

ATLANTIC GEOTECHNICAL SERVICES, INC.
Geotechnical + Materials Testing + Environmental

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

**+/- 180-ACRE PARCEL
SOUTHPOINT BUSINESS PARK
PRINCE GEORGE COUNTY, VIRGINIA**

PREPARED FOR:

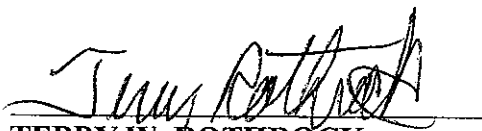
**Mr. WARREN GREEN
THE HOLLINGWORTH COMPANIES
8100 QUALITY DRIVE
PRINCE GEORGE, VIRGINIA 23875**

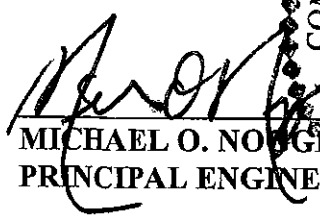
PREPARED BY:

**ATLANTIC GEOTECHNICAL SERVICES, INC.
10971 RICHARDSON ROAD
ASHLAND, VIRGINIA 23005
(804) 550-2203**

MARCH 17, 2003

AGS REPORT NO. RE03-011


**TERRY W. ROTHROCK
ENGINEERING GEOLOGIST**


**MICHAEL O. NOGGLE, P.E.
PRINCIPAL ENGINEER**

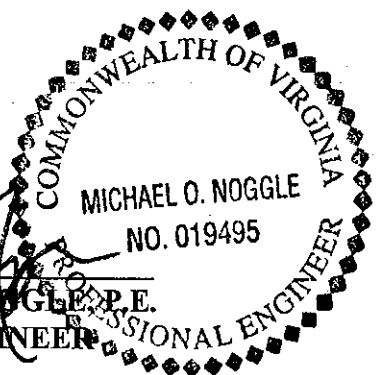


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SECTION 1

EXECUTIVE SUMMARY

The principal objective of this project was to evaluate potential environmental impacts at, or in the vicinity of the +/- 180-acre parcel located in the Southpoint Business Park in Price George County, Virginia. This assessment was prepared by Atlantic Geotechnical Services, Inc. (AGS) of Ashland, Virginia under contract with The Hollingsworth Companies. To meet this objective, selected available public information, including maps and documents on file with federal, state, and local agencies, were compiled and reviewed. A site visit was performed on March 7, 2003 by AGS personnel.

Review of federal and state database summaries indicated no (0) NPL, no (0) CERCLIS, no (0) RCRA, no (0) RCRA TSD facilities, no (0) ERNS, no (0) SWF, no (0) UST, no (0) LUST, no (0) VRP, and no (0) PREP Notice sites within specified distances from the subject site. Based on the results of our site reconnaissance and database review, there does not appear to be any visible or regulatory conditions on-site that would represent a substantial environmental threat to the subject site at this time.

AGS's study cannot preclude the possibility of groundwater or surface water or soil contamination based on the limited scope of the Phase I study. However, based on the results of this study, and analysis conducted by this office, it does not appear necessary to conduct further investigations at this time, unless the Client desires to improve their confidence level and increase the information presented herein.

SECTION 2

INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) for the +/- 180-acre parcel located in the Southpoint Business Park in Prince George County, Virginia.

The site is bordered on the south and east by undeveloped land; to the north by Blackwater Swamp; and to the west by Interstate 295.

This assessment was prepared by Atlantic Geotechnical Services, Inc. (AGS) of Ashland, Virginia under contract with The Hollingsworth Companies. This report is provided for the sole use of The Hollingsworth Companies and their designated representatives. Use of this report by any other parties is not authorized and will be at the party's own risk. AGS disclaims liability for the use or reliance by other parties.

2.1 Objectives

The principal objective of this Phase I assessment is to evaluate environmental conditions at this site and the surrounding properties regarding potential impacts to human health and the environment. Specific objectives of this evaluation include:

1. Identification and documentation of listed past and present onsite activities which may have resulted in potential impacts to the environment.
2. Identification and documentation of listed past or present activities at nearby properties that may pose an environmental risk to the subject site.

2.2 Scope of Work

AGS was contracted by The Hollingsworth Companies to conduct a Phase I Environmental Site Assessment (ESA) on the property identified as the +/- 180-acre parcel located in the Southpoint Business Park in Prince George County, Virginia. The purpose of this assessment was to locate and describe environmental threats/concerns found on/in the immediate vicinity of the subject site. The assessment consisted of a

physical survey of the property, scientific literature review, and a regulatory database search. Figure No. 1, the Site Location Map, shows the general location of the subject property.

