



July 21, 2013

CAS Reigler
1501 11th St. NW
Washington, DC 20001

Attention: Mr. Kevin Reigler

Subject: Environmental Investigation Findings Report
Diamond Cab Property
Northwest, Washington, DC

Reference: ICOR Project No. 13-CAS.02

Dear Mr. Reigler:

This letter report summarizes the findings of the environmental investigation activities conducted by ICOR, Ltd. (ICOR) in June/July 2013 at the Diamond Cab Property located at 1101 Rhode Island Avenue, NW, 1528/1530 11th Street, NW and 1100 Q Street located in Northwest, Washington, DC (herein referred to as the SITE). It is ICOR's understanding that the SITE is being considered for redevelopment as residential apartments/condominiums (with one subsurface parking level). The SITE is currently improved with a former gasoline station/service garage (currently used for automotive repair), and three adjacent residential row home style structures (currently unoccupied). The row house structures have been combined to create one structure. This structure was most recently occupied by Diamond Cabs for office related activities. In the past, the SITE was occupied/used by several gasoline stations and as residences. Figure 1 depicts the SITE parcels.

This investigation was conducted at the request of CAS Reigler (CAS) to identify potential environmental conditions present at the SITE which would require abatement and/or remediation during redevelopment and/or would be the subject of regulatory enforcement actions or consent orders.

To accomplish these tasks, ICOR conducted the following activities:

- Reviewed EDR database and conducted a file review at the District Department of the Environment's Underground Storage Tank Division Offices
- Conducted a Pre demolition Asbestos Survey of the Structures
- Conducted a Ground Penetrating Radar Survey of the 1101 Rhode Island Avenue Parcel
- Conducted a Limited Subsurface Investigation (SI) at the 1101 Rhode Island Avenue Parcel

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18668

EXHIBIT NO. 10

PO Box 406 · Middleburg, Virginia 20118 · (703) 257-1225

Board of Zoning Adjustment
District of Columbia
CASE NO. 18668
EXHIBIT NO. 10

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D.C. OFFICE OF ZONING
2013 SEP 13 PM 2:44

The areas investigated included areas where hazardous materials, including (but not limited to) asbestos, hydraulic lifts, bulk chemical, and underground storage tanks (USTs) were formerly or are suspected to be present. The SI was performed to determine if USTs were still present at the SITE and to evaluate if current and/or past operations at the SITE have resulted in adverse impact to soil and groundwater. If adverse impact to soil and groundwater was identified, the potential impact to CAS's proposed redevelopment plans, project cost, and project schedule was also evaluated.

The SI consisted of collecting soil samples from the 1101 RIA Parcel for field and laboratory analysis. ICOR also used non-intrusive subsurface investigation techniques to identify potential USTs in areas identified in documents as potentially or formerly containing USTs. The investigation activities and findings are summarized in the following sections. Photo-documentation of the SI activities is included as Attachment 1.

SITE DESCRIPTION

The SITE is located at 1101 Rhode Island Avenue, 1528/1530 11th Street, and 1100 Q Street, in Northwest, Washington, DC. The SITE is comprised of two lots (Lots 33 & 807) on Square 310 and is improved with three row house style structures, gasoline services station, and associated asphalt and concrete-paved parking lots and driveways. A site plan depicting pertinent SITE features is included as Figure 1.

The 1101 Rhode Island Avenue Parcel (1101 RIA Parcel) is a former gasoline station currently being used for automobile service operations. The 1528/30 11th Street Parcel (1528/30 11th Parcel) and the 1100 Q Street Parcel (1100 Q Parcel) are currently unoccupied and were most recently used of office related activities by Diamond Cab.

Topography at the SITE is generally flat but slopes gently to the south. The SITE (collectively) is bound to the north by Q Street, NW, to the east by a public alley, NE (beyond which are row houses), to the south by Rhode Island Avenue, NW (beyond which are row houses and commercial properties), and to the west by 11th Street, NW (beyond which is a park).

BACKGROUND

Information obtained in this section was derived from DDOE file review and review of EDR Database.

1101 RIA Parcel

Review of historical city directories showed that the 1101 RIA Parcel was occupied by Rhode Island Service Station in 1922 and 1926, by Grey Stone Service Station in 1931, by Zimmerman Johnston Filling Station from 1936 to 1943, by Stern Max Filling Station in 1948, by Eddies Auto Clinic from 1960 to 1964, by Smitty's American Service Station from 1969 to 1973, by

Cee Bee American Service in 1973, By Independent Taxi Owners (garage) in 1983 to 1993, by Trent Electronics (1993) and by M & J Auto Repair in 2012.

The 1959 Sanborn Fire Insurance Map depicts 7 gasoline tanks along the south portion of the 1101 RIA Parcel.

The EDR database listed Diamond Cab as having 4 UST removed from the property in 1990. A Leaking Underground Storage Tank Case was opened for the SITE and closed in June 1990.

File reviewed at the DDOE UST Office indicated that 4 USTs were installed by American Service Station (Smitty's) in 1966. The tanks included 1-8,000 gallon gasoline UST, 2-6,000 gallon gasoline USTs and 1- 550 gallon used oil UST. These tanks were removed from the ground in the summer 1990 by Diamond Cab Company. A LUST case was opened at that time due to the presence "one gasoline tank exhibited evidence of minor corrosion". The case was closed in 1990.

The fate of the seven USTs depicted at the gasoline filling station on the 1959 SFI map is unknown. The locations of the four removed and seven suspect UST locations are depicted on Figure 2.

1528/30 11th & 1100 Q Street Parcels

Historical City directories show the 1528/30 11th and 1100 Q Street Parcels to be occupied as residences from 1922 to 2000. Diamond Cab Company offices are listed as the occupants of these parcels from 2000 to 2012. Select historical documents are included as Attachment 2.

PRE DEMOLITION HAZARDOUS MATERIAL SURVEY

The interior of the structures were inspected for hazardous materials requiring abatement prior to demolition. The following hazardous materials were identified:

1101 RIA Parcel

- Subsurface Hydraulic Lift (2)
- Oil/Water Separator (potential)
- Light Fixtures Potentially Containing PCB Ballasts (16)
- Fluorescent Light Tubes (40)

1528/1530 11th Street Parcel

- Aboveground Storage Tanks (2)
- Light Fixtures Potentially Containing PCB Ballasts (20)
- Fluorescent Light Tubes (80)

1100 Q Street Parcel

- Mercury Containing Thermostats (2)
- Light Fixtures Potentially Containing PCB Ballasts (16)
- Fluorescent Light Tubes (80)
- Asbestos Containing Floor Tile (1500 sf)

SUBSURFACE INVESTIGATION

The SI consisted of a GPR Survey of the 1101 RIA Parcel collecting soil samples for field screening and laboratory analysis. ICOR also used non-intrusive subsurface investigation techniques to identify potential USTs in areas identified in documents as formerly containing USTs (associated with the former filling station) and areas where evidence of USTs was observed during our initial site visit.

