APPENDIX D –
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ENVIRONMENTAL CONDITION OF PROPERTY REPORT

Middleburg Training Center
Loudon County, Virginia

14 July 2025

Prepared For:
U.S. Army Corps of Engineers, Realty Services Branch
Baltimore District

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Baltimore District

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List of Acronyms

ACM	Asbestos-containing material
AST	above-ground storage tank
ASTM	American Society for Testing and Materials International
AFFF	Aqueous film-forming foam
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
DOD	Department of Defense
ECP	Environmental Condition of Property
EDR	Environmental Data Resources, Inc.
ERP	Environmental Restoration Program
IRP	Installation Restoration Program
LBP	Lead-based paint
LUST	Leaking Underground Storage Tank
MMRP	Military Munitions Response Program
MTC	Middleburg Training Center
PAH	polycyclic aromatic hydrocarbon
PCB	polychlorinated biphenyl
PFAS	Per- and Polyfluoroalkyl Substances
REC	Recognizable Environmental Conditions
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USEPA	U.S. Environmental Protection Agency
USGS	U.S. Geologic Survey
UST	Underground storage tank
VA	Virginia
VDEQ	Virginia Department of Environmental Quality

Executive Summary

This Environmental Condition of Property (ECP) Report was prepared to provide information on the current conditions of the Middleburg Training Center property, located in Middleburg, Loudon County, Virginia. The purpose of the ECP is to determine the environmental conditions of the subject property to determine the need to address potential hazardous substances and materials that may be present prior to property acquisition. Findings of this ECP are based on existing visual observations made during the 14 April 2025 site visit, records review, and interviews. This assessment has revealed three areas that are considered recognized environmental conditions associated with the subject property, as there are data gaps regarding the presence or absence of asbestos-containing material, lead-based paint, polychlorinated biphenyls, and polycyclic aromatic hydrocarbons. Based on the results of this investigation, the subject property is designated Category 7, indicating additional evaluation is necessary before property acquisition.

1. INTRODUCTION

The Realty Services Branch of the U.S. Army Corps of Engineers (USACE), Baltimore District, has requested the services of the USACE, Baltimore District, Environmental and Munitions Design Center to assist with the preparation of an Environmental Condition of Property (ECP) Report for the Middleburg Training Center (hereafter referred to as the Site), Middleburg, Loudon County, Virginia (VA).

According to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, Section 120(h), and Army Regulation AR 200-1, Army entities must evaluate the ECP prior to any real property transactions.

2. PURPOSE

This ECP was conducted to satisfy due diligence and disclosure requirements of AR 200-1 and CERCLA Section 120(h) for property transactions. Specific regulatory requirements and standards for conducting the ECP are contained in American Society for Testing and Materials (ASTM) D6008-22, *Standard Practice for Determining the Environmental Condition of Federal Property*, and ASTM E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. As stated previously, a proposed transfer action has triggered this ECP.

The purpose of an ECP is to document the condition of the property prior to transfer to ensure the prospective purchaser is made aware of environmental conditions associated with the property, and the Federal Agency is not held liable for contamination caused by actions that occur before the acquisitions. This ECP will identify and document any recognized environmental conditions (RECs) or data gaps that may be present, in the event the property is selected for acquisition by the Federal Government. The ECP is based on existing environmental information related to storage, release, treatment, or disposal of hazardous substances, munitions, or petroleum products on the property to determine or discover the presence or likely presence of a release or threatened release of any hazardous substance or petroleum product.

Based on information collected during the investigation, an ECP category is assigned to the property, or the property may be divided into parcels and an ECP category assigned to each parcel. The seven ECP categories are:

- Area Type 1 – Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).
- Area Type 2 – Areas where only release or disposal of petroleum products has occurred.
- Area Type 3 – Areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action.

- Area Type 4 – Areas where release, disposal, and/or migration of hazardous substances has occurred and where all remedial actions necessary to protect human health and the environment have been taken.
- Area Type 5 – Areas where release, disposal, and/or migration of hazardous substances has occurred and where removal or remedial actions are under way, but where all required remedial actions have not yet been taken.
- Area Type 6 – Areas where release, disposal, and/or migration of hazardous substances has occurred, but where required actions have not yet been implemented.
- Area Type 7 – Areas that have not been evaluated or require additional evaluation.

Parcels classified as ECP Area Types 1 through 4 are suitable with respect to CERCLA Section 120(h) requirements for acquisition to non-Federal recipients (Defense Centers for Public Health, TIP No. 38-001-0312). Types 5 through 7 may require additional evaluation prior to acquisition actions. The Site categorization is discussed in Section 12.

3. SCOPE

The ECP scope of services for the subject property includes the following activities.

3.1. Site Inspection

Per the applicable ASTM, site visits were conducted by the USACE, Baltimore District, under direction by an environmental professional. A preliminary site visit was conducted on 24 January 2025 by Denise Tegtmeyer, and a full site visit was conducted 14 April 2025 by Elizabeth Eyer, Marissa Lucento, Shay Gerald, and Bryan Gordy. The site inspection was performed to collect information and make observations to identify RECs in connection with the subject property. There were no limiting conditions (e.g., limitations imposed by physical obstructions such as buildings, bodies of water, asphalt/pavement, or other physical conditions) associated with visual observations on the Site or surrounding properties. The site inspection included visually assessing the subject property for the presence of hazardous substances and petroleum products, drainages, pathways, and potential sources of pollutant releases (e.g., odors, pools of liquid, stains, septic systems, drums, drains and sumps, lagoons, stressed vegetation).

The site was also assessed from its perimeter, with attention given to identifying both historical and ongoing land uses as evidenced by visible features and surrounding activities. Fencing surrounds the property; however, it only partially encloses the Site but is intact. A residence is located on the property that includes a single-family house with a basement, and a detached garage. A portion of the Columbia Natural Gas Pipeline and a Columbia Natural Gas Pipeline utility hut is located on the Site property. The utility hut was visually inspected during the Site Visit. In addition, an inspection of the surrounding roads and adjacent properties within a one-mile radius from the subject property was conducted to assess the subject property's location with respect to surrounding property uses and natural surface features and to identify obvious past and present uses and potential environmental conditions on adjoining properties, as well as the surrounding

area. Observations made during the site inspection are discussed in Section 4, and photographs are presented in **Appendix A**.

3.2. Interviews

USACE project personnel conducted interviews with the current property owner and the property manager. The property has no history of government use, so no additional interviews were conducted. The interviewees stated that extensive renovations have been completed across the property since assuming ownership in 2017. The extensive renovations included the stables, residential house, the shop/office structure, and other miscellaneous structures on the Site. The interviewees stated that the property was in a state of disrepair and included municipal garbage discarded throughout the property in 2017. The interviewees stated that there were no obvious signs of illegal dumping of hazardous materials or chemicals, and no hazardous materials are stored on the Site currently. Drums of paint and other chemicals are stored on Site in small quantities, and two ASTs are on site that store gasoline and diesel fuel for use at the Site. The interviewees stated that during building renovations, construction material was stored at a designated locations near the maintenance building or the track, which are upgradient from the irrigation pond. The material is stored on the Site in the event can be repurposed or properly disposed. In addition to the two potable wells that are currently in use at the Site, the interviewees noted that there are other wells on the Site that have been abandoned and are no longer in use. The property owner responded to the questionnaire, and the responses can be found in **Appendix B**.

3.3. Records Review

The purpose of the records review was to obtain and review records to identify RECs in connection with the subject property. Standard historical sources, such as topographic maps, aerial photographs, local street directories, fire insurance maps, and other historical sources were obtained and reviewed to identify previous activities on and in the vicinity of the subject property, as discussed in Section 7. Reasonably ascertainable standard environmental record sources maintained by federal, state, and local agencies within the approximate ASTM minimum search distances were obtained and reviewed as described in Section 8. The computerized environmental report, provided by Environmental Data Resources, Inc. (EDR), is provided in **Appendix C**.

4. PROPERTY DESCRIPTION

4.1. Property Location and Physical Description

The subject property consists of approximately 149 acres and is operated as a horse training venue located 10 miles northwest of Middleburg in Loudoun County, VA (**Figure 1**). Site features include a 7/8-mile racetrack, barns and stalls, paddocks, residence, staging areas with a Conex storage shed, agricultural facilities, an irrigation pond with a pumphouse. The Site was originally built in 1956, and improvements have been made to the racetrack and buildings on the property. The Site also contains cropland and timberland. According to a Natural Resources Conservation Service of the United States Department of Agriculture (USDA) Web Soil Survey, the Site has approximately 91.3 acres of USDA designated Prime Farmland and 43.4 acres of Soils of

Statewide Importance. In addition, approximately 25 acres of the Property are covered in forest the majority of which are managed for sustainable timber production, scenic values, wildlife habitat, and water quality. The area surrounding the Site is a mixture of undeveloped wooded areas, agricultural use, and low-density residential use.

During the site inspection, the exterior of the eleven barns were observed. The interior of one of the barns was inspected during the site inspection, including one of the tack rooms, to be representative of all barns. A portion of the Columbia Natural Gas Pipeline and a Columbia Natural Gas Pipeline utility hut is located on the Site property. The visual inspection of the utility hut, no deficiencies or non-conformances were observed during the inspection. **Figure 2** highlights all major observations noted on-site.

Two above-ground storage tanks (ASTs) are located near the maintenance building that store fuel for the equipment used for the maintenance and upkeep of the Site. The ASTs are stored on a concrete pad and were recently replaced with newer tanks. One AST is a double-walled, 500-gallon tank that stores gasoline, and the other AST is a double-walled, 1,000-gallon tank that stores diesel. No reports or signs of any fuel spills were noted. No other chemical or hazardous materials storage was observed during the site visit. However, drums of paint are stored on Site, and 5-gallon sealed buckets of mechanical oil are stored in the maintenance building. A drum of used fuel oil is also stored in the maintenance building. Small amounts of herbicides are stored in the maintenance building for use on spot treatment of weeds; however, there is currently no widespread use of herbicides at the Site.

There are two staging areas on the Site where old construction materials are stored. Materials include rubberized flooring mats, tires, windows, construction debris, old fence posts/slats, old utility poles, cut down trees, and 1 to 2 empty barrels. On one of the empty barrels, there is a label for "Crop Saver", which is an herbicide. An old truck was observed in one of the two staging areas which appeared to be in a state of disrepair. On the track there is an area with a large faucet where watering trucks can drive under and fill their water tank. An area near the track was observed that contained old track posts coated with tar/creosote. The two staging areas and the area containing track posts are located upgradient from the irrigation pond. The irrigation pond is the source of water for the fire hydrants and is used for watering the track.

There are two groundwater wells on the Site. One of the wells is in use to provide potable water for the Site; the second well is used as a back-up water source in the event the Site loses power. There is an emergency generator and holding tank associated with the back-up well. Part of an old water system was observed in a concrete pit near the central part of the Site but is no longer in use. An onsite septic system was observed downgradient of the irrigation pond which utilizes three filter areas to filter sewage and wastewater from the Site.

Transformers are mounted to utility poles on the Site property and were all installed as new units in the late 1990s to early 2000s. Based on the Site's former use, there were no reports or obvious signs of any environmental contamination resulting from the Site's activities. A sticker indicating

"non-PCB" was observed on the utility pole near the onsite residence, indicating the transformer does not contain polychlorinated biphenyl (PCB) compounds.

4.2. Utilities

Underground and above-ground utilities are located on the Site property. These utilities include overhead electrical and septic. There are two private groundwater wells on the Site that are used for drinking water proposes. A portion of the Columbia Natural Gas Pipeline and a Columbia Natural Gas Pipeline utility hut are located on the Site. The septic system is a sand-filtration system that is aged and showing signs of decay. Photos of the septic system are in the attached Photo Log in figure 22-24.

