**ERIIS Environmental Data Report**
**District of Columbia Leaking Underground Storage Tank Report**
**LRST - Plottable Sites - Page 2**

ERIIS Report #298786A

Dec 9, 1998

ERIIS ID: 4100500078[illegible]
Case ID: 9[illegible]
Dist/Dir: 049 NORTHWEST
Map ID: 14
[illegible]
[illegible]
County

**Status:** CLOSED

**Substance:** HEATING OIL

---

ERIIS ID: 4100500009[illegible]
Case ID: 91063
Dist/Dir: 047 NORTHWEST
Map ID: 15
[illegible]
[illegible]
County DC

**Status:** CLOSED

**Substance:** GAS/WASTE

---

ERIIS ID: 4100500054[illegible]
Case ID: 89031
Dist/Dir: 049 SOUTHEAST
Map ID: 16
MUSCLE, INC.
2829 GAINESVILLE ST SE
WASHINGTON, DC 20020-2625
County DC

**Status:** CLOSED

**Substance:** HEATING OIL

---

Board of Zoning Adjustment
District of Columbia
CASE NO.16457
EXHIBIT NO.129A2

ERIIS Environmental Data Report
District of Columbia Underground Storage Tank Report
RST - Plottable Sites - Page 1

ERIIS Report #298786A

Dec 9, 1998

The following facilities have been issued permits to operate registered storage tanks as regulated under RCRA Subtitle C:

| | | | |
|---|---|---|---|
| ERIIS ID: | 11010003736 | SKYLAND APARTMENTS | |
| State ID: | 6-000946 | 2319 24TH ST SE | |
| Dist/Dir: | 0.04 NORTHEAST | WASHINGTON, DC 20020-4426 | |
| Map ID: | 1 | County: DC | |

**Owner:** STONE PROPERTIES OF DC
1220 L ST NW, SUITE 300
WASHINGTON, DC 20005

| | | | |
|---|---|---|---|
| ERIIS ID: | 11010003737 | UNKNOWN | |
| State ID: | 6-003047 | 2324 24TH ST SE | |
| Dist/Dir: | 0.05 SOUTHEAST | WASHINGTON, DC 20020-4451 | |
| Map ID: | 2 | County: DC | |

**Owner:** DC FIRE PREVENTION BRANCH
441 4TH ST NW
WASHINGTON, DC 20001

| | | | |
|---|---|---|---|
| ERIIS ID: | 11010003628 | APARTMENT BUILDING | |
| State ID: | 6-000953 | 2400 GOOD HOPE RD SE | |
| Dist/Dir: | 0.07 NORTHEAST | WASHINGTON, DC 20020-3456 | |
| Map ID: | 3 | County: DC | |

**Owner:** ALTAMONT MANOR CONDO ASSOC
2400 GOOD HOPE RD SE, SUITE 203
WASHINGTON, DC 20020-3456

| | | | |
|---|---|---|---|
| ERIIS ID: | 11010003812 | UNKNOWN | |
| State ID: | 6-004761 | 2348 SKYLAND PL SE | |
| Dist/Dir: | 0.10 SOUTHEAST | WASHINGTON, DC 20020-3444 | |
| Map ID: | 4 | County: DC | |

**Owner:** DC FIRE PREVENTION BRANCH
441 4TH ST NW
WASHINGTON, DC 20001

| | | | |
|---|---|---|---|
| ERIIS ID: | 11010003627 | UNKNOWN | |
| State ID: | 6-000952 | 2310 GOOD HOPE RD SE | |
| Dist/Dir: | 0.14 NORTHWEST | WASHINGTON, DC 20020-4101 | |
| Map ID: | 5 | County: DC | |

**Owner:** DC FIRE PREVENTION BRANCH
441 4TH ST NW
WASHINGTON, DC 20001

| | | | |
|---|---|---|---|
| ERIIS ID: | 11010003626 | MARBURY PLAZA APARTMENTS | |
| State ID: | 6-000951 | 2330 GOOD HOPE RD SE | |
| Dist/Dir: | 0.16 NORTHWEST | WASHINGTON, DC 20020-4124 | |
| Map ID: | 7 | County: DC | |

**Owner:** MARBURY ASSOC LTD PARTNERSHIP
2345 CRYSTAL DRIVE
ARLINGTON, VA 22202

| | |
|---|---|
| ERIIS ID: | 11010003624 |
| State ID: | 6-003849 |
| Dist/Dir: | 0.20 NORTHWEST |
| Map ID: | 8 |
| | MARBURY PLAZA APARTMENTS |
| | 2300 GOOD HOPE RD SE |
| | WASHINGTON, DC 20020-4605 |
| | County: DC |

**Owner:** SMITH PROPERTY HOLDINGS 1 (DC) LP
2300 GOOD HOPE RD SE
WASHINGTON, DC 20020

| | |
|---|---|
| ERIIS ID: | 11010003629 |
| State ID: | 6-003954 |
| Dist/Dir: | 0.22 SOUTHEAST |
| Map ID: | 9 |
| | KOGOD - BURKA |
| | 2308 GOOD HOPE RD SE |
| | WASHINGTON, DC 20020-3051 |
| | County: DC |

**Owner:** NOT REPORTED

| | |
|---|---|
| ERIIS ID: | 11010003734 |
| State ID: | 6-003021 |
| Dist/Dir: | 0.24 NORTHWEST |
| Map ID: | 10 |
| | HILLSIDE TERRACE APARTMENTS |
| | 1904 23RD ST SE |
| | WASHINGTON, DC 20020-4565 |
| | County: DC |

