluene, ethylbenzene, and total xylenes
CPG	Certified Professional Geologist
CWT-WTNCs	groundwater concentrations for a construction worker in a trench, water table not contacted
CWT-WTCs	groundwater concentrations for a construction worker in a trench, water table contacted
ICOR	ICOR, Ltd.
mg/kg	milligrams per kilogram
mg/l	milligrams per liter
PSS	Phase Separation Sciences
PID	photo-ionization detector
PMI	Petroleum Management, Inc.
RRR	Release Reporting Requirements
T2SCUs	Tier II screening concentrations for unrestricted (residential) land use
T3CGSLs	Tier III groundwater screening levels for restricted groundwater use unrestricted (commercial) land use inhalation of indoor air
T3RGSLs	Tier III groundwater screening levels for restricted groundwater use unrestricted (residential) land use inhalation of indoor air
T3SCRs	Tier III screening concentrations for restricted (commercial/industrial) land use
TPH	total petroleum hydrocarbons
TPH-DRO	diesel range TPH
UST	underground storage tank
USTCR	Underground Storage Tank Closure Report
VDEQ	Commonwealth of Virginia Department of Environmental Quality
VOC	volatile organic compound
VOV	volatile organic vapor
WQS	water quality standards for contaminants of concern for other surface waters

1.0 INTRODUCTION

This *Underground Storage Tank Closure Report* (USTCR) details the underground storage tank (UST) closure activities conducted in March 2016 to properly close three out-of-service 8,000-gallon diesel fuel underground storage tanks (USTs) located at the Former Robinson Terminal North property (herein referred to as the SITE), 501 North Union Street, in Alexandria, Virginia. The closure of the USTs was supervised and documented by ICOR, Ltd. (ICOR) under contract by the owner of the SITE (Alexandria North Terminal, LLC). The closure activities were conducted under supervision of a Commonwealth of Virginia Certified Professional Geologist (CPG).

The UST closure activities were conducted in accordance with protocols established in the Commonwealth of Virginia Department of Environmental Quality's *Storage Tank Program Technical Manual* (VDEQ's guidance document #01-2024D, dated 10 May 2011). A detailed discussion of the UST closure activities is provided in the following sections. Photo-documentation of the tank closure activities is included as Attachment 1.

2.0 SITE DESCRIPTION

The SITE is located at 501 North Union Street in Alexandria, Virginia, at the intersection of Oronoco Street and North Union Street. A site location map is included as Figure 1. The SITE is situated in a mixed commercial and residential land use area. Adjacent property use is depicted on the aerial photograph included as Figure 2.

The SITE is currently improved with two 1-story, slab-on-grade brick and concrete warehouse, a large concrete dock, railroad spur, a small wood-frame shed (near the dock), gravel and asphalt parking areas, and landscaping. The three USTs that were removed were buried beneath a grassy area located near the northeast corner of the SITE, close to the Potomac River. The tanks were reportedly installed in the 1970s. The USTs were surrounded by several tankfield observation and monitoring wells (discussed in detail in Section 3.0). The USTs were taken out of use several months before they were removed and were previously used to store and dispense diesel fuel. Diesel fuel was dispensed via two dispensers located on the east-central portion of the SITE, next to the small wood shed. A site plan depicting existing conditions is included as Figure 3.

Topography at SITE is relatively flat. The SITE is bound to the north and east by the Potomac River, to the south by Oronoco Street across which is Founders Park, and to the west by North Union Street across which is another warehouse associated with the Former Robinson Terminal North.

3.0 BACKGROUND

In November 2005, a release of diesel fuel was suspected from one of the three diesel USTs. The tanks were in use at the time of the suspected release. A release was suspected because a

small volume of diesel fuel (12 ounces) was recovered from a tankfield observation well. Following the suspected release, all three of the tanks were precision (integrity) tested and found to be sound. The VDEQ assigned the suspect release PC# 2006-3131 and requested that a Site Characterization Study (SCS) be performed.

In April 2006, TEC advanced 13 test borings (designated TEC-B1 through TEC-B13) adjacent to the USTs and fuel dispensers. Monitoring wells were installed within seven of the borings (designated TEC-MW1 through TEC-MW7). The boring and well locations are depicted on Figure 4. During advancement of the borings, TEC collected soil samples for field and laboratory analysis. The soil samples were submitted to a laboratory for analysis of gasoline and diesel range total petroleum hydrocarbons (TPH-GRO and TPH-DRO, respectively). TEC also checked the wells for the presence of free product on two occasions and collected groundwater samples for laboratory analysis from the wells on one occasion. The groundwater samples were submitted to a laboratory for analysis of TPH-GRO, TPH-DRO, benzene, toluene, ethylbenzene, total xylenes, methyl tertbutyl either (MTBE), and naphthalene.

TEC noted evidence of impact to soil in only a few of the test borings advanced (TEC-B6 and TEC-B9) and the impacts appeared to be limited and localized. TPH-GRO and TPH-DRO were detected in soil samples collected from these borings at relatively low concentrations. Free product was not observed in the monitoring wells. MTBE was the only constituent detected in the groundwater samples and was detected in a few of the well samples (TEC-MW1 through TEC-MW4) at relatively low concentrations. Groundwater was encountered at depths ranging from approximately 6 to 8 feet below grade and groundwater flow was inferred to the east (towards the Potomac River) under both high and low tide conditions. TEC did not believe the limited and localized nature of impacts and relatively low detections of petroleum constituents in soil and groundwater warranted further assessment or cleanup and recommended “case closure” of PC# 2006-3131. PC# 2006-3131 is listed as closed by the VDEQ; thus, the VDEQ concurred with TEC’s recommendation.

4.0 UST CLOSURE

The UST closure activities consisted of removing the dispensers; emptying the tanks and associated distribution piping; excavating and removing the tanks and associated distribution and vent piping; cleaning the tanks; collecting confirmatory soil samples for laboratory analysis from the resulting tank excavation; and restoring the disturbed area with clean backfill. It should be noted that a small portion of the distribution piping leading from the tankfield to the dispenser island was temporarily left in place because it was overlain by thick concrete. This portion of the pipeline was cleaned in place and will be removed in conjunction with demolition of the warehouse and redevelopment of the SITE in the near future. To assess the pipelines left in place, test borings were advanced adjacent to the pipeline and soil samples were collected for laboratory analysis.

The tank closure activities were supervised by ICOR and were performed by Petroleum Management, Inc. (PMI) of Crofton, Maryland. PMI is a qualified and experienced tank removal contractor.

Before conducting the tank removal, a permit was obtained from the City of Alexandria and PMI contacted Virginia One Call to mark out subsurface utilities within the work area. A copy of the permit is included as Attachment 2.

4.1 Emptying and Cleaning the USTs

On March 22 and 23, 2016, the tanks were cleaned and emptied. All fuel distribution piping was also emptied. Cleaning and emptying of the tanks consisted of removing remaining fuel, unearthing the tops of each tank, cutting a hole in each tank, entering each tank, and thoroughly cleaning each tank using a heated pressure washer. All necessary safety precautions were taken before entering, during entering, and during cleaning of the tank. Safety precautions included checking each tank for the potential presence of explosive gases before cutting an access hole, checking each tank for proper oxygen levels and explosive vapors before entering, entering the tank according to a confined space entry permit, and proper use of personal protective equipment. Fuel distribution piping was emptied using a vacuum truck, with recovery performed at strategic locations where the piping was cut. It should be noted that the piping was relatively "dry" with little fuel recovered.

Remnant fuel, rinse water, and sludge recovered during emptying and cleaning of the tanks and piping were recovered using a vacuum truck. The vacuum truck was provided and operated by PMI. An estimated 545 gallons of fuel, 415 gallons of rinse water, and 100 gallons of sludge were recovered. The fuel, fluids, and sludge were transported to PMI for treatment. Manifests for the fuel, fluids, and sludge are included in Attachment 3.

4.2 Dispenser Removal

The dispensers were removed on March 23, 2016. The dispensers were removed by PMI and disposed with other tank debris.

4.3 UST Excavation and Removal

The tanks were unearthed and removed between March 23 and 24, 2016. Removal consisted of exposing the entire top of each tank, removing each tank, and demolishing each tank. The tops of the tanks were encountered at a depth of approximately 2 to 3 feet below ground surface (bgs). The tanks and associated piping were covered with and surrounded by soil. Soil overlying and surrounding the tanks and piping was excavated and removed using a trackhoe provided and operated by PMI.

Soil generated during removal of the tanks was stockpiled on plastic sheeting adjacent to the tank excavations. The soil was inspected by ICOR for visual and olfactory evidence of a release (i.e., petroleum staining and petroleum odors) and was field screened with a photo-ionization detector (PID). The PID was used to screen the soil for volatile organic vapors (VOVs). No evidence of impact was noted. During excavation and removal of the tanks, the work area was periodically monitored with an explosive meter and PID. No elevated explosive meter or PID readings were noted in the work area. After exposing the top of each tank, their

fill port, vent pipe, pumps, and all access plugs were removed. Additionally, all exposed fuel piping was also removed as it was exposed.

After each tank was exposed enough to allow for removal, it was removed from the excavation and placed on plastic sheeting pending an inspection. The removed tanks were inspected by ICOR with no holes or breaches observed. The tanks and open excavations were also inspected by the VDEQ and City of Alexandria. A copy of the City of Alexandria Inspection report is included in Attachment 2.

Following the inspections, the tanks were crushed into manageable pieces using the excavator bucket. The tank pieces were crushed into small enough pieces to fit into a roll-off container. The tank debris, fuel and vent piping, and other tank system components were placed in roll-offs for transport to King George Landfill in King George, Virginia. PMI provided the roll-offs and transported the tank system debris to the landfill. Manifests for the tank system debris are included in Attachment 3.

Each tank was constructed of double-walled fiberglass and measured approximately 20 feet in length and 8 feet in diameter. The tanks were anchored to concrete piers with two steel straps located at each end of the tank. The lower portion of the tank excavation contained a small volume of water (about 1 to 2 feet). Based on the findings of past studies at the SITE (e.g., SCS), the water is believed to be groundwater. Free product was not observed to be floating on the excavation water and the water did not exhibit petroleum odors or sheens. All three tanks were in good condition and an inspection of the tanks prior to and after removal did not identify any holes or breaches. All fuel piping was also in good condition with no holes or breaches observed.

Soil surrounding and comprising the base of the tank excavation consisted mainly of silty sand with little clay. To assess the soil for potential impacts, samples were collected from the excavation sidewalls for inspection and field screening by ICOR. The samples were collected using the excavator bucket. The soil was inspected for visual and olfactory evidence of a release (i.e., petroleum staining and petroleum odors) and was field screened with a PID. The PID was used to screen the soil for VOVs. The vast majority of soil appeared to be “clean”; however, faint petroleum odors and slightly elevated PID readings were noted near the base of the excavation at the two southern-most tank locations.

4.4 Post-Excavation Soil and Groundwater Sampling

After all three tanks were removed, ICOR collected confirmatory soil samples for laboratory analysis from the tank excavation sidewalls near the soil/groundwater interface. The samples were collected at locations and depths approved by the VDEQ and were biased o locations where impacts were noted. A total of six samples were collected and were designated UST-1A, UST-1B, UST-2A, UST-2B, UST-3A, and UST-3B. The samples were collected at a depth of approximately 9 to 9.5 feet bgs. Additionally, a direct-push sampling rig was mobilized to the SITE on March 30, 2016 to advance test borings and collect soil samples adjacent to the fuel pipelines left in place. A total of four samples were collected and were

designated PL1 through PL4. The samples were collected at a depth of approximately 2 to 3 feet bgs. The approximate sampling locations are depicted on Figure 4.

The soil samples collected from the tank excavations were collected directly from the bucket of the excavator and were grab samples. The test boring samples were collected directly from sample cores generated during boring advancement and were grab samples. Each grab sample represented an approximately 0.5 to 1 foot layer of soil. The soil samples were collected by hand and were transferred directly into sample containers. Disposable sample gloves were worn during sampling and were changed between sample locations.

In addition to the tank excavation samples, two composite samples were collected from the stockpiled soil generated during tank removal. The composite samples were collected by hand, were prepared by combining several aliquots distributed throughout the stockpile, and were transferred directly into sample containers. Disposable sample gloves were worn during sampling and were changed between sample preparations.

At the request of the VDEQ, groundwater samples were collected from select existing wells surrounding the removed tanks. Samples were collected from wells TEC-MW2 through TEC-MW5. The samples were collected after adequate purging of the wells using a peristaltic pump. The samples were transferred directly from the sample tubing into sample containers. Disposable sample gloves were worn during sampling and were changed between sample locations. The samples were unfiltered grab samples.

Immediately after the collection, the samples were placed in an ice-filled cooler. At the conclusion of sampling, the cooler was shipped to the project laboratory by courier. The soil and groundwater samples were submitted to Phase Separation Sciences (PSS) of Baltimore, Maryland for analysis of TPH-DRO using United States Environmental Protection Agency (EPA) Method 8015. The groundwater samples were additionally analyzed for select volatile organic compounds (VOCs) including benzene, toluene, ethylbenzene, and xylenes (BTEX) and naphthalene using EPA Method 8260B. PSS is a Commonwealth of Virginia-certified laboratory.

The soil analytical results for the excavation, test boring, and composite samples are presented on Tables 1, 2 and 3, respectively. Copies of the laboratory reports of analysis are included in Attachment 4. The analytical results were compared to VDEQ Release Reporting Requirements (VDEQ-RRRs), VDEQ Tier II screening concentrations for unrestricted (residential) land use (VDEQ-T3SCRs), and Tier III screening concentrations for restricted (commercial/industrial) land use (VDEQ-T3SCRs). TPH-DRO were detected in three of the excavation samples (UST-2B, UST-3A, and UST-3B) at concentrations above VDEQ-RRRs. VDEQ-T2SCUs and VDEQ-T3SCRs have not been established for TPH-DRO.

The groundwater analytical results are presented on Table 4. A copy of the laboratory report of analysis is included in Attachment 4. The analytical results were compared to VDEQ Tier III groundwater screening levels for restricted groundwater use unrestricted (residential) and commercial land use inhalation of indoor air (VDEQ-T3RGSLs and VDEQ-T3CGSLs, respectively), VDEQ groundwater concentrations for a construction worker in a trench, water

table not contacted and water table contacted (VDEQ-CWT-WTNCs and VDEQ-CWT-WTCs, respectively), and VDEQ water quality standards for contaminants of concern for other surface waters (VDEQ-WCSs). The analytical results were also compared to the previous well sampling event data collected in 2006. Naphthalene was detected in the recent samples collected from wells TEC-MW2 and TEC-MW4 at concentrations above VDEQ-RRRs and VDEQ-T3RGSLs. VDEQ-T3RGSLs, VDEQ-T3CGSLs, VDEQ-CWT-WTNCs, VDEQ-CWT-WTCs, and VDEQ-WCSs have not been established for TPH-DRO. A comparison to past analytical data shows little to no change in groundwater quality.

4.5 Site Restoration

Following removal of the tanks, the excavation was backfilled to grade with the stockpiled soil and imported crusher run (recycled concrete). The soil was placed at that base of the excavation. Backfilling was conducted in 1 to 2-foot lifts, which were compacted using the trackhoe.

4.6 VDEQ UST Notification Form

As required, the owner of the tank completed a VDEQ Notification for Underground Storage Tanks (USTs) Form 7530-2 for the closed USTs. A copy of the completed form is included as Attachment 5.

