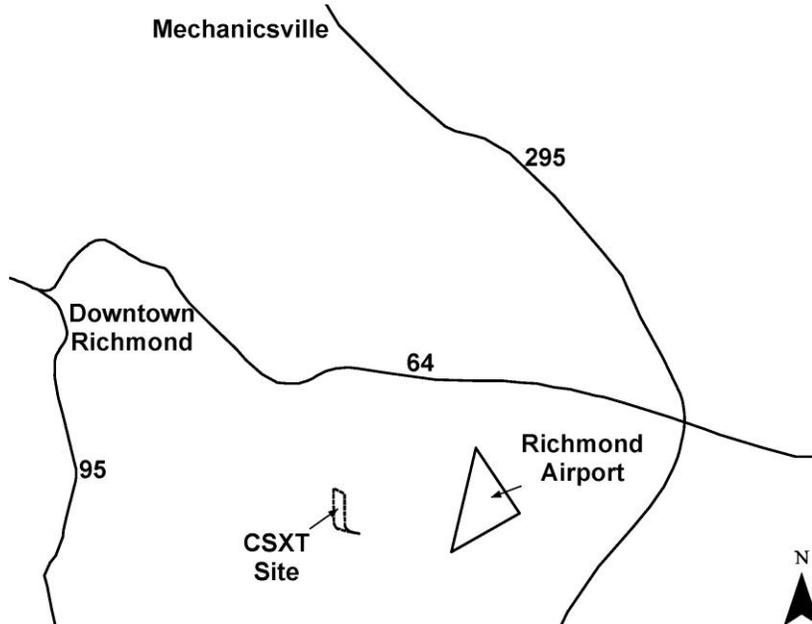




FACT SHEET

Corrective Measures Implementation – Construction Phase Former Beazer Site - Richmond, Virginia

The information presented herein serves to notify the public of upcoming construction activity at an undeveloped property owned by CSX Transportation, Inc. (CSXT) within the greater Richmond, Virginia area. The construction efforts will implement corrective measures selected by the United States Environmental Protection Agency (EPA) and Virginia Department of Environmental Quality (VADEQ) to remediate impacted environmental conditions identified at the property. The property, referred to as the Former Beazer Site (Site), is located at 2401 Charles City Road, approximately 2.5 miles east of the City of Richmond, Virginia in the eastern part of Henrico County. The Site comprises a 52-acre area approximately 800 feet wide and 2,750 feet long. The property is currently undeveloped, however, the grounds are routinely maintained and access to the site is restricted by a security fence.



Site History – Between 1948 and 1983, the Site was owned by Koppers Company, Inc. (Koppers) and used to produce creosote-treated railroad cross ties for the railway industry. Upon ceasing operations, the wood treatment plant was decommissioned and the equipment was removed from the Site. The Site has remained unused since operations ceased in 1983. Thereafter, Beazer East, Inc. (Beazer) acquired the Site through a series of corporate transactions and ultimately transferred the Site to CSXT on 21 March 1997. Due to the historic use by Koppers, various wood treating constituents have been detected in the soil and groundwater at the Site.

Environmental Regulatory Framework – Investigation of the Site and selection of the corrective measures have been conducted in accordance with the terms of an Administrative Order of Consent (the Consent Order) that Beazer and “*Environmentally on Track*”

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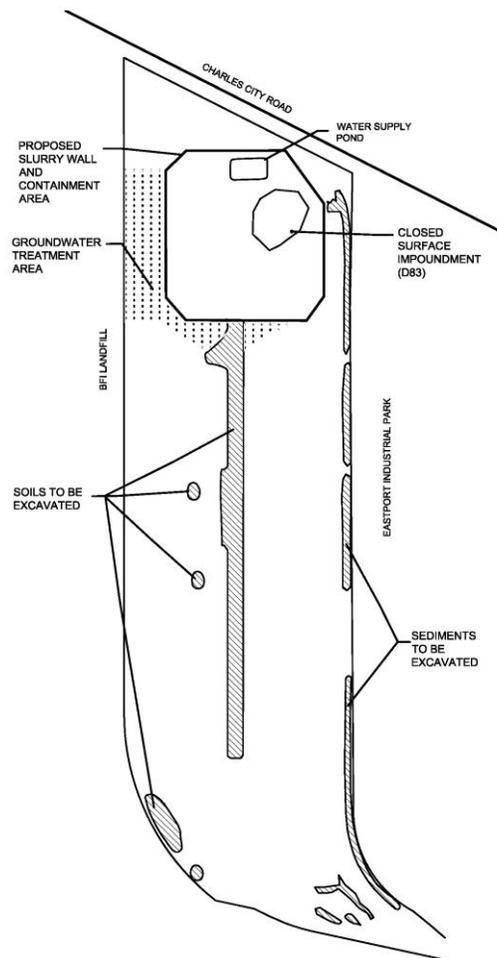


the EPA entered into on 24 April 1991 pursuant to Section 3008(h) of the Resource, Conservation, and Recovery Act (RCRA). The obligations under the Consent Order were transferred from Beazer to CSXT effective 22 April 1998 in connection with the property transfer from Beazer to CSXT in 1997. In addition to the requirements of the Consent Order, a closed hazardous waste surface impoundment at the Site was subject to RCRA permitting by VADEQ. The selected Site-wide corrective measures were incorporated into a Hazardous Waste Management Permit for Corrective Action issued by VADEQ in 2010.

EPA Selected Final Remedy Overview – The corrective measures selected by EPA include the following remedial components to address environmental conditions at the Site and potential risks posed by those conditions:

- Demolition of buildings associated with historical operations at the Site in order to facilitate construction of corrective measures. This work was completed in 2009.
- Installation of a slurry wall to contain the source area at the Site and to control groundwater migration away from the source area;
- Excavation of targeted surface soils, subsurface soils, and sediments outside the slurry wall containment area that contain constituent of concern concentrations above the Remedial Goals (RGs) and consolidation of the excavated materials inside of the slurry wall containment area beneath an engineered cap to preclude future potential exposure to the excavated materials by receptors;
- Restoration of excavated areas including backfilling those areas and establishing a vegetative cover and restoration of the eastern drainage ditch area;
- Recovery of free product using recovery wells installed within the slurry wall containment area;
- Treatment of groundwater outside of the slurry wall containment area using a combination of in-situ chemical oxidation (ISCO) and natural attenuation processes;
- Dewatering, backfilling, and capping of the former water supply pond; and
- Implementation of institutional and engineering controls to prohibit activities that may interfere with the engineered remedy and to restrict or prevent activities that may result in unacceptable risks to human health and the environment, including long-term monitoring and an operation and maintenance (O&M) Plan.

Construction Schedule – Construction of the physical aspects of the corrective measures will begin on or about February, 2014 and is anticipated to be completed within 20 weeks. Upon completion of the initial construction, the second phase of corrective measures (ISCO) will be implemented, and is anticipated to last for one year. Long-term



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monitoring and operation and maintenance of the Site will be initiated following the second phase, and continued for an extended period, up to 30 years, or as otherwise approved by EPA and VADEQ.

For more information visit: <http://www.epa.gov/reg3wcmd/ca/va/webpages/vad003121977.html>

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