UST Assessment

Based on the absence of closure information during our review of environmental documents, up to seven out of service USTs may exist beneath the asphalt and concrete-paved parking area near Rhode Island Avenue. To investigate if USTs were present in this area, ICOR contracted Ground Penetrating Radar Systems, Inc. (GPRS) to conduct a non-intrusive, geophysical survey in the area. On July 11, 2013 GPRS used ground penetrating radar survey techniques to determine if USTs were present. The areas investigated are depicted on Figure 2.

GPRS identified no subsurface anomalies suggestive of out of service USTs beneath the SITE. In addition, upon closer inspection, an asphalt patch was observed along the southern portion of the SITE in the area where the seven USTs were depicted on the 1959 Map. The presence of the patch suggests that the tanks may have been removed in the past.

Soil and Groundwater Assessment

On July 11, 2013, ICOR completed 9 test borings at the SITE (designated SB1 through SB9). The borings were completed to assess former and suspect UST locations across the entire 1101 RIA Parcel. The test boring locations are depicted on Figure 3.

ICOR's borings were completed using a direct-push sampling rig and were advanced until shallow groundwater was encountered or a target depth of 15 or 20 feet was reached. Groundwater was not encountered during advancement of the direct-push borings. A small volume of water believed to be perch tank pit water, was encountered in Boring SB8. This boring was completed within the former tank pit (gas tanks removed in 1990).

Soil samples were collected continuously from the direct-push test borings using 5-foot long acetate-lined barrel samplers. The entire length of each sample core generated by ICOR was also

screened in the field with a photo-ionization detector (PID) to check for the presence of volatile organic compounds (VOCs).

A total of 19 samples were selected for laboratory analysis. Based on field observations and readings, one soil sample was selected for laboratory analysis from each boring at a depth of 15 feet below grade. Additional soil samples were collected from both shallower and deeper depths from select borings. The soil samples were submitted to Caliber Analytical Services (CAS) for analysis of gasoline range total petroleum hydrocarbons (TPH-GRO) using EPA Method 8015. Select soil samples SB1(8'), SB4(15'), SB8(15'), and SB9(15') were also analyzed for diesel range total petroleum hydrocarbons (TPH-DRO) and benzene, toluene, ethylbenzene, and total xylenes (BTEX) using EPA Method 8021B. These analyses were selected because they include target constituents commonly detected at petroleum UST sites. The perched (tank pit) water sample was submitted to CAS for TPH-GRO and BTEX analysis.

After collecting the samples, ICOR backfilled each direct-push boring to grade with its respective cuttings or bentonite slurry, and resurfaced each disturbed location with asphalt patch.

Based on field observations made by ICOR, the upper 2 to 4 feet of the SITE is underlain by fill consisting of intermixed sand, silt, clay, gravel, and brick and concrete fragments. The fill was underlain by tight Clay with sandy silt to a maximum explored depth of 20 feet below surface grade. Petroleum odors and elevated PID readings were noted in borings SB1, SB4 and SB5, SB7, SB 8 and SB9. The impacted soil was encountered at depths ranging from approximately 4 to 14 feet below grade within the central portion of the SITE.

TPH-DRO were detected in one of the samples submitted for Diesel analysis. TPH-DRO were detected in SB4(15') at a concentration of 41 mg/kg. The concentration of TPH-DRO detected in the sample is below DDOE Soil Quality Standard of 100 mg/kg.

BTEX constituents were not detected above regulatory reporting limits in any of the samples analyzed.

TPH-GRO were detected at concentrations exceeding DDOE's Risk Based Concentration for Resident Child for Sub Surface Soil (DDOE-RCSS) of 54.4 milligrams per kilograms (mg/kg) in 2 of the 19 samples analyzed. TPH-GRO were detected in SB4 (15') and SB9 (15') at concentrations of 280 mg/kg and 130 mg/kg, respectively. The concentration of TPH-GRO detected in SB4 (20') and SB9(20') were well below DDOE-RCSS and below DDOE's soil quality standard of 100 mg/kg. The concentration of TPH-GRO detected in SB4 (20') and SB9 (20') was 2.8 mg/kg and 0.41 mg/kg, respectively.

TPH-GRO were detected in water sample SB8(GW) at a concentration of 2.4 milligrams per liter (mg/L). Low levels of BTEX constituents were also detected in the sample. Benzene, ethylbenzene, toluene, and xylenes were detected in the sample at concentrations of 1 microgram per liter (ug/L), 10 ug/L, 5 ug/L and 10 ug/L, respectively. The concentration of TPH-GRO and

BTEX detected in the sample are below DDOE's Risk Based Screening Levels for a Resident Child.

The laboratory results are summarized on Table 1. The laboratory reports of analysis are included as Attachment 3.

CONCLUSIONS AND RECOMMENDATIONS

Based on the investigation findings, ICOR's review of historical documents and the UST assessment findings, ICOR concludes the following:

- Asbestos containing floor tile is present in the 1100 Q Street Building
- Fluorescent Light Tubes, Fixtures (Ballast) and Thermostats are present in the SITE Structures
- An out of service hydraulic lift is present in the garage of the 1101 RIA Parcel
- An out of service oil/water separator is potentially present at 1101 RIA Parcel
- Gasoline impacted soil is present beneath the 1101 RIA Parcel

ICOR believes that the above-referenced environmental conditions will affect the proposed redevelopment costs for the SITE.

Specifically, demolition of site structures will disturb asbestos containing floor tile, light tubes, ballast and thermostats, and excavation for the one subsurface parking level will disturb gasoline impacted soil. Although considered hazardous, all petroleum-impacted soil generated during redevelopment will require special handling and proper disposal/treatment at a permitted facility.

To address the impacted media identified at the SITE, and meet District of Columbia regulatory requirements, ICOR recommends the following:

- All identified asbestos and hazardous materials be properly abated prior to demolition of the SITE structures.
- The SITE owner and DDOE be provided a copy of this report. After the DDOE is notified, CAS's redevelopment plans for the SITE and proposed plans to address the environmental conditions during redevelopment of the SITE should be discussed with the DDOE.
- A Corrective Action Plan (CAP) should be prepared for the SITE prior to development. The CAP should address removal of all remaining USTs (if encountered) and associated impacted media during redevelopment of the SITE.

- Appropriate engineering controls (i.e. vapor barrier) be incorporated into the proposed building design to adequately to protect the health of future SITE residents and workers.
- Appropriate health and safety measures and oversight by an environmental professional be implemented during construction to adequately protect the health of SITE workers ensure proper management of contaminated media.
- All required DDOE and other regulatory agency permits and approvals be obtained before redevelopment (construction) is initiated.

If you have any questions concerning this report, please feel free to contact me at (703) 980-8515.