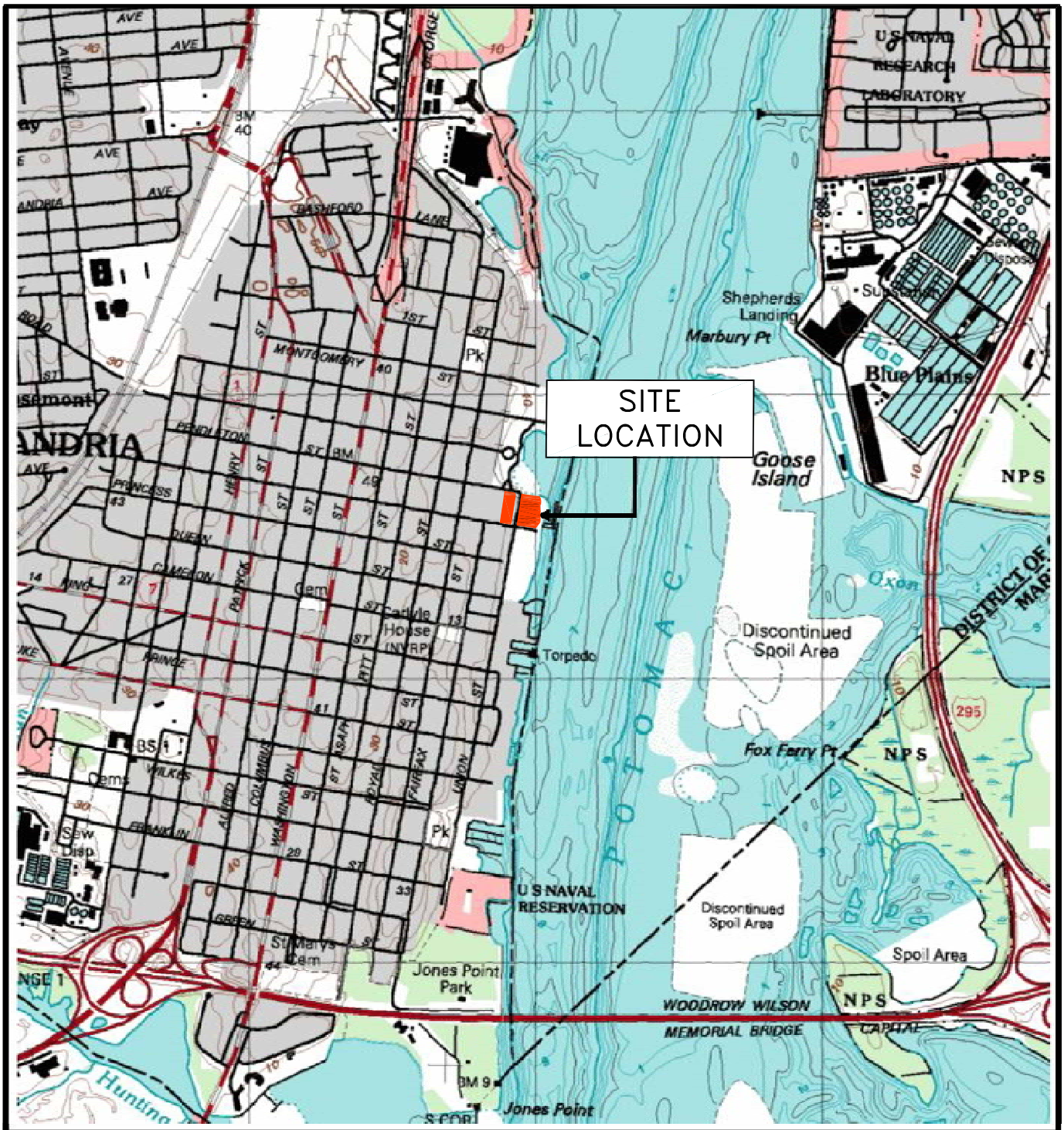
4.7 Release Reporting

Release reporting was not required because a petroleum release has already been documented at the SITE and site conditions are reflective of conditions noted at the time of case closure of PC# 2006-3131.

5.0 CONCLUSIONS

Minimal impact was noted during the removal of the USTs and associated dispensers and fuel and vent piping. Based on the aforementioned, ICOR does not believe that further assessment and/or corrective actions are warranted.

FIGURES



REFERENCE:
7.5 MINUTE SERIES TOPOGRAPHIC QUADRANGLE
ALEXANDRIA, VIRGINIA
PHOTOREVISED 1994 SCALE 1:24,000

0 1000 2000 4000
SCALE, FEET

SITE LOCATION

DESIGNED BRUZZESI	DATE 2/19/16
DRAWN CONNELLY	DATE 2/19/16

ICOR LTD.
PO BOX 406
MIDDLEBURG, VIRGINIA 20118

FORMER ROBINSON TERMINAL NORTH
500 AND 501 NORTH UNION STREET
ALEXANDRIA, VA

PROJECT NO. 16.CI.001	SCALE: AS SHOWN
DRAWING NO.	FIGURE 1

MICROSOFT CORPORATION 2016

0 125 250 500

SCALE IN FEET

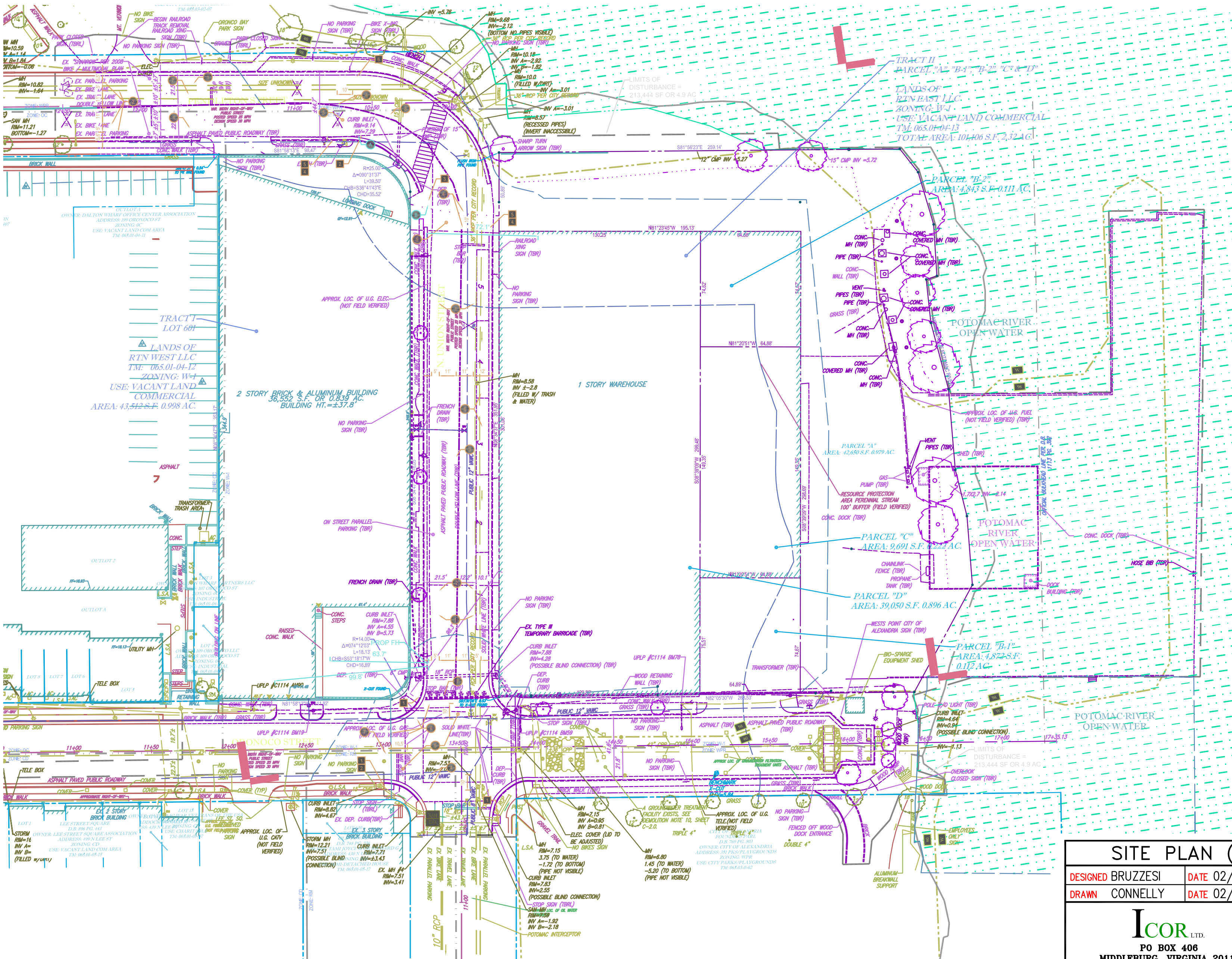
AERIAL PHOTOGRAPH

DESIGNED BRUZZESI	DATE 02/19/16
DRAWN CONNELLY	DATE 02/19/16

FORMER ROBINSON TERMINAL NORTH
500 AND 501 NORTH UNION STREET
ALEXANDRIA, VA

ICOR LTD.
PO BOX 406
MIDDLEBURG, VIRGINIA 20118

PROJECT NO. 16.CI.001	SCALE: AS SHOWN
DRAWING NO.	FIGURE 2



0 30 60 120

SCALE IN FEET

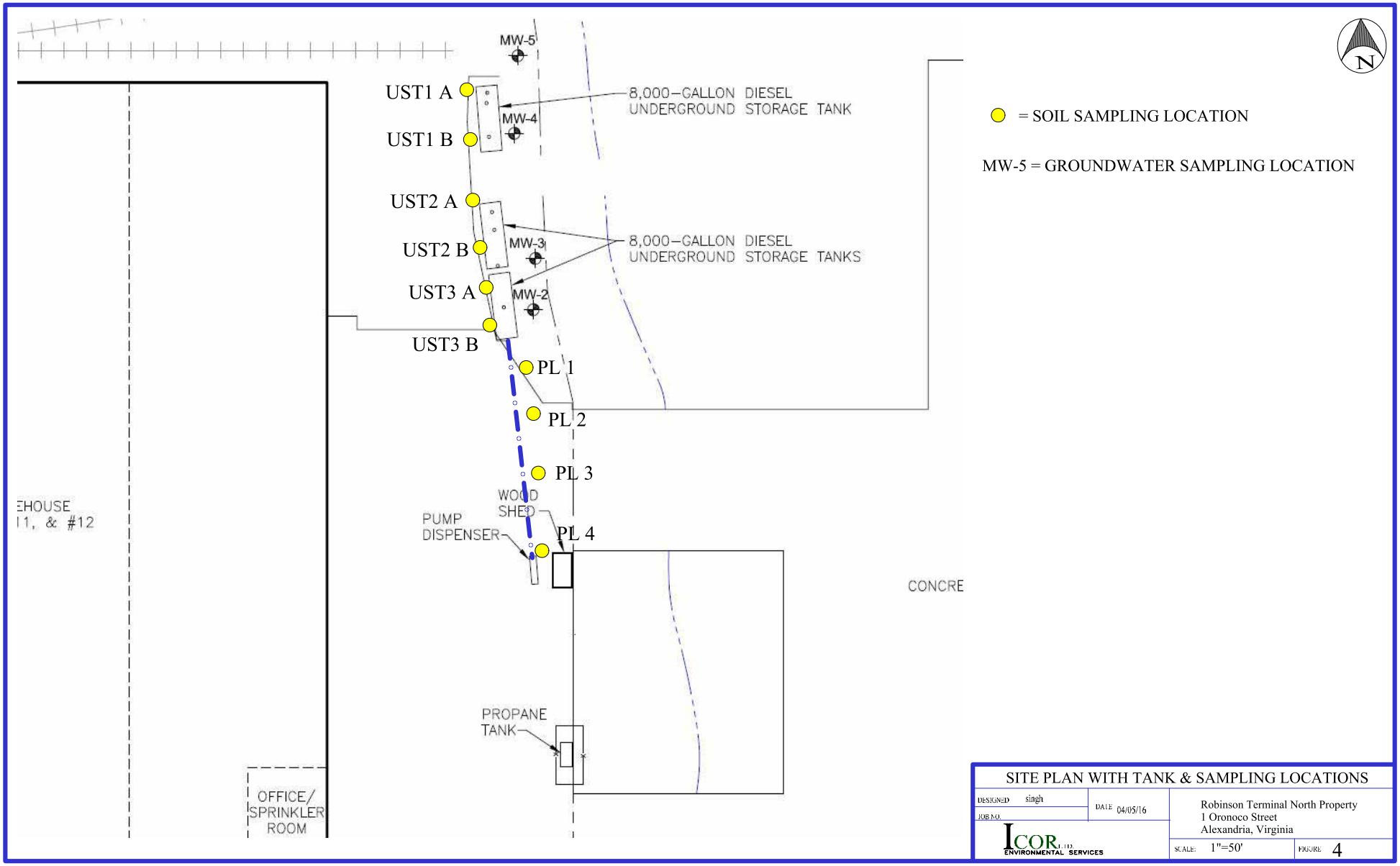
SITE PLAN (EXISTING CONDITIONS)

DESIGNED	BRUZZESI	DATE	02/19/16
DRAWN	CONNELLY	DATE	02/19/16

ICOR LTD.
PO BOX 406
MIDDLEBURG, VIRGINIA 20118

FORMER ROBINSON TERMINAL NORTH
500 AND 501 NORTH UNION STREET
ALEXANDRIA, VA

PROJECT NO.	16.CI.001	SCALE:	AS SHOWN
DRAWING NO.		FIGURE	3


MW-5
UST1 A
8,000–GALLON DIESEL
UNDERGROUND STORAGE TANK
MW-4
UST1 B
UST2 A
UST2 B
MW-3
8,000–GALLON DIESEL
UNDERGROUND STORAGE TANKS
UST3 A
MW-2
UST3 B
PL 1
PL 2
PL 3
WOOD
SHED
PUMP
DISPENSER
PL 4
PROPANE
TANK
OFFICE/
SPRINKLER
ROOM
CONCRE
= SOIL SAMPLING LOCATION
MW-5 = GROUNDWATER SAMPLING LOCATION
N
SITE PLAN WITH TANK & SAMPLING LOCATIONS
DESIGNED singh
DATE 04/05/16
JOB NO.
ICOR LTD. ENVIRONMENTAL SERVICES
Robinson Terminal North Property
1 Oronoco Street
Alexandria, Virginia
SCALE: 1"=50'
FIGURE 4

TABLES

TABLE 1. EXCAVATION SIDEWALL SOIL ANALYTICAL RESULTS

FORMER ROBINSON TERMINAL NORTH
501 NORTH UNION STREET
ALEXANDRIA, VA

Sample ID:	Units	CAS No.	VDEQ-RRR	VDEQ-T2SCU	VDEQ-T3SCR	UST-1A(9-9.5)	UST-1B(9-9.5)	UST-2A(9-9.5)	UST-2B(9-9.5)	UST-3A(9-9.5)	UST-3B(9-9.5)
Sample Date:						3/23/16	3/23/16	3/23/16	3/23/16	3/23/16	3/23/16
TPH EPA 8015											
TPH-DRO	mg/kg	C10C28DRO	**100**	**NE**	**NE**	<12	<11	**12**	**380**	**510**	**620**

NOTES:
EB = designates an excavation bottom sample
(9-9.5) = approximate depth below grade that sample was collected
TPH = total petroleum hydrocarbons
TPH-DRO = diesel range TPH
EPA 8015 = United States Environmental Protection Agency SW-846 analytical method
mg/kg = milligrams per kilogram
VDEQ = Commonwealth of Virginia Department of Environmental Quality
VDEQ-RRR = VDEQ release reporting requirement
VDEQ-T2SCU = VDEQ Tier II screening concentration for unrestricted use soil (residential)
VDEQ-T3SCR = VDEQ Tier III screening concentration for restricted use soil (commercial/industrial)
<12 = not detected above analytical method reporting limit (RL)
Bold and right justification designates target compound was detected at a concentration above RL
Green highlighting designates target compound was detected at a concentration above the RL in at least 1 sample
Yellow highlighting designates target compound was detected at a concentration above a VDEQ-RRR and/or VDEQ-T3SCR in at least 1 sample

TABLE 2. PIPELINE TEST BORING SOIL ANALYTICAL RESULTS

FORMER ROBINSON TERMINAL NORTH
501 NORTH UNION STREET
ALEXANDRIA, VA

Sample ID:	Units	CAS No.	VDEQ-RRR	VDEQ-T2SCU	VDEQ-T3SCR	PL1(3-4)	PL2(3-4)	PL3 (3-4)	PL4(3-4)
Sample Date:						3/30/16	3/30/16	3/30/16	3/30/16
TPH EPA 8015									
TPH-DRO	mg/kg	C10C28DRO	**100**		**NE**	**19**	<12	<12	<12

NOTES:
PL = designates a pipeline test boring sample
(3-4) = approximate depth below grade that sample was collected
TPH = total petroleum hydrocarbons
TPH-DRO = diesel range TPH
EPA 8015 = United States Environmental Protection Agency SW-846 analytical method
mg/kg = milligrams per kilogram
VDEQ = Commonwealth of Virginia Department of Environmental Quality
VDEQ-RRR = VDEQ release reporting requirement
VDEQ-T2SCU = VDEQ Tier II screening concentration for unrestricted use soil (residential)
VDEQ-T3SCR = VDEQ Tier III screening concentration for restricted use soil (commercial/industrial)
<12 = not detected above analytical method reporting limit (RL)
Bold and right justification designates target compound was detected at a concentration above RL
Green highlighting designates target compound was detected at a concentration above the RL in at least 1 sample
Yellow highlighting designates target compound was detected at a concentration above a VDEQ-RRR and/or VDEQ-T3SCR in at least 1 sample