The following services were not included: permits, location of utilities, surveying for line and grade, quantity and cost estimates, detailed plans and specifications, waste characterization and treatment programs, radon surveys, examination of on site structures, soil and water sampling surveys, wetland assessments, lead and/or asbestos surveys, identification of shrink-swell soils, noise surveys, attendance at meetings or services not specifically defined herein. Some of these services may, however, be provided as an expansion of our services if so desired.

SECTION 3

METHODS OF INVESTIGATION

This section presents specific methods and work items employed by AGS to meet the project objectives and scope of the work.

3.1 Review of Published Information

To provide information on the history of the site and nearby properties, the following information sources were reviewed:

1. U.S. Geological Survey Map, 7.5 Minute, Prince George, Virginia; Published 1969; Photorevised 1981.
2. Virginia Department of Transportation (VDOT) Aerial Photographs from March 22, 1954; August 30, 1976; February 26, 1982 and October 19, 1990.
3. The current and past regulatory status of the site and nearby properties was explored by a review of information on file with the United States Environmental Protection Agency (EPA) provided by Virginia Department of Environmental Quality (VDEQ). The information review included:

I. Federal Regulatory Database Review

The following databases maintained by the federal government have been reviewed to help identify environmental concerns.

A. The National Priorities List (NPL)

The NPL is an EPA database of hazardous waste sites identified for priority remedial action under the Superfund Program. To be included on the NPL, a site must either meet or exceed a predetermined hazard ranking system score, be selected as a top priority by a state, or meet all of the following criteria:

- 1) The United States Department of Health and Human Services has issued a health advisory recommending people be removed from the site to avoid exposure;
- 2) The EPA has determined the site represents a significant threat; and
- 3) The EPA has determined remedial action is more cost effective than removal action.

B. Comprehensive Environmental Response, Compensation, and Liability Index System (CERCLIS)

The CERCLIS list is a compilation by EPA of the sites which the EPA has investigated or is currently investigating for the release or threatened release of hazardous substances pursuant to the Superfund Act.

C. Resource Conservation and Recovery Act (RCRA) Notification System

The EPA's RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. This database is a compilation by the EPA of reporting facilities that generate, store, treat or dispose of hazardous waste.

D. Emergency Response Notification System (ERNS)

The National Spills Report is a compilation of reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, U.S. Coast Guard, and the U.S. Department of Transportation.

E. RCRA Permitted Treatment, Storage and Disposal Facilities (TSD)

The EPA's RCRA program identifies and tracks hazardous waste from point of generation to point of disposal. The RCRA facilities database compiles EPA facilities that report generation, storage, transportation, treatment or disposal of hazardous waste.

II. State Database Review

The following state maintained databases were reviewed to help identify any sites of environmental concern:

- A. State CERCLIS List
- B. Leaking Above/Underground Storage Tanks (LAST/LUSTs)
- C. Solid Waste Facility Information (SWF)
- D. Storage Tank Facility Information (USTs)
- E. Virginia Voluntary Remediation Program (VRP Sites)
- F. Pollution Complaints (PREP Notices)

3.2 Site Reconnaissance

Current surface site conditions were documented via a walk-over site reconnaissance survey performed by AGS personnel on March 7, 2003. During this reconnaissance, site conditions were observed, recorded, and photographed (see Appendix B).

SECTION 4

FINDINGS

This section presents the results of the Phase I Environmental Site Assessment. The general, physical setting is presented first, followed by a description of the property history, regulatory information, and the current site conditions.

4.1 Topographic Setting

Based on topographic information provided on the United States Geological Survey (USGS) Prince George, Virginia Quadrangle and the plat provided by the Client, the natural soil elevation of the subject site ranges from 105 to 135 feet above sea level. The subject site is currently undeveloped, but has been cleared. The subject site slopes very gently to the northeast towards Blackwater Swamp which is located along the northern boundary of the subject site.

4.2 Geologic Setting

The soils of the subject site consist of the Ackwater-Montross-Aycock and Kinston Series according to the United States Department of Agriculture Soil Conservation Services Soil Survey of Prince George County, Virginia (1985). The soils of the Ackwater-Montross-Aycock Series consist of deep, moderately well drained and well drained soils that have a clayey or loamy subsoil. These soils are formed in fluvial and marine sediments on uplands. The Kinston Series consists of deep, poorly drained soils that have a loamy substratum. These soils are formed in fluvial sediments on floodplains.

