

ICOR LTD

December 27, 2013

David Gorman
Lock 7 Development, LLC
1345 S St. NW
Washington DC 20009

RE: 1348-1356 Florida Avenue NE

Dear Mr. Gorman:

ICOR, LTD was retained by Lock 7 Development, LLC to provide subsurface investigation services for the proposed mixed-use development located at 1348-1356 Florida Avenue, NE in Washington, DC (the "Property"). We understand that proposed development will include a new five-story structure while maintaining the existing façade.

Ten test borings were completed on August 1, 2013 to depths ranging from 1 foot to 24 feet below the existing ground surface. A total of 14 soil samples were also collected, four of which were selected for laboratory analysis. This letter summarizes ICOR, LTD's findings for our subsurface investigation dated September 20, 2013 and discusses the cost implications of building below-grade level parking due to the environmental contamination and other unknown conditions at the Property. This letter may be provided to the Board of Zoning Adjustment to aid them in their review process.

Based on our findings, ICOR believes that the environmental conditions, including soil impacted by petroleum beneath the gravel construction yard, will affect the proposed redevelopment costs for the Property. Specifically, excavation for the building footers along the rear portion of the 1348 & 1350 Florida Avenue parcels will disturb confirmed petroleum impacted soil.

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

- An Impacted Soil Management Plan should be prepared for the Property prior to development. The plan should address removal of impacted media during redevelopment of the Property.
- Based on the history of the Property, as a best management practice, appropriate engineering controls (i.e. vapor barrier) should be incorporated into the proposed building design to adequately protect/prevent vapors from entering the building.
- 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.

If underground parking were required, the project would entail deeper excavation. More extensive excavation would require additional testing, including further boring and soil samples, and would necessitate additional environmental remediation at the Property. All petroleum-impacted soil generated during redevelopment would require special handling and proper disposal and treatment at a permitted

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facility. An estimated cost breakdown for addressing the potential environmental conditions during the proposed development, if one story of underground parking were required, is attached hereto.

Furthermore, while we cannot confirm at this time, based on the findings of our investigation and our knowledge of the District of Columbia, the water table and loose sandy in this area would most likely impact construction. Accordingly, excavation to 18 to 24 feet to provide underground parking may require costly dewatering and stabilization measures.

In summary, the proposed structure requires remediation of the environmental contamination at the Property. If underground parking is required, which would entail substantially more excavation, additional special handling and proper disposal and treatment at a permitted facility would be required at great expense to the Applicant.

If you have any questions with regard to the information contained in this letter, please do not hesitate to contact the undersigned.

Respectfully,
ICOR, LTD



Ike L. Singh
Program Manager