TABLE 3. STOCKPILED SOIL ANALYTICAL RESULTS

FORMER ROBINSON TERMINAL NORTH
501 NORTH UNION STREET
ALEXANDRIA, VA

Sample ID:	Units	CAS No.	VDEQ-RRR	VDEQ-T2SCU	VDEQ-RRR	Comp Backfill 1	Comp Backfill 2
Sample Date:						3/23/16	3/23/16
TPH EPA 8015							
TPH-DRO	mg/kg	C10C28DRO	**100**		**NE**	**18**	<56

NOTES:
TPH = total petroleum hydrocarbo s
TPH-DRO = diesel range TPH
TPH = total petroleum hydrocarbo s
TPH-DRO = diesel range TPH
EPA 8015 = United States E vironme tal Protectio Age cy SW-846 a alytical method
mg/kg = milligrams per kilogram
VDEQ = Commonwealth of Virginia Departme t of E vironme tal Quality
VDEQ-RRR = VDEQ release reporting requireme t
VDEQ-T2SCU = VDEQ Tier II screening concentratio for unrestricted use soil (reside tial)
VDEQ-T3SCR = VDEQ Tier III screening concentration for restricted use soil (commercial/i dustrial)
<12 = not detected above analytical method reporting limit (RL)
Bold and right justification designates target compound was detected at a co ce tratio above RL
Green highlighting designates target compound was detected at a co ce tratio above the RL i at least 1 sample
Yellow highlighti g desig ates target compou d was detected at a co ce tratio above a VDEQ-RRR a d/or VDEQ-T3SCR in at least 1 sample

TABLE 4. GROUNDWATER ANALYTICAL RESULTS

FORMER ROBINSON TERMINAL NORTH
501 NORTH UNION STREET
ALEXANDRIA, VA

Sample ID:	Units	VDEQ-RRR	VDEQ-T3RGSL	VDEQ-T3CGSL	VDEQ-CWT			VDEQ-WCS	TEC-MW2		TEC-MW3		TEC-MW4		TEC-MW5	
					WTNC	WTC										
						Dermal Contact & Incidential Ingestion	Inhalation									
Date:									5/1/06	3/30/16	5/1/06	3/30/16	5/1/06	3/30/16	5/1/06	3/30/16
TPH 8015																
TPH-DRO	mg/L	1	NE	NE	NE	NE	NE	NE	ND	**0.29**	ND	**0.13**	ND	**0.75**	ND	<0.12
VOCs 8021B																
Benzene	ug/L	DL	941	941	1050	863	15	NE	ND	<1.0	ND	<1.0	ND	<1.0	ND	<1.0
Toluene	ug/L	DL	1920	8070	63100	35000	1020	6000	ND	<1.0	ND	<1.0	ND	<1.0	ND	<1.0
Ethylbenzene	ug/L	DL	27.6	27.6	3380	1410	61	2100	ND	<1.0	ND	<1.0	ND	<1.0	ND	<1.0
m,p-Xylenes	ug/L	DL	71.5	149	1330	5270	21.8	NE	ND	<2.0	ND	<2.0	ND	<2.0	ND	<2.0
o-Xylenes	ug/L	DL	51.9	207	1830	5870	21.9	NE	ND	<1.0	ND	<1.0	ND	<1.0	ND	<1.0
Total Xylenes	ug/L	DL	492	2070	5940	11100	87.4	NE	ND	<2.0	ND	<2.0	ND	<2.0	ND	<2.0
Naphthalene	ug/L	DL	3.98	20.1	73.5	557	0.722	NE	ND	**4.9**	ND	<1.0	ND	**4.3**	ND	<1.0

NOTES:
TPH = total petroleum hydrocarbons
TPH-DRO = diesel range TPH
TPH-GRO = gasoline range TPH
VOCs = volatile organic compounds
ug/L = micrograms per liter
mg/L = milligrams per liter
VDEQ = Commonwealth of Virginia Department of Environmental Quality
VDEQ-RRR = VDEQ release reporting requirement
VDEQ-T3RGSL = VDEQ Tier III residential groundwater screening level
VDEQ-T3CGSL = VDEQ Tier III commercial groundwater screening level
VDEQ-CWT = VDEQ contaminants of concern for a construction worker in a trench
WTNC = water table not contacted
WTC = water table contacted
VDEQ-WQS = VDEQ water quality standards for contaminants of concern for other surface waters
ND of <0.12 = not detected above anaytical method reporting limit
Bold and center justification designates target compound was detected at a concentration above RL
Green highlighting designates target compound was detected at a concentration above the RL in at least 1 sample

ATTACHMENT 1

PHOTO-DOCUMENTATION OF UST CLOSURE ACTIVITIES

USTs exposed

USTs staged on ground

USTs, cleaned, dismantled and placed in roll off container for disposal

Former UST area backfilled

Former dispenser area

Sampling monitoring well adjacent to former tank pit

Direct push sampling near former dispenser

Direct push sampling along former piping run

ATTACHMENT 2

PERMITS AND INSPECTION FORMS

City of Alexandria, Virginia

Department of Code Administration
301 King Street, Suite 4200
Alexandria, Virginia 22314
email: permit.center@alexandriava.gov

DEMOLITION PERMIT

Case Number: *DEM2016-00023* **Issued:** *03/11/2016* **Expires:** ***09/11/2016***

MASTER BUILDING PERMIT NUMBER: *DEM2016-00023*

PARCEL RESTRICTIONS:
FloodPlain 2011
Resource Protec

Project Address: *1 ORONOCO ST*

Project Name: *FUEL PUMP REMOVAL*

Project Description:
REMOVE (3) 8,000 GALLON DIESEL FIBERGLASS USTS, 2 FUEL PUMPS AND PRODUCT LINES.

Project Details:

CODE EDITION: N/A *N/A*
USE GROUPS: *N/A*
CONSTR TYPE: *N/A*
OCCUPANT LOAD: *N/A*

BUILDING AREA:
GROSS *N/A*
ALTERED *N/A sf*
NEW *N/A sf*

EST. CONSTRUCTION COST:
$0

CATEGORIES OF WORK:
N/A

OWNER INFORMATION:
ROBINSON TERMINAL WAREHOUSE CORP
PO BOX 5420
SPRINGFIELD VA 22150

CONTRACTOR INFORMATION:
PETROLEUM RECOVERY AND REMEDIATION
5218 CURTIS AVENUE
BALTIMORE MD 21226

Contact Information:
Primary Phone: *(410) 354-0200*

License Information:
License Type: *Contractor, Class A*
License Number: *2705114965*
License Exp. Date: *05/31/2017*

FEES:

PERMIT	$250.00
Admin - Permit	$35.00
InfoTech - Permit	$12.50
PermCtr - Permit	$27.50
Training - Permit	$0.50
Va Tng - Permit	$5.00
Total:	**$330.50**

Prohibited Hours of Construction:

Day	Before	After
Mon-Fri	7 a.m.	6 p.m.
Saturday	9 a.m.	6 p.m.
Sunday	All hours	

Holidays per 11-5-5(a)5(a)* All Hours
* Section 11-5-5 (a)5(a) defines holidays as January 1st, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day.

ACTING BUILDING OFFICIAL: GREGG FIELDS

Please visit the Online Alexandria Permit Center at permits.alexandriava.gov to apply for additional permits.

RIGHT IS RESERVED TO INSPECT WORK AUTHORIZED BY THIS PERMIT AS OFTEN AS NECESSARY TO DETERMINE COMPLIANCE WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. AUTHORIZATION TO ALTER, USE, OR CROSS PUBLIC SIDEWALKS, CURBS, OR OTHER PUBLIC SPACES MUST BE OBTAINED FROM THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES. THIS PERMIT EXPIRES IF WORK IS NOT STARTED OR IF WORK IS ABANDONED FOR SIX MONTHS. ONE & TWO-FAMILY DWELLING CONSTRUCTION PERMITS, INCLUDING NEW DWELLINGS, ADDITIONS, ALTERATIONS, AND/OR ACCESSORY STRUCTURES, MUST BE COMPLETED WITHIN THREE YEARS OF PERMIT ISSUANCE. IF WORK WILL BE PERFORMED WITHIN 15 FEET OF OVERHEAD ELECTRICAL WIRES, PERMITEE MUST OBTAIN ASSISTANCE FROM THE VIRGINIA POWER OFFICE. CALL 703.934.9660. THIS PERMIT MUST BE POSTED ON THE WORK SITE AND VISIBLE FROM THE PUBLIC WAY UNTIL THE WORK RECEIVES AN APPROVED FINAL INSPECTION.

PLEASE CALL 703.838.4900 TO SCHEDULE OR CANCEL INSPECTIONS AND OBTAIN INSPECTION RESULTS 24 HOURS A DAY.

Please fill out our Customer Service Survey at <http://alexandriava.gov/Code>

CaseConditions.rpt
Case #: DEM2016-00023

Condition Code	Title	Hold NoCond	Status	Status Changed	By	Tag	Updated Date	By

NO CONDITIONS ASSIGNED

FIELD COPY
This copy shall be available at the job site for inspection at all times

PETROLEUM MANAGEMENT, INC.

5218 Curtis Avenue, Baltimore, Maryland 21226
(410) 354-0200 ♦ Fax: (410) 354-0201

PEI MEMBER
NFPA MEMBER

Approved for installation, subject to such changes as may be necessary to make it conform to the Uniform statewide Building Code.

FEBRUARY 22ND 2016

SUBJECT TO FIELD INSPECTION

CITY OF ALEXANDRIA
301 KING STREET
ALEXANDRIA, VIRGINIA 22314

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA, VA
MAR 10 2016
THESE DOCUMENTS APPEAR TO COMPLY WITH APPLICABLE CODES AND REGULATIONS.

RE: ROBINSON TERMINAL
#1 ORONOCO STREET
ALEXANDRIA, VA. 22313

TO WHOM IT MAY CONCERN:

PETROLEUM MANAGEMENT, INC. ON BEHALF OF THE OWNER, PROPOSES TO REMOVE THREE (3) EACH 8,000 GALLON DIESEL FUEL UNDERGROUND STORAGE TANKS, AND TWO (2) DIESEL FUEL PUMPS ALONG WITH THE PRODUCT AND VENT LINES. THE UNDERGROUND TANKS ARE CONSTRUCTED OF FIBERGLASS. THE TANKS CONTENTS WILL BE PUMPED OUT BEFORE THE TANKS ARE REMOVED. THE TANKS WILL BE CLEANED BEFORE REMOVAL FROM THE SITE. SOIL SAMPLES WILL BE TAKEN 24 INCHES BELOW THE TANKS BOTTOM, BELOW THE FUEL PUMPS, AND ALONG THE FUEL LINES IN ACCORDANCE WITH DEQ REQUIREMENTS. THE TANK REMOVALS WILL BE IN ACCORDANCE WITH N.F.P.A. 30, IFC, 2012 EDITIONS AND VIRGINIA'S STATE WIDE FIRE PREVENTION CODE 108.1 FIRE PREVENTION CODE SECTION 27-98 CODE OF VIRGINIA. BACKFILL OF EXCAVATION WITH CR-6 STONE TO GRADE.

PETROLEUM MANAGEMENT, INC. ON BEHALF OF THE OWNER, RESPECTFULLY REQUEST APPROVAL AND ISSUE THE PROPER PERMIT(S).

YOURS FOR A CLEANER ENVIRONMENT

Thomas A. Cooksey

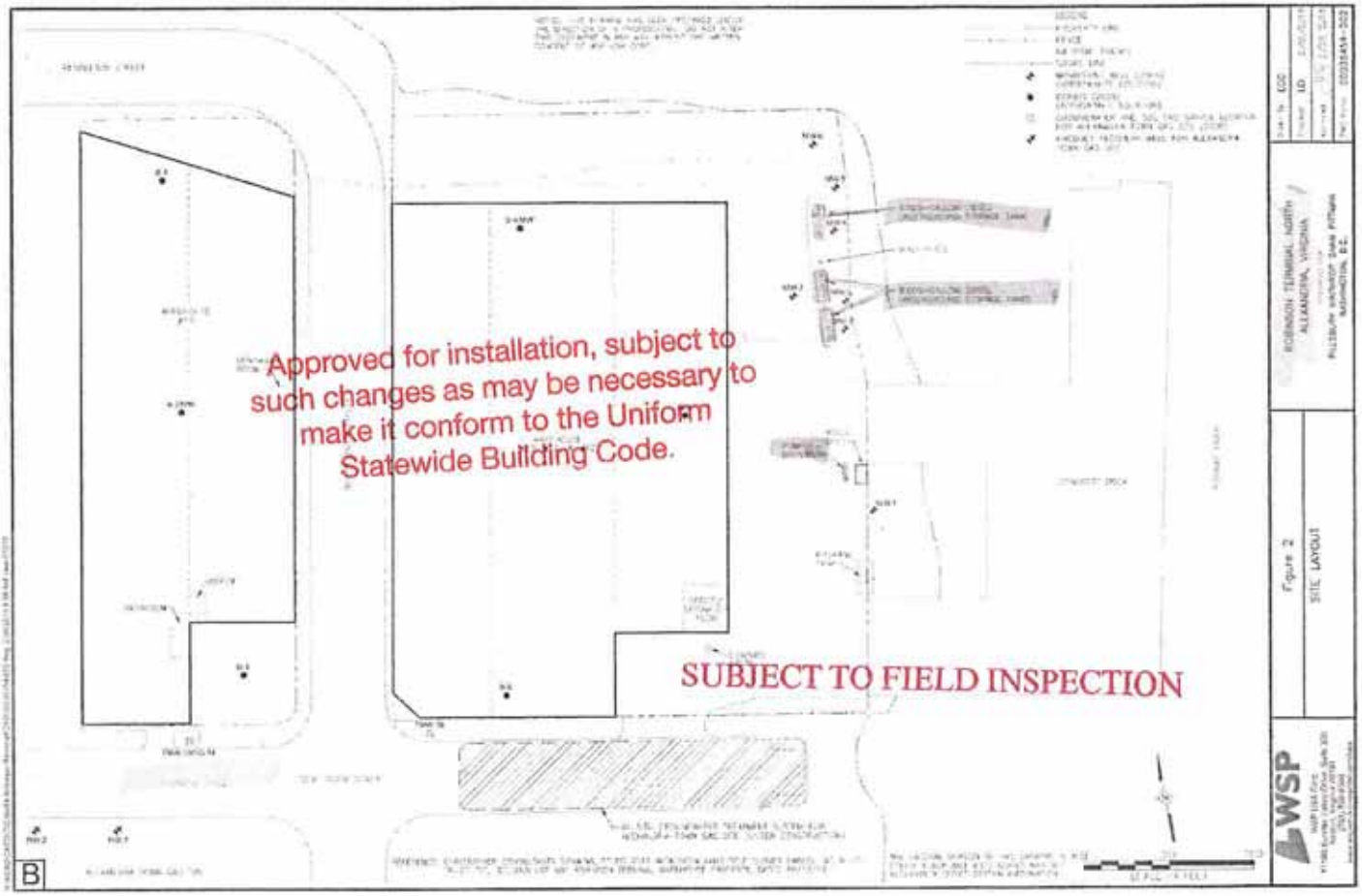
THOMAS A. COOKSEY.

APPROVED
PLANNING & ZONING
DEVELOPMENT DIVISION
SIGNATURE 2.29.16 DATE

RIGHT-OF-WAY-WARNING
ANY EXCAVATION, CONSTRUCTION, STORAGE OF MATERIALS, OR ERECTION OF LADDERS OR SCAFFOLDING IN THE RIGHT-OF-WAY (SIDEWALK, GRASS STRIP, OR PAVED STREET) REQUIRES A SEPARATE PERMIT FROM TRANSPORTATION & ENVIRONMENTAL SERVICES, ROOM 4130. A PERMIT IS ALSO REQUIRED IF IT IS NECESSARY TO DR[illegible] VEHICLE ACROSS THE SIDEWALK AND/OR CURB & GUTTER

EROSION & SEDIMENT CONTROL
EROSION & SEDIMENT CONTROL MEASURES MUST BE INSTALLED AND APPROVED PRIOR TO ANY EARTH DISTURBANCE.