**Owner:** WILLIAM C. SMITH COMPANY
1220 L ST NW, SUITE 300
WASHINGTON, DC 20005

**ERIIS ASTM Detail Radius**
**Summary of Unplottable sites**

ERIIS Report #298786A Dec 9, 1998

| ERIIS ID<br>Database | Facility<br>Address | Comments<br>Selection Key |
|---|---|---|
| 11010003600<br>RST | Southeast Plant<br>1330 Railroad Av Se<br>Washington, DC 20020 | Dc<br>ZIP code |
| 11010004092<br>RST | Unknown<br>1780 Westover Dr Se<br>Washington, DC 20020 | Dc<br>ZIP code |
| 11010004419<br>RST | Ridgecrest Apartment<br>2000 Shipley Te Se<br>Washington, DC 20020 | Dc<br>ZIP code |
| 11010004108<br>RST | Savannah Ridge Apartments<br>2220 Savannah Ridge Tr<br>Washington, DC 20020 | Dc<br>ZIP code |
| 11010003984<br>RST | Unknown<br>2410-12 Texas Av Se<br>Washington, DC 20020 | Dc<br>ZIP code |
| 11010004351<br>RST | Garfield Hill Apartments<br>24th & Irving St Se<br>Washington, DC 20020 | Dc<br>ZIP code |
| 11010004425<br>RST | Unknown<br>2502-2522 Shipley Te Se<br>Washington, DC 20020 | Dc<br>ZIP code |
| 11010003684<br>RST | Martin Brothers<br>2516 Altamont Pl Se<br>Washington, DC 20020 | Dc<br>ZIP code |
| 11010003685<br>RST | Martin Brothers<br>2516 Altamont Pl Se<br>Washington, DC 20020 | Dc<br>ZIP code |
| 11010003686<br>RST | Martin Brothers<br>2522 Altamont Pl Se<br>Washington, DC 20020 | Dc<br>ZIP code |
| 11010004426<br>RST | Unknown<br>2530-2552 Shipley Te Se<br>Washington, DC 20020 | Dc<br>ZIP code |

**ERIIS ASTM Detail Radius**
**Summary of Unplottable sites**

ERIIS Report #298786A Dec 9, 1998

| ERIIS ID<br>Database | Facility<br>Address | County<br>Selected By |
|---|---|---|
| 11010004424<br>RST | Unknown<br>2560-2582 Shipley Te Se<br>Washington, DC 20020 | Dc<br>ZIP code |
| 11010004423<br>RST | Unknown<br>2600-2622 Shipley Te Se<br>Washington, DC 20020 | Dc<br>ZIP code |
| 11010004608<br>RST | Rockburne Estates<br>2627 Shipley Te Se<br>Washington, DC 20020 | Dc<br>ZIP code |
| 11010004421<br>RST | Unknown<br>2630-2652 Shipley Te Se<br>Washington, DC 20020 | Dc<br>ZIP code |
| 11010004609<br>RST | Rockburne Estates<br>2637 Shipley Te Se<br>Washington, DC 20020 | Dc<br>ZIP code |
| 11010004427<br>RST | Unknown<br>2660-2682 Shipley Te Se<br>Washington, DC 20020 | Dc<br>ZIP code |
| 11010004120<br>RST | Manor Apartment Complex<br>3101 18th St Se<br>Washington, DC 20020 | Dc<br>ZIP code |
| 11010003956<br>RST | Unknown<br>36th & Alabama Av Se<br>Washington, DC 20020 | Dc<br>ZIP code |
| 11010003575<br>RST | Amoco Oil Co<br>Good Hope Rd & Naylor Rd Se<br>Washington, DC 20020 | Dc<br>ZIP code |
| 11010004613<br>RST | Rockburne Estates<br>2703-2705 Jasper St Se<br>Washington, DC 20020-2008 | Dc<br>ZIP code |
| 11010004614<br>RST | Rockburne Estates<br>2711-2713 Jasper St Se<br>Washington, DC 20020-2008 | Dc<br>ZIP code |

**ERIIS Environmental Data Report**
**District of Columbia Underground Storage Tank Report**
**RST - Unplottable Sites**

ERIIS Report #298786A

Dec 9, 1998

The following facilities have been issued permits to operate registered storage tanks as regulated under RCRA Subtitle C:

**ERIIS ID:** 11010003575
**State ID:** 6-000936
AMOCO OIL CO
GOOD HOPE RD & NAYLOR RD SE
WASHINGTON, DC 20020
**County:** DC

**Owner:** AMOCO OIL CO
1 WEST PENNSYLVANIA AVE, SUITE 900
TOWSON, MD 21204-5027

**ERIIS ID:** 11010003600
**State ID:** 6-000957
SOUTHEAST PLANT
1830 RAILROAD AV SE
WASHINGTON, DC 20020
**County:** DC

**Owner:** PALACE LAUNDRY, INC
713 LAMONT ST N.W.
WASHINGTON, DC 20010

**ERIIS ID:** 11010003684
**State ID:** 6-002081
MARTIN BROTHERS
2516 ALTAMONT PL SE
WASHINGTON, DC 20020
**County:** DC

**Owner:** DC FIRE PREVENTION BRANCH
441 4TH ST NW
WASHINGTON, DC 20001

**ERIIS ID:** 11010003685
**State ID:** 6-002082
MARTIN BROTHERS
2516 ALTAMONT PL SE
WASHINGTON, DC 20020
**County:** DC

**Owner:** DC FIRE PREVENTION BRANCH
441 4TH ST NW
WASHINGTON, DC 20001

**ERIIS ID:** 11010003686
**State ID:** 6-002083
MARTIN BROTHERS
2522 ALTAMONT PL SE
WASHINGTON, DC 20020
**County:** DC

**Owner:** DC FIRE PREVENTION BRANCH
441 4TH ST NW
WASHINGTON, DC 20001

**ERIIS ID:** 11010003956
**State ID:** 7-002090
UNKNOWN
36TH & ALABAMA AV SE
WASHINGTON, DC 20020
**County:** DC

**Owner:** DC FIRE PREVENTION BRANCH
441 4TH ST NW
WASHINGTON, DC 20001

ERIIS Environmental Data Report
District of Columbia Underground Storage Tank Report
RST - Unplottable Sites