5. ENVIRONMENTAL SETTING

5.1. Topography

Topography at the site is relatively flat at 521 feet above sea level (EDR 2025b) and includes an unnamed stream valley running north-south along the eastern edge of the Property. The Site is predominately undeveloped areas, except for the racetrack and associated buildings. Forested areas surround the Site and are present along the northern and eastern boundaries of the Site, while the remaining portion of the site is mostly grassy pastures. The topography at the Site generally slopes to the east (EDR, 2025b). A gravel road leads to the southern side of the Site from Millville Road, and Training Center Lane leads to the northern side of the developed area of the Site from St. Louis Road. The EDR Topography Photo Package is provided in **Appendix C.**

5.2. Soils

According to the U.S. Department of Agriculture's Soil Conservation Service survey provided in the EDR report, soils at the Site are predominated by the Hayesville soil series. The soils are characterized as a loam with moderate infiltration rates and are moderately well drained with coarse soil textures. This soil series does not meet requirements to be characterized as hydric soils (EDR 2025c).

5.3. Hydrology and Wetlands

According to the Detail map in the EDR Report (**Appendix C)**, the USACE National Regulatory Viewer, and the Virginia Department of Environmental Quality (VDEQ) Environmental Data Mapper, wetlands are located on the Site and within 500 feet of the property to the north, south, east, and west. Wetland areas surround the Site up to one mile from the Site. A Special Flood Hazard Area with a one percent chance of a flood event occurring annually is present within one mile south of the Site. The Site is in the Upper Goose Creek watershed and partially within the North Fork Goose Creek watershed, having an average static water level depth of 35 feet below ground surface (bgs) and a positive recharge rate (Loudoun County). There is approximately 2,156 linear feet of frontage on an unnamed stream which is a direct tributary to Goose Creek with

surrounding wetlands, and which feeds directly into a pond (approximately 1.6 acres) on the Site (EDR, 2025f). Site runoff generally flows towards the irrigation pond or towards the wetland area of the Site towards the unnamed stream.

Goose Creek has been designated as an Impaired Water Segment by the VDEQ. According to the USACE National Regulatory Viewer, National Wetland Inventory areas are present on the eastern side of the Site property. The U.S. Fish and Wildlife Service Information for Planning and Consultation online tool was used to identify critical habitats, and endangered species and migratory birds that may utilize the natural resources at the Site. No critical habitats are present at the Site, and three endangered species may be present within the region, not specifically the Site: tricolored bat (mammal), green floater (clam), monarch butterfly (insect).

5.4. Geology and Hydrogeology

The Middleburg Training Center of southwest Loudoun County, VA is part of the Blue Ridge physiographic province of folded, faulted, and metamorphosed Precambrian-Paleozoic rocks bounded to the west by the Valley and Ridge province and to the east by the Piedmont. The study area is situated in the Blue Ridge Anticlinorium structure with the north-south-striking Short Hill thrust fault to the west (Surface, 1906; Southworth *et al*., 2007). Surficial sediments include up to 6 feet of silty and sandy loam that are typically unsaturated as the water table depth is located near the overburden-bedrock boundary (USDA Web Soil Survey; Loudoun County). Site bedrock geology is the Mesoproterozoic massive-to-foliated Marshall metagranite, with pink fine- to coarse-grained leucocratic metagranite underlain by pink-gray coarse-grained metagranite. Wells installed in these metagranites extend to an average depth of 350 feet and have a significantly higher mean water yield (22.75 gallons per minute) than other basement rock wells (17 gallons per minute), potentially due to fractures along foliation planes. Localized areas of Late Proterozoic dark greenish gray metadiabase dikes exist to the north and south of the site but are not a significant source of water (Southworth *et al*., 2007; Sutphin *et al*., 2001).

5.5. Water Use

Both Upper Goose Creek and North Fork Goose Creek watersheds have average groundwater demand of 3-4% of total recharge in non-drought periods and 7-8% of total recharge in drought periods (Loudoun County). Municipal drinking water in Loudoun County is primarily sourced from surface water sources including from the Potomac River and Goose Creek (https://www.loudounwater.org/residential-customers/your-drinking-water-quality). However, two of the groundwater wells present on the Site are currently used for potable water. According to the EDR Report, there are USGS groundwater monitoring wells and State-permitted groundwater wells within one mile from the Site. According to the Loudoun County GIS, there are nine groundwater wells listed as active/unknown located within the Site boundary, outlined within Table 1. Loudoun County GIS was reviewed to identify other private groundwater wells adjacent to the Site. There are multiple adjacent active/unknown groundwater wells surrounding the Site.

Table 1: Active Wells on the Site

Groundwater Well Permit Number	Status in Loudoun County GIS	Well Depth
WWNC-1973-0264	Abandoned/Unknown	Null
WWNC-1973-0265	Abandoned/Unknown	Null
WWNC-1973-0266	Abandoned/Unknown	Null
WWNC-1973-0267	Inactive/Unknown	Null
WWNC-1973-0268	Active/Back-Up Potable Well	Null
WWDH-1973-0269	Inactive/Unknown	Null
WWDH-1989-0667	Abandoned/Unknown	590 ft
WWNC-1990-0097	Inactive/Unknown	920 ft
WWNC-1990-0098	Active/Potable Well	600 ft

Notes: Well depth comes from the owner of the property. All other well information is located at https://logis.loudoun.gov/weblogis/

6. ADJACENT PROPERTIES

The site is bordered to the southeast by the Middleburg Equine Clinic and to the south by the Cornerstone Christian Academy. Residential properties are located to the north and west, while agricultural land lies to the east. Farmland is located on the Site and adjacent to the Site.

7. PROPERTY HISTORY

The Site was developed in the late 1950s by a private landowner for a private residence and training of thoroughbred horses. However, a racetrack is visible on the property as early as 1937, according to the historical aerial photographs (EDR, 2025), and according to the current property owner, one of the barns was constructed in 1914. The property was sold in 1975 to a group of local horsemen for use as a commercial training center (MTC, 2025). In 2006, the property was sold to another private landowner, before donating it to a non-profit organization for retired thoroughbred horses. Following the transfer of property, squatters occupied the Site illegally and reportedly lived in the houses and barns on the property. The property was sold in 2017 to the current owner. The current property owners of the Site have extensively renovated the buildings due to the squatters decimating the property by leaving large amounts of trash and waste around the property. The Site is currently used as a training center for thoroughbred horses and includes barns for boarding the horses.

7.1. Chain of Title

The Site has historically been privately owned and is currently privately owned. Table 2 shows the owners since 1980. A Conservation Easement for the entire 149-acre Site is in place (Johnson,

2018). The Conservation Easement is implemented in the form of a 'deed of gift easement' between the current property owner and Old Dominion Land Conservancy, Inc. The Conservation Easement is intended to preserve and protect the agricultural, forest, watershed protection, natural habitat, and scenic uses at the Site. In conclusion, due to the restrictions in the easement and encouraged preservation of the property, development of the Site with more infrastructure is unlikely (Johnson, 2018).

According to Loudon County records, the northeastern boundary of the Site adjoins an approximately 121-acre tract under conservation easement to the Virginia Outdoors Foundation by Deed of Gift of Easement, and the southeastern boundary of the Site adjoins an approximately 279-acre tract under a conservation easement to the Virginia Outdoors Foundation by Deed of Gift of Easement. Together other adjacent and connecting properties under easement with the Virginia Outdoors Foundation and the Land Trust of Virginia will form a contiguous block of preserved land in excess of 1,166 acres.

Table 2: Chain of Title History for the Site

HISTORICAL CHAIN OF TITLE FROM 1980			
RECORDED	**INSTRUMENT**	**GRANTEE**	**GRANTOR**
06/02/2017	20170602-0033388	MTC1 LLC	THOROUGHBRED RETIREMENT FOUNDATION, INC.
12/29/2016	20161229-0088666	THOROUGHBRED RETIREMENT FOUNDATION, INC.	TRAINING CENTER, LLC
12/22/2016	20161222-0087405	TRAINING CENTER, LLC. A VIRGINIA LIMITED LIABILITY	RANDOLPH D ROUSE, TRUSTEE UNDER THE RANDOLPH D. RO
08/09/2006	20060809-0068924	RANDOLPH D. ROUSE	MIDDLEBURG TRAINING CENTER INC.
07/14/1980	B:783,P:187	THE MIDDLEBURG TRAINING CENTER, INC.	M. EDGAR MILLS, JR.

7.2. Environmental Lien

There are no environmental liens associated with this property (EDR 2025f).

7.3. Historical Aerials

Aerial photographs obtained from EDR date back to 1937. An analysis of the historical aerials is provided in **Table 3**. The EDR Aerial Photo Decade Package is provided in **Appendix C**.

Table 3: Historical Aerial Photo Analysis	
Year	**Description**
1937	Site is situated in agricultural area. Open forests and fields with minimal residential or commercial development surrounding the Site. St. Louis Road is visible on the western edge of the property, and Millville Road is visible on the

Table 3: Historical Aerial Photo Analysis	
Year	**Description**
	southern edge. The racetrack is visible with a single barn visible southeast of the racetrack. The racetrack is oriented northwest to southeast. A road is visible that leads from the racetrack to the barn and connects to Millville Road. Residential developments are visible to east along Dominion Road (State Highway 552). The wetland area is visible on the eastern edge of the Site.
1950	Observation towers are now visible on the eastern side of the racetrack. No significant observations in development since 1937.
1960	Racetrack has been expanded and is now oriented north to south. Eight new barns are now visible in the south/southeast portion of the Site. Training Center Lane which leads to the Site from St. Louis Road is now visible. The irrigation pond and pumphouse are now visible in the southeast corner of the Site, adjacent to the wetland area. A new road is visible on the Site that runs along the eastern side of the racetrack.
1969	Additional smaller structures are now visible next to the eight barns that became visible in 1960. Developments visible in adjacent properties to the south and north of the Site.
1974	No changes in Site or surrounding the property are visible since 1969.
1980	Developments are visible to the adjacent property south of the Site. No significant observations in development at the Site since 1974.
1989	Developments visible to adjacent properties northwest of the Site. No significant observations in development at the Site since 1980.
1994	No changes in Site or surrounding property are visible since 1989.
2005	Developments are visible to the adjacent property east of the Site. No significant observations in development at the Site since 1994.
2011	No changes in Site or surrounding property are visible since 2005.
2014	No changes in Site or surrounding property are visible since 2011.
2018	No changes in Site or surrounding property are visible since 2014.

7.4. Topographic Maps

All surface water features currently present on and near the Site are shown on the topographical map from 1884 to present day. A small racetrack is first evident on the topographical maps in 1943. By 1970, the racetrack depicted on the topographical map is significantly expanded. The roadways adjacent to the Site are first visible on the topographical map in 1939 (EDR 2025b). The

EDR Topo Map Report, which is based upon USGS 7.5 Minute Topographic Maps, is provided in **Appendix C**.

7.5. Historical Maps

EDR searched for fire insurance maps, which could be useful in determining the previous uses of a property. No fire insurance maps covering the subject property were found (EDR 2025e).

7.6. Previous Environmental Reports

There were no environmental reports from any previous surveys or investigations at the Site available for review. Interviews with personnel familiar with the former operations at the Site indicated that no environmental surveys or investigations have been performed at the Site. Therefore, information collected from Federal and State database searches is the main source of environmental information for this ECP.