LAND DISTURBANCE
ANY LAND DISTURBANCE GREATER THAN 2,500 SQUARE FEET REQUIRES A SEPARATE EROSION & SEDIMENT CONTROL PLAN



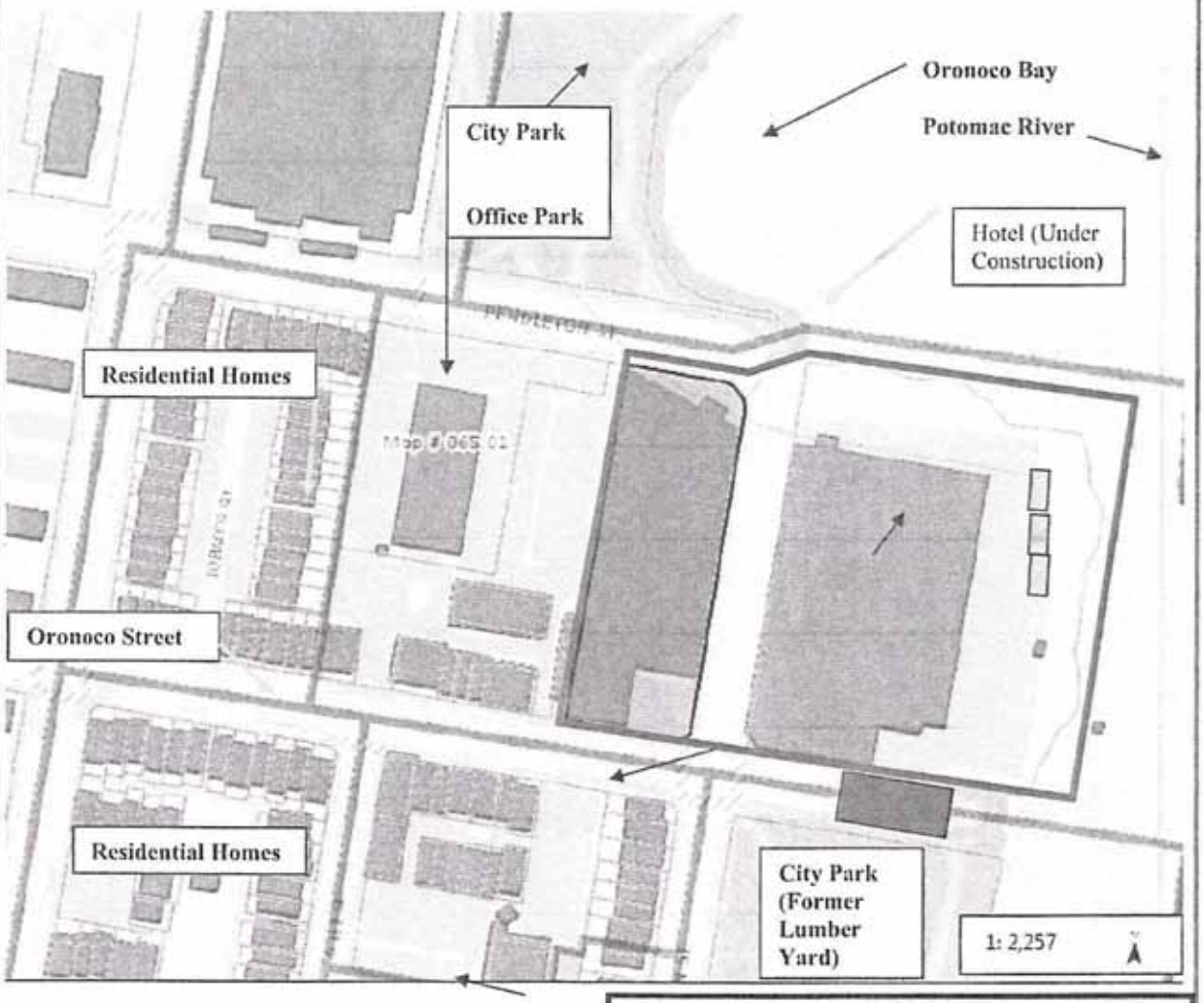
ROBINSON TERMINAL
#1 ORONOCO STREET
ALEXANDRIA, VA. 22313

BEFORE YOU DIG
CALL MISS UTILITY
1-800-552-7001

Approved for installation, subject to such changes as may be necessary to make it conform to the Uniform Statewide Building Code.

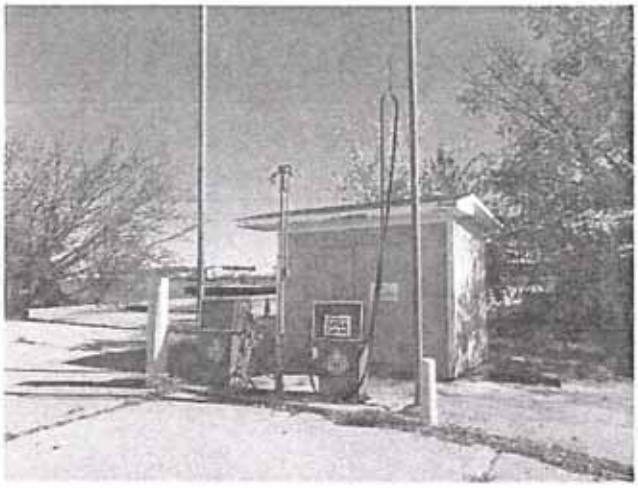
Construction drawings submitted must be in full conformance with all plans approved by the Planning Commission, Board of Zoning Appeals and the Boards of Architectural Review. Planning and Zoning Department approval of a building permit does not constitute approval of any changes, additions or amendments to such plans unless they are specifically identified by the applicant and approved by the City.

Approved for installation, subject to such changes as may be necessary to make it conform to the Uniform Statewide Building Code.

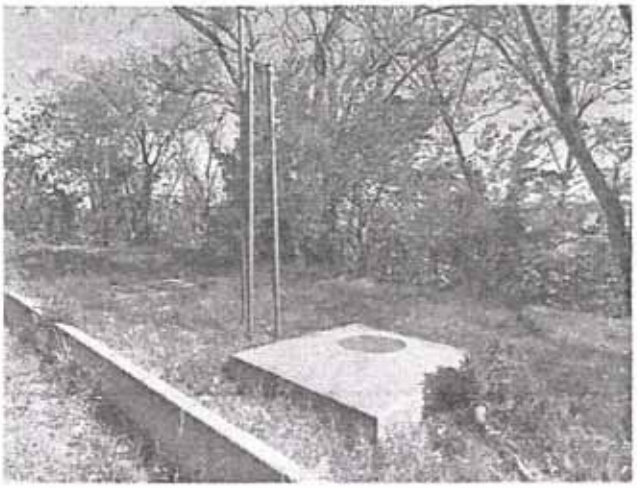


Environmental Compliance Management, Inc.	**FIGURE 2** **SITE PLAN**	N
ECM Project No. 15-2002	Site: 1 & 101 Oronoco Street Alexandria, Virginia Scale: Not to Scale	

Construction drawings submitted must be in conformance with all plans approved by the Planning Commission, Board of Zoning Appeals and the Board of Architectural Review. Planning and Zoning Department approval of a building permit does not constitute approval of any changes, additions or amendments to such plans unless they are specifically identified by the applicant and approved by the City.



13. View of the fueling area outside the 1 Oronoco Street warehouse



14. View of three diesel fuel USTs outside the 1 Oronoco Street warehouse

15. View of one of several monitoring wells present in the area of the diesel USTs outside the 1 Oronoco Street warehouse

16. View of the former propane AST area outside the 1 Oronoco Street warehouse.

Project Number: 15-2002

SITE PLAN WITH APPROXIMATE LIMITS OF DISTURBANCE

DESIGNED slagh	DATE 03/08/16	Robinson Terminal Property 1 Oronoco Street Alexandria, Virginia
DRAWN		
ICOR ENVIRONMENTAL SERVICES		SCALE: 1"=50' FIGURE 2

CITY OF ALEXANDRIA, VIRGINIA
Office of Building and Code Administration
301 King Street, Room 4200
Alexandria, Virginia 22314

Demolition Permit
INSPECTION TICKET
Phone: 703.746.4200
Schedule Inspections: 703.838.4900
Http://Alexandriava.gov/Code

Permit: **DEM2016-00023** Master Permit: DEM2016-00023

Job Location: **1 ORONOCO ST**

Work Description: Remove (3) 8,000 gallon diesel fiberglass USTs, 2 fuel pumps and product lines.

Notes: Contact: Steve 301.318.7036

Project Name: FUEL PUMP REMOVAL

Owner: ROBINSON TERMINAL WAREHOUSE CORP

Contractor: PETROLEUM RECOVERY AND REMEDIATION

Construction Type: N/A Use Group: N/A

Type of Inspection: **Insp - Tank Removal**

Dates: Requested: 3/22/2016 Scheduled: 3/23/2016 Inspected:

Inspector Assigned: Dave Demaree

DETAILED COMMENTS OR ACTIONS:

TANKS Removed - Soil + Water SAMPLES TAKEN - SENT REPORT TO OFFICE

INSPECTED ITEMS CONFORM TO APPROVED DRAWINGS { }YES { }NO { }N/A

ACTIONS: (APPROVED) DISAPPROVED DIDN'T INSPECT STOP WORK ORDER SURVEY

SERVED ON(NAME): _____ DATE: _____

SERVED BY (NAME): _____ DATE: 3-23-16

ATTACHMENT 3

WASTE MANIFESTS

Petroleum Management, Inc.

MD. Oil Operations Permit No: 2011-OPT-38311
EPA Identification No: MDR000525278
Federal ID No: 52-2014536

5218 Curtis Avenue ♦ Baltimore, Maryland 21226 ♦ Phone 410-354-0200 ♦ Fax 410-721-1390

Bill of Lading/Manifest **№ 1241**

Generator/Shipper: Founders Park		Billing Name: Icon	
Site Address: 1 Oronoco St		Address:	
City: Alexandria	State: VA Zip:	City:	State: Zip:
Phone: ( )	Contact:	Phone: ( )	Contact: Ike

Purchase Order NO:

MATERIAL CHARACTERIZATION (CHECK ALL THAT APPLY):

Description:	Gallons	Description:	Gallons	Description:	Gallons
Gasoline, 3, UN1203, PGII		Hazardous Waste, Liquid, 9 NA3082, PGIII		JP#4	
#2 Fuel Oil, 3, NA1993, PGIII		Hazardous Waste, Solid, 9 NA3077, PGIII		JP#5	
#4 Fuel Oil, 3 NA1993, PGIII		Paint Thinners, 3, UN1263, PGI		Jet A	
#6 Fuel Oil, 3, NA1993, PGIII		Ethylene Glycol, 9, UN3082, PGIII		Sludge	
Diesel, 3, NA1993, PGIII		Lube Oil		Petroleum Contaminated Water /oil	340
Flammable Liquids, NOS, 3, UN1993, PGI		Waste Oil		Other:	
Corrosive Liquids, NOS, 8, UN1760, PGII		Kerosene		Other:	

No. of Drums:		No. of Tanks:		Other:	
Scale Weights (Soil): Total: (Tons)		Tare: (Tons)		Net: (Tons)	

Service Description: Pump out excavation hole for water / oil

PLACARDS TENDERED: ☐ YES ☑ NO **EMERGENCY CONTACT (410) 354-0200**

Generator/Shipper Certification Statement

As the generator or shipper, I hereby certify that this material is properly classified and does not contain Polychlorinated Biphenyls (PCB'S). To the best of my knowledge it has not been mixed, combined or blended in any amount with any other material defined as hazardous waste under applicable law. Generator/Shipper agrees to indemnify and hold Petroleum Management, Inc. harmless for any damages arising from or in any way relating to a breach of this Certification Statement.

X Generator/Shipper Authorized Agent (Print): Ike Sinch — Date of Service: 3/23/2016

X Generator/Shipper Authorized Agent Signature: [signature]

HAULER/CARRIER INFORMATION

Co. Name: **Petroleum Management, Inc.**	Driver Name (print): Jon [illegible]
Street: **5218 Curtis Avenue**	Driver Signature: [signature]
City: **Baltimore** State: **MD** Zip: **21226**	Phone: 410 354 0200

The above mentioned materials have been received by this facility and will be handled in accordance with all applicable rules and regulations. All quantities are subject to final verification by this facility and are indicated in far right box.

RECEIVING FACILITY ACCEPTANCE

Facility Name	
Acceptance Signature	
Phone	Total Quantity Received

White - Original Yellow - Transporter Pink - Facility Gold - Customer

Petroleum Management, Inc.

5218 Curtis Avenue ♦ Baltimore, Maryland 21226 ♦ Phone 410-354-0200 ♦ Fax 410-721-1390

MD. Oil Operations Permit No: 2011-OPT-38311
EPA Identification No: MDR000525278
Federal ID No: 52-2014536

Bill of Lading/Manifest **№ 1776**

Generator/Shipper: Robinson Terminal		Billing Name: IGOR	
Site Address: 1 Oronoco ST		Address:	
City: Alexandria	State: VA Zip: 22314	City:	State: Zip:
Phone: ( )	Contact:	Phone: (703) 980-8515	Contact: IKE

Purchase Order NO:

MATERIAL CHARACTERIZATION (CHECK ALL THAT APPLY):

Description:	Gallons
Gasoline, 3, UN1203, PGII	
#2 Fuel Oil, 3, NA1993, PGIII	
#4 Fuel Oil, 3 NA1993, PGIII	
#6 Fuel Oil, 3, NA1993, PGIII	
Diesel, 3, NA1993, PGIII	545
Flammable Liquids, NOS, 3, UN1993, PGI	
Corrosive Liquids, NOS, 8, UN1760, PGII	
No. of Drums	
Scale Weights (Soil): Total: (Tons)	

Description:	Gallons
Hazardous Waste, Liquid, 9 NA3082, PGIII	
Hazardous Waste, Solid, 9 NA3077, PGIII	
Paint Thinners, 3, UN1263, PGI	
Ethylene Glycol, 9, UN3082, PGIII	
Lube Oil	
Waste Oil	
Kerosene	
No. of Tanks:	
Tare: (Tons)	

Description:	Gallons
JP#4	
JP#5	
Jet A	
Sludge	100
Petroleum Contaminated Water	
Other: Rinse water	75
Other:	
Other:	
Net: (Tons)	

Service Description: pump out and clean 1-gas tank and 2 Diesel tanks

PLACARDS TENDERED: ❑ YES ❑ NO **EMERGENCY CONTACT (410) 354-0200**

Generator/Shipper Certification Statement

As the generator or shipper, I hereby certify that this material is properly classified and does not contain Polychlorinated Biphenyls (PCB'S). To the best of my knowledge it has not been mixed, combined or blended in any amount with any other material defined as hazardous waste under applicable law. Generator/Shipper agrees to indemnify and hold Petroleum Management, Inc. harmless for any damages arising from or in any way relating to a breach of this Certification Statement.

X Generator/Shipper Authorized Agent (Print) [illegible] Date of Service 3-22-16

X Generator/Shipper Authorized Agent Signature [signature]

HAULER/CARRIER INFORMATION

Co. Name: Petroleum Management, Inc.		Driver Name (print): Raymond Davis	
Street: 5218 Curtis Avenue		Driver Signature: Raymond Davis	
City: Baltimore	State: MD Zip: 21226	Phone: 410-354-0200	

The above mentioned materials have been received by this facility and will be handled in accordance with all applicable rules and regulations. All quantities are subject to final verification by this facility and are indicated in far right box.

RECEIVING FACILITY ACCEPTANCE

Facility Name

Acceptance Signature

Phone | Total Quantity Received

White - Original Yellow - Transporter Pink - Facility Gold - Customer

Petroleum Recovery & Remediation Management, Inc.
5218 Curtis Avenue ♦ Baltimore, MD 21226 ♦ (410) 354-0200 ♦ Fax (410) 721-1390

CERTIFICATE OF DISPOSAL

Issued To: Icor, LTD

Site Address: 1 Oronoco Street
Alexandria, VA

Petroleum Management, Inc. certifies acceptance of the material referenced on this document. The material has been disposed of in accordance with United States Environmental Protection Agency, MD Regulations, and API Recommended Practice 1604.

Items Received

Quantity/Description: Three (3) 8,000 gallon fiberglass tanks

Disposal Facility: Curtis Creek Recovery
23 Stahls Point Rd,
Baltimore, MD 21226

I certify that the information contained in or accompanying this document is true, accurate and complete as to the identification of the materials received from the waste generating company and the processing of the waste in accordance with United States Environmental Protection Agency and local MD regulations.

By: Kelly Potts

Date: 4/21/2016

ATTACHMENT 4

LABORATORY REPORTS OF ANALYSIS

Analytical Report for

Icor Ltd.