4.3 Property History

The history of the site and nearby properties was judged primarily from aerial photographs, topographic maps and our site reconnaissance conducted on March 7, 2003.

Aerial photographs from March 22, 1954; August 30, 1976; February 26, 1982 and October 19, 1990 were reviewed for this project. The photographic series reviewed indicates the subject site was not developed with the exception for agricultural purposes in the south/southeastern portions of the site. No evidence of previously existing structures or activities that would represent a significant environmental impact on the subject site was noted in the review of aerial photographs reviewed for this project. The site reconnaissance conducted on March 7, 2003 did not reveal any evidence of activities on site that would represent a significant environmental concern for the subject site.

Information collected on the regulatory history of the site and nearby properties is presented in Section 4.4.

4.4 Regulatory Status

A review of pertinent federal and state regulatory databases was performed for the subject site (see Appendix A for details).

I. Federal Regulatory Review (Part I)

The following databases maintained by the federal government have been reviewed to identify environmental concerns:

- A. The National Priorities List (NPL)
- B. The Comprehensive Environmental Response, Compensation, and Liability Index System (CERCLIS)
- C. The Resource Conservation and Recovery Act (RCRA) Notification System
- D. The Emergency Response Notification System (ERNS)
- E. RCRA Permitted Treatment, Storage and Disposal Facilities (TSD)

The database search was conducted using a one mile and one-half mile radius where possible and local zip codes. All sites listed within a specified radius or 23875 zip code area have been listed. No (0) site listed on any federal databases was found on the subject site.

A. The National Priorities List (NPL)

No (0) NPL sites were identified within a one-mile radius of the subject site.

B. Comprehensive Environmental Response, Compensation, and Liability Index System (CERCLIS)

No (0) CERCLIS sites were located within a one-half mile radius of the subject site.

C. Resource Conservation and Recovery Act (RCRA) Notification System

No (0) RCRA sites were identified within a one-half mile radius of the subject site.

D. Emergency Response Notification System (ERNS)

No (0) ERNS sites were identified within a one-half mile radius of the subject site.

E. RCRA Permitted Treatment, Storage and Disposal Facilities (TSD)

No (0) RCRA TSD facilities were listed by the database as being located within a one-mile radius of the subject site.

II. State Database (Part II)

The following state maintained databases were reviewed to identify any sites of environmental concern:

- A. State CERCLIS List
- B. Leaking Above/Underground Storage Tanks (LAST/LUSTs)
- C. Solid Waste Facility Information (SWF)
- D. Underground Storage Tank Facility Information (USTs)
- E. Virginia Voluntary Remediation Program (VRP Sites)
- F. Pollution Complaints (PREP Notices)

The database search was conducted using a one mile or one half-mile radius where possible and local zip codes. All sites listed within a specified radius or 23875 zip code area have been listed. No (0) site listed on the state databases was found on the subject site.

A. State CERCLIS List (SCL)

The database identified no (0) SCL sites within a one mile distance from the subject site.

B. Leaking Above/Underground Storage Tanks (LAST/LUSTs)

No (0) LUST sites were identified within a one-half mile radius of the subject site.

The database identified one (1) unmapped LUST site. Review of available information on this site indicates this facility is located beyond the search radius pertinent to our study. Therefore, an adverse environmental impact on the subject site from this facility is unlikely.

C. Solid Waste Facility Information (SWF)

No (0) SWF sites were identified within a one-half mile of the subject site by the database.

D. Underground Storage Tank Facility Information (USTs)

No (0) UST sites were identified within a one-half mile radius of the subject site.

E. Virginia Voluntary Remediation Program (VRP Sites)

No (0) VRP sites were identified within a one mile radius of the subject site.

F. Pollution Complaints (PREP Notices)

No (0) PREP Notice sites were identified within a one-half mile radius of the subject site.

4.5 Current Site Conditions

The current site conditions were observed, recorded, and photographed (Appendix B) during a physical survey of the site on March 7, 2003.

4.5.1 Hydrology

The subject site is characterized by the Blackwater Swamp located on the north/northeastern boundaries of the subject site. Wetlands exist on the northern, southern and eastern boundaries of the subject site. The subject site gently slopes to the northeast. Groundwater is expected to flow in a similar direction.