8. STANDARD ENVIRONMENTAL RECORD SOURCES

To evaluate environmental concerns related to properties adjacent to the subject property, a regulatory agency database search report was obtained from a third-party environmental database search firm (EDR). The report provides a review of databases and files from federal, state, and local environmental regulatory agencies. Each database is searched for sites within a specified distance from the subject property in accordance with ASTM E1527-21 standard search distances. A copy of the complete report is included in **Appendix C**. The mapped database search results for the subject property and surrounding properties are provided in **Table 4**, which also lists the search distances. Bold database entries indicate findings that were identified on surrounding properties and are further discussed in Sections 8.1, 8.2, and 8.3. A total of eighteen (18) database results were identified in the search results; however, duplicate entries are present resulting in eight (8) unique database results.

Table 4: EDR Database Summary

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	1	NR	NR	NR	1
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilities								
SHWS	N/A		N/A	N/A	N/A	N/A	N/A	N/A
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	0	NR	NR	0
Lists of state and tribal leaking storage tanks								
LUST	0.500		0	0	0	NR	NR	0

Table 4: EDR Database Summary

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
LTANKS	0.500		0	3	2	NR	NR	5
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250	1	0	2	NR	NR	NR	3
AST	0.250		0	1	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	1	NR	NR	NR	1
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0

Table 4: EDR Database Summary

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS PROJECT	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	1	NR	NR	NR	1
PFAS ECHO FIRE TRAIN	0.250		0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	0.001		0	NR	NR	NR	NR	0
UST FINDER RELEASE	0.500		0	1	1	NR	NR	2
UST FINDER	0.250	1	1	2	NR	NR	NR	4

Table 4: EDR Database Summary

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
E MANIFEST	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
TIER 2	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		2	1	12	3	0	0	18

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

8.1. Federal Databases

No Federal environmental records were identified for the Site from the EDR search results. Three properties within one mile of the Site were identified in the following Federal database search results:

Federal Database Summary

Table 5: Federal Database Summary				
Property Name	**Address**	**Database Name**	**Elevation/Distance relative to Site**	**Database Description**
Loudoun County Public Schools,	35231 Snake Hill Road	Resource Conservation and Recovery Act (RCRA) Very	Higher, 0.177 miles	The database includes selective information on sites which generate, transport, store, treat

Table 5: Federal Database Summary				
Property Name	**Address**	**Database Name**	**Elevation/Distance relative to Site**	**Database Description**
Banneker Elementary School		Small Quantity Generator (VSQG)		and/or dispose of hazardous waste as defined by RCRA. VSQGs generate less than 100 kilograms (kg) of hazardous waste, or less than 1 kg of acutely hazardous waste per month.
Middleburg Academy, Inc.	35231 Snake Hill Road	RCRA Non-Generator/No Longer Required (NON-GEN/NLR)	Lower, 0.230 miles	The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. Non-Generators do not presently generate hazardous waste.
Middleburg Academy, Inc.	35231 Snake Hill Road	Enforcement and Compliance History (ECHO)	Lower, 0.230 miles	The database provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide, including industries that may be handling per- and polyfluoroalkyl substances (PFAS).
Middleburg Academy, Inc.	35321 Notre Dame Lane	Facility Index System (FINDS)	Lower, 0.230 miles	FINDS contains both facility information and 'pointers' to other sources that contain more detail.
Middleburg Academy, Inc.	35321 Notre Dame Lane	Integrated Compliance Information System (ICIS)	Lower, 0.230 miles	The ICIS supports the information needs of the national enforcement and compliance program.

Table 5: Federal Database Summary				
Property Name	**Address**	**Database Name**	**Elevation/Distance relative to Site**	**Database Description**
Mortgage Hall Estate Property	35487 Snake Hill Road	Spill Listing (SPILLS)	Higher, 0.288 miles	A listing of spills and releases reported to the Office of Emergency Services.

8.2. State/Local Databases

A review of State and Local Environmental Databases found the following entries for database search results within one mile of the Site:

- The Leaking Tanks Database (LTANKS) contains current leaking petroleum tanks present within the State and has revealed that there are four LTANKS sites within approximately 0.5 miles of the target property.
- State UST and AST databases has revealed that there are five UST and one AST sites within approximately 0.5 miles of the target property.
- U.S. Environmental Protection Agency (USEPA) developed UST Finder, a web map application containing a comprehensive, state-sourced national map of UST and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states, Tribal lands, and US territories. UST Finder contains information about proximity of UST facilities and LUST sites to surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires. A review of the UST FINDER list has revealed that there are five UST FINDER sites within approximately 0.5 miles of the target property.
- The Financial Assurance database is a listing of financial assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Table 6 presents the database finds for State and Local Environmental Databases.

Table 6: Search Results for State and Local Environmental Databases				
Property Name	**Address**	**Database Name**	**Elevation/Distance relative to Site**	**Database Description**
Middleburg Training Center	35355 Training Center Lane	UST UST FINDER	Target Property	One single-walled UST was installed in 1976 and removed in 1998. UST

Table 6: Search Results for State and Local Environmental Databases				
Property Name	**Address**	**Database Name**	**Elevation/Distance relative to Site**	**Database Description**
(formerly Mayo & Rofe Equine Clinic, Inc)				stored gasoline. One 500-gallon single-walled UST installed in 1974 and stored gasoline. One 500 gallon single-walled UST stored diesel. No database records were available to confirm if these USTs have been removed.
Mount Zion Baptist Church	35285 Snake Hill Road	LTANKS	Lower, 0.164 miles	Two database search indicates that a leak was reported in June 2009 and resolved in October 2009, and a second leak was reported in February 2013 and resolved in May 2013.
Banneker Elementary School	35231 Snake Hill Road	LTANKS UST AST UST FINDER UST FINDER RELEASE	Higher, 0.177 miles	A leak report was issued in May 1990 and resolved in September 1994, and another reported in September 1993 and resolved in June 1994. The EDR Report indicates there is one active 4,000-gallon AST which stores fuel oil. There are also three ASTs and one UST, which are no longer in use. A release from the UST was reported in May 1990, which has been addressed and no further action is required.
Middleburg Academy, Inc.	35321 Notre Dame Lane	UST UST FINDER	Lower, 0.230 miles	A single-walled 1,000-gallon UST was installed May 1971 and is now permanently closed.
Mortgage Hall Estate Property	35487 Snake Hill Road	LTANKS	Higher, 0.288 miles	A report of a UST release of gasoline was issues in

Table 6: Search Results for State and Local Environmental Databases				
Property Name	**Address**	**Database Name**	**Elevation/Distance relative to Site**	**Database Description**
				January 2022 and resolved with no further action in January 2022.
Virginia Department of Transportation (VDOT) – Saint Louis Area Headquarters	22026 Saint Louis Road	UST FINDER UST FINDER RELEASE LTANKS FINANCIAL ASSURANCE	Higher, 0.434 miles	Database results indicate a single-walled 2,000 gallon UST that stored gasoline was installed in January 1969 and removed in 1997; a double-walled 6,000 gallon UST that stored gasoline was installed in September 1997 and has not been removed; a double-walled 10,000 gallon UST that stored diesel was installed in September 1997 and is considered closed; and a single-walled 6,000 gallon UST that stored diesel was installed in January 1972 and removed in September 1997.

8.3. EDR Exclusive Records

No records were found from any EDR Exclusive database searches for the Site or adjacent properties.

9. FINDINGS FOR SUBJECT PROPERTY

9.1. Hazardous Substance and Petroleum Products

Hazardous substances have not historically been stored or used at this property, and there are no records of releases of hazardous substances at the Site (EDR, 2025c). One 55-gallon drum of fence paint is stored in the maintenance building, and four 55-gallon drums of fence paint are stored in the Conex storage shed. Photos of the barrels are in the attached Photo Log in figure 29 to 30 and 113 to 115. Also stored in the maintenance building is a 55-gallon drum of motor oil. There are two ASTs at the Site which store fuel for the farm equipment that is currently used at the Site. Photos of the ASTs are in the attached Photo Log in figure 110 and 111. Both ASTs were replaced in 2024 and are double-walled tanks and stored on a concrete pad. One AST has a 500-gallon

capacity and stores gasoline, and the other has a 1,000-gallon capacity and stores diesel. Both AST are in good condition and no signs of leaks. An abandoned vehicle is present on Site, and it is unknown if fuel or oil may have leaked out of the vehicle onto the soil. Photos of the abandoned vehicle are in the attached Photo Log in figure 21.

9.2. Pesticides & Herbicides

Pesticides are not applied to the entire Site property, nor are any amount of pesticides stored at the Site. However, spot application of herbicides is used to mitigate weed growth on concrete surfaces. There is no historic information on if or the quantity of pesticides and herbicides were used prior to the current owners acquiring the property in 2017.

9.3. Indoor Air Quality

No records of indoor air sampling were available for review for any of the buildings located at the Site. According to the USEPA, the Site is located in an area of moderate to high potential for elevated levels of radon in indoor air (USEPA, 2025). The EDR report found that six sites had been tested for radon within Loudoun County, and none were reported to exceed the USEPA action level of 4 pico-Curies per liter. However, the location of this exceedance is not included in the report. There are no other known or potential sources of indoor quality concerns at the Site.

9.4. Asbestos

No records of any surveys, removals, or abatements for asbestos-containing materials (ACM) were available for review for any of the buildings at the Site. There is not a definitive date for when the buildings at the Site were built, but the buildings were renovated after the property acquisition to the current owners in 2017. No ACM was encountered during the renovations that the current property owner has performed at the Site.

9.5. Lead-based Paint

There are no records of lead-based paint (LBP) surveys, removals, or abatements performed for the any of the buildings at the Site. The buildings at the Site were renovated when the current property owner acquired the Site.

9.6. Poly-Chlorinated Biphenyl (PCB)

There are no records indicating PCBs are present on the Site. Five of the transformers observed at the Site during the site inspection were not labeled to indicate if the transformers contain PCBs. One pole-mounted transformer observed by the residence was labeled “Non-PCB”. All transformers are pole-mounted and were installed in the late 1990s to early 2000s, according to Dominion Energy. Given the age of the transformers, it is unlikely PCBs are present.

According to the USEPA, building materials manufactured or installed between 1950 and 1979 have a greater likelihood to contain PCBs. For buildings constructed or renovated primarily between about 1950 and 1979 and which may have been renovated after 1979 (such as window replacement and installation of new caulk), PCBs may still be present in the building materials. During the extensive renovations that the current property owner performed, windows were replaced throughout the Site, and the removed windows are stored in one of the staging areas on-Site. Photos of the removed windows are in the attached Photo Log in figure 19.

9.7. Per- and Polyfluoroalkyl Substances (PFAS)

There are no identified or suspected sources of PFAS contamination at the Site. Additionally, the Site is not in proximity to industrial areas, airports, military installations, or other facilities historically linked to PFAS releases. Available records further indicate no history of aqueous film-forming foam (AFFF) storage or application at the facility. Given this information, it is unlikely PFAS is present.

9.8. Waste Disposal Sites

According to interviews with personnel familiar with previous operations at the Site, the subject property was not used for any waste generation or disposal activities, and no spills were reported. No signs of landfilling or illegal waste disposal activities were observed during the site investigation; however, two staging areas were present at the Site. Photos of the staging areas are in the attached Photo Log in figure 15 to 21 and 54 to 73 These staging areas contained discarded building materials from the renovations that have been performed at the Site, including windows, tires and rubberized stall mats, small amounts of metal and concrete debris, fence posts, and wooden utility poles. The utility poles appeared to have been treated with creosote and appeared to be leaching from the wood. Treated track poles were observed in an area uphill from one of the staging areas and tar/creosote was dripping from the poles onto the uncovered ground surface. Creosote can be a source of polycyclic aromatic hydrocarbons (PAHs). The staging areas are located upgradient from the irrigation pond, and no containment was present around the staging areas. An abandoned truck was observed in one of the staging areas which is in a state of disrepair. Due to overgrowth of weeds and the presence of wildlife, USACE personnel were not able to view the gravel under the truck to for potential leaks. The irrigation pond water is used for watering the track and feeds the fire hydrants.