Certificate of Analysis No.: 16032809

Project Manager: Ike Singh

Project Name : RTN-USTs

Project Location: Alexandria, VA

April 4, 2016

Phase Separation Science, Inc.

6630 Baltimore National Pike
Baltimore, MD 21228
Phone: (410) 747-8770
Fax: (410) 788-8723

OFFICES:
6630 BALTIMORE NATIONAL PIKE
ROUTE 40 WEST
BALTIMORE, MD 21228
410-747-87 0
800-932-9047
FAX 410-788-8723

PHASE SEPARATION SCIENCE, INC.

April 4, 2016

Ike Singh
Icor Ltd.
PO Box 406
Middleburg, VA 20118

Reference: PSS Work Order(s) No: **16032809**
Project Name: RTN-USTs
Project Location: Alexandria, VA

Dear Ike Singh :

This report includes the analytical results from the analyses performed on the samples received under the project name referenced above and identified with the Phase Separation Science (PSS) Work Order(s) numbered **16032809**.

All work reported herein has been performed in accordance with current NELAP standards, referenced methodologies, PSS Standard Operating Procedures and the PSS Quality Assurance Manual unless otherwise noted in the Case Narrative Summary. PSS is limited in liability to the actual cost of the sample analysis done.

PSS reserves the right to return any unused samples, extracts or related solutions. Otherwise, the samples are scheduled for disposal, without any further notice, on May 2, 2016, with the exception of air canisters which are cleaned immediately following analysis. This includes any samples that were received with a request to be held but lacked a specific hold period. It is your responsibility to provide a written request defining a specific disposal date if additional storage is required. Upon receipt , the request will be acknowledged by PSS, thus extending the storage period.

This report shall not be reproduced except in full, without the written approval of an authorized PSS representative. A copy of this report will be retained by PSS for at least 5 years, after which time it will be disposed of without further notice, unless prior arrangements have been made.

We thank you for selecting Phase Separation Science, Inc. to serve your analytical needs. If you have any questions concerning this report, do not hesitate to contact us at 410-747-8770 or info@phaseonline.com.

Sincerely,

Dan Prucnal

Dan Prucnal
Laboratory Manager

Sample Summary

Client Name: Icor Ltd.

Project Name: RTN-USTs

Work Order Number(s): 16032809

The following samples were received under chain of custody by Phase Separation Science (PSS) on 03/28/2016 at 01:00 pm

Lab Sample Id	Sample Id	Matrix	Date/Time Collected
16032809-001	UST 1 A	SOIL	03/23/16 12:00
16032809-002	UST 1 B	SOIL	03/23/16 12:15
16032809-003	UST 2 A	SOIL	03/23/16 12:30
16032809-004	UST 2 B	SOIL	03/23/16 12:45
16032809-005	UST 3 A	SOIL	03/23/16 13:00
16032809-006	UST 3 B	SOIL	03/23/16 13:15
16032809-007	Comp Backfill 1	SOIL	03/23/16 13:30
16032809-008	Comp Backfill 2	SOIL	03/23/16 13:35

Please reference the Chain of Custody and Sample Receipt Checklist for specific container counts and preservatives. Any sample conditions not in compliance with sample acceptance criteria are described in Case Narrative Summary.

Notes:

1. The presence of a common laboratory contaminant such as methylene chloride may be considered a possible laboratory artifact. Where observed, appropriate consideration of data should be taken.
2. Unless otherwise noted in the case narrative, results are reported on a dry weight basis with the exception of pH, flashpoint, moisture, and paint filter test.
3. Drinking water samples collected for the purpose of compliance with SDWA may not be suitable for their intended use unless collected by a certified sampler [COMAR 26.08.05.07.C.2].
4. The analyses of 1,2-dibromo-3-chloropropane (DBCP) and 1,2-dibromoethane (EDB) by EPA 524.2 and calcium, magnesium, sodium and iron by EPA 200.8 are not currently promulgated for use in testing to meet the Safe Drinking Water Act and as such cannot be used for compliance purposes. The listings of the current promulgated methods for testing in compliance with the Safe Drinking Water Act can be found in the 40 CFR part 141.1, for the primary drinking water contaminates, and part 141.3, for the secondary drinking water contaminates.
5. Sample prepared under EPA 3550C with concentrations greater than 20 mg/Kg should employ the microtip extraction procedure if required to meet data quality objectives.
6. The analysis of acrolein by EPA 624 must be analyzed within three days of sampling unless pH is adjusted to 4-5 units [40 CFR part 136.3(e)].
7. Method 180.1, The Determination of Turbidity by Nephelometry, recommends samples over 40 NTU be diluted until the turbidity falls below 40 units. Routine samples over 40 NTU may not be diluted as long as the data quality objectives are not affected.
8. Alkalinity results analyzed by EPA 310.2 that are reported by dilution are estimated and are not in compliance with method requirements.

Standard Flags/Abbreviations:

B	A target analyte or common laboratory contaminant was identified in the method blank. Its presence indicates possible field or laboratory contamination.
C	Results Pending Final Confirmation.
E	The data exceeds the upper calibration limit; therefore, the concentration is reported as estimated.
Fail	The result exceeds the regulatory level for Toxicity Characteristic (TCLP) as cited in 40 CFR 261.24 Table 1.
J	The target analyte was positively identified below the reporting limit but greater than the MDL.
MDL	This is the Laboratory Method Detection Limit which is equivalent to the Limit of Detection (LOD). The LOD is an estimate of the minimum amount of a substance that an analytical process can reliably detect. This value will remain constant across multiple similar instrumentation and among different analysts. An LOD is analyte and matrix specific.
ND	Not Detected at or above the reporting limit.
RL	PSS Reporting Limit.
U	Not detected.

Certifications:

NELAP Certifications: PA 68-03330, VA 460156
State Certifications: MD 179, WV 303
Regulated Soil Permit: P330-12-00268
NSWC USCG Accepted Laboratory
LDBE MWAA LD1997-0041-2015

OFFICES:
6630 BALTIMORE NATIONAL PIKE
ROUTE 40 WEST
BALTIMORE, MD 21228
410-747-8770
800-932-9047
FAX 410-788-8723

PHASE SEPARATION SCIENCE, INC.

CERTIFICATE OF ANALYSIS

No: 16032809

Icor Ltd., Middleburg, VA

April 4, 2016

Project Name: RTN-USTs
Project Location: Alexandria, VA

Sample ID: UST 1 A **Date/Time Sampled: 03/23/2016 12:00** **PSS Sample ID: 16032809-001**
Matrix: SOIL **Date/Time Received: 03/28/2016 13:00** **% Solids: 86**

Total Petroleum Hydrocarbons - DRO — Analytical Method: SW-846 8015 C — Preparation Method: SW3550C

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
TPH-DRO (Diesel Range Organics)	ND	mg/kg	12		1	03/29/16	03/30/16 16:08	1055

Sample ID: UST 1 B **Date/Time Sampled: 03/23/2016 12:15** **PSS Sample ID: 16032809-002**
Matrix: SOIL **Date/Time Received: 03/28/2016 13:00** **% Solids: 87**

Total Petroleum Hydrocarbons - DRO — Analytical Method: SW-846 8015 C — Preparation Method: SW3550C

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
TPH-DRO (Diesel Range Organics)	ND	mg/kg	11		1	03/29/16	03/30/16 16:58	1055

Sample ID: UST 2 A **Date/Time Sampled: 03/23/2016 12:30** **PSS Sample ID: 16032809-003**
Matrix: SOIL **Date/Time Received: 03/28/2016 13:00** **% Solids: 82**

Total Petroleum Hydrocarbons - DRO — Analytical Method: SW-846 8015 C — Preparation Method: SW3550C

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
TPH-DRO (Diesel Range Organics)	**12**	mg/kg	12		1	03/29/16	03/30/16 17:23	1055

Sample ID: UST 2 B **Date/Time Sampled: 03/23/2016 12:45** **PSS Sample ID: 16032809-004**
Matrix: SOIL **Date/Time Received: 03/28/2016 13:00** **% Solids: 85**

Total Petroleum Hydrocarbons - DRO — Analytical Method: SW-846 8015 C — Preparation Method: SW3550C

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
TPH-DRO (Diesel Range Organics)	**380**	mg/kg	60		1	03/29/16	03/30/16 18:13	1055

Sample ID: UST 3 A **Date/Time Sampled: 03/23/2016 13:00** **PSS Sample ID: 16032809-005**
Matrix: SOIL **Date/Time Received: 03/28/2016 13:00** **% Solids: 83**

Total Petroleum Hydrocarbons - DRO — Analytical Method: SW-846 8015 C — Preparation Method: SW3550C

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
TPH-DRO (Diesel Range Organics)	**510**	mg/kg	61		5	03/29/16	03/30/16 16:33	1055

Sample ID: UST 3 B **Date/Time Sampled: 03/23/2016 13:15** **PSS Sample ID: 16032809-006**
Matrix: SOIL **Date/Time Received: 03/28/2016 13:00** **% Solids: 87**

Total Petroleum Hydrocarbons - DRO — Analytical Method: SW-846 8015 C — Preparation Method: SW3550C

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
TPH-DRO (Diesel Range Organics)	**620**	mg/kg	120		10	03/29/16	03/30/16 18:39	1055

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6630 BALTIMORE NATIONAL PIKE
ROUTE 40 WEST
BALTIMORE, MD 21228
410-747-8770
800-932-9047
FAX 410-788-8723

PHASE SEPARATION SCIENCE, INC.

CERTIFICATE OF ANALYSIS

No: 16032809

Icor Ltd., Middleburg, VA

April 4, 2016

Project Name: RTN-USTs
Project Location: Alexandria, VA

Sample ID: Comp Backfill 1 **Date/Time Sampled: 03/23/2016 13:30** **PSS Sample ID: 16032809-007**
Matrix: SOIL **Date/Time Received: 03/28/2016 13:00** **% Solids: 94**

Total Petroleum Hydrocarbons - DRO — Analytical Method: SW-846 8015 C — Preparation Method: SW3550C

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
TPH-DRO (Diesel Range Organics)	**18**	mg/kg	11		1	03/29/16	03/30/16 17:48	1055

Sample ID: Comp Backfill 2 **Date/Time Sampled: 03/23/2016 13:35** **PSS Sample ID: 16032809-008**
Matrix: SOIL **Date/Time Received: 03/28/2016 13:00** **% Solids: 90**

Total Petroleum Hydrocarbons - DRO — Analytical Method: SW-846 8015 C — Preparation Method: SW3550C

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
TPH-DRO (Diesel Range Organics)	ND	mg/kg	56		1	03/29/16	03/30/16 18:13	1055

Case Narrative Summary

Client Name: Icor Ltd.

Project Name: RTN-USTs

Work Order Number(s): 16032809

Any holding time exceedances, deviations from the method specifications, regulatory requirements or variations to the procedures outlined in the PSS Quality Assurance Manual are outlined below.

The analyses of chlorine, pH, dissolved oxygen, temperature and sulfite for drinking water and non-potable samples tested for compliance have a maximum holding time of 15 minutes. As such, all laboratory analyses for these analytes exceed holding times.

Matrix spike and matrix spike duplicate analyses may not be performed due to insufficient sample quantity. In these instances, a laboratory control sample and laboratory control sample duplicate are analyzed unless otherwise noted or specified in the method.

Sample Receipt:

All sample receipt conditions were acceptable.

Analytical:

Total Petroleum Hydrocarbons - DRO

Batch: 131375

Matrix spike and/or matrix spike duplicate (MS/MSD) exceedances identified; see MS summary form.

NELAP accreditation was held for all analyses performed unless noted below. See www.phaseonline.com for complete PSS scope of accreditation.

Analytical Data Package Information Summary

Work Order(s): 16032809
Report Prepared For: Icor Ltd., Middleburg, VA
Project Name: Icor Master Price List
Project Manager: Ike Singh

Method	Client Sample Id	Analysis Type	Lab Sample Id	Analyst	Mtx	Prep Batch	Analytical Batch	Sampled	Prepared	Analyzed
ASTM D2216 05	UST 1 A	Initial	16032809-001	1051	S	131295	131295	03/23/2016	03/28/2016 16:26	03/28/2016 16:26
	UST 1 B	Initial	16032809-002	1051	S	131295	131295	03/23/2016	03/28/2016 16:26	03/28/2016 16:26
	UST 2 A	Initial	16032809-003	1051	S	131295	131295	03/23/2016	03/28/2016 16:26	03/28/2016 16:26
	UST 2 B	Initial	16032809-004	1051	S	131295	131295	03/23/2016	03/28/2016 16:26	03/28/2016 16:26
	UST 3 A	Initial	16032809-005	1051	S	131295	131295	03/23/2016	03/28/2016 16:26	03/28/2016 16:26
	UST 3 B	Initial	16032809-006	1051	S	131295	131295	03/23/2016	03/28/2016 16:26	03/28/2016 16:26
	Comp Backfill 1	Initial	16032809-007	1051	S	131295	131295	03/23/2016	03/28/2016 16:26	03/28/2016 16:26
	Comp Backfill 2	Initial	16032809-008	1051	S	131295	131295	03/23/2016	03/28/2016 16:26	03/28/2016 16:26
SW-846 8015 C	UST 1 A	I itial	16032809-001	1055	S	60095	131375	03/23/2016	03/29/2016 09:41	03/30/2016 16:08
	UST 1 B	Initial	16032809-002	1055	S	60095	131375	03/23/2016	03/29/2016 09:41	03/30/2016 16:58
	UST 2 A	Initial	16032809-003	1055	S	60095	131375	03/23/2016	03/29/2016 09:41	03/30/2016 17:23
	UST 2 B	Initial	16032809-004	1055	S	60095	131375	03/23/2016	03/29/2016 09:41	03/30/2016 18:13
	UST 3 A	Initial	16032809-005	1055	S	60095	131375	03/23/2016	03/29/2016 09:41	03/30/2016 16:33
	UST 3 B	Initial	16032809-006	1055	S	60095	131375	03/23/2016	03/29/2016 09:41	03/30/2016 18:39
	Comp Backfill 1	Initial	16032809-007	1055	S	60095	131375	03/23/2016	03/29/2016 09:41	03/30/2016 17:48
	Comp Backfill 2	Initial	16032809-008	1055	S	60095	131375	03/23/2016	03/29/2016 09:41	03/30/2016 18:13
	60095-1-BKS	BKS	60095-1-BKS	1055	S	60095	131375	--------	03/29/2016 09:41	03/30/2016 12:21
	60095-1-BLK	BLK	60095-1-BLK	1055	S	60095	131375	--------	03/29/2016 09:41	03/30/2016 11:56
	60095-1-BSD	BSD	60095-1-BSD	1055	S	60095	131375	--------	03/29/2016 09:41	03/30/2016 12:46
	UST 3 A S	MS	16032809-005 S	1055	S	60095	131375	03/23/2016	03/29/2016 09:41	03/30/2016 14:27
	UST 3 A SD	MSD	16032809-005 SD	1055	S	60095	131375	03/23/2016	03/29/2016 09:41	03/30/2016 14:52

PHASE SEPARATION SCIENCE, INC.

QC Summary 16032809

Icor Ltd.
RTN-USTs

Analytical Method: SW-846 8015 C Prep Method: SW3550C
Seq Number: 131375 Matrix: Soil Date Prep: 03/29/2016
PSS Sample ID: 16032809-001

Surrogate	%Rec	Flag	Limits	Units	Analysis Date
o-Terphenyl	65		42-129	%	03/30/16 16:08

Analytical Method: SW-846 8015 C Prep Method: SW3550C
Seq Number: 131375 Matrix: Soil Date Prep: 03/29/2016
PSS Sample ID: 16032809-002

Surrogate	%Rec	Flag	Limits	Units	Analysis Date
o-Terphenyl	72		42-129	%	03/30/16 16:58

Analytical Method: SW-846 8015 C Prep Method: SW3550C
Seq Number: 131375 Matrix: Soil Date Prep: 03/29/2016
PSS Sample ID: 16032809-003

Surrogate	%Rec	Flag	Limits	Units	Analysis Date
o-Terphenyl	80		42-129	%	03/30/16 17:23

Analytical Method: SW-846 8015 C Prep Method: SW3550C
Seq Number: 131375 Matrix: Soil Date Prep: 03/29/2016
PSS Sample ID: 16032809-004

Surrogate	%Rec	Flag	Limits	Units	Analysis Date
o-Terphenyl	86		42-129	%	03/30/16 18:13

Analytical Method: SW-846 8015 C Prep Method: SW3550C
Seq Number: 131375 Matrix: Soil Date Prep: 03/29/2016
PSS Sample ID: 16032809-005

Surrogate	%Rec	Flag	Limits	Units	Analysis Date
o-Terphenyl	75		42-129	%	03/30/16 16:33

PHASE SEPARATION SCIENCE, INC.