4.5.2 Items Observed On Site

The subject site is presently undeveloped, but has been cleared. Minor amounts of dumping were noted at various points along dirt roads that transverse the site; however, no materials that would be considered hazardous or potentially hazardous were noted among the discarded items on the site. No structures or activities that would represent a significant environmental concern for the subject site was noted during our site visit.

4.5.3 PCBs

No (0) pad or pole-mounted transformers were noted on the subject site at the time of our site visit. Additionally, no obvious sign of storage or disposal of PCB containing materials was noted on the site.

4.5.4 Hazardous Substances

No evidence of use, generation, storage, disposal or release of hazardous or potentially hazardous chemicals or raw materials was observed on the subject site at the time of our site visit.

4.5.5 Wells

No (0) water wells were noted on the subject site during our site reconnaissance on March 7, 2003.

4.5.6 Above and Underground Storage Tank (AST/UST)

No (0) above ground or evidence of underground storage tanks were noted during our site reconnaissance of March 7, 2003.

4.5.7 Asbestos

Sampling of Asbestos Containing Building Materials (ACBM) was beyond the scope of this project and was not performed during the site visit. AGS personnel looked for indications of suspect ACBM that may have been dumped on the site. No materials considered as suspect ACBM were noted during our site visit.

SECTION 5
SUMMARY AND RECOMMENDATIONS

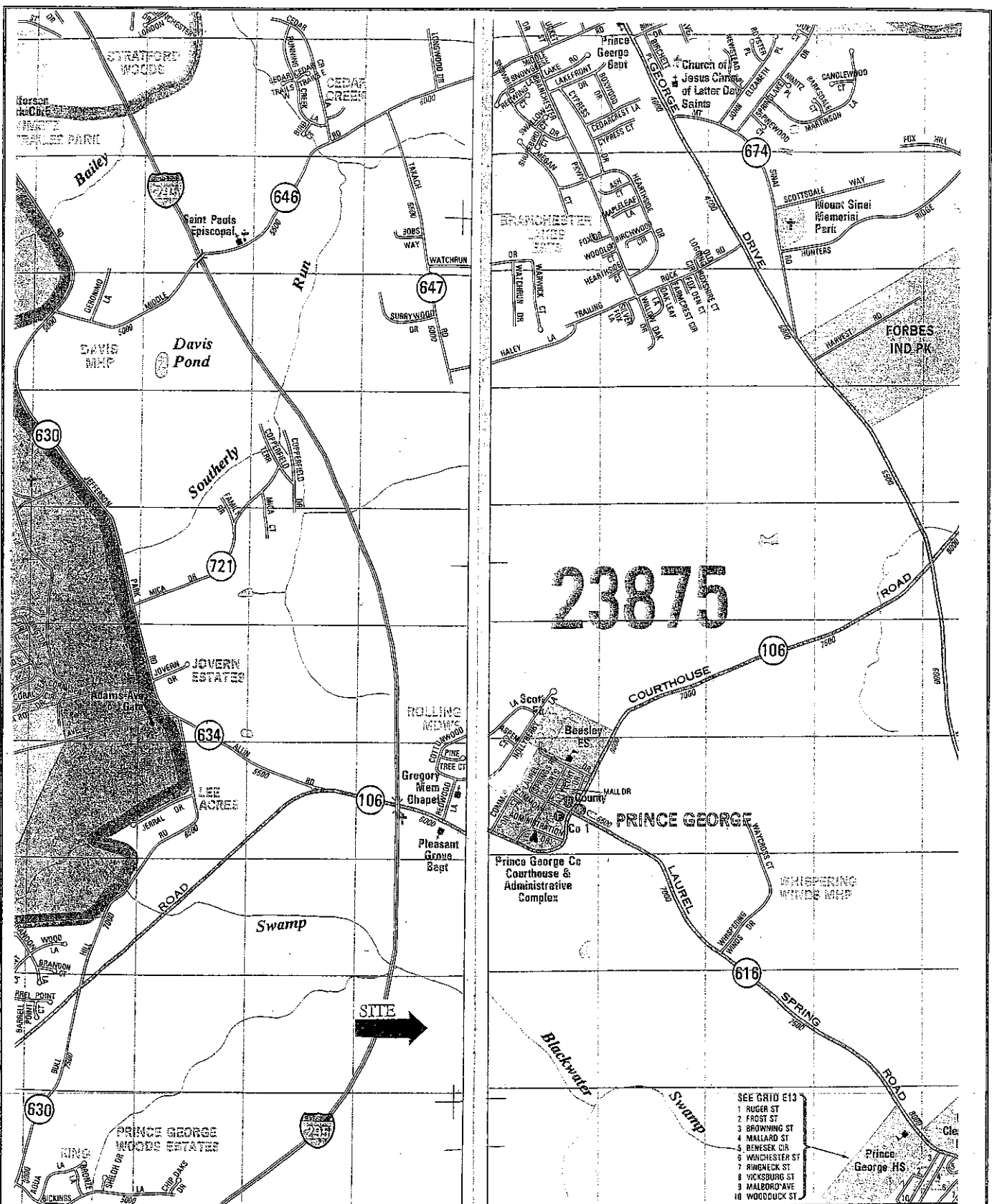
No significant, visually identifiable, environmental impacts or concerns were noted during the site reconnaissance on or adjacent to the subject site.

