

PHASE I ENVIRONMENTAL SITE ASSESSMENT



LEWIS SUPPLY PROPERTY

101 EAST 7TH STREET
RICHMOND, VIRGINIA 23224

ECS PROJECT NO. 47:17946

FOR: LEWIS SUPPLY COMPANY

DECEMBER 6, 2023





December 6, 2023

Bruce Ackman
Lewis Supply Company
101 East 7th Street
Richmond, Virginia 23224

ECS Project No. 47: 17946

Reference: Phase I Environmental Site Assessment Report, Lewis Supply Property, 101 East 7th Street, Richmond, City of Richmond, Virginia 23224

Dear Mr. Ackman:

ECS Mid-Atlantic, LLC (ECS) is pleased to provide you with the results of our Phase I Environmental Site Assessment (ESA) for the referenced site. ECS's services were provided in general accordance with ECS Proposal No. 47:31245-EP authorized on November 21, 2023 and generally meet the requirements of ASTM E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and in accordance with EPA Standards and Practices for All Appropriate Inquiries contained in 40 CFR Part 312.

If there are questions regarding this report or a need for further information, please contact the undersigned.

Sincerely,

ECS Mid-Atlantic, LLC

A handwritten signature in black ink that reads "Patrick Socha".

Patrick Socha
Environmental Staff Project Manager
psocha@ecslimited.com
804-353-6333

A handwritten signature in black ink that appears to read "Jack H. Trimble".

Jack H. Trimble, CHMM
Associate Environmental Principal
jtrimble@ecslimited.com
703-471-8400

Project Summary

Lewis Supply Property
101 East 7th Street
Richmond, Virginia 23224

Report Section		No Further Action	REC	CREC	HREC	BER	Comment
<u>4.0</u>	User Provided Information	✓					
<u>5.1</u>	Federal ASTM Databases	✓					
<u>5.2</u>	State ASTM Databases	✓					
<u>5.3</u>	Additional Environmental Record Sources	✓					
<u>6.0</u>	Historical Use Information	✓					
<u>7.0</u>	Site and Area Reconnaissance	✓					
<u>8.0</u>	Additional Services	✓					
<u>9.0</u>	Interviews	✓					

ENVIRONMENTAL PROFESSIONAL STATEMENT

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Jack H. Trimble, CHMM
Associate Environmental Principal
December 6, 2023

1.0 EXECUTIVE SUMMARY

ECS Mid-Atlantic, LLC (ECS) was contracted by Lewis Supply Company to perform an ASTM International (ASTM) E1527-21, Phase I Environmental Site Assessment (ESA) of the Lewis Supply Property located at 101 East 7th Street in Richmond, City of Richmond, Virginia (i.e. subject property). This Executive Summary is an integral part of the Phase I ESA report. ECS recommends that the report be read in its entirety.

The subject property is identified by the City of Richmond as parcel number S0000111005 and as owned by Ackman Paul and Bruce J and Burris Lynn A and Goel Amy A. The approximately 0.398-acre subject property is improved with a two-story brick & cinderblock plumbing supply warehouse occupied by Lewis Supply Company, Inc. The building consists of office space, material storage areas, and a warehouse with a loading bay. The subject property has gravel parking areas at the southeastern exterior of the building. The subject property is cooled with electrically operated HVAC units, heated with natural gas-fired space heaters, and is connected to the municipal water and sanitary sewer system.

The subject property is located in a mixed commercial, residential, and industrial area of Richmond, Virginia. Based on our review of site topography and conditions observed during the site reconnaissance, it is our professional opinion that properties to the southwest are presumed to be hydrogeologically up-gradient of the subject property. The adjoining properties to the northwest of the subject property consist of Decatur Street followed by a McDonald's; E 7th Street followed by a storage lot, and commercial structure to the northeast; Local 10 Plumbers Union to the southeast; and a building, storage yard, parking area, and Commerce Road to the west. ECS did not identify current activities, uses, or conditions at adjoining or nearby properties that are believed to present a recognized environmental condition (REC) at the subject property.

According to historical research, the subject property was not depicted with structures in 1886 but was labeled as a lumber yard in 1895 according to Sanborn Fire Insurance Maps. The subject property has been developed with residential structures as early as 1905 through 1959 when the current structure was built. Since then, the subject property has been occupied by Lewis Supply, Co., a plumbing supply company according to property owner Bruce Ackman. Previous tenants are not listed for the subject property. Historical records prior to 1886 were not reasonably ascertainable for the subject property.

Our review of historical information for adjoining or nearby properties identified the area as originally residential that transitioned to mixed industrial, commercial, and residential use.

A regulatory database search report was provided by EDR. The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property. The report identified the subject property on the UST and RGA LUST databases researched; however, based on additional information obtained as part of this assessment, ECS understands that the underground storage tanks associated with these listings were located on the northeast-adjoining, presumed down-gradient property. The EDR report identified several off-site properties within the minimum

ASTM search distances. Based on our review of reasonably ascertainable public records, ECS does not consider the listings to be potential sources of soil, groundwater, or vapor impact to the subject property. Therefore, ECS does not consider the listed sites to be RECs for the subject property.

ASTM E1527-21 defines a "*data gap*" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." A "*significant data gap*" is "a data gap that affects the ability of the environmental professional to identify a recognized environmental condition." Significant data gaps that would be expected to impact our ability to render a professional opinion concerning the subject property were not identified.

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-21 of the Lewis Supply Property located at 101 East 7th Street in Richmond, City of Richmond, Virginia, the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.6 of this report. This assessment has revealed no evidence of recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the property.

Recommendations

It is the opinion of ECS Mid-Atlantic, LLC that additional environmental assessment of the subject property is not warranted at this time.