Sincerely,



Ike L. Singh
Program Manager

Attachments

Figures (3)

Table

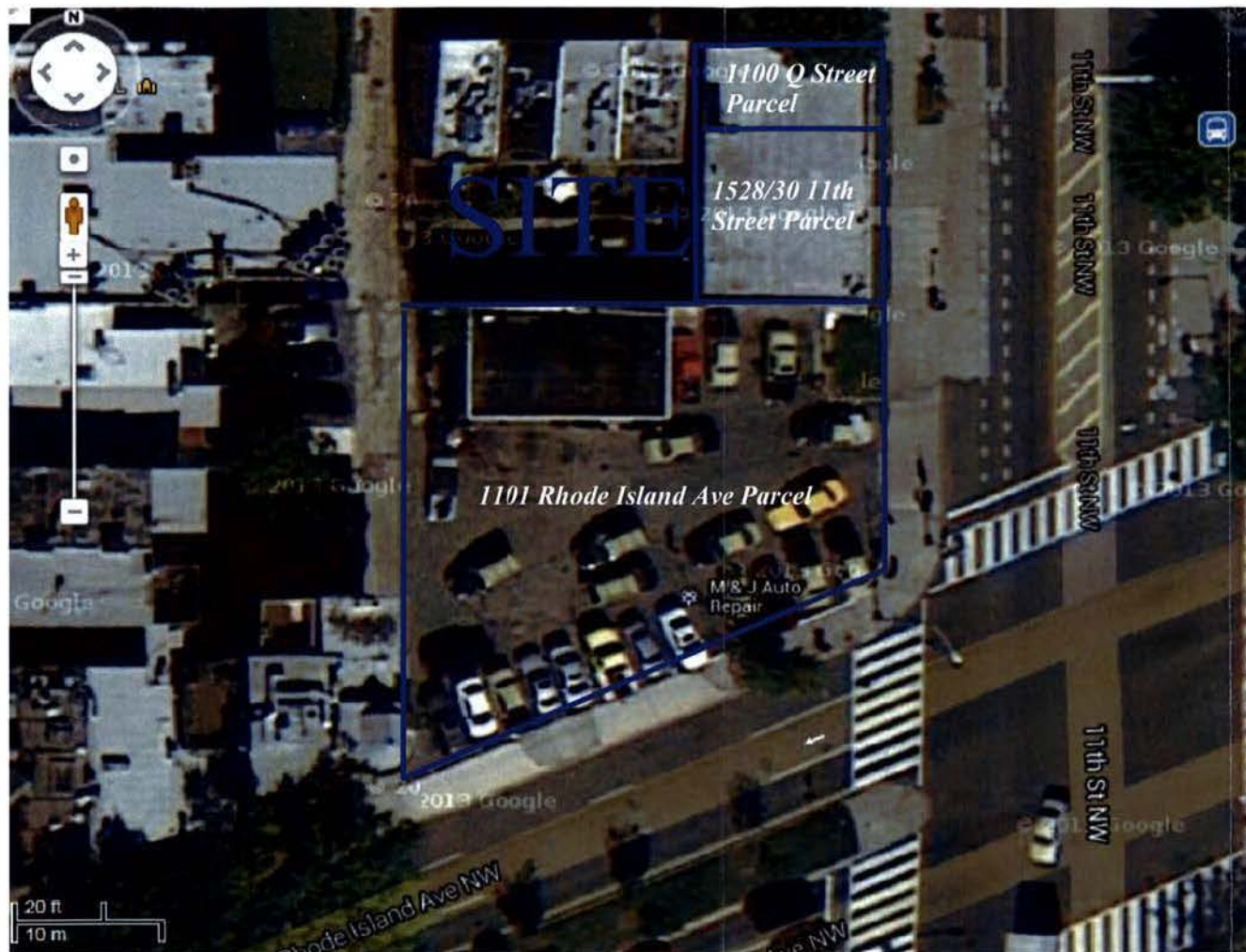
Attachment 1. Photo-Documentation of SI Activities

Attachment 2. Historical Documents

Attachment 3. Laboratory Reports of Analysis

ICOR_{LTD}

FIGURES



RECEIVED
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SITE PLAN

DESIGNED singh
JOB NO. 13CAS02

DATE 07/17/13

FORMER GAS STATION
1101 RHODE ISLAND AVENUE, NW
WASHINGTON, DC

ICOR
ENVIRONMENTAL SERVICES

SCALE: NONE

FIGURE 1

RECEIVED
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2013 SEP 13 PM 2:45



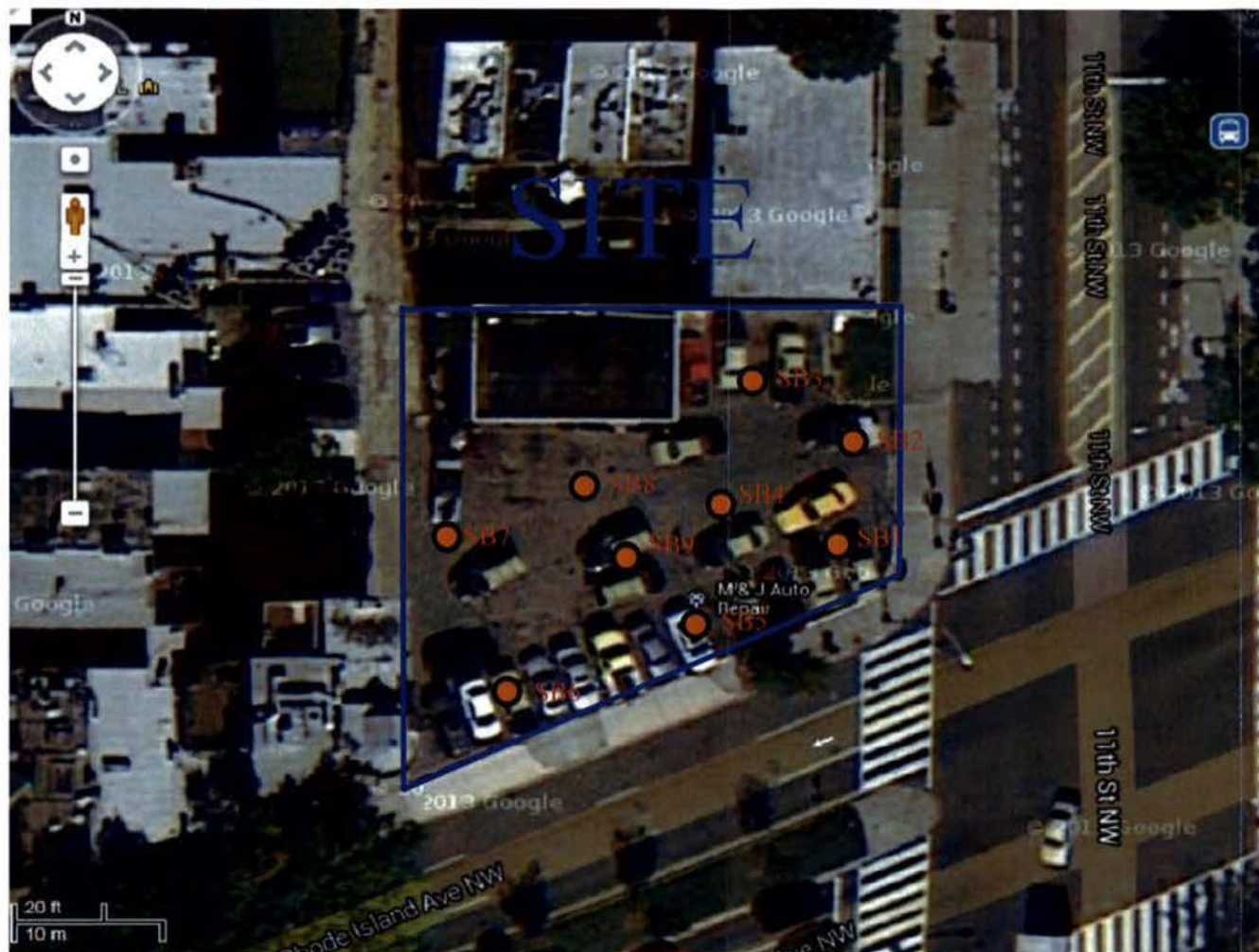
SITE PLAN WITH TANK LOCATIONS

DESIGNED: singh	DATE: 07/17/13	FORMER GAS STATION 1101 RHODE ISLAND AVENUE, NW WASHINGTON, DC
JOB NO.: 13CAS02		
ICOR LTD. ENVIRONMENTAL SERVICES		SCALE: NONE
		FIGURE 2