The review of the Federal and State databases for the subject site indicates there are no environmental permits nor has there been any regulatory action taken on the subject site.

During the site reconnaissance, no evidence of use, generation, disposal of hazardous or potentially hazardous chemicals or raw materials was observed on the subject site.

AGS's study cannot preclude the possibility of groundwater, surface water or soil contamination at the subject site as field sampling and chemical analyses were neither included in our scope of work, nor are part of the scope of work for a standard Phase I ESA. However, our observations suggest the risk of such contamination appears to be low at this site.

FIGURE 1
SITE LOCATION MAP

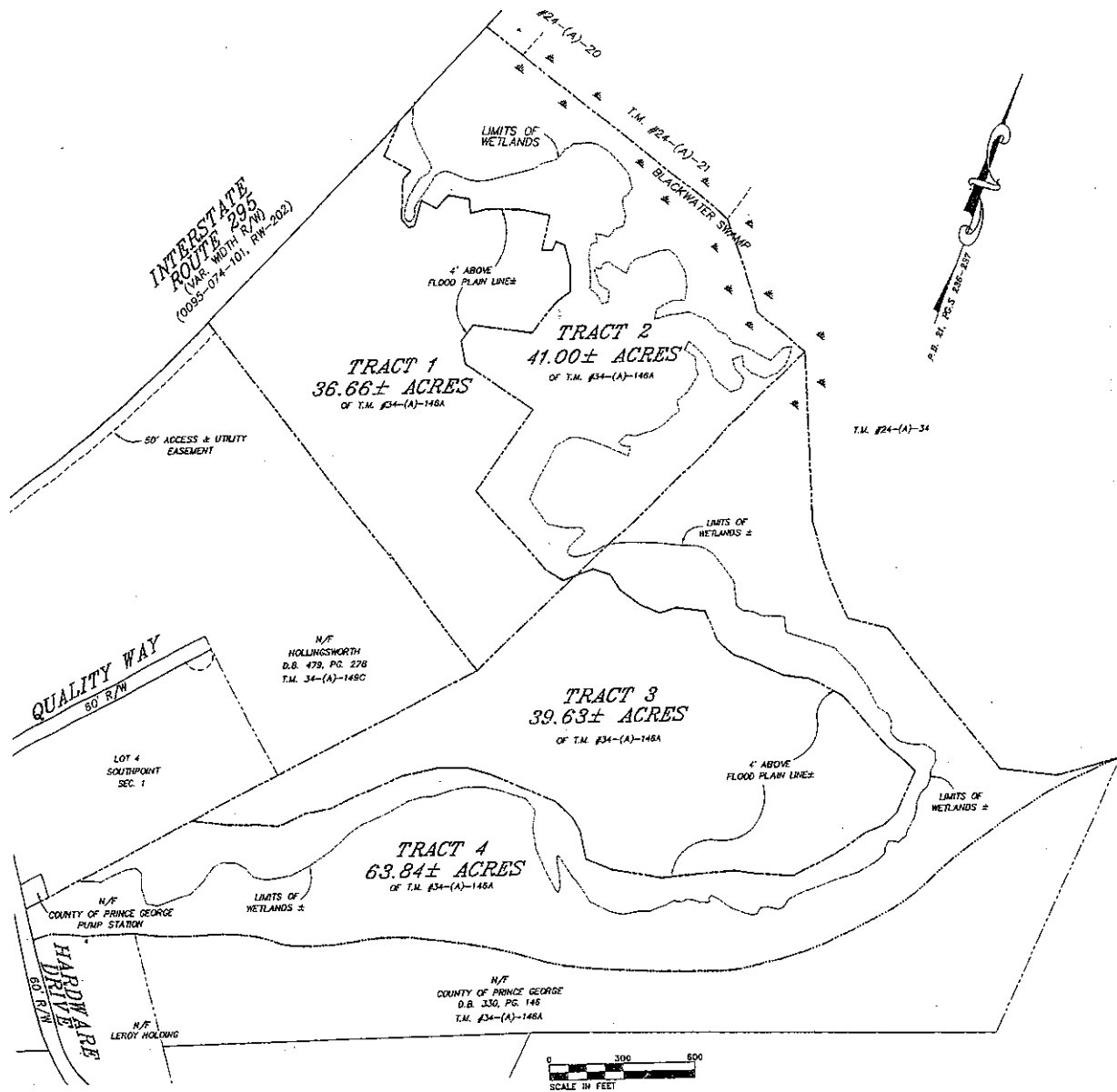


SITE LOCATION MAP
 +/- 180-Acre Parcel
 Southpoint Business Park
 Prince George County, Virginia

RE03-011

FIGURE 1

FIGURE 2
SITE BOUNDARY MAP



SITE BOUNDARY MAP
+/- 180-Acre Parcel
Southpoint Business Park
Prince George County, Virginia

RE03-011

FIGURE 2

APPENDIX A
FEDERAL AND STATE DATABASE REVIEW AND RECORDS

EnviroData Information Search Results

Summary Sheet

Customer: Atlantic Geotechnical Services, Inc.
 Subject Property: Parcel
 Address: I-295
 Prince George, VA 23875

Report Date: 03/06/03
 Report No. AGS1115
 Standard: ASTM Phase I

Federal Databases Searched

Database	File Date	Agency	Search Radius	Mapped	Unmapped	Total
NPL	12/05/02	US EPA Superfund Sites	1.0 Mile	0	0	0
CERCLIS	12/05/02	US EPA Potential Superfund Sites	0.5 Mile	0	0	0
CERCLIS NFRAP	12/05/02	US EPA Potential Superfund Sites	0.5 Mile	0	0	0