ERIIS Report #298786A

Dec 9, 1998

ERIIS ID: 11010003984
State ID: 7-002418
UNKNOWN
2401 12 TEXAS AV SE
WASHINGTON, DC 20020
County: DC

Owner: DC FIRE PREVENTION BRANCH
441 4TH ST NW
WASHINGTON, DC 20001

ERIIS ID: 11010004092
State ID: 7-004900
UNKNOWN
1780 WESTOVER DR SE
WASHINGTON, DC 20020
County: DC

Owner: UNKNOWN
UNKNOWN
UNKNOWN, UN 00000

ERIIS ID: 11010004108
State ID: 8-000004
SAVANNAH RIDGE APARTMENTS
2220 SAVANNAH RIDGE TR
WASHINGTON, DC 20020
County: DC

Owner: FAY ASSOCIATES LP DARALA INC GP
888 16TH ST NW, SUITE 700
WASHINGTON, DC 20006

ERIIS ID: 11010004120
State ID: 8-000016
MANOR APARTMENT COMPLEX
3101 18TH ST SE
WASHINGTON, DC 20020
County: DC

Owner: W.C.S. DEVELOPMENT INC
1220 L ST NW, SUITE 300
WASHINGTON, DC 20005

ERIIS ID: 11010004351
State ID: 8-003050
GARFIELD HILL APARTMENTS
24TH & IRVING ST SE
WASHINGTON, DC 20020
County: DC

Owner: DC FIRE PREVENTION BRANCH
441 4TH ST NW
WASHINGTON, DC 20001

ERIIS ID: 11010004419
State ID: 8-004750
RIDGECREST APARTMENT
2000 SHIPLEY TE SE
WASHINGTON, DC 20020
County: DC

Owner: W.C.S. DEVELOPMENT INC
1220 L ST NW, SUITE 300
WASHINGTON, DC 20005

ERIIS Environmental Data Report
District of Columbia Underground Storage Tank Report
RST - Unplottable Sites