QC Summary 16032809

Icor Ltd.
RTN-USTs

Analytical Method: SW-846 8015 C Prep Method: SW3550C
Seq Number: 131375 Matrix: Soil Date Prep: 03/29/2016
PSS Sample ID: 16032809-006

Surrogate	%Rec	Flag	Limits	Units	Analysis Date
o-Terphenyl	89		42-129	%	03/30/16 18:39

Analytical Method: SW-846 8015 C Prep Method: SW3550C
Seq Number: 131375 Matrix: Soil Date Prep: 03/29/2016
PSS Sample ID: 16032809-007

Surrogate	%Rec	Flag	Limits	Units	Analysis Date
o-Terphenyl	80		42-129	%	03/30/16 17:48

Analytical Method: SW-846 8015 C Prep Method: SW3550C
Seq Number: 131375 Matrix: Soil Date Prep: 03/29/2016
PSS Sample ID: 16032809-008

Surrogate	%Rec	Flag	Limits	Units	Analysis Date
o-Terphenyl	66		42-129	%	03/30/16 18:13

F = RPD exceeded the laboratory control limits
X = Recovery of MS, MSD or both outside of QC Criteria
H= Recovery of BS,BSD or both exceeded the laboratory control limits
L = Recovery of BS,BSD or both below the laboratory control limits

PHASE SEPARATION SCIENCE, INC.

QC Summary 16032809

Icor Ltd.
RTN-USTs

Analytical Method: SW-846 8015 C Prep Method: SW3550C
Seq Number: 131375 Matrix: Solid Date Prep: 03/29/16
MB Sample Id: 60095-1-BLK LCS Sample Id: 60095-1-BKS LCSD Sample Id: 60095-1-BSD

Parameter	MB Result	Spike Amount	LCS Result	LCS %Rec	LCSD Result	LCSD %Rec	Limits	%RPD	RPD Limit	Units	Analysis Date	Flag
TPH-DRO (Diesel Range Organics)	<10.16	33.86	22.77	67	20.87	62	56-117	9	25	mg/kg	03/30/16 12:21	

Surrogate	MB %Rec	MB Flag	LCS Result	LCS Flag	LCSD Result	LCSD Flag	Limits	Units	Analysis Date
o-Terphenyl	59		67		62		42-129	%	03/30/16 12:21

Analytical Method: SW-846 8015 C Prep Method: SW3550C
Seq Number: 131375 Matrix: Soil Date Prep: 03/29/16
Parent Sample Id: 16032809-005 MS Sample Id: 16032809-005 S MSD Sample Id: 16032809-005 SD

Parameter	Parent Result	Spike Amount	MS Result	MS %Rec	MSD Result	MSD %Rec	Limits	%RPD	RPD Limit	Units	Analysis Date	Flag
TPH-DRO (Diesel Range Organics)	512	40.36	335.3	0	303.4	0	47-114	10	30	mg/kg	03/30/16 14:27	X

Surrogate	MS Result	MS Flag	MSD Result	MSD Flag	Limits	Units	Analysis Date
o-Terphenyl	77		72		42-129	%	03/30/16 14:27

F = RPD exceeded the laboratory control limits
X = Recovery of MS, MSD or both outside of QC Criteria
H= Recovery of BS,BSD or both exceeded the laboratory control limits
L = Recovery of BS,BSD or both below the laboratory control limits

SAMPLE CHAIN OF CUSTODY/AGREEMENT FORM

PHASE SEPARATION SCIENCE, INC.

www.phaseonline.com
email: info@phaseonline.com

(1) CLIENT: ICOR | OFFICE LOC.: MBRG | PSS Work Order #: 160328O9 | PAGE 1 OF 1

PROJECT MGR: Singh | PHONE NO.:

EMAIL: icor27@aol.com | FAX NO.:

PROJECT NAME: RTN - UST's | PROJECT NO.:

SITE LOCATION: Alexandria VA | P.O. NO.:

SAMPLERS: Singh | DW CERT NO.:

Matrix Codes: SW=Surface Wtr DW=Drinking Wrt GW=Ground Wtr WW=Waste Wtr O=Oil S=Soil WL=Waste Liquid WS=Waste Solid W= Wipe

(2)

LAB NO.	SAMPLE IDENTIFICATION	DATE	TIME	MATRIX (See Codes)	No. CONTAINERS	SAMPLE TYPE C = COMP G = GRAB	GRO	DRO	BTEX	VOC	TCLP RCRA Metals	PAH	Preservative Used	Analysis/ Method Required	REMARKS
1	UST 1 A	3/23/16	1200	Soil	1	G		X							Click to enter Remarks
2	UST 1 B		1215					X							
3	UST 2 A		1230					X							
4	UST 2 B		1245					X							
5	UST 3A		1300					X							
6	UST 3B		1315					X							
7	Comp Backfill 1		1330			C		X							
8	Comp Backfill 2		1335			C		X							

(5)

Relinquished By: (1)	Date	Time	Received By:
[signature]	3/28/16	8AM	Gana
Relinquished By: (2) Gana	3/28	1300	[signature]
Relinquished By: (3)	Date	Time	Received By:
Relinquished By: (4)	Date	Time	Received By:

(4)

Requested Turnaround Time
- [x] 5-Day
- [ ] 3-Day
- [ ] 2-Day
- [ ] Next Day
- [ ] Emergency
- [ ] Other

# of Coolers: 1

Custody Seal: ABS

Data Deliverables Required:

Ice Present: PLES Temp: 3°C

Shipping Carrier: TTE

Special Instructions:

6630 Baltimore National Pike • Route 40 West • Baltimore, Maryland 21228 • (410) 747-8770 • (800) 932-9047 • Fax (410) 788-8723

Phase Separation Science, Inc

Sample Receipt Checklist

Work Order #	16032809	**Received By**	Rachel Davis
Client Name	Icor Ltd.	**Date Received**	03/28/2016 01:00:00 PM
Project Name	RTN-USTs	**Delivered By**	Trans Time Express
Disposal Date	05/02/2016	**Tracking No**	Not Applicable
		Logged In By	Rachel Davis

Shipping Container(s)

No. of Coolers 1

		Ice	Present
Custody Seal(s) Intact?	N/A	Temp (deg C)	3
Seal(s) Signed / Dated?	N/A	Temp Blank Present	No

Documentation

		Sampler Name	Not Provided
COC agrees with sample labels?	Yes		N/A
Chain of Custody	Yes		

Sample Container

		Custody Seal(s) Intact?	Not Applicable
Appropriate for Specified Analysis?	Yes	Seal(s) Signed / Dated	Not Applicable
Intact?	Yes		
Labeled and Labels Legible?	Yes		

Total No. of Samples Received 8 Total No. of Containers Received 8

Preservation

Metals	(pH<2)	N/A
Cyanides	(pH>12)	N/A
Sulfide	(pH>9)	N/A
TOC, COD, Phenols	(pH<2)	N/A
TOX, TKN, NH3, Total Phos	(pH<2)	N/A
VOC, BTEX (VOA Vials Rcvd Preserved)	(pH<2)	N/A
Do VOA vials have zero headspace?		N/A
624 VOC (Rcvd at least one unpreserved VOA vial)		N/A

Comments: (Any "No" response must be detailed in the comments section below.)

For any improper preservation conditions, list sample ID, preservative added (reagent ID number) below as well as documentation of any client notification as well as client instructions. Samples for pH, chlorine and dissolved oxygen should be analyzed as soon as possible, preferably in the field at the time of sampling. Samples which require thermal preservation shall be considered acceptable when received at a temperature above freezing to 6°C. Samples that are hand delivered on the day that they are collected may not meet these criteria but shall be considered acceptable if there is evidence that the chilling process has begun such as arrival on ice.

Samples Inspected/Checklist Completed By: Rachel Davis Date: 03/28/2016

Rachel Davis

PM Review and Approval: Date: 03/29/2016

Simon Crisp

Analytical Report for

Icor Ltd.

Certificate of Analysis No.: 16033016

Project Manager: Ike Singh

Project Name : BTN-UST

Project Location: Alexandria, VA

April 6, 2016

Phase Separation Science, Inc.

6630 Baltimore National Pike
Baltimore, MD 21228
Phone: (410) 747-8770
Fax: (410) 788-8723

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PHASE SEPARATION SCIENCE, INC.

April 6, 2016

Ike Singh
Icor Ltd.
PO Box 406
Middleburg, VA 20118

Reference: PSS Work Order(s) No: **16033016**
Project Name: BTN-UST
Project Location: Alexandria, VA

Dear Ike Singh :

This report includes the analytical results from the analyses performed on the samples received under the project name referenced above and identified with the Phase Separation Science (PSS) Work Order(s) numbered **16033016**.

All work reported herein has been performed in accordance with current NELAP standards, referenced methodologies, PSS Standard Operating Procedures and the PSS Quality Assurance Manual unless otherwise noted in the Case Narrative Summary. PSS is limited in liability to the actual cost of the sample analysis done.

PSS reserves the right to return any unused samples, extracts or related solutions. Otherwise, the samples are scheduled for disposal, without any further notice, on May 4, 2016, with the exception of air canisters which are cleaned immediately following analysis. This includes any samples that were received with a request to be held but lacked a specific hold period. It is your responsibility to provide a written request defining a specific disposal date if additional storage is required. Upon receipt , the request will be acknowledged by PSS, thus extending the storage period.

This report shall not be reproduced except in full, without the written approval of an authorized PSS representative. A copy of this report will be retained by PSS for at least 5 years, after which time it will be disposed of without further notice, unless prior arrangements have been made.

We thank you for selecting Phase Separation Science, Inc. to serve your analytical needs. If you have any questions concerning this report, do not hesitate to contact us at 410-747-8770 or info@phaseonline.com.

Sincerely,

Dan Prucnal
Laboratory Manager

Sample Summary

Client Name: Icor Ltd.

Project Name: BTN-UST

Work Order Number(s): 16033016

The following samples were received under chain of custody by Phase Separation Science (PSS) on 03/30/2016 at 03:15 pm

Lab Sample Id	Sample Id	Matrix	Date/Time Collected
16033016-001	MW2	GROUND WATER	03/30/16 11:00
16033016-002	MW3	GROUND WATER	03/30/16 11:45
16033016-003	MW4	GROUND WATER	03/30/16 11:20
16033016-004	MW5	GROUND WATER	03/30/16 12:00
16033016-005	PL1 (3-4)	SOIL	03/30/16 11:00
16033016-006	PL2 (3-4)	SOIL	03/30/16 11:15
16033016-007	PL3 (3-4)	SOIL	03/30/16 11:30
16033016-008	PL4 (3-4)	SOIL	03/30/16 11:45

Please reference the Chain of Custody and Sample Receipt Checklist for specific container counts and preservatives. Any sample conditions not in compliance with sample acceptance criteria are described in Case Narrative Summary.

Notes:

1. The presence of a common laboratory contaminant such as methylene chloride may be considered a possible laboratory artifact. Where observed, appropriate consideration of data should be taken.
2. Unless otherwise noted in the case narrative, results are reported on a dry weight basis with the exception of pH, flashpoint, moisture, and paint filter test.
3. Drinking water samples collected for the purpose of compliance with SDWA may not be suitable for their intended use unless collected by a certified sampler [COMAR 26.08.05.07.C.2].
4. The analyses of 1,2-dibromo-3-chloropropane (DBCP) and 1,2-dibromoethane (EDB) by EPA 524.2 and calcium, magnesium, sodium and iron by EPA 200.8 are not currently promulgated for use in testing to meet the Safe Drinking Water Act and as such cannot be used for compliance purposes. The listings of the current promulgated methods for testing in compliance with the Safe Drinking Water Act can be found in the 40 CFR part 141.1, for the primary drinking water contaminates, and part 141.3, for the secondary drinking water contaminates.
5. Sample prepared under EPA 3550C with concentrations greater than 20 mg/Kg should employ the microtip extraction procedure if required to meet data quality objectives.
6. The analysis of acrolein by EPA 624 must be analyzed within three days of sampling unless pH is adjusted to 4-5 units [40 CFR part 136.3(e)].
7. Method 180.1, The Determination of Turbidity by Nephelometry, recommends samples over 40 NTU be diluted until the turbidity falls below 40 units. Routine samples over 40 NTU may not be diluted as long as the data quality objectives are not affected.
8. Alkalinity results analyzed by EPA 310.2 that are reported by dilution are estimated and are not in compliance with method requirements.

Standard Flags/Abbreviations:

B	A target analyte or common laboratory contaminant was identified in the method blank. Its presence indicates possible field or laboratory contamination.
C	Results Pending Final Confirmation.
E	The data exceeds the upper calibration limit; therefore, the concentration is reported as estimated.
Fail	The result exceeds the regulatory level for Toxicity Characteristic (TCLP) as cited in 40 CFR 261.24 Table 1.
J	The target analyte was positively identified below the reporting limit but greater than the MDL.
MDL	This is the Laboratory Method Detection Limit which is equivalent to the Limit of Detection (LOD). The LOD is an estimate of the minimum amount of a substance that an analytical process can reliably detect. This value will remain constant across multiple similar instrumentation and among different analysts. An LOD is analyte and matrix specific.
ND	Not Detected at or above the reporting limit.
RL	PSS Reporting Limit.
U	Not detected.

Certifications:

NELAP Certifications: PA 68-03330, VA 460156
State Certifications: MD 179, WV 303
Regulated Soil Permit: P330-12-00268
NSWC USCG Accepted Laboratory
LDBE MWAA LD1997-0041-2015

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PHASE SEPARATION SCIENCE, INC.

CERTIFICATE OF ANALYSIS

No: 16033016

Icor Ltd., Middleburg, VA

April 6, 2016

Project Name: BTN-UST
Project Location: Alexandria, VA

Sample ID: MW2 **Date/Time Sampled: 03/30/2016 11:00** **PSS Sample ID: 16033016-001**
Matrix: GROUND WATER **Date/Time Received: 03/30/2016 15:15**

Total Petroleum Hydrocarbons - DRO — Analytical Method: SW-846 8015 C — Preparation Method: 3510C

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
TPH-DRO (Diesel Range Organics)	**0.29**	mg/L	0.11		1	03/31/16	03/31/16 16:06	1055

Purgeable Aromatics — Analytical Method: SW-846 8021B — Preparation Method: 5030B

USEPA methods recommend that the appearance of detectable levels of the 8021B compounds below be confirmed when unfamiliar samples are analyzed.

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
Benzene	ND	ug/L	1.0		1	03/31/16	03/31/16 23:42	1035
Ethylbenzene	ND	ug/L	1.0		1	03/31/16	03/31/16 23:42	1035
Naphthalene	**4.9**	ug/L	1.0		1	03/31/16	03/31/16 23:42	1035
Toluene	ND	ug/L	1.0		1	03/31/16	03/31/16 23:42	1035
m,p-Xylenes	ND	ug/L	2.0		1	03/31/16	03/31/16 23:42	1035
o-Xylene	ND	ug/L	1.0		1	03/31/16	03/31/16 23:42	1035

Sample ID: MW3 **Date/Time Sampled: 03/30/2016 11:45** **PSS Sample ID: 16033016-002**
Matrix: GROUND WATER **Date/Time Received: 03/30/2016 15:15**

Total Petroleum Hydrocarbons - DRO — Analytical Method: SW-846 8015 C — Preparation Method: 3510C

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
TPH-DRO (Diesel Range Organics)	**0.17**	mg/L	0.10		1	03/31/16	03/31/16 16:31	1055

Purgeable Aromatics — Analytical Method: SW-846 8021B — Preparation Method: 5030B

USEPA methods recommend that the appearance of detectable levels of the 8021B compounds below be confirmed when unfamiliar samples are analyzed.

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
Benzene	ND	ug/L	1.0		1	03/31/16	04/01/16 00:07	1035
Ethylbenzene	ND	ug/L	1.0		1	03/31/16	04/01/16 00:07	1035
Naphthalene	ND	ug/L	1.0		1	03/31/16	04/01/16 00:07	1035
Toluene	ND	ug/L	1.0		1	03/31/16	04/01/16 00:07	1035
m,p-Xylenes	ND	ug/L	2.0		1	03/31/16	04/01/16 00:07	1035
o-Xylene	ND	ug/L	1.0		1	03/31/16	04/01/16 00:07	1035

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PHASE SEPARATION SCIENCE, INC.