RCRIS TSD	09/30/02	US EPA RCRA TSD Facilities	1.0 Mile	0	0	0
RCRIS	09/30/02	US EPA RCRA Generators/Transporters	0.5 Mile	0	0	0
ERNS	11/01/99	US EPA Emergency Response Notification System	0.5 Mile	0	0	0
Sub Total Federal Records				0	0	0

State Databases Searched

Database	File Date	Agency	Search Radius	Mapped	Unmapped	Total
SOLID WASTE	12/10/02	VA DEPT OF ENVIRONMENTAL QUALITY Solid Waste Sites	0.5 Mile	0	0	0
UST	11/12/02	VA DEPT OF ENVIRONMENTAL QUALITY Underground Storage Tanks	0.5 Mile	0	0	0
LUST SITES	11/12/02	VA DEPT OF ENVIRONMENTAL QUALITY Leaking Underground Storage Tanks	0.5 Mile	0	1	1
VRP	02/21/01	VA DEPT OF ENVIRONMENTAL QUALITY Virginia Voluntary Remediation Program	1.0 Mile	0	0	0
PREP NOTICES	03/23/00	VA DEPT OF ENVIRONMENTAL QUALITY Pollution Complaints	0.5 Mile	0	0	0
Sub Total State Records				0	1	1

Glossary:

ASTM:	American Society of Testing and Materials
CERCLIS:	Comprehensive Environmental Response Compensation and Liability Information System
ERNS:	Emergency Response Notification System
NPL:	National Priorities List
LUST/LAST:	Registered Incidents of Leaks or Releases from Above or Underground Storage Tanks
PC Notice:	Pollution Complaints registered with the state reflecting releases of hazardous material to the ground or water
RCRIS:	Resource Conservation and Recovery Information System - Generators and TSD (treatment, storage, and disposal) Facilities
VRP:	Voluntary Remediation Program
Unmappable:	A site which cannot be geocoded (i.e., located by longitude and latitude) because of inadequate government address information.