RECEIVED
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2013 SEP 13 PM 2:45

● = BORING LOCATIONS



SITE PLAN WITH SOIL BORING LOCATIONS

DESIGNED: singh	DATE: 07/17/13	FORMER GAS STATION 1101 RHODE ISLAND AVENUE, NW WASHINGTON, DC
XIR NO. 13CAS02		SCALE: NONE
ICOR _{inc} ENVIRONMENTAL SERVICES		FIGURE 3

ICOR_{LTD}

TABLE

SOIL SAMPLING RESULTS							
Diamond Cab Property Northwest, Washington, DC							
Test Boring No.	Date	TPH-GRO (mg/kg)	TPH-DRO (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Total Xylenes (mg/kg)
SB1(6)	7/11/13	3	ND	0.0013	ND	ND	0.012
SB1(15)	7/11/13	0.93	NA	NA	NA	NA	NA
SB2(8)	7/11/13	ND	NA	NA	NA	NA	NA
SB2(15)	7/11/13	ND	NA	NA	NA	NA	NA
SB3(8)	7/11/13	ND	NA	NA	NA	NA	NA
SB3(15)	7/11/13	ND	NA	NA	NA	NA	NA
SB4(5)	7/11/13	ND	NA	NA	NA	NA	NA
SB4(15)	7/11/13	280	41	ND	0.33	0.31	0.56
SB4(20)	7/11/13	2.8	NA	NA	NA	NA	NA
SB5(15)	7/11/13	2.3	NA	NA	NA	NA	NA
SB6(15)	7/11/13	0.54	NA	NA	NA	NA	NA
SB7(10)	7/11/13	11	NA	NA	NA	NA	NA
SB7(15)	7/11/13	0.63	NA	NA	NA	NA	NA
SB8(15)	7/11/13	0.67	ND	0.0014	0.0013	ND	ND
SB8(20)	7/11/13	ND	NA	NA	NA	NA	NA
SB9(15)	7/11/13	130	34	ND	0.25	ND	0.30
SB9(20)	7/11/13	0.41	NA	NA	NA	NA	NA
DDOE Tier 0 Soil Quality Standards (Release Reporting Requirements)		100	100				
DDOE-RCSS		54.4	2120	20.3	100000	163	3860

NOTES:

TPH-GRO = gasoline range total petroleum hydrocarbons

TPH-DRO = diesel range total petroleum hydrocarbons

TPH samples analyzed using EPA Method 8015

Benzene, toluene, ethylbenzene, total xylenes, and MTBE analyzed using EPA Method 8021B

mg/kg = milligrams per kilogram (or parts per million [ppm])

(6) = designates depth at which sample was collected in feet below grade

NA = not analyzed

ND = not detected

DDOE-RCSS = District of Columbia Department of Environment Risk Based Screening Level for Resident Child for Subsurface Soil

Bold designates contaminant detected above Regulatory Limit

ATTACHMENT 1

**PHOTO-DOCUMENTATION OF SI
ACTIVITIES**



View of GPR Survey.



View of GPR Survey.



View of test boring SB3 being advanced.



View of Site facing south.



View of asphalt patch over old tank locations.



View of SB 9 being advanced.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DIAMOND CAB (Continued)

1001126780

Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 4203.5
Area of violation: Generators - Records/Reporting
Date violation determined: 09/22/1998
Date achieved compliance: 03/08/2000
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 09/22/1998
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

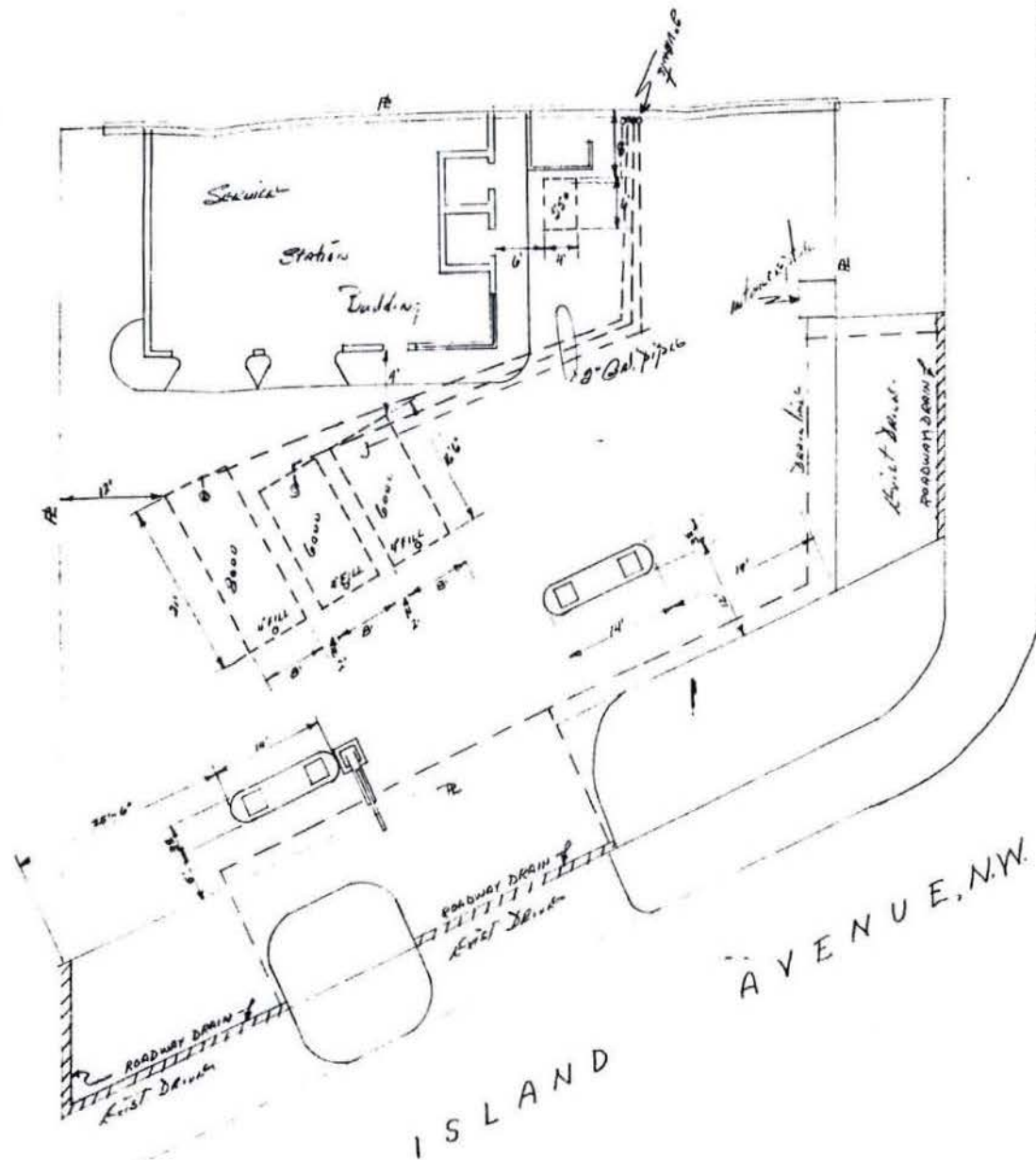
Regulation violated: SR - 4203.1
Area of violation: Generators - Records/Reporting
Date violation determined: 09/22/1998
Date achieved compliance: 03/08/2000
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 09/22/1998
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:

Evaluation date: 03/08/2000
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 09/22/1998
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - Records/Reporting
Date achieved compliance: 03/08/2000
Evaluation lead agency: State

Evaluation date: 09/18/1996
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State



Excavate for & install 2-6000 and 1-6000 gallon oil tanks with two submerged pumps and 4-dispensers for gasoline storage. Install 1-500 gallon oil tank for waste oil. Tanks to be installed in accordance with applicable D.C. codes and to meet S.D. of D.C. Code.

American Station
1101 Rhode Island Ave. N.W.
Washington, D.C.

APPROVED

MR. J. J. [Signature]

File Copy

COMPLIES WITH REQUIREMENT
OF ZONING REGULATIONS

JAN - 5 1966

Initial

Map ID
Direction
Distance
Elevation

MAP FINDINGS

C10
South
< 1/8
0.054 mi.
285 ft.

DIAMOND CAB
1101 RHODE ISLAND AVENUE NW
WASHINGTON, DC 20003

Site 3 of 4 in cluster C

Relative:
Equal

FINDS:
Other Pertinent Environmental Activity Identified at Site

Actual:
88 ft.

Registry ID: 110002503933

FINDS 1001126780
LUST DCR000000505
RCRA-NonGen

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

LUST:

Facility ID: 2-000017
Facility Type: Other
Facility Status: Closed
Case Number: 90063
Product: Gasoline
Notification Date: 6/13/1990
Entry Date: 6/13/1990
Quadrant: NW
Ward: 2

RCRA-NonGen:

Date form received by agency: 11/27/1995
Facility name: DIAMOND CAB
Facility address: 1101 RHODE ISLAND AVENUE NW
WASHINGTON, DC 20003
EPA ID: DCR000000505
Contact: JOHN MILLS
Contact address: 1101 RHODE ISLAND AVENUE NW
WASHINGTON, DC 20003
Contact country: US
Contact telephone: (202) 387-8717
Contact email: Not reported
EPA Region: 03
Land type: Private
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: DTX
Owner/operator address: 11 Q STREET NW
WASHINGTON, DC 20009
Owner/operator country: Not reported
Owner/operator telephone: (202) 387-4011
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DIAMOND CAB (Continued)

1001126780

Handler Activities Summary:

U.S. importer of hazardous waste:	Unknown
Mixed waste (haz. and radioactive):	Unknown
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	Unknown
Furnace exemption:	Unknown
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No
Off-site waste receiver:	Commercial status unknown

Hazardous Waste Summary:

Waste code:	D001
Waste name:	IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code:	D006
Waste name:	CADMIUM

Waste code:	D008
Waste name:	LEAD

Waste code:	D018
Waste name:	BENZENE

Waste code:	D035
Waste name:	METHYL ETHYL KETONE

Waste code:	D039
Waste name:	TETRACHLOROETHYLENE

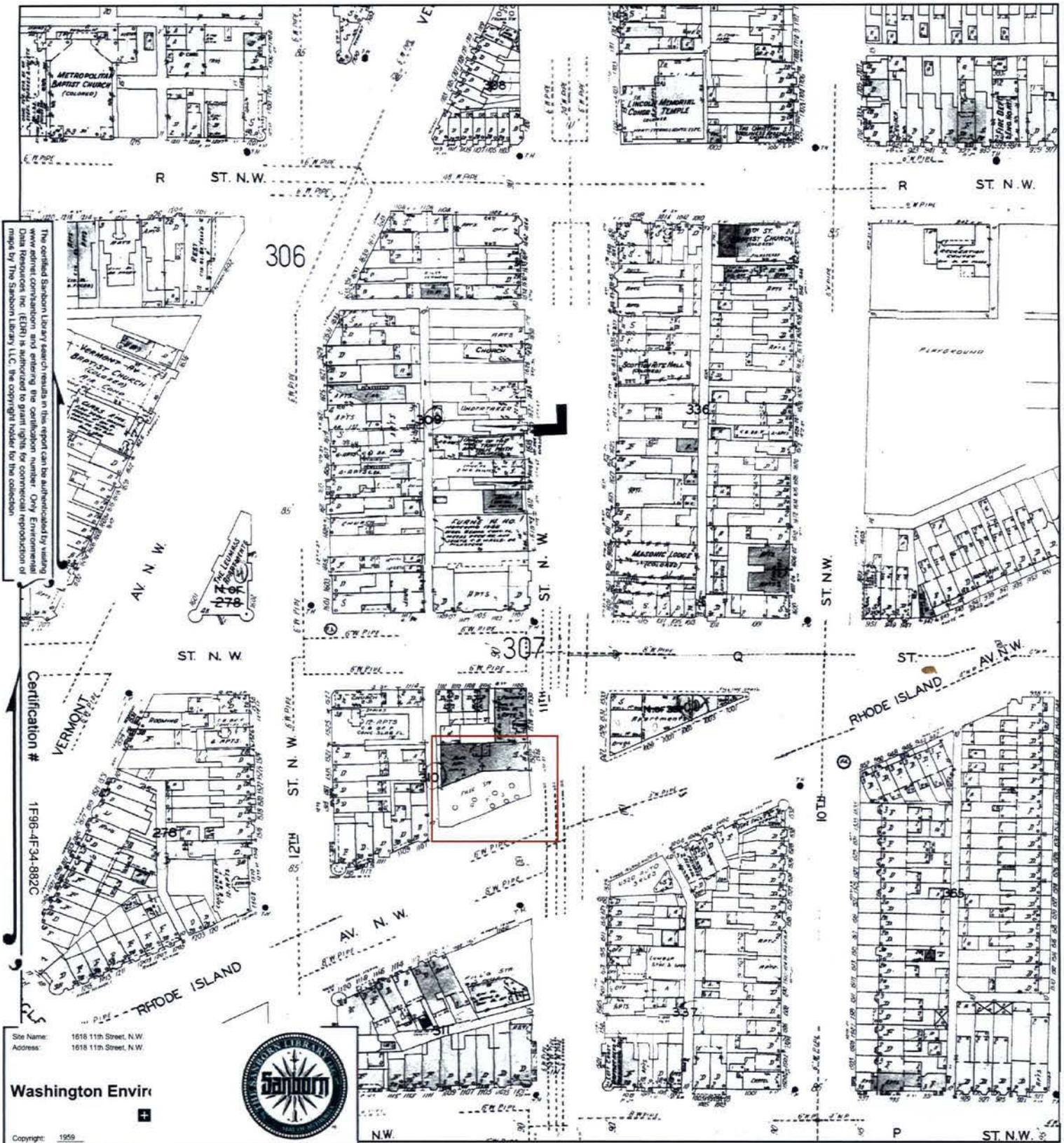
Waste code:	D040
Waste name:	TRICHLOROETHYLENE