CERTIFICATE OF ANALYSIS

No: 16033016

Icor Ltd., Middleburg, VA

April 6, 2016

Project Name: BTN-UST
Project Location: Alexandria, VA

Sample ID: MW4 **Date/Time Sampled: 03/30/2016 11:20** **PSS Sample ID: 16033016-003**
Matrix: GROUND WATER **Date/Time Received: 03/30/2016 15:15**

Total Petroleum Hydrocarbons - DRO — Analytical Method: SW-846 8015 C — Preparation Method: 3510C

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
TPH-DRO (Diesel Range Organics)	**0.75**	mg/L	0.10		1	03/31/16	03/31/16 16:31	1055

Purgeable Aromatics — Analytical Method: SW-846 8021B — Preparation Method: 5030B

USEPA methods recommend that the appearance of detectable levels of the 8021B compounds below be confirmed when unfamiliar samples are analyzed.

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
Benzene	ND	ug/L	1.0		1	03/31/16	04/01/16 00:32	1035
Ethylbenzene	ND	ug/L	1.0		1	03/31/16	04/01/16 00:32	1035
Naphthalene	**4.3**	ug/L	1.0		1	03/31/16	04/01/16 00:32	1035
Toluene	ND	ug/L	1.0		1	03/31/16	04/01/16 00:32	1035
m,p-Xylenes	ND	ug/L	2.0		1	03/31/16	04/01/16 00:32	1035
o-Xylene	ND	ug/L	1.0		1	03/31/16	04/01/16 00:32	1035

Sample ID: MW5 **Date/Time Sampled: 03/30/2016 12:00** **PSS Sample ID: 16033016-004**
Matrix: GROUND WATER **Date/Time Received: 03/30/2016 15:15**

Total Petroleum Hydrocarbons - DRO — Analytical Method: SW-846 8015 C — Preparation Method: 3510C

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
TPH-DRO (Diesel Range Organics)	ND	mg/L	0.12		1	03/31/16	03/31/16 16:57	1055

Purgeable Aromatics — Analytical Method: SW-846 8021B — Preparation Method: 5030B

USEPA methods recommend that the appearance of detectable levels of the 8021B compounds below be confirmed when unfamiliar samples are analyzed.

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
Benzene	ND	ug/L	1.0		1	03/31/16	04/01/16 00:58	1035
Ethylbenzene	ND	ug/L	1.0		1	03/31/16	04/01/16 00:58	1035
Naphthalene	ND	ug/L	1.0		1	03/31/16	04/01/16 00:58	1035
Toluene	ND	ug/L	1.0		1	03/31/16	04/01/16 00:58	1035
m,p-Xylenes	ND	ug/L	2.0		1	03/31/16	04/01/16 00:58	1035
o-Xylene	ND	ug/L	1.0		1	03/31/16	04/01/16 00:58	1035

OFFICES:
6630 BALTIMORE NATIONAL PIKE
ROUTE 40 WEST
BALTIMORE, MD 21228
410-747-8770
800-932-9047
FAX 410-788-8723

PHASE SEPARATION SCIENCE, INC.

CERTIFICATE OF ANALYSIS

No: 16033016

Icor Ltd., Middleburg, VA

April 6, 2016

Project Name: BTN-UST

Project Location: Alexandria, VA

Sample ID: PL1 (3-4) **Date/Time Sampled: 03/30/2016 11:00** **PSS Sample ID: 16033016-005**

Matrix: SOIL **Date/Time Received: 03/30/2016 15:15** **% Solids: 85**

Total Petroleum Hydrocarbons - DRO — Analytical Method: SW-846 8015 C — Preparation Method: SW3550C

DF/HF - No. 2/diesel fuel and heavier fuel/oil patterns observed in sample.

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
TPH-DRO (Diesel Range Organics)	**19**	mg/kg	12	DF	1	03/31/16	04/05/16 13:29	1055

Sample ID: PL2 (3-4) **Date/Time Sampled: 03/30/2016 11:15** **PSS Sample ID: 16033016-006**

Matrix: SOIL **Date/Time Received: 03/30/2016 15:15** **% Solids: 84**

Total Petroleum Hydrocarbons - DRO — Analytical Method: SW-846 8015 C — Preparation Method: SW3550C

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
TPH-DRO (Diesel Range Organics)	ND	mg/kg	12		1	03/31/16	04/01/16 14:16	1055

Sample ID: PL3 (3-4) **Date/Time Sampled: 03/30/2016 11:30** **PSS Sample ID: 16033016-007**

Matrix: SOIL **Date/Time Received: 03/30/2016 15:15** **% Solids: 87**

Total Petroleum Hydrocarbons - DRO — Analytical Method: SW-846 8015 C — Preparation Method: SW3550C

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
TPH-DRO (Diesel Range Organics)	ND	mg/kg	12		1	03/31/16	04/01/16 13:25	1055

Sample ID: PL4 (3-4) **Date/Time Sampled: 03/30/2016 11:45** **PSS Sample ID: 16033016-008**

Matrix: SOIL **Date/Time Received: 03/30/2016 15:15** **% Solids: 85**

Total Petroleum Hydrocarbons - DRO — Analytical Method: SW-846 8015 C — Preparation Method: SW3550C

	Result	Units	RL	Flag	Dil	Prepared	Analyzed	Analyst
TPH-DRO (Diesel Range Organics)	ND	mg/kg	12		1	03/31/16	03/31/16 19:29	1055

Case Narrative Summary

Client Name: Icor Ltd.

Project Name: BTN-UST

Work Order Number(s): 16033016

Any holding time exceedances, deviations from the method specifications, regulatory requirements or variations to the procedures outlined in the PSS Quality Assurance Manual are outlined below.

The analyses of chlorine, pH, dissolved oxygen, temperature and sulfite for drinking water and non-potable samples tested for compliance have a maximum holding time of 15 minutes. As such, all laboratory analyses for these analytes exceed holding times.

Matrix spike and matrix spike duplicate analyses may not be performed due to insufficient sample quantity. In these instances, a laboratory control sample and laboratory control sample duplicate are analyzed unless otherwise noted or specified in the method.

Sample Receipt:

All sample receipt conditions were acceptable.

NELAP accreditation was held for all analyses performed unless noted below. See www.phaseonline.com for complete PSS scope of accreditation.

Analytical Data Package Information Summary

Work Order(s): 16033016
Report Prepared For: Icor Ltd., Middleburg, VA
Project Name: Icor Master Price List
Project Manager: Ike Singh

Method	Client Sample Id	Analysis Type	Lab Sample Id	Analyst	Mtx	Prep Batch	Analytical Batch	Sampled	Prepared	Analyzed
ASTM D2216 05	PL1 (3-4)	Initial	16033016-005	1059	S	131363	131363	03/30/2016	03/30/2016 16:37	03/30/2016 16:37
	PL2 (3-4)	Initial	16033016-006	1059	S	131363	131363	03/30/2016	03/30/2016 16:37	03/30/2016 16:37
	PL3 (3-4)	Initial	16033016-007	1059	S	131363	131363	03/30/2016	03/30/2016 16:37	03/30/2016 16:37
	PL4 (3-4)	Initial	16033016-008	1059	S	131363	131363	03/30/2016	03/30/2016 16:37	03/30/2016 16:37
SW-846 8015 C	MW2	Initial	16033016-001	1055	W	60121	131419	03/30/2016	03/31/2016 08:22	03/31/2016 16:06
	MW3	Initial	16033016-002	1055	W	60121	131419	03/30/2016	03/31/2016 08:22	03/31/2016 16:31
	MW4	Initial	16033016-003	1055	W	60121	131419	03/30/2016	03/31/2016 08:22	03/31/2016 16:31
	MW5	Initial	16033016-004	1055	W	60121	131419	03/30/2016	03/31/2016 08:22	03/31/2016 16:57
	60121-1-BKS	BKS	60121-1-BKS	1055	W	60121	131419	--------	03/31/2016 08:22	03/31/2016 15:16
	60121-1-BLK	BLK	60121-1-BLK	1055	W	60121	131419	--------	03/31/2016 08:22	03/31/2016 11:49
	60121-1-BSD	BSD	60121-1-BSD	1055	W	60121	131419	--------	03/31/2016 08:22	03/31/2016 15:41
	PL1 (3-4)	Initial	16033016-005	1055	S	60135	131508	03/30/2016	03/31/2016 12:21	04/05/2016 13:29
	PL2 (3-4)	Initial	16033016-006	1055	S	60135	131508	03/30/2016	03/31/2016 12:21	04/01/2016 14:16
	PL3 (3-4)	Initial	16033016-007	1055	S	60135	131508	03/30/2016	03/31/2016 12:21	04/01/2016 13:25
	PL4 (3-4)	Initial	16033016-008	1055	S	60135	131508	03/30/2016	03/31/2016 12:21	03/31/2016 19:29
	60135-1-BKS	BKS	60135-1-BKS	1055	S	60135	131508	--------	03/31/2016 12:21	03/31/2016 17:48
	60135-1-BLK	BLK	60135-1-BLK	1055	S	60135	131508	--------	03/31/2016 12:21	03/31/2016 17:22
	60135-1-BSD	BSD	60135-1-BSD	1055	S	60135	131508	--------	03/31/2016 12:21	03/31/2016 18:13
	12301-GP5-13' S	MS	16032911-005 S	1055	S	60135	131508	03/28/2016	03/31/2016 12:21	03/31/2016 17:48
	12301-GP5-13' SD	MSD	16032911-005 SD	1055	S	60135	131508	03/28/2016	03/31/2016 12:21	03/31/2016 18:13
SW-846 8021B	MW2	Initial	16033016-001	1035	W	60149	131404	03/30/2016	03/31/2016 20:44	03/31/2016 23:42
	MW3	Initial	16033016-002	1035	W	60149	131404	03/30/2016	03/31/2016 20:44	04/01/2016 00:07
	MW4	Initial	16033016-003	1035	W	60149	131404	03/30/2016	03/31/2016 20:44	04/01/2016 00:32
	MW5	Initial	16033016-004	1035	W	60149	131404	03/30/2016	03/31/2016 20:44	04/01/2016 00:58
	60149-1-BKS	BKS	60149-1-BKS	1035	W	60149	131404	--------	03/31/2016 20:44	03/31/2016 23:16
	60149-1-BLK	BLK	60149-1-BLK	1035	W	60149	131404	--------	03/31/2016 20:44	03/31/2016 22:25
	MW2 S	MS	16033016-001 S	1035	W	60149	131404	03/30/2016	03/31/2016 20:44	04/01/2016 06:27
	MW2 SD	MSD	16033016-001 SD	1035	W	60149	131404	03/30/2016	03/31/2016 20:44	04/01/2016 06:52

PHASE SEPARATION SCIENCE, INC.

QC Summary 16033016

Icor Ltd.
BTN-UST

Analytical Method: SW-846 8015 C Prep Method: SW3510C
Seq Number: 131419 Matrix: Ground Water Date Prep: 03/31/2016
PSS Sample ID: 16033016-001

Surrogate	%Rec	Flag	Limits	Units	Analysis Date
o-Terphenyl	63		37-136	%	03/31/16 16:06

Analytical Method: SW-846 8021B Prep Method: SW5030B
Seq Number: 131404 Matrix: Ground Water Date Prep: 03/31/2016
PSS Sample ID: 16033016-001

Surrogate	%Rec	Flag	Limits	Units	Analysis Date
a,a,a-Trifluorotoluene-BTEX	102		63-128	%	03/31/16 23:42

Analytical Method: SW-846 8015 C Prep Method: SW3510C
Seq Number: 131419 Matrix: Ground Water Date Prep: 03/31/2016
PSS Sample ID: 16033016-002

Surrogate	%Rec	Flag	Limits	Units	Analysis Date
o-Terphenyl	70		37-136	%	03/31/16 16:31

Analytical Method: SW-846 8021B Prep Method: SW5030B
Seq Number: 131404 Matrix: Ground Water Date Prep: 03/31/2016
PSS Sample ID: 16033016-002

Surrogate	%Rec	Flag	Limits	Units	Analysis Date
a,a,a-Trifluorotoluene-BTEX	108		63-128	%	04/01/16 00:07

Analytical Method: SW-846 8015 C Prep Method: SW3510C
Seq Number: 131419 Matrix: Ground Water Date Prep: 03/31/2016
PSS Sample ID: 16033016-003

Surrogate	%Rec	Flag	Limits	Units	Analysis Date
o-Terphenyl	65		37-136	%	03/31/16 16:31

PHASE SEPARATION SCIENCE, INC.

QC Summary 16033016

Icor Ltd.
BTN-UST

Analytical Method: SW-846 8021B Prep Method: SW5030B
Seq Number: 131404 Matrix: Ground Water Date Prep: 03/31/2016
PSS Sample ID: 16033016-003

Surrogate	%Rec	Flag	Limits	Units	Analysis Date
a,a,a-Trifluorotoluene-BTEX	101		63-128	%	04/01/16 00:32

Analytical Method: SW-846 8015 C Prep Method: SW3510C
Seq Number: 131419 Matrix: Ground Water Date Prep: 03/31/2016
PSS Sample ID: 16033016-004

Surrogate	%Rec	Flag	Limits	Units	Analysis Date
o-Terphenyl	56		37-136	%	03/31/16 16:57

Analytical Method: SW-846 8021B Prep Method: SW5030B
Seq Number: 131404 Matrix: Ground Water Date Prep: 03/31/2016
PSS Sample ID: 16033016-004

Surrogate	%Rec	Flag	Limits	Units	Analysis Date
a,a,a-Trifluorotoluene-BTEX	108		63-128	%	04/01/16 00:58

Analytical Method: SW-846 8015 C Prep Method: SW3550C
Seq Number: 131508 Matrix: Soil Date Prep: 03/31/2016
PSS Sample ID: 16033016-005

Surrogate	%Rec	Flag	Limits	Units	Analysis Date
o-Terphenyl	97		42-129	%	04/05/16 13:29

Analytical Method: SW-846 8015 C Prep Method: SW3550C
Seq Number: 131508 Matrix: Soil Date Prep: 03/31/2016
PSS Sample ID: 16033016-006

Surrogate	%Rec	Flag	Limits	Units	Analysis Date
o-Terphenyl	77		42-129	%	04/01/16 14:16

PHASE SEPARATION SCIENCE, INC.

QC Summary 16033016

Icor Ltd.
BTN-UST

Analytical Method: SW-846 8015 C Prep Method: SW3550C
Seq Number: 131508 Matrix: Soil Date Prep: 03/31/2016
PSS Sample ID: 16033016-007

Surrogate	%Rec	Flag	Limits	Units	Analysis Date
o-Terphenyl	77		42-129	%	04/01/16 13:25

Analytical Method: SW-846 8015 C Prep Method: SW3550C
Seq Number: 131508 Matrix: Soil Date Prep: 03/31/2016
PSS Sample ID: 16033016-008

Surrogate	%Rec	Flag	Limits	Units	Analysis Date
o-Terphenyl	68		42-129	%	03/31/16 19:29

F = RPD exceeded the laboratory control limits
X = Recovery of MS, MSD or both outside of QC Criteria
H= Recovery of BS,BSD or both exceeded the laboratory control limits
L = Recovery of BS,BSD or both below the laboratory control limits

ATTACHMENT 5

UPDATED NOTIFICATION FOR UNDERGROUND STORAGE TANKS (USTs) FORM 7530-02

PHASE SEPARATION SCIENCE, INC.