9.9. Radiological Materials

During the site investigation and records review process, no indications were found of the past storage or use of radiological materials on or adjacent to the Site.

9.10. Batteries

During the site investigation and records review process, no indications were found of the past storage or use of batteries on or adjacent to the Site. However, an abandoned vehicle is present on Site, and it is unknown if the battery is still located in the chassis of the vehicle.

9.11. Columbia Gas Pipeline

The Columbia Gas Pipeline is a natural gas pipeline that runs form the Gulf of Mexico to New York. The pipeline runs through the Site. From the questionnaire that property owner responded to, one minor leak has been identified, but overall, no significant issues have arisen. The minor leak has been fixed by having the defective parts that were leaking replaced. Since the replacement of those parts, no other issues have been noted. The Colombia Gas Company comes out once a month to inspect and perform maintenance on the Site in relation to the gas pipeline.

10. ENVIRONMENTAL RESTORATION PROGRAM (ERP) FILES

The ERP consists of two programs: the Installation Restoration Program (IRP) and the Military Munitions Response Program (MMRP). As the Site is not associated with any military installation or historic military use, no IRP or MMRP records were available pertaining to the Site.

11. FINDINGS AND CONCLUSIONS

This ECP was performed in conformance with the scope and limitations of ASTM D6008-22. Findings of this ECP are based on existing environmental information, including visual observations made during the 14 April 2025 site visit; readily available site records; and federal, state, and local database and file information related to the storage, release, treatment, or disposal of hazardous substances or petroleum products or derivatives of the subject property. This assessment has revealed only data gaps regarding the potential presence of ACM, the Columbia Pipeline, and PAHs in connection with the Site.

12. PROPERTY CATEGORIZATION

The subject property can be classified as Area Type 7: Areas that have not been evaluated or require additional evaluation (ASTM D6008 – 22). A Type 7 determination for the Site property is supported as no records of any LBP or ACM surveys were available, it is unknown if the windows stored at the Site contain PCBs, and it is unknown if the discarded utility poles stored at the Site have leached PAHs into the soil, groundwater, sediment, and surface water.

13. RECOMMENDATIONS

It is recommended to determine if the materials (i.e., windows, tires, truck, utility poles, etc.) observed within the staging areas at the Site contain PCBs or PAHs or other contaminants that may have resulted in any contamination within the staging areas and in the downgradient irrigation pond. Active groundwater wells are recommended for sampling if continued potable use is anticipated. Indoor air sampling for radon is not necessary at this time but may be required if new building construction is proposed. Additionally, surveys for ACM and LBP are recommended for the buildings that will be utilized for housing and workspaces before any construction or renovations are performed to identify potential sources of ACM and LBP that may be present.

Sampling is recommended for surface soil in the staging areas and surface water and sediment in the irrigation pond to identify if any contamination is present or had migrated downgradient from the staging areas. Samples should be collected in accordance with USACE standard operating procedures for environmental sampling and should be analyzed at a DoD Environmental Laboratory Approval Program accredited laboratory for contaminants associated with the RECs identified at the staging areas.

The Property Categorization may be revised after the recommendations have been thoroughly investigated. The recommended surveys should be completed prior to property acquisition or any type of reuse that may be planned for the property.

14. LIMITATIONS

This report was prepared in accordance with accepted standards of practice for preparation of ECP investigations (ASTM D6008-22) using USACE's best professional judgment. The findings of this report are not scientific certainties. USACE makes no claims as to the presence or absence of surface or subsurface contamination at the Site, nor indoor air contamination or other contamination associated with any of the potential RECs identified. No other warranties, either expressed or implied, are made herein.

The contents of this document cannot be used or relied upon by any party other than the user, USACE, Realty Services Branch, without the express written consent of USACE, Environmental and Munitions Design Center.

16. REFERENCES

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Figure 1: Subject Property Map

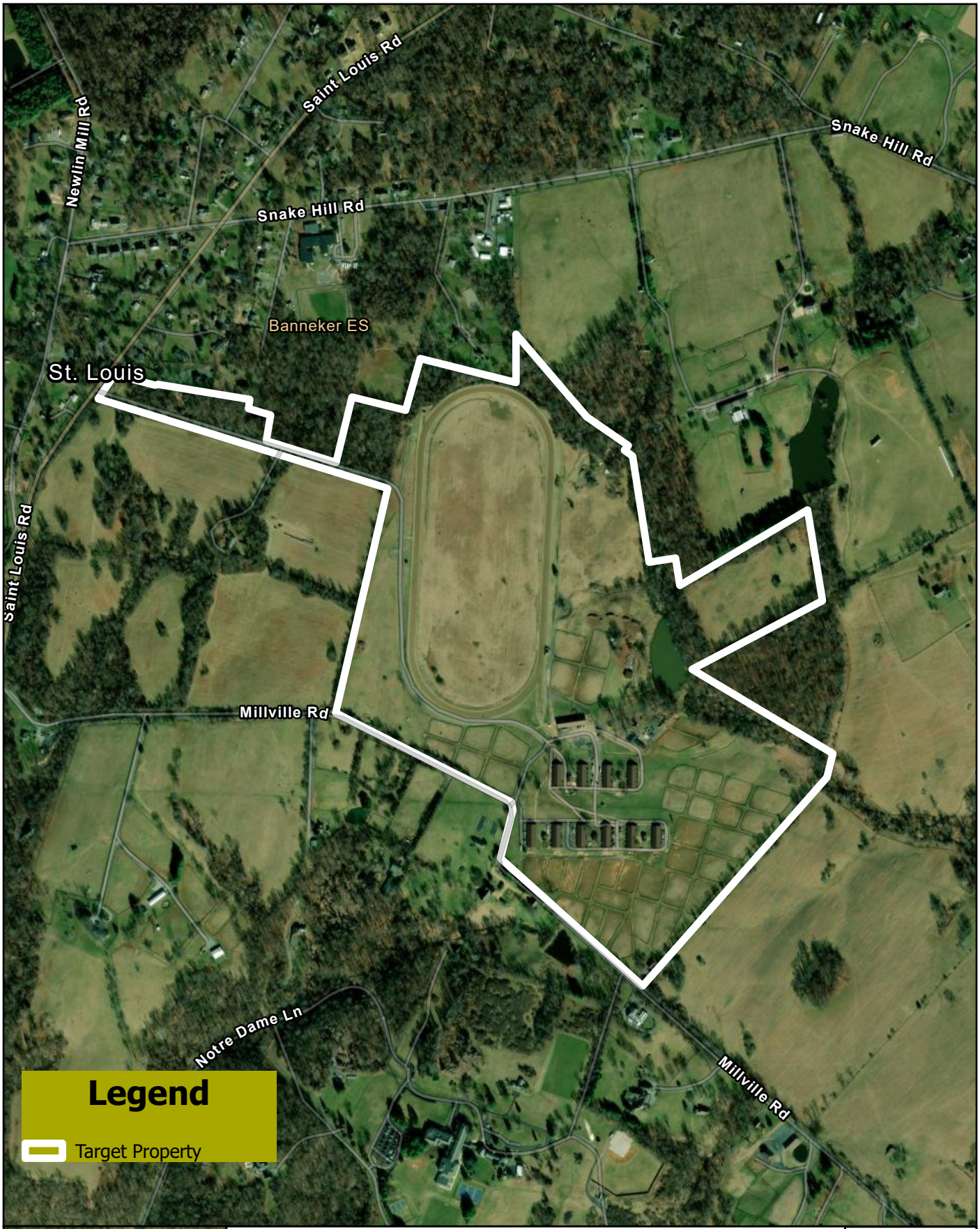

Figure 1: Subject Property Map

2025

Middleburg Training Center
Loudon County, Virginia

US Army Corps of Engineers

0 40 80 160 Miles

N
W E
S

Earthstar Geographics, Esri Community Maps Contributors, County of Loudoun, VGIN, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar, VGIN, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS

Figure 2: Findings for Subject Property Map

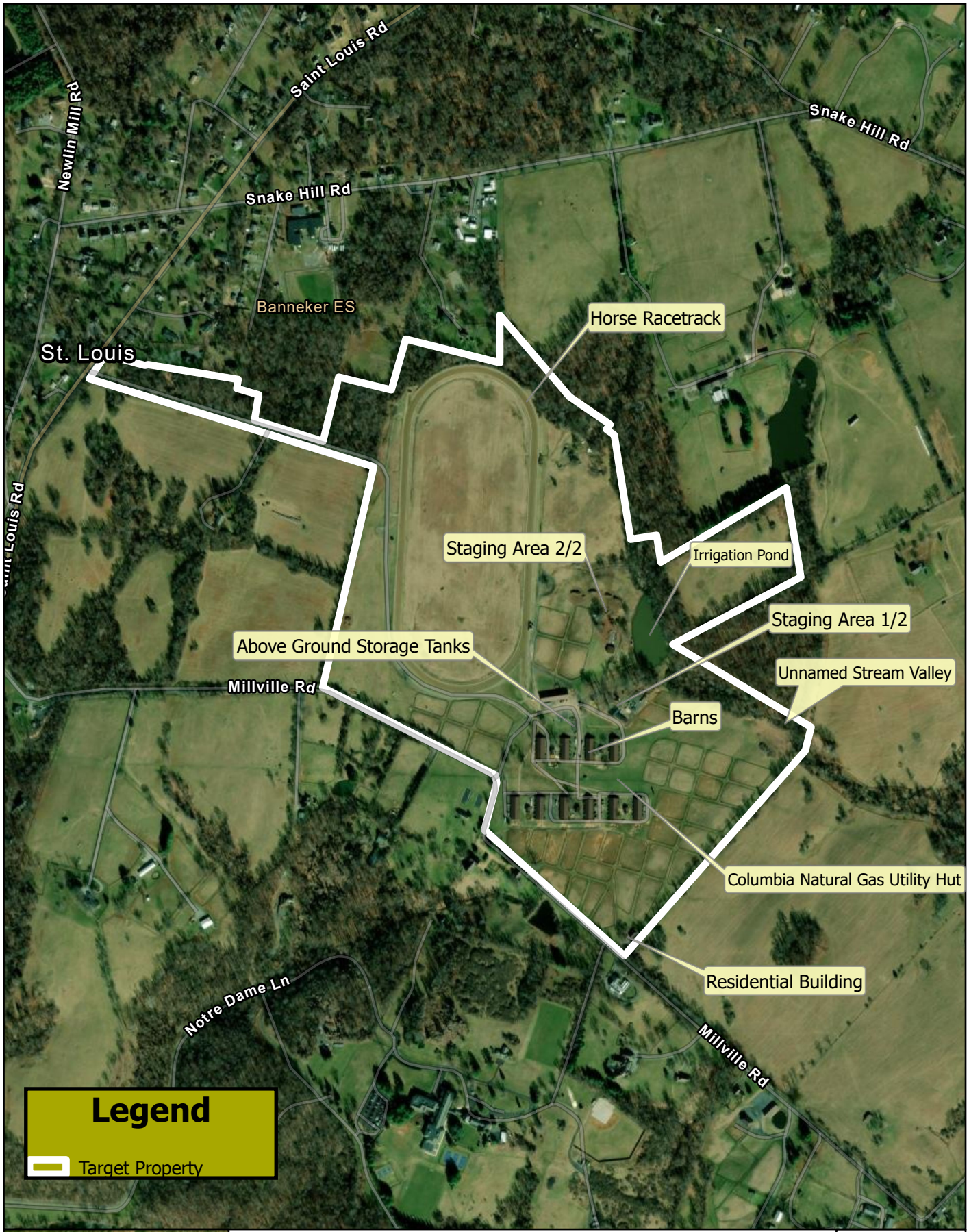

Figure 2: Findings For Subject Property Map

2025

Middleburg Training Center
Loudon County, Virginia

US Army Corps of Engineers

Earthstar Geographics, Esri Community Maps Contributors, County of Loudoun, VGIN, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar, VGIN, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS

0 40 80 160 Miles

N
W E
S

Appendix A

Photographs

Figure 1: View of stables facing south

Figure 2: View of materials used to upkeep racing track and the gravel road on site.