ERIIS Report #298786A

Dec 9, 1998

ERIIS ID: 11010004421
State ID: 8-004752
UNKNOWN
2630-2652 SHIPLEY TE SE
WASHINGTON, DC 20020
County: DC

**Owner:** UNKNOWN
UNKNOWN
UNKNOWN, UN 00000

ERIIS ID: 11010004422
State ID: 8-004755
UNKNOWN
2600-2622 SHIPLEY TE SE
WASHINGTON, DC 20020
County: DC

**Owner:** UNKNOWN
UNKNOWN
UNKNOWN, UN 00000

ERIIS ID: 11010004424
State ID: 8-004756
UNKNOWN
2560-2582 SHIPLEY TE SE
WASHINGTON, DC 20020
County: DC

**Owner:** UNKNOWN
UNKNOWN
UNKNOWN, UN 00000

ERIIS ID: 11010004425
State ID: 8-004757
UNKNOWN
2502-2522 SHIPLEY TE SE
WASHINGTON, DC 20020
County: DC

**Owner:** UNKNOWN
UNKNOWN
UNKNOWN, UN 00000

ERIIS ID: 11010004426
State ID: 8-004758
UNKNOWN
2530-2552 SHIPLEY TE SE
WASHINGTON, DC 20020
County: DC

**Owner:** UNKNOWN
UNKNOWN
UNKNOWN, UN 00000

ERIIS ID: 11010004427
State ID: 8-004759
UNKNOWN
2660-2682 SHIPLEY TE SE
WASHINGTON, DC 20020
County: DC

**Owner:** UNKNOWN
UNKNOWN
UNKNOWN, UN 00000