Facility Has Received Notices of Violations:

Regulation violated:	SR - 4203.9
Area of violation:	Generators - Records/Reporting
Date violation determined:	09/22/1998
Date achieved compliance:	03/08/2000
Violation lead agency:	State
Enforcement action:	WRITTEN INFORMAL
Enforcement action date:	09/22/1998
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported

ATTACHMENT 2
HISTORICAL DOCUMENTS

1959 Certified Sanborn Map



This Certified Sanborn Map combines the following sheets (thumbnails on page 3).

0 Feet 150 300 600



Volume 3, Sheet 306
Volume 3, Sheet 307
Volume 3, Sheet 322
Volume 3, Sheet 323

DIAMOND CAS

6/13/90



← Tank erection - note water in hole
↓ Gas tanks following removal - note
3rd tank in back between tanks in front



← Close up of 3000g tank - note pitting
from corrosion

↓ Waste oil tank pit after tank
removed Note stored soil to right



← Waste oil tank. Note black
skins on bottom of tank



June 29, 1990

**Mr. Waller
Diamond Cab Company
1100 Rhode Island Ave., N.W.
Washington, D.C. 20005**

Dear Mr. Waller:

Upon review of all the information transmitted to this office pertaining to the release from the underground storage tank at the above site, I am authorizing the conditional closing of this case. Please be advised that while Diamond Cab Company has complied with all directives issued from this office, any environmental or public health risks associated with past releases of petroleum at these sites shall remain Diamond Cab Company's responsibility.

Be sure to complete an updated notification form (enclosed) for the tanks which were removed and any new tanks which will be installed and send it to this office within 30 days.

Please feel free to call me at (202)783-3185 with any questions regarding this matter.

Sincerely,

**Kyle Isakower
Environmental Control Specialist
Pesticides & Hazardous Waste
Management Branch**

Enclosure

**P&HWMB:Isakower: 1b:6/27/90:FINAL:6/29/90
DISC:KYLE
TITLE:A:\CORRESPO\WALLER\COM.**

LUST CASE SUMMARY

SITE NAME & ADDRESS: Diamond Cab Company
1101 Rhode Island Avenue, N.W.
Washington, D.C.
DOH LUST Case # 90-063

STATUS: ☐ Open
☒ Closed Date Closed: June 29, 1990

1.0 Site Location

This site, addressed 1101 Rhode Island Avenue, is located near the intersection of Rhode Island Avenue and 11th Street, in northwest Washington, D.C.

2.0 Historic Land Use

The site operated as an Amoco Gasoline Station, before it was occupied by Diamond Cab Company. No other information regarding previous or present use was available for review.

3.0 Issues

Four underground storage tanks (USTs) were formerly located on the site. Contaminated soils were discovered during removal of these USTs.

4.0 Site Investigations and Activities

Three gasoline USTs (one 8,000-gallon tank and two 6,000-gallon tanks) and one 550-gallon waste-oil UST were removed from the site on June 13, 1990. Three of the four USTs removed were reportedly observed in good condition; one gasoline UST exhibited evidence of minor corrosion.

A total of ten soil samples were collected from the bottom of the excavation and submitted for laboratory analysis Total Petroleum Hydrocarbons (TPH, EPA method 8015). The soils exhibited TPH-DRO concentrations ranging from not detected (ND) to 150 ppm.

5.0 Field Survey Results

Geophysical Survey

None performed.

Soil Contamination

A total of ten soil samples were collected from the bottom of the test pits and submitted for laboratory analysis of TPH-DRO (EPA method 8015). The soils exhibited TPH-DRO concentrations ranging from not detected (ND) to 150 ppm.

Groundwater Contamination

No groundwater samples were collected.

Off-site Contamination

No off-site contamination was reported.

6.0 Reports Submitted to USTD Office

1. Notification of Underground Storage Tanks, undated.
2. Laboratory Analytical Data Sheets

7.0 USTD Directives

1. Case Closure Directive, dated June 29, 1990, prepared by K. Isakower.

8.0 Remediation Activities Undertaken to Clean the Site

No remediation activities provided.



CALIBER ANALYTICAL SERVICES

Certificate of Analysis

ICOR, Ltd.
8474 Virginia Meadows Drive
Manassas, VA 20109

Date Received: 07/12/13 9:10
Date Issued: 07/18/13 12:46

Project: 1101 Rhode Island Ave
Site Location: NW Washington, DC

SDG Number: 13071203

	Result	Unit	LLQ	Method	Prepared	Analyzed	Init.
Field Sample ID: B4 (5)	Matrix:	Soil	Date Sampled:	07/11/13 9:15	Lab ID: 13071203-07		
Percent Solids							
Percent Solids	81	%		SM2540G	07/16/13	07/16/13 14:10	LMJ
Total Petroleum Hydrocarbons - (C6-C10) GRO							
Gasoline Range Organics	ND	mg/kg	0.22	EPA 8015C	07/15/13	07/15/13 15:46	JKL
Field Sample ID: B4 (15)	Matrix:	Soil	Date Sampled:	07/11/13 9:30	Lab ID: 13071203-08		
Percent Solids							
Percent Solids	84	%		SM2540G	07/16/13	07/16/13 14:10	LMJ
Purgeable Aromatics							
Benzene	ND	mg/kg	0.099	EPA 8021B	07/16/13	07/16/13 19:22	JKL
Ethylbenzene	0.33	mg/kg	0.099	EPA 8021B	07/16/13	07/16/13 19:22	JKL
Toluene	0.31	mg/kg	0.099	EPA 8021B	07/16/13	07/16/13 19:22	JKL
Total Xylenes	0.56	mg/kg	0.099	EPA 8021B	07/16/13	07/16/13 19:22	JKL
Total Petroleum Hydrocarbons - (C10-C28) DRO							
Diesel Range Organics	41	mg/kg	12	EPA 8015C	07/17/13	07/17/13 17:33	AC
Total Petroleum Hydrocarbons - (C6-C10) GRO							
Gasoline Range Organics	280	mg/kg	20	EPA 8015C	07/16/13	07/16/13 19:22	JKL
Field Sample ID: B4 (20)	Matrix:	Soil	Date Sampled:	07/11/13 9:45	Lab ID: 13071203-09		
Percent Solids							
Percent Solids	93	%		SM2540G	07/16/13	07/16/13 14:11	LMJ
Total Petroleum Hydrocarbons - (C6-C10) GRO							
Gasoline Range Organics	2.8	mg/kg	0.21	EPA 8015C	07/16/13	07/16/13 18:34	JKL
Field Sample ID: B5 (15)	Matrix:	Soil	Date Sampled:	07/11/13 10:15	Lab ID: 13071203-10		
Percent Solids							
Percent Solids	81	%		SM2540G	07/16/13	07/16/13 14:11	LMJ
Total Petroleum Hydrocarbons - (C6-C10) GRO							
Gasoline Range Organics	2.3	mg/kg	0.23	EPA 8015C	07/15/13	07/15/13 16:57	JKL
Field Sample ID: B6 (9)	Matrix:	Soil	Date Sampled:	07/11/13 10:35	Lab ID: 13071203-11		
Percent Solids							
Percent Solids	81	%		SM2540G	07/16/13	07/16/13 14:11	LMJ
Total Petroleum Hydrocarbons - (C6-C10) GRO							
Gasoline Range Organics	0.54	mg/kg	0.22	EPA 8015C	07/15/13	07/15/13 17:20	JKL
Field Sample ID: B6 (15)	Matrix:	Soil	Date Sampled:	07/11/13 10:45	Lab ID: 13071203-12		
Percent Solids							
Percent Solids	85	%		SM2540G	07/16/13	07/16/13 14:11	LMJ
Total Petroleum Hydrocarbons - (C6-C10) GRO							
Gasoline Range Organics	0.37	mg/kg	0.21	EPA 8015C	07/15/13	07/15/13 17:44	JKL