Figure 3: View of eastern portion of the site where there are open areas with horses.

Figure 4: View of runoff drainage on the eastern site of the site. It drains down to an unnamed stream.

Figure 5: View of culvert on eastern portion of site.

Figure 6: View of eastern border of the site.

Figure 7: View of distressed gras on the eastern portion of the side. Horses are alleged trained in this area.

Figure 8: View of monitoring well and an older pump.

Figure 9: Closer view of older water pump.

Figure 10: View of top of monitoring well. This is 1/9 MW located on the Site.

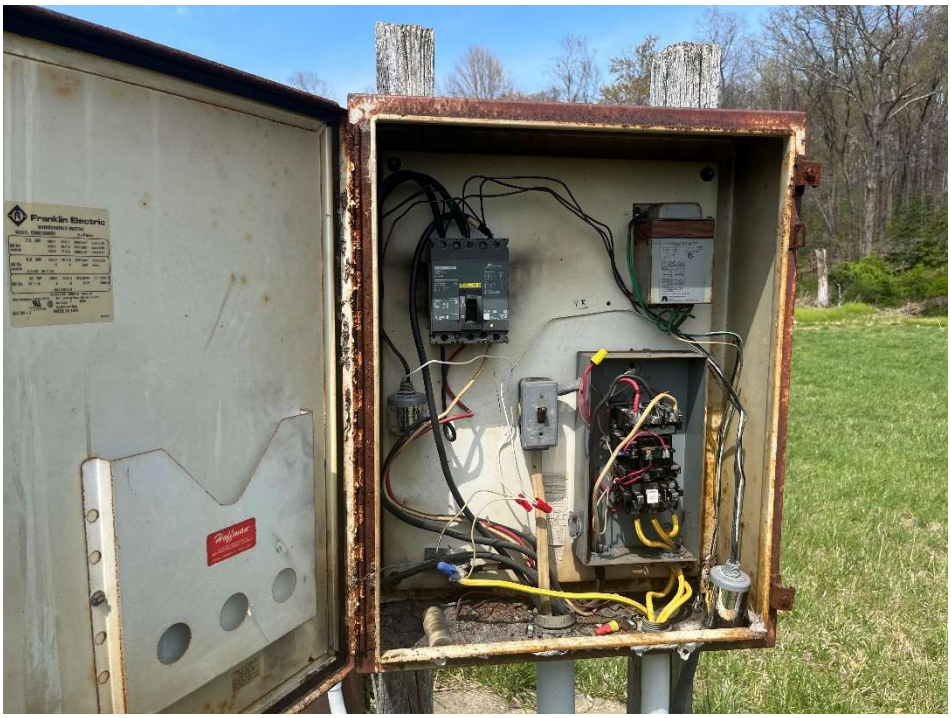

Figure 11: View of inside pump mechanics' box.

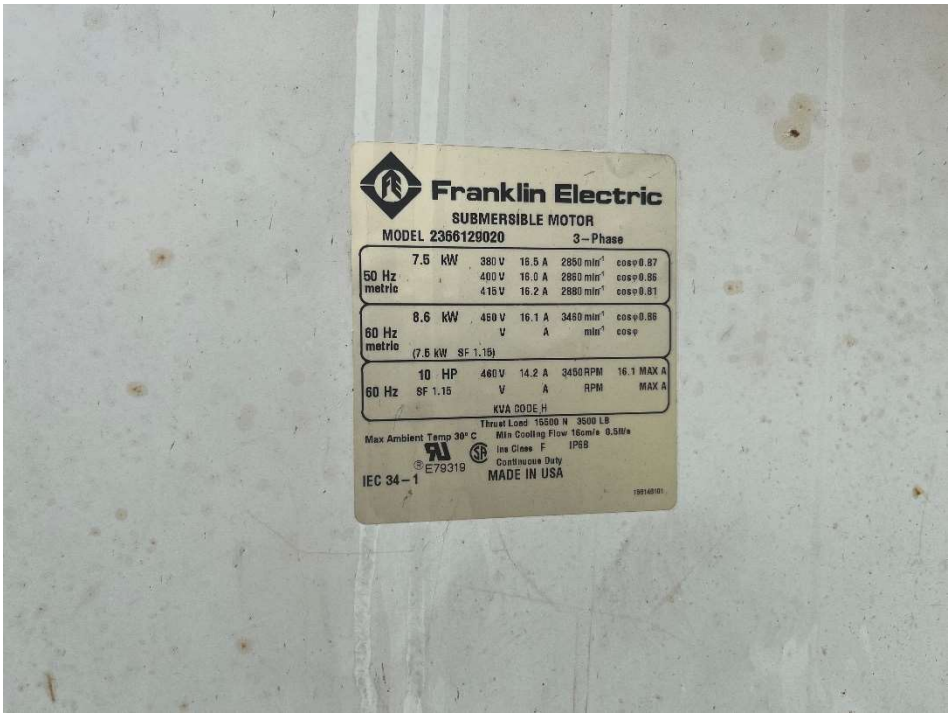

Figure 12: View of mechanical box label.

Figure 13: View of unnamed creek on eastern side of property. No sheen was observed.

Figure 14: View of the northeastern side of the site.

Figure 15: View of ½ staging area on site where trash is stored.

Figure 16: Closer view of staging area where trash is stored.

Figure 17: View of old fences that is stored in staging area.

Figure 18: View of cut up trees and an empty barrel in staging area.

Figure 19: View of old mats and window panels being stored in staging area.

Figure 20: View of label of the empty barrel that is stored in staging area.

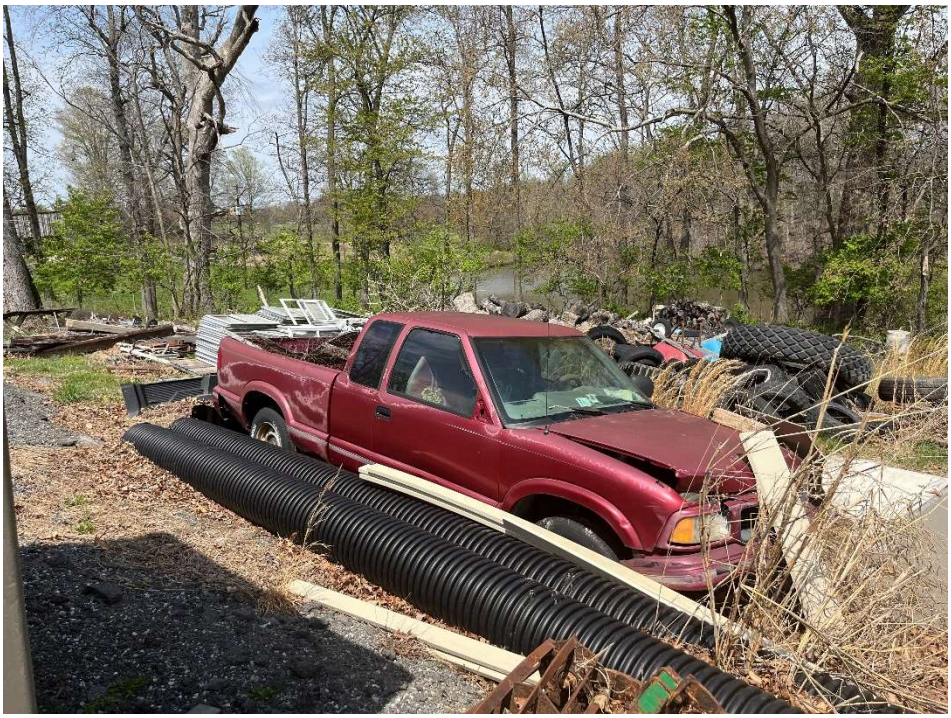

Figure 21: Closer view of abandoned truck in staging area.

Figure 22: View of septic system drain to secondary sand filtration

Figure 23: View of septic system drain to secondary sand filtration

Figure 24: View of secondary sand filtration for septic system

Figure 25: View of secondary sand filtration for septic system

Figure 26: View of storage area on site. The storage tank hold water for easy access for farm responsibilities.

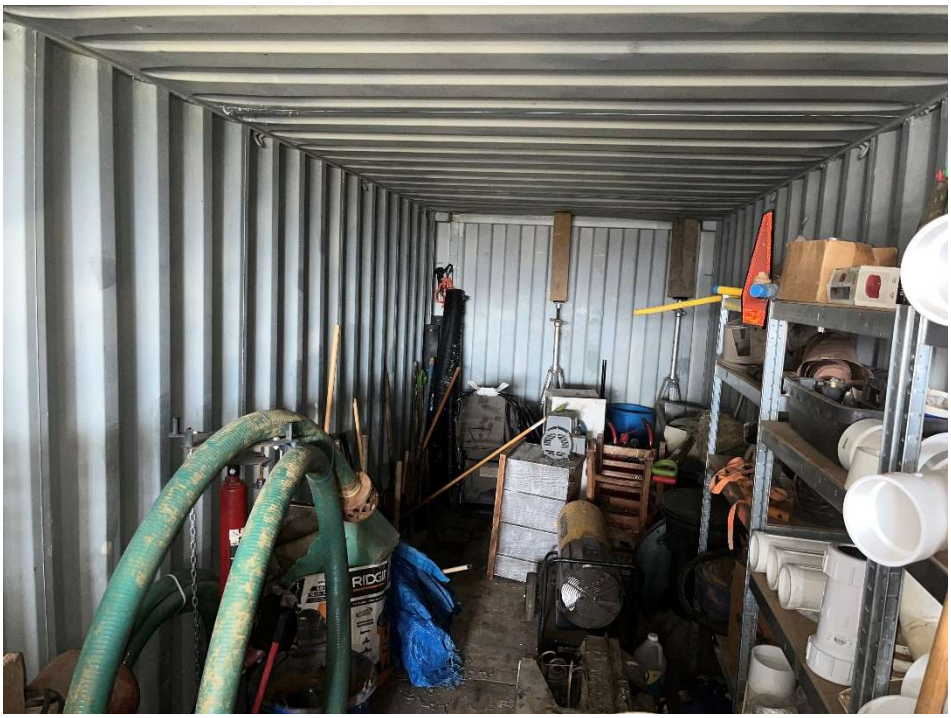

Figure 27: View of inside Conex box.

Figure 28: View of the back of the Conex box.

Figure 29: View of nonidentified barrels in Conex box.

Figure 30: Zoned out view of unidentified barrels.