QC Summary 16033016

Icor Ltd.
BTN-UST

Analytical Method: SW-846 8015 C Prep Method: SW3510C
Seq Number: 131419 Matrix: Water Date Prep: 03/31/16
MB Sample Id: 60121-1-BLK LCS Sample Id: 60121-1-BKS LCSD Sample Id: 60121-1-BSD

Parameter	MB Result	Spike Amount	LCS Result	LCS %Rec	LCSD Result	LCSD %Rec	Limits	%RPD	RPD Limit	Units	Analysis Date	Flag
TPH-DRO (Diesel Range Organics)	<0.1000	1.000	0.6600	66	0.6205	62	61-119	6	20	mg/L	03/31/16 15:16	

Surrogate	MB %Rec	MB Flag	LCS Result	LCS Flag	LCSD Result	LCSD Flag	Limits	Units	Analysis Date
o-Terphenyl	61		71		64		37-136	%	03/31/16 15:16

Analytical Method: SW-846 8015 C Prep Method: SW3550C
Seq Number: 131508 Matrix: Solid Date Prep: 03/31/16
MB Sample Id: 60135-1-BLK LCS Sample Id: 60135-1-BKS LCSD Sample Id: 60135-1-BSD

Parameter	MB Result	Spike Amount	LCS Result	LCS %Rec	LCSD Result	LCSD %Rec	Limits	%RPD	RPD Limit	Units	Analysis Date	Flag
TPH-DRO (Diesel Range Organics)	<9.987	33.29	25.71	77	24.58	73	56-117	4	25	mg/kg	03/31/16 17:48	

Surrogate	MB %Rec	MB Flag	LCS Result	LCS Flag	LCSD Result	LCSD Flag	Limits	Units	Analysis Date
o-Terphenyl	72		66		68		42-129	%	03/31/16 17:48

Analytical Method: SW-846 8021B Prep Method: SW5030B
Seq Number: 131404 Matrix: Water Date Prep: 03/31/16
MB Sample Id: 60149-1-BLK LCS Sample Id: 60149-1-BKS

Parameter	MB Result	Spike Amount	LCS Result	LCS %Rec	Limits	Units	Analysis Date	Flag
Benzene	<1.000	50.00	49.94	100	80-124	ug/L	03/31/16 23:16	
Ethylbenzene	<1.000	50.00	49.63	99	73-137	ug/L	03/31/16 23:16	
Naphthalene	<1.000	50.00	49.17	98	57-138	ug/L	03/31/16 23:16	
Toluene	<1.000	50.00	50.25	101	77-129	ug/L	03/31/16 23:16	
m,p-Xylenes	<2.000	100	100.8	101	71-140	ug/L	03/31/16 23:16	
o-Xylene	<1.000	50.00	50.30	101	72-140	ug/L	03/31/16 23:16	

Surrogate	MB %Rec	MB Flag	LCS Result	LCS Flag	Limits	Units	Analysis Date
a,a,a-Trifluorotoluene-BTEX	106		110		63-128	%	03/31/16 23:16

PHASE SEPARATION SCIENCE, INC.

QC Summary 16033016

Icor Ltd.
BTN-UST

Analytical Method: SW-846 8021B Prep Method: SW5030B

Seq Number: 131404 Matrix: Ground Water Date Prep: 03/31/16

Parent Sample Id: 16033016-001 MS Sample Id: 16033016-001 S MSD Sample Id: 16033016-001 SD

Parameter	Parent Result	Spike Amount	MS Result	MS %Rec	MSD Result	MSD %Rec	Limits	%RPD	RPD Limit	Units	Analysis Date	Flag
Benzene	<1.000	50.00	49.05	98	46.51	93	50-119	5	25	ug/L	04/01/16 06:27	
Ethylbenzene	<1.000	50.00	48.93	98	45.94	92	43-135	6	25	ug/L	04/01/16 06:27	
Naphthalene	4.850	50.00	45.44	81	44.71	80	22-158	2	25	ug/L	04/01/16 06:27	
Toluene	<1.000	50.00	49.37	99	46.45	93	48-128	6	25	ug/L	04/01/16 06:27	
m,p-Xylenes	<2.000	100	98.96	99	93.54	94	43-134	6	25	ug/L	04/01/16 06:27	
o-Xylene	<1.000	50.00	48.17	96	45.28	91	43-132	6	25	ug/L	04/01/16 06:27	

Surrogate	MS Result	MS Flag	MSD Result	MSD Flag	Limits	Units	Analysis Date
a,a,a-Trifluorotoluene-BTEX	106		109		63-128	%	04/01/16 06:27

F = RPD exceeded the laboratory control limits
X = Recovery of MS, MSD or both outside of QC Criteria
H= Recovery of BS,BSD or both exceeded the laboratory control limits
L = Recovery of BS,BSD or both below the laboratory control limits

Phase Separation Science
~~CALIBER ANALYTICAL SERVICES~~
~~8851 Orchard Tree Lane~~ Towson, MD 21286
~~Phone: 410.825.1151~~
~~Fax: 410.825.2126~~
www.caslabs.net

Chain of Custody Record 16033016

Customer:	ICOR
Contact/Report to:	Ike
Phone:	
Fax:	

E-mail address:	
Project Name:	BTN-UST
Project Number:	
Location:	Alexandria Va

SDG Number:	
Sampled by:	
PO Number:	

Analysis Requested

Lab Number	Field Sample ID	Date Sampled	Time Sampled	No. of Bottles	Matrix	Preservative	DRO	BTEX	Naphthalene								Sampling Remarks/ Comments
	MW2	3/30/16	1100	5	GW		X	X	X								
	MW3		1145	5	GW		X	X	X								
	MW4		1120	5			X	X	X								
	MW5		1200	5			X	X	X								
	PL1 (3-4)		1100	1	Soil		X										
	PL2 (3-4)		1115	1			X										
	PL3 (3-4)		1130	1			X										
	PL4 (3-4)		1145	1			X										

# of Coolers: 1
Custody Seal: ABS
Ice Present: PRES Temp: 9°
Shipping Carrier: CLIENT

Relinquished by:		Date/Time:	3-30-16 / 2:00	Deliverables: I II III CLP EDD	Receipt Temperature: Temp: ____ On Ice	Turnaround Time: STD Next Day 2-Day Other ____
Received by:		Date/Time:	3-30-16 / 3:00			
Relinquished by:		Date/Time:	3-30-16 / 2:10	Custody Seals: Sample Cooler Delivered by client	Comments/Special Instructions:	
Received by:		Date/Time:	3/30/16 / 1515			
Relinquished by:		Date/Time:				
Received by:		Date/Time:				

Phase Separation Science, Inc

Sample Receipt Checklist

Work Order #	16033016	**Received By**	Rachel Davis
Client Name	Icor Ltd.	**Date Received**	03/30/2016 03:15:00 PM
Project Name	BTN-UST	**Delivered By**	Client
Disposal Date	05/04/2016	**Tracking No**	Not Applicable
		Logged In By	Rachel Davis

Shipping Container(s)

No. of Coolers 1

		Ice	Present
Custody Seal(s) Intact?	N/A	Temp (deg C)	9
Seal(s) Signed / Dated?	N/A	Temp Blank Present	No

Documentation

		Sampler Name	Not Provided
COC agrees with sample labels?	Yes		N/A
Chain of Custody	Yes		

Sample Container

		Custody Seal(s) Intact?	Not Applicable
Appropriate for Specified Analysis?	Yes		
Intact?	Yes	Seal(s) Signed / Dated	Not Applicable
Labeled and Labels Legible?	Yes		

Total No. of Samples Received 8

Total No. of Containers Received 24

Preservation

Metals	(pH<2)	N/A
Cyanides	(pH>12)	N/A
Sulfide	(pH>9)	N/A
TOC, COD, Phenols	(pH<2)	N/A
TOX, TKN, NH3, Total Phos	(pH<2)	N/A
VOC, BTEX (VOA Vials Rcvd Preserved)	(pH<2)	Yes
Do VOA vials have zero headspace?		Yes
624 VOC (Rcvd at least one unpreserved VOA vial)		N/A

Comments: (Any "No" response must be detailed in the comments section below.)

For any improper preservation conditions, list sample ID, preservative added (reagent ID number) below as well as documentation of any client notification as well as client instructions. Samples for pH, chlorine and dissolved oxygen should be analyzed as soon as possible, preferably in the field at the time of sampling. Samples which require thermal preservation shall be considered acceptable when received at a temperature above freezing to 6°C. Samples that are hand delivered on the day that they are collected may not meet these criteria but shall be considered acceptable if there is evidence that the chilling process has begun such as arrival on ice.

Samples Inspected/Checklist Completed By: Rachel Davis — Date: 03/30/2016

Rachel Davis

PM Review and Approval: Amber Confer — Date: 03/31/2016

Amber Confer

Notification for Underground Storage Tanks (USTs)

Virginia DEQ Water Form 7530-2

(See reverse for mailing instructions) Rev. (01/03)

STATE USE ONLY

ID Number

Date Received

Date Entered

Entered By

Comments

PART I: PURPOSE OF NOTIFICATION

✓ **Check all that apply:**

- ☐ New (not previously registered) facility
- ☐ New tank(s) at previously registered facility
- ☐ Change in tanks (e.g., upgrade)
- ☐ Change in piping (e.g., upgrade)
- ☐ Temporary closure
- ☑ Tank removal or closure
- ☐ Piping removal or closure
- ☐ Other (specify):
- ☐ Change in tank contents
- ☐ New owner
- ☐ Change in owner address

PART II: OWNERSHIP OF TANKS

A. Owner Name
ALEXANDRIA NORTH TERMINAL LLC

B. Owner Address
2900 K STREET NW

C. City, State, Zip
SUITE # 401

D. Name of Contact Person
RUSS WHEELER

E. Title of Contact Person
DEVELOPMENT MANAGER

F. Phone Number
(202) 944-4730

Fax Number
(202) 944-4704

G. E-mail Address
RWHEELER@CITYINTERESTS.COM

H. Name of Previous Owner
THE WASHINGTON POST COMPANY

PART III: LOCATION OF TANKS

A. Facility Name
ROBINSON TERMINAL NORTH

B. Facility Street Address (P.O. Box not acceptable)
501 N UNION STREET

C. City, Zip
ALEXANDRIA, VA 22314

D. County or Municipality where Facility is Located
CITY OF ALEXANDRIA

E. Name of Contact Person
RUSS WHEELER

F. Title of Contact Person
DEVELOPMENT MANAGER

G. Phone Number
(202) 944-4730

Fax Number
(202) 944-4704

H. E-mail Address
RWHEELER@CITYINTERESTS.COM

PART IV: TYPE OF OWNER

- ☐ Federal government
- ☐ State government
- ☐ Local government
- ☑ Commercial
- ☐ Private

PART V: TYPE OF FACILITY

- ☐ Retail gas station
- ☐ Petroleum distributor
- ☐ Local government
- ☐ Federal non-military
- ☐ Federal military
- ☐ State government
- ☑ Commercial (non-resale)
- ☐ Industrial
- ☐ Other _____
- ☐ Residence
- ☐ Farm

PART VI: FINANCIAL RESPONSIBILITY

The tank owner has met the financial responsibility requirements contained in 9 VAC 25-590-10 et seq. using the following methods/mechanisms

- ☐ Self Insurance
- ☐ Guarantee
- ☐ Insurance
- ☐ Surety Bond
- ☐ Letter of Credit
- ☐ Trust Fund
- ☑ Virginia Petroleum Storage Tank Fund

PART VII: OWNER CERTIFICATION

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate and complete. I understand that the owner of the underground storage tanks hereby registered is responsible for compliance with the requirements of Virginia Regulations 9 VAC 25-580-10 et seq. and federal regulation 40 CFR Part 280, among other requirements. I warrant and represent that I am the owner or that I have the authority to sign this certification on behalf of the owner. I understand that this notification form is sufficient evidence to establish ownership of tanks subject to 9 VAC 25-580-10 et seq.

Peter J. Farrell — Name and Title (Type or Print)

Signature

04/25/2016 — Date

PART VIII: INSTALLER CERTIFICATION

I certify that the installation of this tank was performed in accordance with all federal, state and local installation requirements. I warrant and represent that I am the installer or that I have the authority to sign this certification on behalf of the installer.

Name and Title (Type or Print)

Signature

Date

Company Name

Address

( ) Telephone Number

PART IX: TANK DESCRIPTION FOR NEW INSTALLATIONS AND AMENDMENTS

Owner Tank Identification Number	1		2		3					
DEQ Tank Identification Number										
Tank Status	☐ New Tank ☑ Amendment		☐ New Tank ☑ Amendment		☐ New Tank ☑ Amendment		☐ New Tank ☐ Amendment		☐ New Tank ☐ Amendment	
Date of Installation (MM/DD/YYYY)										
Date of Amendment (MM/DD/YYYY)										
Tank Capacity (Gallons)	8000		8000		8000					
Substance stored (if hazardous, include CERCLA name and/or CAS number)	diesel		diesel		diesel					
Material of Construction (√ all that apply)	Tank	Piping	Tank	Piping	Tank	Piping	Tank	Piping	Tank	Piping
Fiberglass Reinforced Plastic	☑	☑	☑	☑	☑	☑	☐	☐	☐	☐
Coated and Cathodically Protected/STI-P3®	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Double Walled	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Impressed Current System Steel	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Composite (Steel Clad with Fiberglass)/ACT 100 ®	☐		☐		☐		☐		☐	
Lined Interior	☐		☐		☐		☐		☐	
Polyethylene Tank Jacket	☐		☐		☐		☐		☐	
Concrete	☐		☐		☐		☐		☐	
Excavation Liner	☐		☐		☐		☐		☐	
Asphalt Coated or Bare Steel	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Secondary Containment		☐		☐		☐		☐		☐
Polyflexible piping		☐		☐		☐		☐		☐
Galvanized Steel		☐		☐		☐		☐		☐
Other (specify)										
Has tank/piping been repaired?	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Piping Type	Tank	Piping	Tank	Piping	Tank	Piping	Tank	Piping	Tank	Piping
Safe Suction (No Check Valve at Tank)		☐		☐		☐		☐		☐
U.S. Suction (Check Valve at Tank)		☑		☑		☑		☐		☐
Pressure		☐		☐		☐		☐		☐
Gravity Fed		☐		☐		☐		☐		☐
Release Detection	Tank	Piping	Tank	Piping	Tank	Piping	Tank	Piping	Tank	Piping
Manual Tank Gauging	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Tightness Testing	☑	☑	☑	☑	☑	☑	☐	☐	☐	☐
Inventory Control	☐		☐		☐		☐		☐	
Automatic Tank Gauging	☑	☑	☑	☑	☑	☑	☐	☐	☐	☐
Vapor Monitoring	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Groundwater Monitoring	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Interstitial Monitoring-Double Walled	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Interstitial Monitoring-Secondary Containment	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Automatic Line Leak Detectors		☐		☐		☐		☐		☐
Statistical Inventory Reconciliation	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Other (specify)										
Spill Containment & Overfill Prevention	Tank	Piping	Tank	Piping	Tank	Piping	Tank	Piping	Tank	Piping
Spill Containment/Bucket	☑		☑		☑		☐		☐	
Overfill Automatic Shutoff	☑		☑		☑		☐		☐	
Overfill Alarm	☑		☑		☑		☐		☐	
Overfill Ball Float Valve	☑		☑		☑		☐		☐	

PART X: TANK CLOSURE, REMOVAL OR CHANGE IN SERVICE

Owner Tank Identification Number (assigned or used by owner)	1		2		3					
DEQ Tank Identification Number (assigned by DEQ)										
Tank and Piping Status	Tank	Piping	Tank	Piping	Tank	Piping	Tank	Piping	Tank	Piping
Removal	☑	☑	☑	☑	☑	☑	☐	☐	☐	☐
Closure in Place	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Filled with Inert Material	☐		☐		☐		☐		☐	
Describe Inert Material										
Temporary Closure	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Change in Service	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Date of Installation (MM/DD/YYYY)	unknown		unknown		unknown					
Tank Capacity (Gallons)	8000		8000		8000					
Substance Stored (if hazardous, include CERCLA name and/or CAS number)	diesel		diesel		diesel					
Material of Construction (√ all that apply)	Tank	Piping	Tank	Piping	Tank	Piping	Tank	Piping	Tank	Piping
Fiberglass Reinforced Plastic	☑	☑	☑	☑	☑	☑	☐	☐	☐	☐
Coated and Cathodically Protected/STI-P3®	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Double Walled	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Impressed Current System Steel	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Composite (Steel Clad with Fiberglass)/ACT 100 ®	☐		☐		☐		☐		☐	
Lined Interior	☐		☐		☐		☐		☐	
Polyethylene Tank Jacket	☐		☐		☐		☐		☐	
Concrete	☐		☐		☐		☐		☐	
Excavation Liner	☐		☐		☐		☐		☐	
Asphalt Coated or Bare Steel	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Secondary Containment		☐		☐		☐		☐		☐
Polyflexible Piping		☐		☐		☐		☐		☐
Galvanized Steel		☐		☐		☐		☐		☐
Other (specify)										
Unknown	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Date Last Used (MM/DD/YYYY)	unknown		uknown		unknown					
Date Closed (MM/DD/YYYY)	3/23/16		3/23/16		3/23/16					
Closure Assessment Completed (Please submit site map, soil sampling results, chain of custody for all samples, copy of building permit, and disposal manifest with this form).	☑ Yes ☐ No		☑ Yes ☐ No		☑ Yes ☐ No		☐ Yes ☐ No		☐ Yes ☐ No	
Evidence of a Leak Detected	☐ Yes ☑ No		☐ Yes ☑ No		☐ Yes ☑ No		☐ Yes ☐ No		☐ Yes ☐ No	