**ERIIS Environmental Data Report**
**District of Columbia Underground Storage Tank Report**
**RST - Unplottable Sites**

ERIIS Report #298786A

Dec 9, 1998

ERIIS ID: 11010004508
State ID: 8-000085
ROCKBURNE ESTATES
2637 SHIPLEY TE SE
WASHINGTON, DC 20020
County: DC

**Owner:** ROCKBURNE ESTATES, L.P.

ERIIS ID: 11010004509
State ID: 8-000085
ROCKBURNE ESTATES
2637 SHIPLEY TE SE
WASHINGTON, DC 20020
County: DC

**Owner:** ROCKBURNE ESTATES, L.P.

ERIIS ID: 11010004513
State ID: 8-000082
ROCKBURNE ESTATES
2703-2705 JASPER ST SE
WASHINGTON, DC 20020-2008
County: DC

**Owner:** ROCKBURNE ESTATES, L.P.

ERIIS ID: 11010004514
State ID: 8-000083
ROCKBURNE ESTATES
2711-2715 JASPER ST SE
WASHINGTON, DC 20020-2008
County: DC

**Owner:** ROCKBURNE ESTATES, L.P.

# APPENDIX B

## Aerial Photographs and Sanborn Fire Insurance Maps

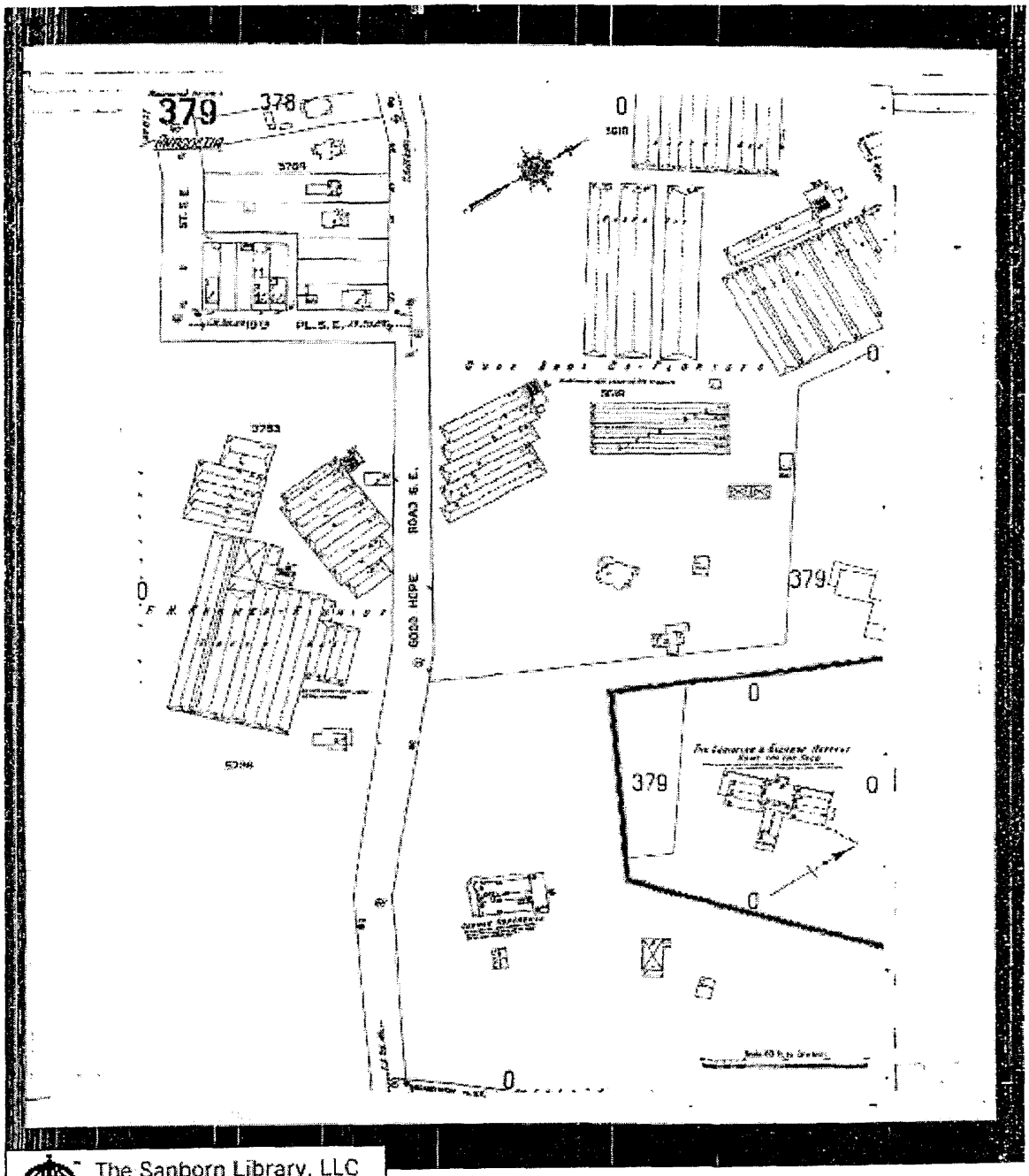

SITE 1957 →

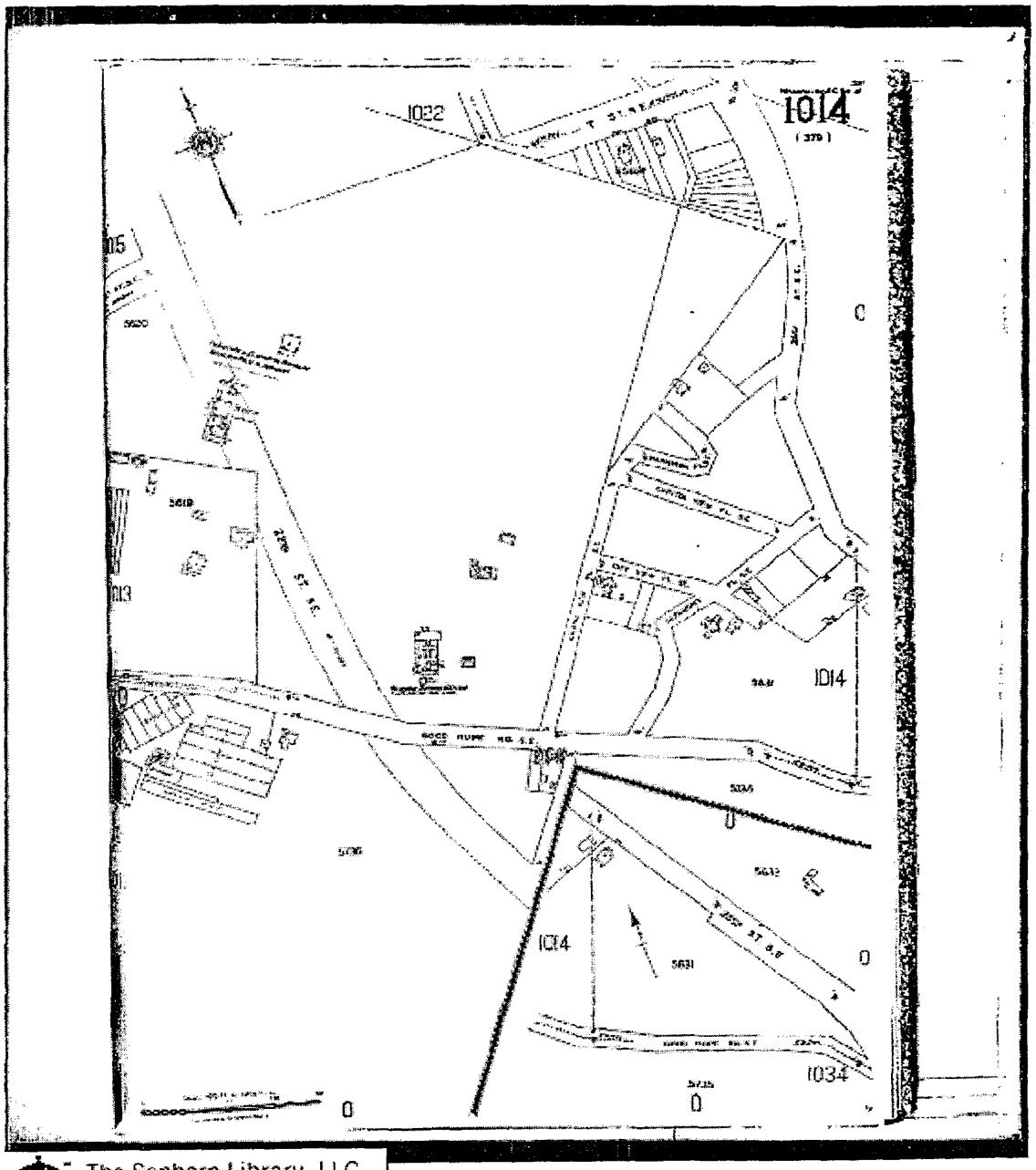

SITE 1963 →


SITE 1970

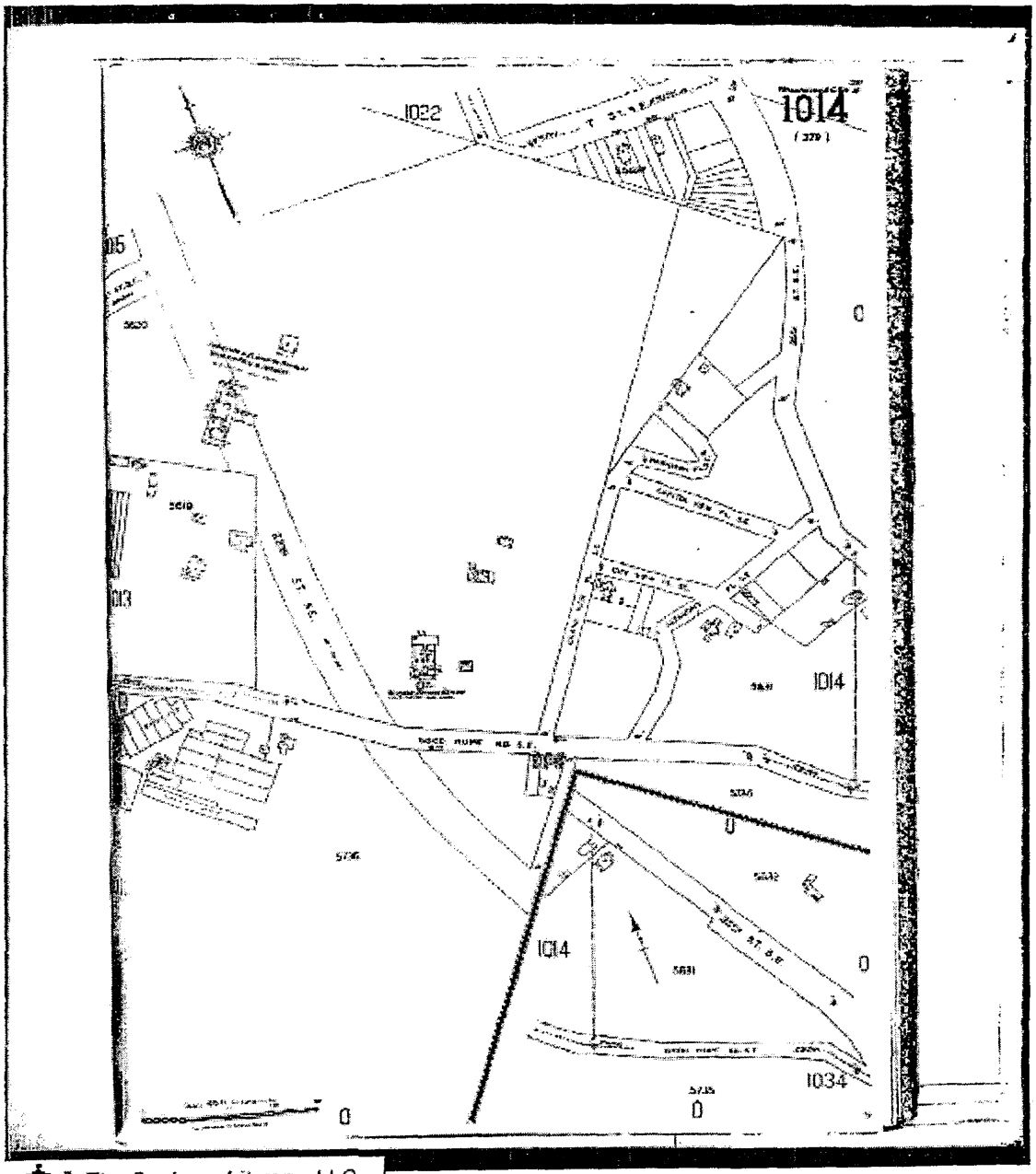

SITE 1980 →


SITE 1988 →