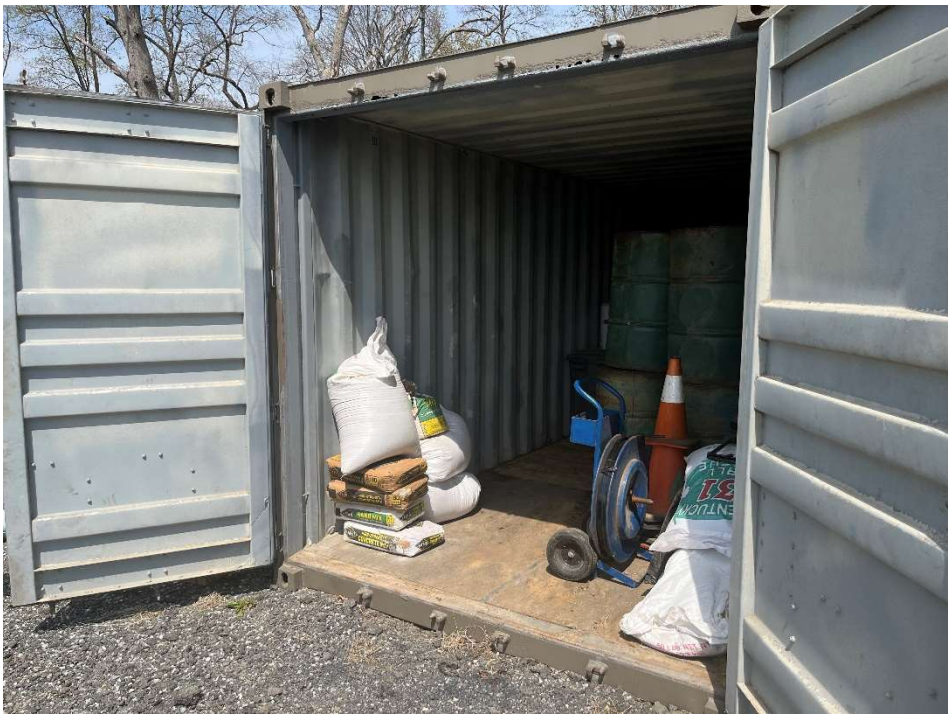

Figure 31: View of entrance to Conex Box.

Figure 32: View of storage area on site.

Figure 33: View of tire laying on the northeastern side of the site by the onsite pond.

Figure 34: View of Irrigation Pond on Site.

Figure 35: View of exposed electrical area on site.

Figure 36: View of signage posted on one of the surrounding trees around the onsite pond.

Figure 37: View of another sign posted on a tree around the onside pond.

Figure 38: View of rusted metal located around the tree base by the onsite pond.

Figure 39: View of drainage channel that runs into the onsite pond.

Figure 40: View of the upper portion of drainage channel that leads into the onsite pond.

Figure 41: View of electrical transformers and lines located at the northern portion of the site.

Figure 42: View of the bottom of the electrical pole.

Figure 43: View of the old and new pump house by the onsite pond.

Figure 44: View of exposed electrical wires on top of the old pump house.

Figure 45: Inside view of the new pump house.

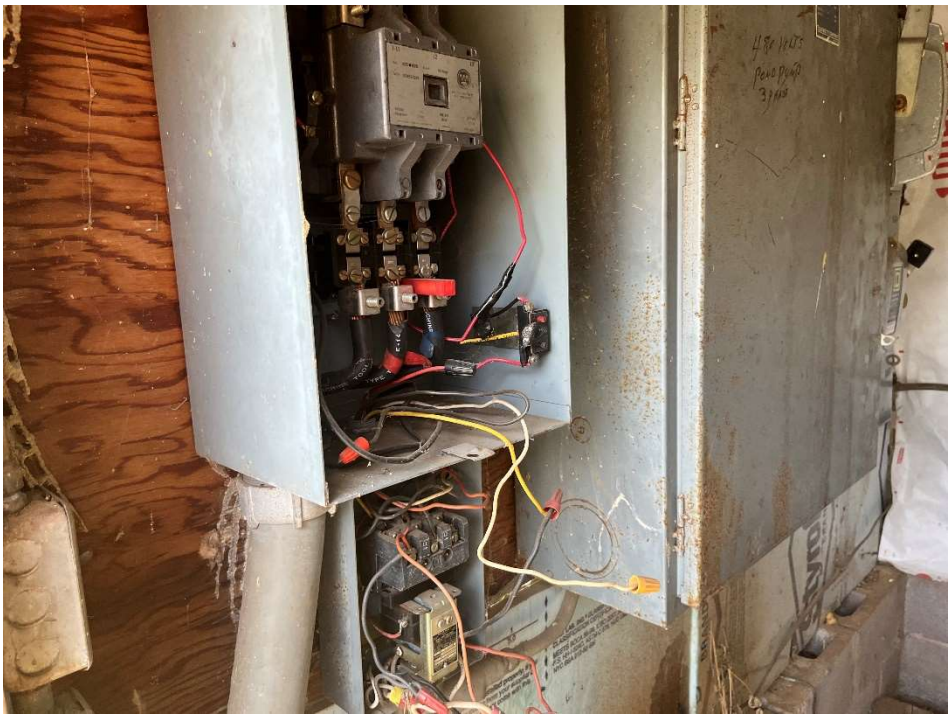

Figure 46: View of exposed electrical box located in the new pump house.

Figure 47: Closer view of the pump that's used in the new pump house.

Figure 48: View of inside the old pump house.

Figure 49: Close up view of older pump.

Figure 50: Southern facing view of the onsite pond.

Figure 51: View of mechanics outside of pump house.

Figure 52: View of electrical outlet that is attached to a wooden pole in the onsite pond.

Figure 53: Far away view of the electrical outlet.

Figure 54: View of 2/2 staging areas on site where materials are stored on the northern side of the site.

Figure 55: View of corroded pipes in the trash area.

Figure 56: View rusted metal in the trash area.

Figure 57: View of piled materials in trash area.

Figure 58: View of old mats, rusted metal, cement and other various materials in the trash area.

Figure 59: View of various material in the trash area.

Figure 60: View of hay and old wooden poles in stockpile area.

Figure 61: View of old wood that was used around the site piled into the open shed on the site.

Figure 62: View of stockpile of materials under outdoor shed.

Figure 63: Close up view of barrel in the stockpile.

Figure 64:Close up view of materials in the back of the outdoor shed.

Figure 65: Close up view of paint can in the pile of materials.

Figure 66:Close up view of asphalt repair bags.

Figure 67: View of behind the hay in the stockpile area. Appears to be a discarded electrical pole.

Figure 68: View of unused PVC pipes in a stockpile area.

Figure 69: View of stockpiled discarded electrical poles.

Figure 70: View of more unused PVC pipes.

Figure 71: Close up view of the discarded electrical poles.

Figure 72: Zoomed in view of the ends of electrical poles. It appears a black substance is leaking off the poles.

Figure 73: Close up view of the black substance on the ends of the poles.

Figure 74: View of the water faucet for the water trucks.

Figure 75: View of the exposed electrical wires under the faucet.

Figure 76: View of the viewing gazebo on the northeast side of the Site.

Figure 77: Facing south, viewing the northeast side of the Site.

Figure 78: View of the racing track.

Figure 79: View of the old water sprinkler system spigot.

Figure 80: View of the entrance to one of the barns.

Figure 81: View of a water pump and drainage inside one of the barns.

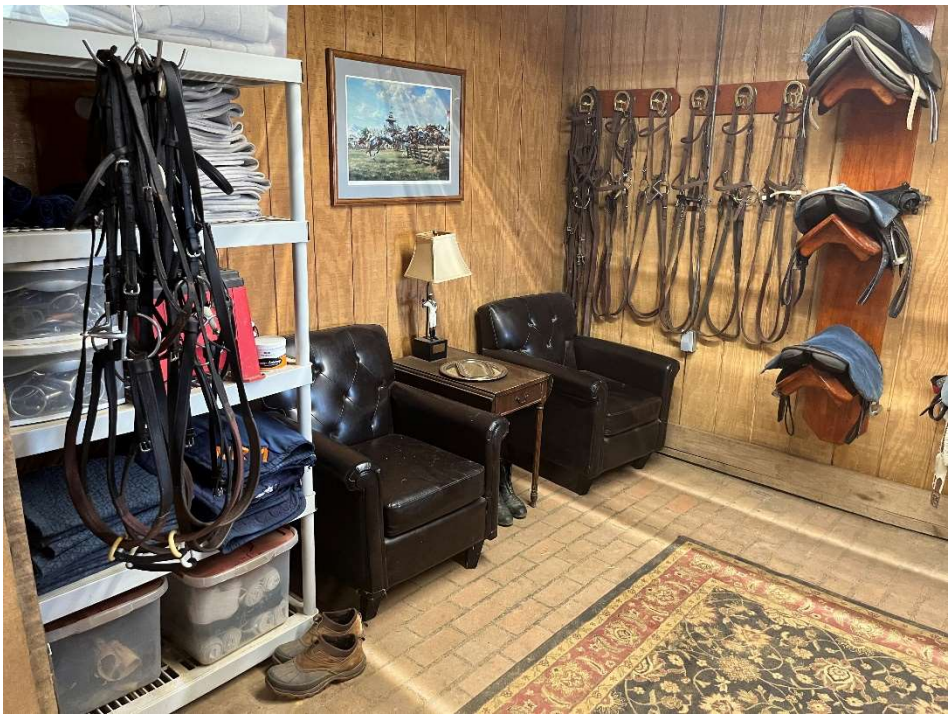

Figure 82: View of the tack room inside one of the barns.

Figure 83: View of chemical storage inside the track room.

Figure 84: view of the older

Figure 85....

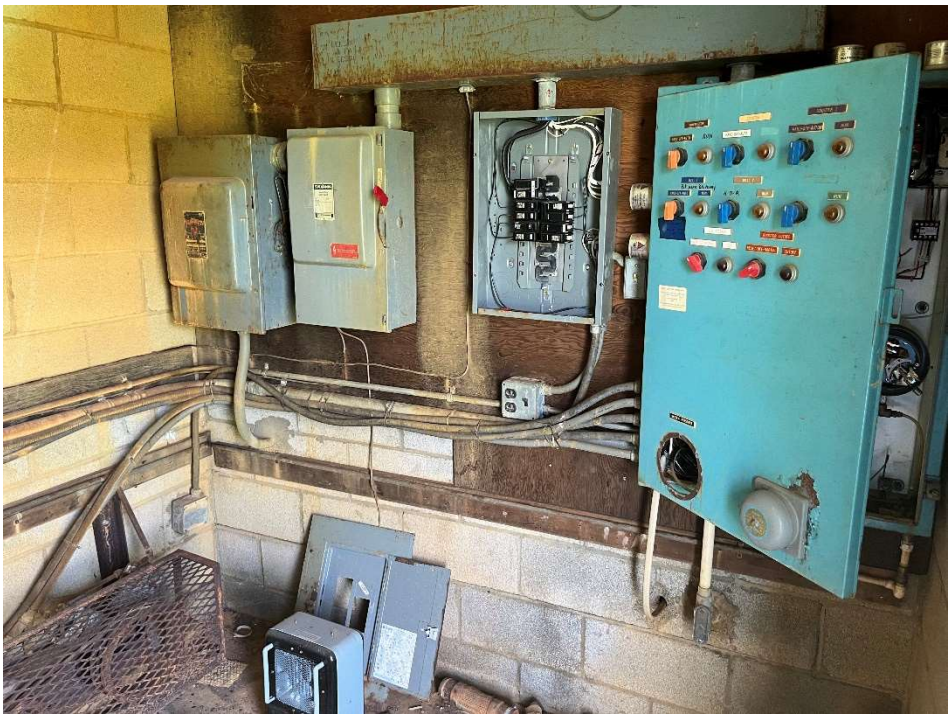

Figure 86.....

Figure 87: View of the Power take-off generator.

Figure 88: View of a monitoring well on the west of the site. This is 1/9 MW located on the Site.

Figure 89: Close up view of the monitoring well.

Figure 90: View of empty emergency holding tank.

Figure 91: View of a monitoring well that sits in the middle of the site. This is 1/9 MW located on the Site.

Figure 92: View of the Columbia pipeline area.

Figure 93: View of an old sign that is eroded away.

Figure 94: View of exposed electrical equipment around the eroded sign.

Figure 95 View of inside the Columbia pipeline area.

Figure 96: Close up view of the mechanics for the Columbia pipeline.