Limitations:

The scope of this report is defined by the ASTM Phase I Environmental Site Assessment Process E1527. The Client proceeds at its own risk in relying on the use of Government data in whole or in part for any transaction. EnviroData assumes no responsibility for the completeness or accuracy of Government information; information provided by others; or for errors resulting from data conversion or enhancement. EnviroData's obligation regarding such data products is solely limited to providing portions of existing Government data as of the date of each update received. No other warranty, expressed or implied, is made. EnviroData products are intended for the specified use of the Client and shall not be used for other purposes. EnviroData has relied upon the accuracy of the information provided by the Client on the Order Form. By signing the Order Form, the Client assumes responsibility for payment of any and all fees associated with the preparation and delivery of the products and services requested.



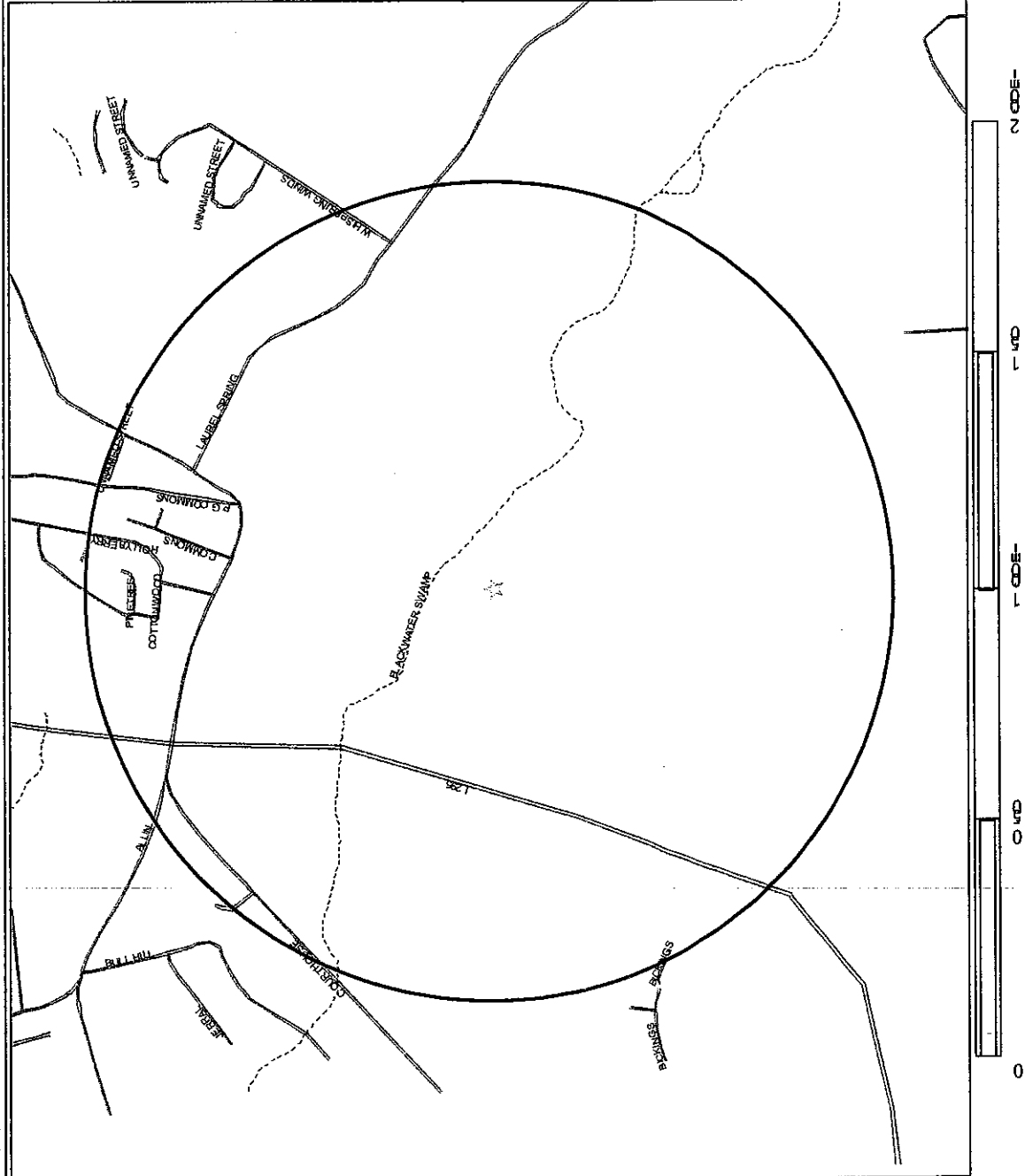
Atlantic Geotechnical Services, Inc.