CALIBER ANALYTICAL SERVICES

Certificate of Analysis

ICOR, Ltd.
8474 Virginia Meadows Drive
Manassas, VA 20109

Date Received: 07/12/13 9:10

Date Issued: 07/18/13 12:46

Project: 1101 Rhode Island Ave
Site Location: NW Washington, DC

SDG Number: 13071203

	Result	Unit	LLQ	Method	Prepared	Analyzed	Init.
Field Sample ID: B7 (10)	Matrix:	Soil	Date Sampled: 07/11/13 11:00		Lab ID: 13071203-13		
Percent Solids							
Percent Solids	83	%		SM2540G	07/16/13	07/16/13 14:11	LMJ
Total Petroleum Hydrocarbons - (C6-C10) GRO							
Gasoline Range Organics	11	mg/kg	0.21	EPA 8015C	07/15/13	07/15/13 18:07	JKL
Field Sample ID: B7 (15)	Matrix:	Soil	Date Sampled: 07/11/13 11:15		Lab ID: 13071203-14		
Percent Solids							
Percent Solids	83	%		SM2540G	07/16/13	07/16/13 14:11	LMJ
Total Petroleum Hydrocarbons - (C6-C10) GRO							
Gasoline Range Organics	0.63	mg/kg	0.21	EPA 8015C	07/15/13	07/15/13 18:31	JKL
Field Sample ID: B8 (15)	Matrix:	Soil	Date Sampled: 07/11/13 11:35		Lab ID: 13071203-15		
Percent Solids							
Percent Solids	83	%		SM2540G	07/16/13	07/16/13 14:11	LMJ
Purgeable Aromatics							
Benzene	0.0014	mg/kg	0.001	EPA 8021B	07/15/13	07/15/13 18:55	JKL
Ethylbenzene	0.0013	mg/kg	0.001	EPA 8021B	07/15/13	07/15/13 18:55	JKL
Toluene	ND	mg/kg	0.001	EPA 8021B	07/15/13	07/15/13 18:55	JKL
Total Xylenes	ND	mg/kg	0.001	EPA 8021B	07/15/13	07/15/13 18:55	JKL
Total Petroleum Hydrocarbons - (C10-C28) DRO							
Diesel Range Organics	ND	mg/kg	12	EPA 8015C	07/17/13	07/17/13 17:33	AC
Total Petroleum Hydrocarbons - (C6-C10) GRO							
Gasoline Range Organics	0.67	mg/kg	0.23	EPA 8015C	07/15/13	07/15/13 18:55	JKL
Field Sample ID: B8 (20)	Matrix:	Soil	Date Sampled: 07/11/13 11:45		Lab ID: 13071203-16		
Percent Solids							
Percent Solids	85	%		SM2540G	07/16/13	07/16/13 14:11	LMJ
Total Petroleum Hydrocarbons - (C6-C10) GRO							
Gasoline Range Organics	ND	mg/kg	0.21	EPA 8015C	07/15/13	07/15/13 19:19	JKL

ATTACHMENT 3

LABORATORY REPORTS OF ANALYSIS



CALIBER ANALYTICAL SERVICES

Certificate of Analysis

ICOR, Ltd.
8474 Virginia Meadows Drive
Manassas, VA 20109

Date Received: 07/12/13 9:10
Date Issued: 07/18/13 12:46

Project: 1101 Rhode Island Ave
Site Location: NW Washington, DC

SDG Number: 13071203

	Result	Unit	LLQ	Method	Prepared	Analyzed	Init.
Field Sample ID: B1 (8)	Matrix:	Soil	Date Sampled: 07/11/13 7:00		Lab ID: 13071203-01		
Percent Solids							
Percent Solids	84	%		SM2540G	07/16/13	07/16/13 14:10	LMJ
Purgeable Aromatics							
Benzene	0.0013	mg/kg	0.001	EPA 8021B	07/15/13	07/15/13 13:24	JKL
Ethylbenzene	ND	mg/kg	0.001	EPA 8021B	07/15/13	07/15/13 13:24	JKL
Toluene	ND	mg/kg	0.001	EPA 8021B	07/15/13	07/15/13 13:24	JKL
Total Xylenes	0.012	mg/kg	0.001	EPA 8021B	07/15/13	07/15/13 13:24	JKL
Total Petroleum Hydrocarbons - (C10-C28) DRO							
Diesel Range Organics	ND	mg/kg	12	EPA 8015C	07/17/13	07/17/13 16:57	AC
Total Petroleum Hydrocarbons - (C6-C10) GRO							
Gasoline Range Organics	3.0	mg/kg	0.23	EPA 8015C	07/15/13	07/15/13 13:24	JKL
Field Sample ID: B1 (15)	Matrix:	Soil	Date Sampled: 07/11/13 7:15		Lab ID: 13071203-02		
Percent Solids							
Percent Solids	82	%		SM2540G	07/16/13	07/16/13 14:10	LMJ
Total Petroleum Hydrocarbons - (C6-C10) GRO							
Gasoline Range Organics	0.93	mg/kg	0.22	EPA 8015C	07/15/13	07/15/13 13:47	JKL
Field Sample ID: B2 (8)	Matrix:	Soil	Date Sampled: 07/11/13 8:00		Lab ID: 13071203-03		
Percent Solids							
Percent Solids	82	%		SM2540G	07/16/13	07/16/13 14:10	LMJ
Total Petroleum Hydrocarbons - (C6-C10) GRO							
Gasoline Range Organics	ND	mg/kg	0.2	EPA 8015C	07/15/13	07/15/13 14:11	JKL
Field Sample ID: B2 (15)	Matrix:	Soil	Date Sampled: 07/11/13 8:15		Lab ID: 13071203-04		
Percent Solids							
Percent Solids	93	%		SM2540G	07/16/13	07/16/13 14:10	LMJ
Total Petroleum Hydrocarbons - (C6-C10) GRO							
Gasoline Range Organics	ND	mg/kg	0.19	EPA 8015C	07/15/13	07/15/13 14:35	JKL
Field Sample ID: B3 (8)	Matrix:	Soil	Date Sampled: 07/11/13 8:45		Lab ID: 13071203-05		
Percent Solids							
Percent Solids	84	%		SM2540G	07/16/13	07/16/13 14:10	LMJ
Total Petroleum Hydrocarbons - (C6-C10) GRO							
Gasoline Range Organics	ND	mg/kg	0.23	EPA 8015C	07/15/13	07/15/13 19:43	JKL
Field Sample ID: B3 (15)	Matrix:	Soil	Date Sampled: 07/11/13 9:00		Lab ID: 13071203-06		
Percent Solids							
Percent Solids	86	%		SM2540G	07/16/13	07/16/13 14:10	LMJ
Total Petroleum Hydrocarbons - (C6-C10) GRO							
Gasoline Range Organics	ND	mg/kg	0.2	EPA 8015C	07/15/13	07/15/13 15:22	JKL