Figure 97: View of signs outside the Columbia pipeline room.

Figure 98: View of one of the fire hydrants on the Site.

Figure 99: View of the back of the fire hydrant.

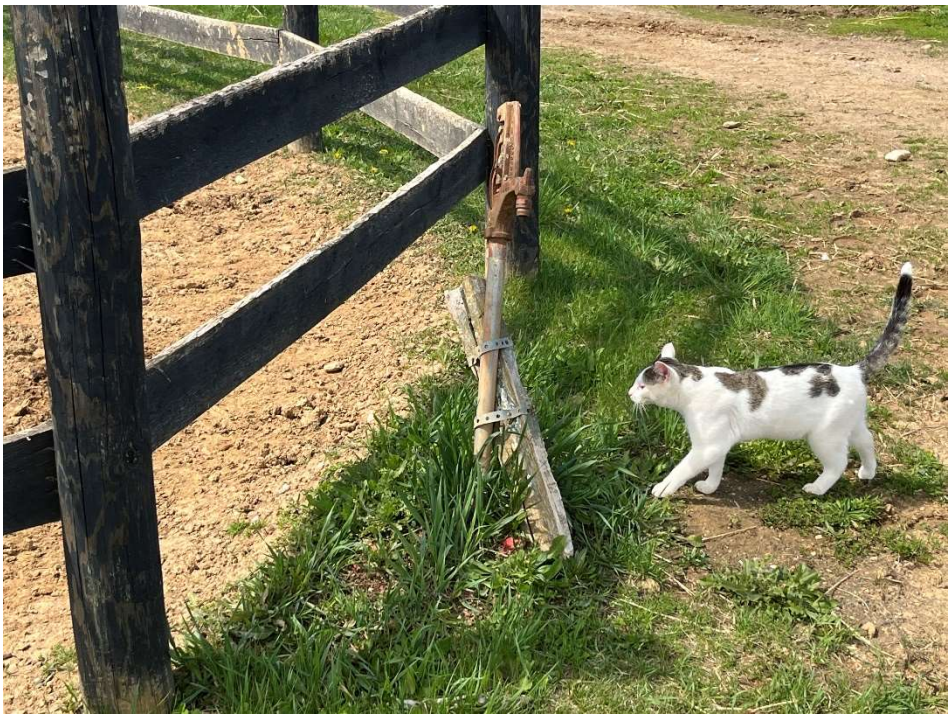

Figure 100: View of old water spigot.

Figure 101: Zoomed out view of electrical pole by the on-site residences.

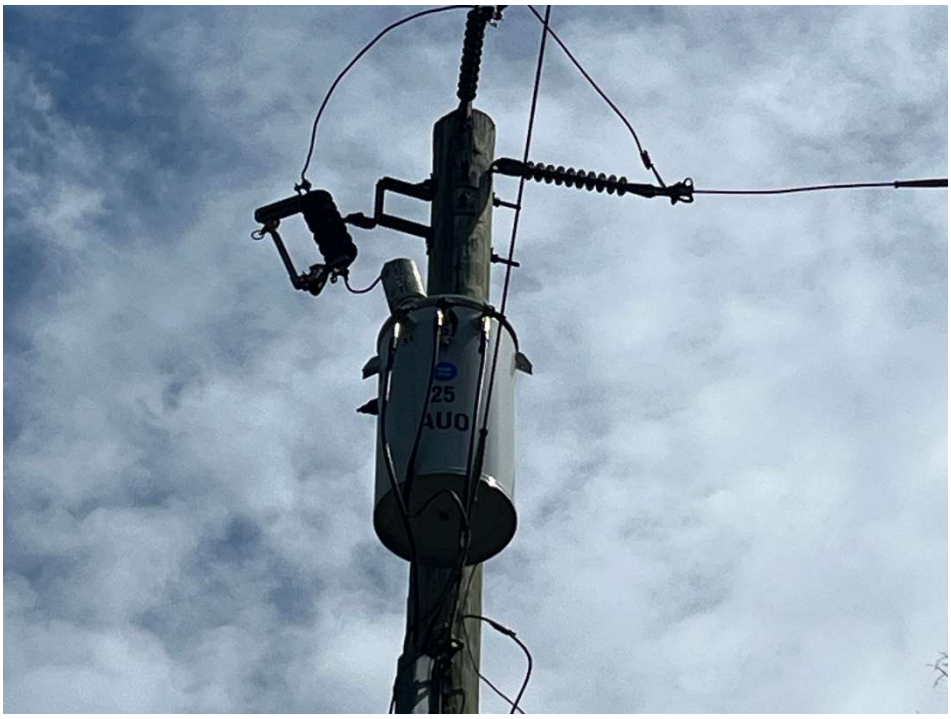

Figure 102: View of the electrical transformer, a sticker on the transformer says, "No PCBs".

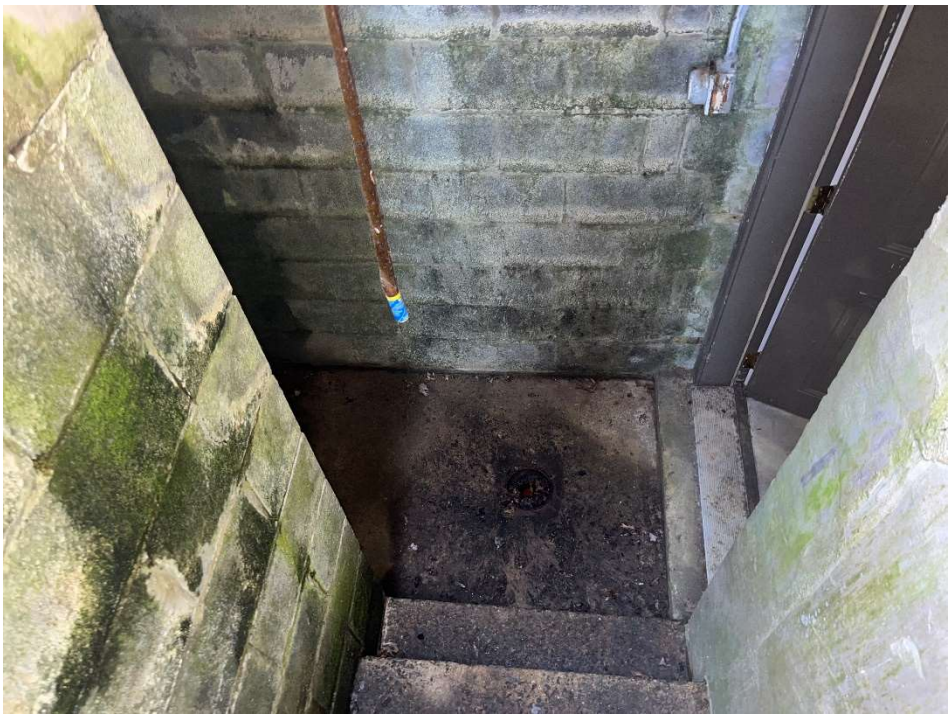

Figure 103: View of the stairs going down into the basement for the on-site residences. There is a drainage hole at the bottom of the stairs.

Figure 104: View of drain in the basement of the on-site residences.

Figure 105: View of the water heater for the one site residence.

Figure 106: View of the drainage area in the basement for the one site residence.

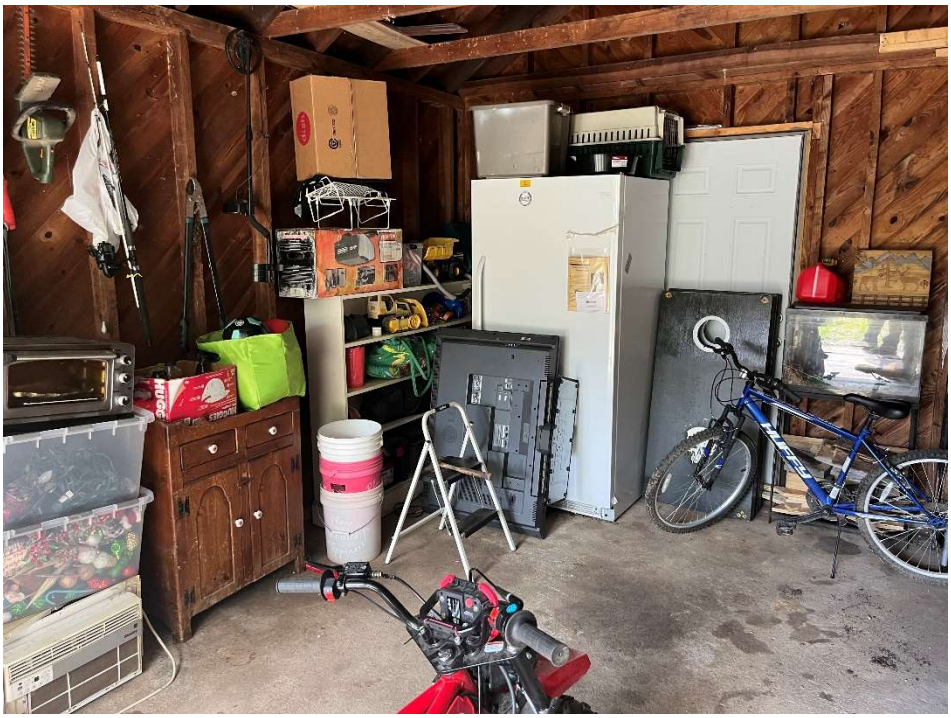

Figure 107: View of the garage for the on-site residence.

Figure 108: View of the on-site radio pole.

Figure 109: View of the on-site storage tanks.

Figure 110: View of signage on the on-site fuel tanks.

Figure 111: View of the onsite fuel tanks.

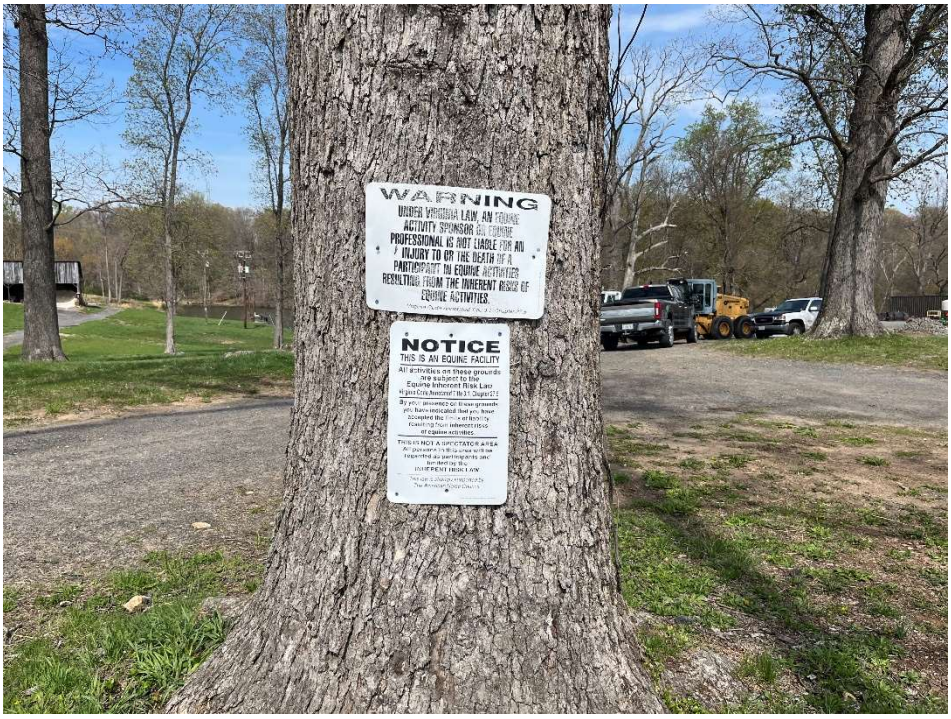

Figure 112: View of signs posted on the Site.