EnviroData

EDI File No: AGS1115C

Subject Site: Parcel

1.00 Mile Search Radius
March 6, 2003



Legend



Subject Site

Centroid of Property

No Facilities

Rail Features



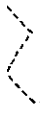
Primary Roads



Secondary Roads



Other Trails



Water Features



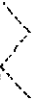
Rail Features



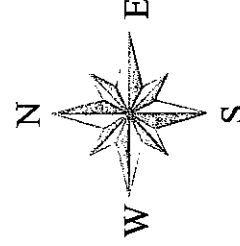
Powerlines



Pipelines



Miscellaneous



Record of LUST/LAST Incidents

Unmapped Sites

Report Date: 03/06/03

Report No. AGS1115

Page No. LZ - 1

Zip Code	Complaint #/ Description	Date Recorded	Waterbody	Responsible Party
90-1084	diesel fuel from oil/water separator at Ft. Lee Petroleum Training Facility, Bldg. 11505	02/22/90	Blackwater Swamp	Ft. Lee
STATUS: CLOSED Facility Id:				

LUST, LAST, AST, and UST incidents indicate leaks or suspected leaks of above or below ground storage tanks which have been reported to the Virginia Department of Environmental Quality

Virginia Database Sources

Database	Description
NPL	The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial action under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Dept of Health and Human Services and the EPA in order to become an NPL site. For specific questions concerning an NPL site, go to the EPA web page at www.epa.gov .
RCRA -TSD	The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities, which report generation, storage, transportation, treatment, or disposal of hazardous waste. RCRA TSDs are facilities, which treat, store, and/or dispose of hazardous waste. For specific questions concerning an RCRA-TSD site, go to the EPA web page at www.epa.gov . CORRACTS LIST - Lists of hazardous waste treatment, storage, or disposal facilities and other RCRIS facilities (due to past interim status or storage of hazardous waste beyond 90 days) that have been notified by the EPA to undertake corrective action under RCRA.
CERCLIS	The CERCLIS List is a compilation by the EPA of the sites, which the agency has investigated or is currently investigating of a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (Superfund Act). For specific questions concerning a CERCLIS site, go to the EPA web page at www.epa.gov
LUST	The Virginia Department of Environmental Quality (DEQ) maintains an inventory of leaking underground storage tanks. For specific questions concerning a LUST incident, go to the Virginia DEQ web page at www.deq.state.va.us .
SWLF	The Virginia Department of Environmental Quality (DEQ) maintains an inventory of the solid waste facilities in the state. For specific questions concerning a solid waste site, go to the Virginia DEQ web page at www.deq.state.va.us .
UST	The Virginia Department of Environmental Quality (DEQ) maintains an inventory of registered underground storage tanks. For specific questions concerning a UST facility, go to the Virginia DEQ web page at www.deq.state.va.us .
ERNS	The Emergency Response Notification System (ERNS) is a national database used to collect information on reported release of oil and hazardous substances. The database contains information from spill or reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of Transportation. For specific questions concerning an ERNS incident, go to the EPA web page at www.epa.gov .
RCRA - non TSD	The EPA's Resources Conservation and Recovery Act (RCRA) program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities, which report generation, storage, transportation, treatment, or disposal of hazardous waste. RCRA Small and Very Small generators are facilities, which generate less than 1000 kg/month of non-acutely hazardous waste. For specific questions concerning an RCRA-Non TSD facility, go to the EPA web page at www.epa.gov . CORRACTS LIST - Lists of hazardous waste treatment, storage, or disposal facilities and other RCRIS facilities (due to past interim status or storage of hazardous waste beyond 90 days) that have been notified by the EPA to undertake corrective action under RCRA.
PREP	The Virginia Department of Environmental Quality (DEQ) maintains a database used to collect and track information on reported surface releases of oil and hazardous substances. For specific questions concerning a PREP incident, go to the DEQ web page at www.deq.state.va.us .

APPENDIX B
PHOTO DOCUMENTATION OF SITE

PROJECT PHOTOGRAPHS
+/- 180-Acre Parcel
Southpoint Industrial Business Park
Prince George County, Virginia
(RE03-011)



Subject Site from South to North



Northern Portion of Subject Site

PROJECT PHOTOGRAPHS
+/- 180-Acre Parcel
Southpoint Industrial Business Park
Prince George County, Virginia
(RE03-011)



Dirt Road on Southern Portion of Subject Site



Southwestern Portion of Subject Site