Chain of Custody Record

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

E-mail address:	
Project Name:	1101 Rhode Island Ave
Project Number:	
Location:	NW DC

SDG Number:	13071203
Sampled by:	
PO Number:	

Analysis Requested										Sampling Remarks/ Comments
Lab Number	Field Sample ID	Date Sampled	Time Sampled	No. of Bottles	Matrix	Preservative				
	B1 (8)	7/11/13	700	1	Soil	X	X	X		
	B1 (15)		715			X				
	B2 (8)		800			X				
	B2 (15)		815			X				
	B3 (8)		845			X				
	B3 (15)		900			X				
	B4 (8)		915			X				
	B4 (15)		930			X	X	X		
	B4 (20)		945			X				
	B5 (15)		1015			X				

Relinquished by:		Date/Time:		Deliverables:	Receipt Temperature:	Turnaround Time:
Received by:	Andrea M. Hestley	Date/Time:	7/14/13 9:10	I II III CLP EDD	Temp: On Ice	STD Next Day 2-Day Other
Relinquished by:		Date/Time:		Custody Seals:	Comments/Special Instructions:	
Received by:		Date/Time:		Sample Cooler		
Relinquished by:		Date/Time:		Delivered by client		
Received by:		Date/Time:		CAS PU		



CALIBER ANALYTICAL SERVICES

Certificate of Analysis

ICOR, Ltd.
8474 Virginia Meadows Drive
Manassas, VA 20109

Date Received: 07/12/13 9:10

Date Issued: 07/18/13 12:46

Project: 1101 Rhode Island Ave
Site Location: NW Washington, DC

SDG Number: 13071203

	Result	Unit	LLQ	Method	Prepared	Analyzed	Init.
Field Sample ID: B9 (15)							
Matrix:	Soil			Date Sampled:	07/11/13 12:00	Lab ID:	13071203-17
Percent Solids							
Percent Solids	79	%		SM2540G	07/16/13	07/16/13 14:11	LMJ
Purgeable Aromatics							
Benzene	ND	mg/kg	0.11	EPA 8021B	07/15/13	07/15/13 20:31	JKL
Ethylbenzene	0.25	mg/kg	0.11	EPA 8021B	07/15/13	07/15/13 20:31	JKL
Toluene	ND	mg/kg	0.11	EPA 8021B	07/15/13	07/15/13 20:31	JKL
Total Xylenes	0.30	mg/kg	0.11	EPA 8021B	07/15/13	07/15/13 20:31	JKL
Total Petroleum Hydrocarbons - (C10-C28) DRO							
Diesel Range Organics	34	mg/kg	12	EPA 8015C	07/17/13	07/17/13 18:11	AC
Total Petroleum Hydrocarbons - (C6-C10) GRO							
Gasoline Range Organics	130	mg/kg	21	EPA 8015C	07/15/13	07/15/13 20:31	JKL
Field Sample ID: B9 (20)							
Matrix:	Soil			Date Sampled:	07/11/13 12:15	Lab ID:	13071203-18
Percent Solids							
Percent Solids	84	%		SM2540G	07/16/13	07/16/13 14:11	LMJ
Total Petroleum Hydrocarbons - (C6-C10) GRO							
Gasoline Range Organics	0.41	mg/kg	0.33	EPA 8015C	07/16/13	07/16/13 18:58	JKL
Field Sample ID: B8 (GW)							
Matrix:	Water			Date Sampled:	07/11/13 12:30	Lab ID:	13071203-19
Purgeable Aromatics							
Benzene	1	ug/L	1	EPA 8021B	07/15/13	07/15/13 20:07	JKL
Ethylbenzene	10	ug/L	1	EPA 8021B	07/15/13	07/15/13 20:07	JKL
Toluene	5	ug/L	1	EPA 8021B	07/15/13	07/15/13 20:07	JKL
Total Xylenes	10	ug/L	1	EPA 8021B	07/15/13	07/15/13 20:07	JKL
Total Petroleum Hydrocarbons - (C6-C10) GRO							
Gasoline Range Organics	2.4	mg/L	0.2	EPA 8015C	07/15/13	07/15/13 20:07	JKL

Notes/Qualifiers:

LLQ- Lowest Level of Quantitation

ND - Not Detected at a concentration greater than or equal to the LLQ.

Approved by:

QC Chemist



Chain of Custody Record

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

E-mail address:	icon 27
Project Name:	1101 Rhode Island Ave
Project Number:	
Location:	NW DC

SDG Number:	13071203
Sampled by:	
PO Number:	

Analysis Requested

Lab Number	Field Sample ID	Date Sampled	Time Sampled	No. of Bottles	Matrix	Preservative										Sampling Remarks/Comments
						GRO	PRO	VOC	BTX							
	B6 (9)	7/11/13	1035	1	Soil	X										
	B6 (15)		1045			X										
	B7 (10)		1100			X										
	B7 (15)		1115			X										
	B8 (15)		1135			X	X		X							
	B8 (20)		1145			X										
	B9 (15)		1200			X	X		X							
	B9 (20)		1215			X										
	B8 (GW)		1230	2	water	X			X							

Relinquished by:		Date/Time:		Deliverables:	Receipt Temperature:	Turnaround Time:
Received by:	<i>[Signature]</i>	Date/Time:	7/12/13 9:10	I II III CLP EDD	Temp: <u>On Ice</u>	<u>STD</u> Next Day 2-Day Other
Relinquished by:		Date/Time:		Custody Seals:	Comments/Special Instructions:	
Received by:		Date/Time:		Sample Cooler		
Relinquished by:		Date/Time:		Delivered by client		
Received by:		Date/Time:		<u>CAS PV</u>		