Figure 113: View of three barrels in the onsite garage.

Figure 114: View of the label on one of the barrels in the garage.

Figure 115: View of the other two barrels. One label is off the barrel and the other doesn't have one.

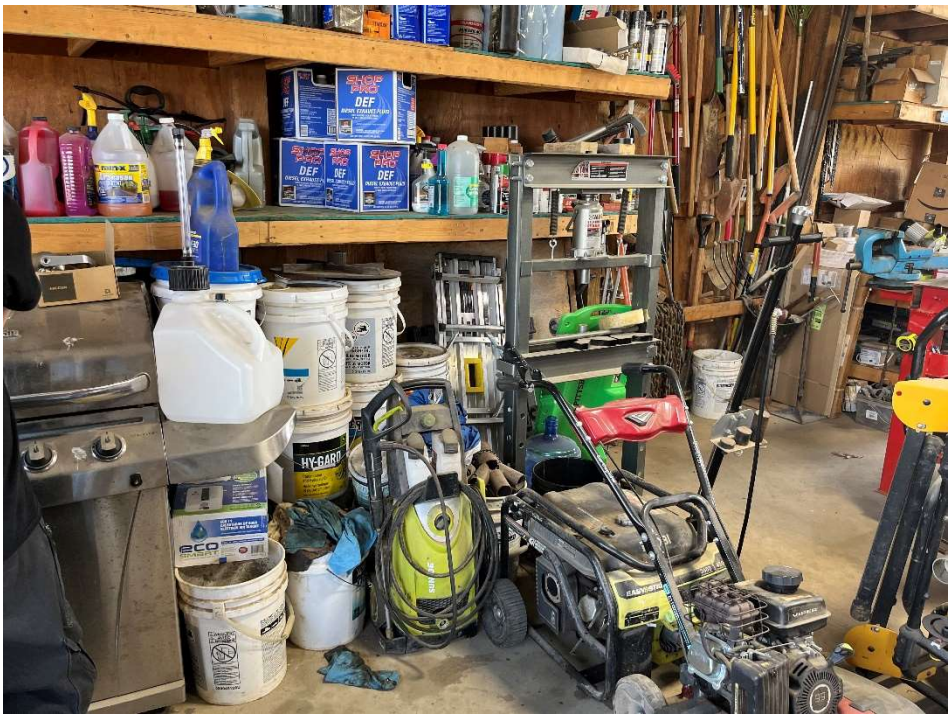

Figure 116: View of the east side of the garage.

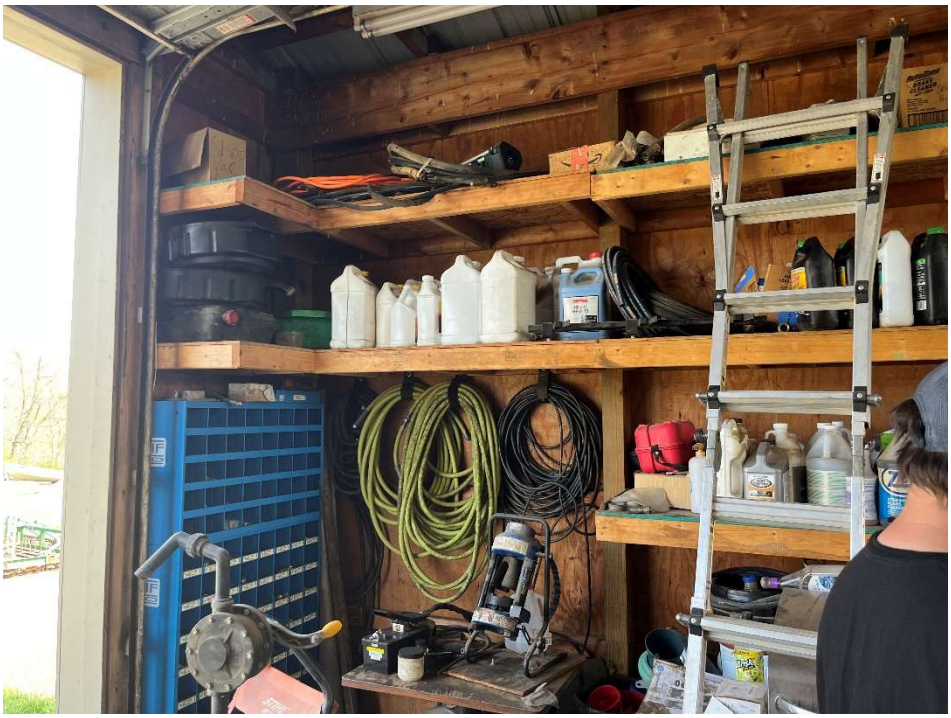

Figure 117: View of the west walls of the garage.

Figure 118: Close up view of the walls in the garage.

Figure 119:Close up view of the east side of the garage.

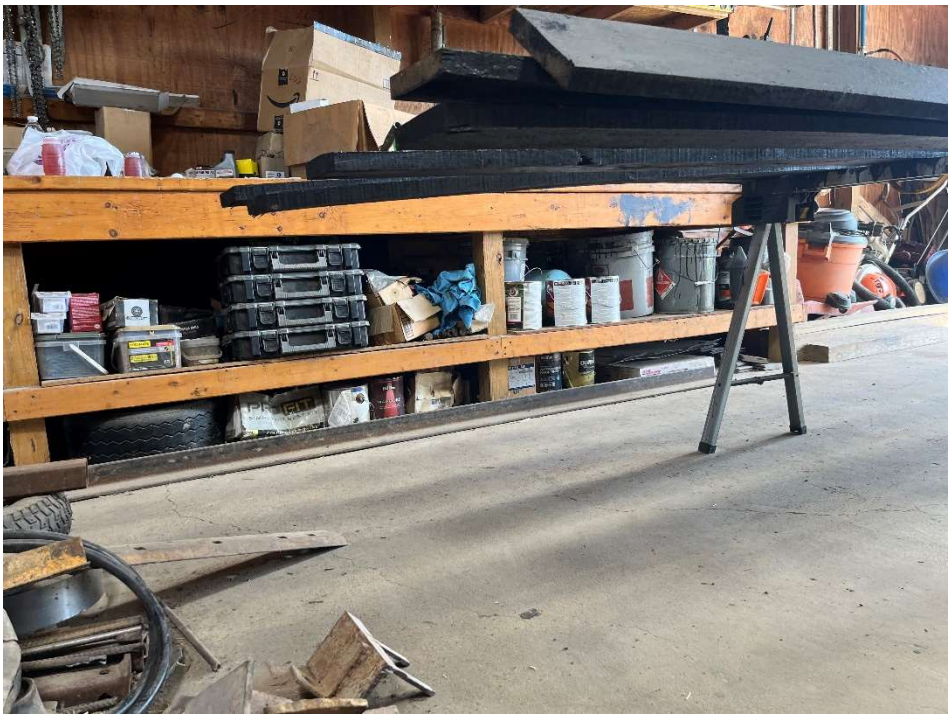

Figure 120: view of the paint cans stored in the garage.

Appendix B

Interview Questionnaires

ECOP Interview Questionnaire

MLAP Equine

Name of person completing questionnaire: Steve Kuhn
Company/Title: Middleburg Training Center / Owner

Email and Phone Number:
steve.kuhn@jklandholdings.net
703-909-3667

Date: 4/7/2025

	Question	Y	N	N/A	Comments
1	Was or is the area in question used as a gasoline station, motor repair facility, dry cleaners, photo developing laboratory, plating shop, medical or dental facility, junkyard or landfill, training area (including firefighting and munitions disposal), Munitions and Explosives of Concern (MEC), other industrial operations, or as a waste treatment, storage, disposal, processing, or recycling facility?		No		
2	Has there been any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemical or individual containers stored or used in the area in question?	Yes			Nothing damaged. A couple gallons of herbicide for spot spraying and paint are stored in the shop which were observed during site visit
3	Are there drums, sacks, cartons, or other containers of chemicals located on the property in question?	Yes			1 empty drum which contained herbicide (being removed), 4 empty drums of fence paint, 1 drum for used motor oil, 1 drum of purple power (degreaser), 1 drum of fence paint. All stored in shop or sea container except for empty drum of herbicide.
4	Was or is the area in question used for any waste generation or disposal activities?		No		
5	Was or is the area in question used as a firing or bombing range, or both?		No		
6	Have there been or are there storage tanks containing hazardous substances or petroleum products located on the property in question?	Yes			2 AST's which sit on a concrete pad 1,000 gal. Off road diesel & 500 gal. Gas
7	Have spills, leaks, or other releases of hazardous substances or petroleum products occurred to the best of your knowledge?		No		
8	Have unidentified waste materials, tires, automotive or industrial batteries, ordnance or any other waste materials been dumped, buried, or burned, or a combination thereof, in the area in question?		No		But we do have a pile of tires that were stored in an old building that we demo'd These will be removed. Team observed asduring site visit

ECOP Interview Questionnaire

MLAP Equine

9	Are you aware of any environmental cleanup records for your property that are recorded under Federal or State law or regulation?		No		
10	To the best of your knowledge, are there any environmental liens or Federal, state or local government notifications, relating to current, or past, violations of any environmental laws with respect to the property, or adjacent properties? If yes, please provide details.		No		
11	Are you aware of any Activity and Use Limitations (AULs) such as engineering control, land use restrictions or institutional controls that are in place at your site and/or have been filed in accordance with Federal or State law or regulation?		No		
12	Are you aware of commonly known or reasonably ascertainable information about your property or the subject property that would help identify conditions indicative of releases or threatened releases of chemicals?		No		
13	Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property (e.g., odors, pools of liquid, stains, stressed vegetation, etc.)?		No		
14	Based on your knowledge and experience related to the property, are Underground Storage Tanks (USTs) or Aboveground Storage Tanks (ASTs) currently in use at the property? If so please describe contents and uses of storage tanks?	Yes			2 AST's which sit on a concrete pad 1,000 gal. Off road diesel & 500 gal. Gas
15	Based on your knowledge and experience related to the property, have USTs or ASTs been taken out of service and closed at the property? If so please describe storage tank closure(s)?		No		
16	Based on your knowledge and experience related to the property, please describe any areas of environmental concern related to the property?				Pond and creek on site… if you're asking about environmentally sensitive areas.
17	Are you aware of any previous Environmental Site Assessments of the property? Is so, did they indicate the presence of any contamination associated with the property or recommendations for further assessment of the property? Please provide details.		No		
18	Are there any Military Response Program (MMRP)/ Installation Response Program (IRP) sites on or adjacent to the property?		No		

ECOP Interview Questionnaire

MLAP Equine

19	Are there buried utilities at the site?	Yes			Columbia Natural gas pipeline & private lines, Power lines, Well water lines, Septic systems and pipes, storm drainpipes
20	Is there a transformer, capacitor, or any hydraulic equipment on the property? If so, are there records indicating the presence or absence of PCBs? Please provide documentation.	Yes			All transformers are pole mounted. Dominion Energy confirmed they are all from the late 90's early 2000's, new units when installed
21	Are transformers owned by the subject property or local utility? If owned by the utility, please note the name of the utility.				Owned by the local utility, Dominion Energy
22	When was the Columbia pipeline installed? Have there been any issues that have happened that you know of?				Not completely sure but I believe in the 60's. No issues with the pipeline. They have had a couple minor leaks at the Tap. Parts were replaced. No issues since
23	When was the last time the well house, in connection to the Colombia pipeline was serviced?				Colombia Gas comes out at least once a month or so to check on it and fill the odorant canister. They recently did an overhaul and replaced a bunch of parts.

Appendix C

Environmental Database Search Report