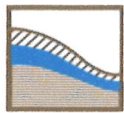


TAB E



Environmental Consultants and Contractors



43045 John Mosby Highway
Chantilly, Virginia 20152
703-327-2900
www.eccfirst.com

September 11, 2015

Mr. Jim Kennerknecht
Linden Court Partners, LLC
2080 Hunters Crest Way
Vienna, Virginia 22181

Re: 1313-1323 Linden Court, N.E.
Washington, District of Columbia 20002

Dear Mr. Kennerknecht,

Environmental Consultants and Contractors, Incorporated (ECC), is pleased to provide this opinion letter regarding the environmental condition of the referenced property. ECC performed a Phase I Environmental Site Assessment of the property and summarized the findings in a report dated March 16, 2015. The property is identified as District of Columbia Square 1027, Lots 112, 57, 58, 59, 60, and 61, and is addressed 1313, 1315, 1317, 1319, 1321, and 1323 Linden Court, N.E. The property occupies 4,377 square-feet (0.10 acre) of land and is improved with a two-story building.

At the time ECC conducted the Phase I ESA, the property was occupied by City Auto Repair, a shop specializing in auto body and fender work. The site structure was constructed prior to 1903, and consisted of single family residences from its construction until 1960, when the residences were combined to form one structure which was occupied by a tile supply store; City Auto Repair moved in between 1965 and 1970. ECC did not observe obvious evidence that past use of the Subject Property as an auto body shop has contaminated soil and/or groundwater on the property, but the interior of the building and the rear yard were covered by vehicles, tools, auto parts, etc. Once those vehicles and materials are removed, evidence of environmental impact may be apparent.

ECC did not observe adverse environmental conditions on surrounding sites. ECC did not observe evidence that nearby properties have a potential to cause contaminant vapor intrusion onto the Subject Property.

The north-adjacent Atlas Theater is identified as a leaking UST (LUST) site. The environmental database noted that the incident involved contamination of soil with heating oil, but did not indicate that groundwater was impacted by the petroleum release. An off-site petroleum release that only impacted soil is unlikely to impact to the Linden Court property. ECC reviewed the LUST case file in June 2015 when it became available. Information in the case file was limited, and no soil sample data were included in the case file. A 2,000-gallon heating oil UST was removed on June 2, 2005. A sketch found in the file suggested the UST was located near the front of the Atlas Theater building (close to H Street, N.E., approximately 180 feet north of the Linden Court property). The LUST case was closed in August 2005, suggesting the environmental impact was minor. Based on the available information, it is ECC's opinion that

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the petroleum release which occurred at the Atlas Theater likely did not impact the Linden Court property.

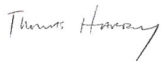
ECC' March 2015 Phase I ESA did not identify *recognized environmental conditions* in connection with the Subject Property. ECC recommended reviewing the DDOE (now DOEE) LUST case file associated with the north-adjacent Atlas Theater when available (that file was subsequently reviewed - see above).

It is ECC's understanding that the existing building will remain, but renovation may include removal of the concrete floor slab to install plumbing lines. If stained or discolored soils are encountered they should be sampled and may warrant removal and disposal at a soil recycling facility. Installation of a vapor barrier may be recommended.

ECC will be engaged to update the Phase I ESA after the current occupant vacates the site in late-September 2015. It is ECC's opinion that the findings of the Phase I ESA update will not vary significantly from the findings of the earlier Phase I ESA.

ECC appreciates the opportunity to have provided this opinion letter. Should you have any questions regarding this letter or procedures outlined herein, please feel free to contact me at (703) 327-2900 or thardy@eccfirst.com.

Sincerely,
for: ECC, Inc.



Thomas M. Hardy
President

thardy@eccfirst.com

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