379
378
ST. S. E.
3783
5016
379
379
0
0
0

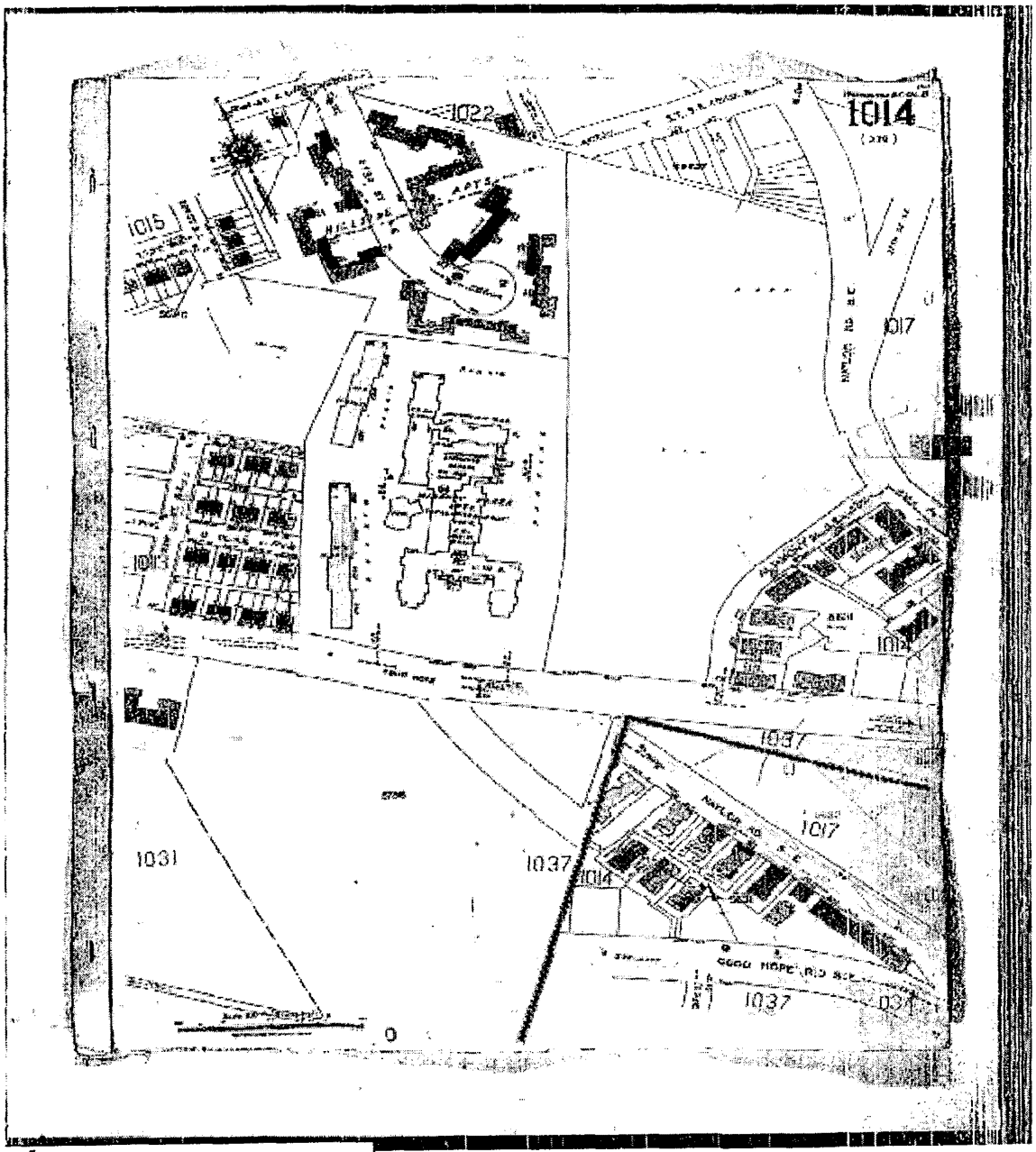



The Sanborn Library, LLC



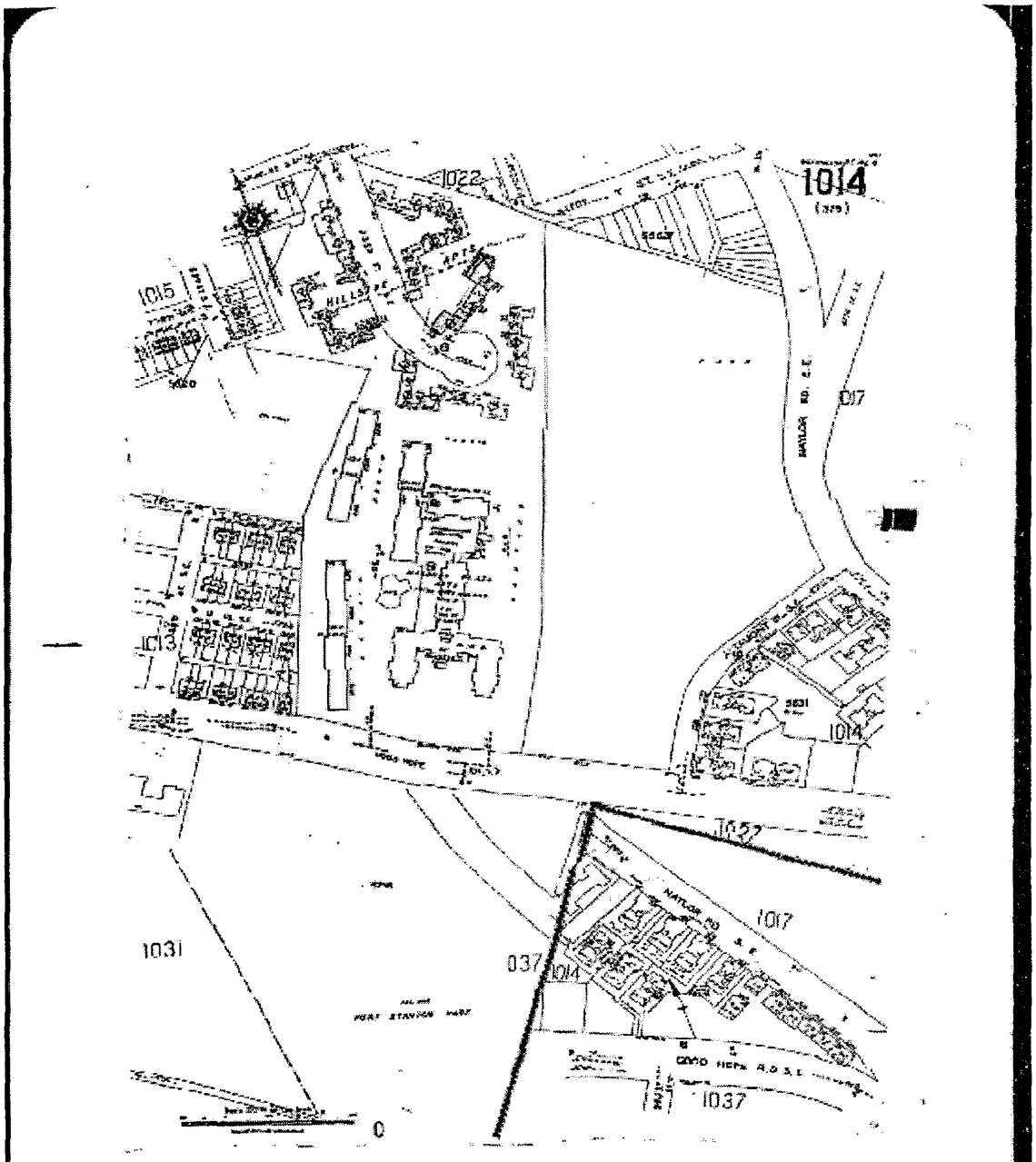

The Sanborn Library, LLC

1960



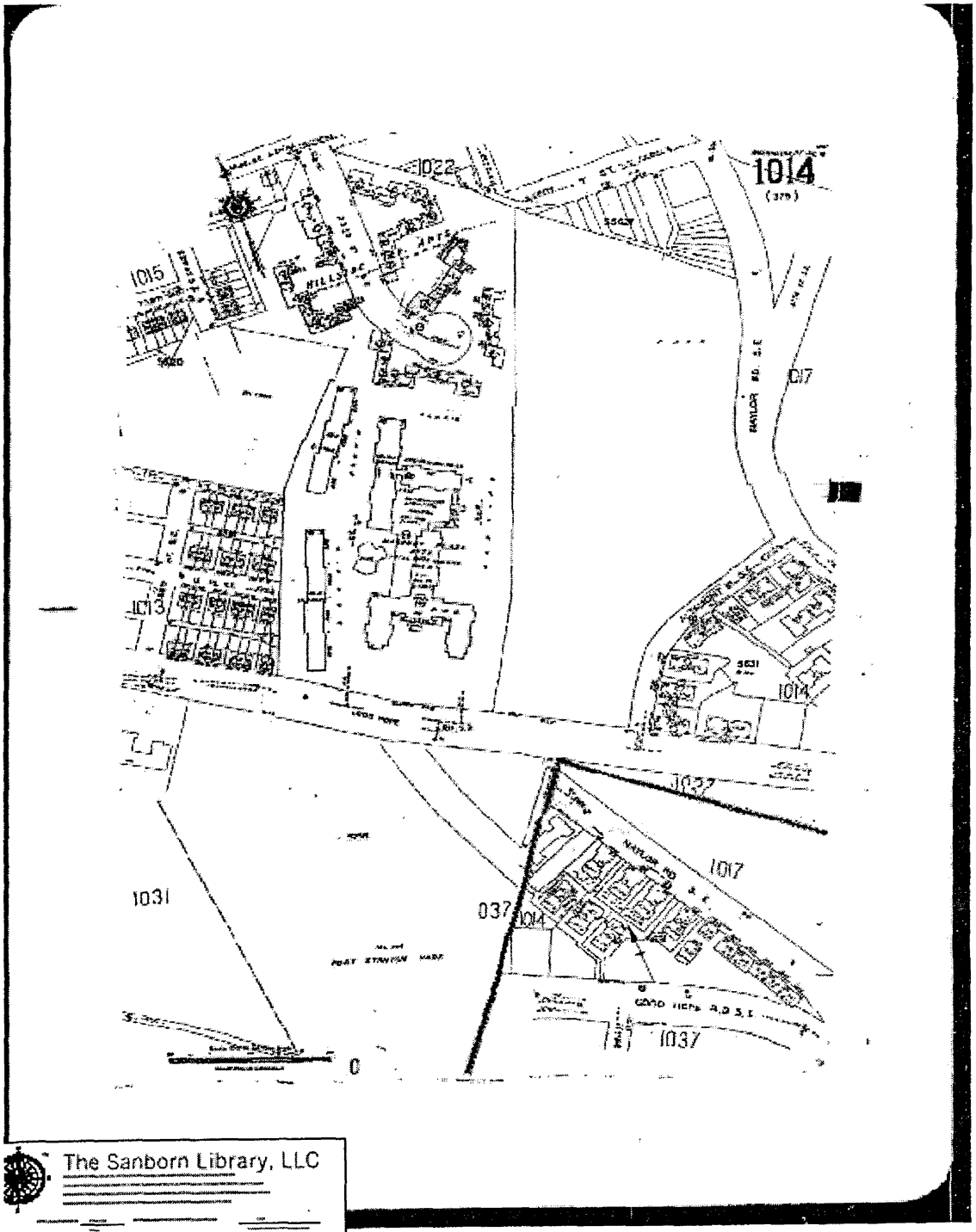

The Sanborn Library, LLC

1977



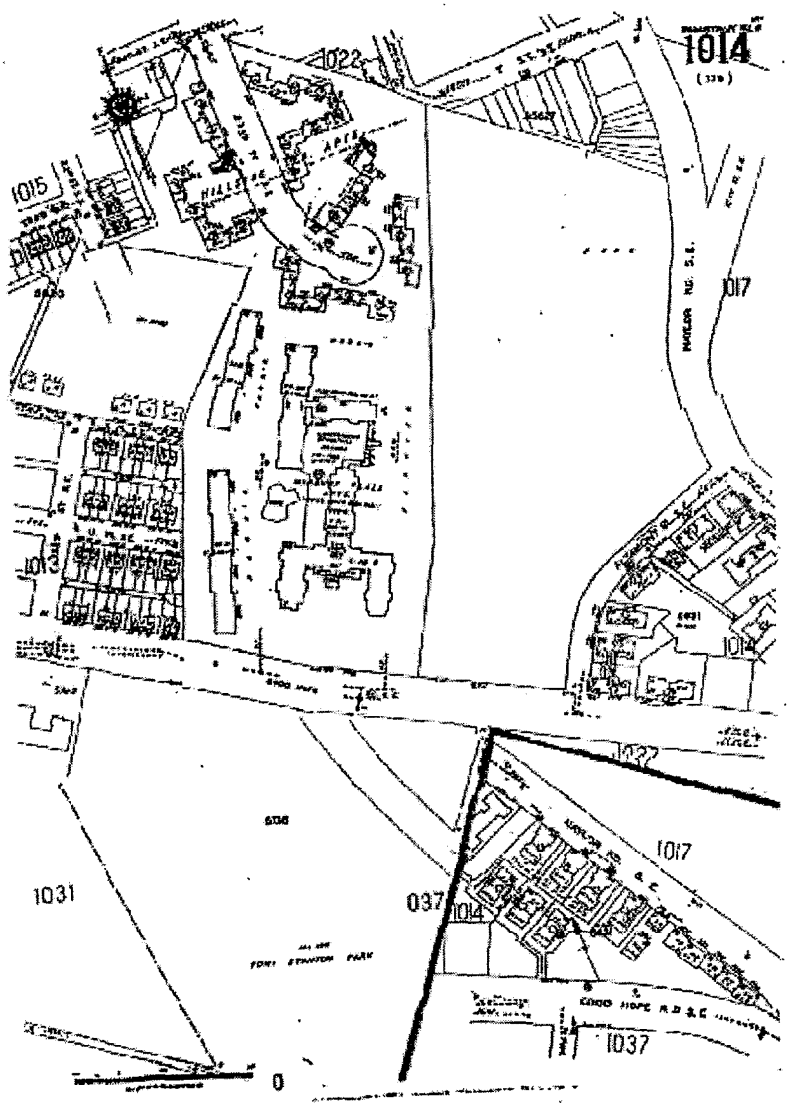

The Sanborn Library, LLC

1985




The Sanborn Library, LLC

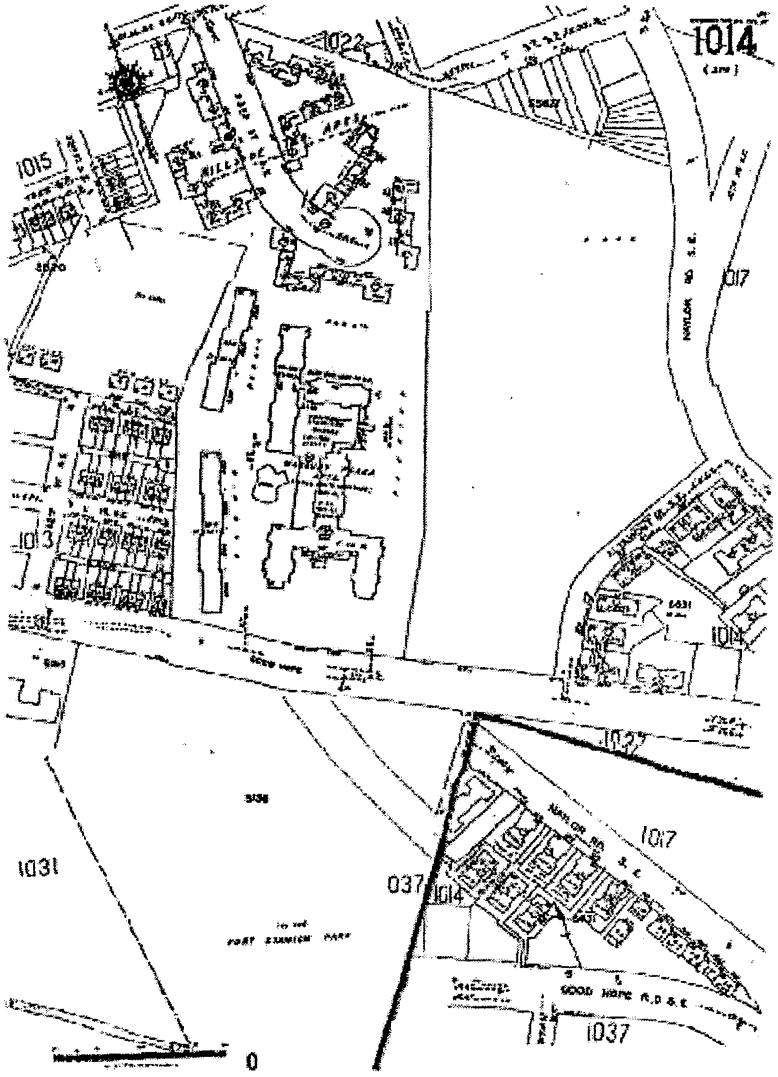
1989




© 1989 Sanborn Co., EDR Sanborn, Inc.

The Sanborn Library, LLC

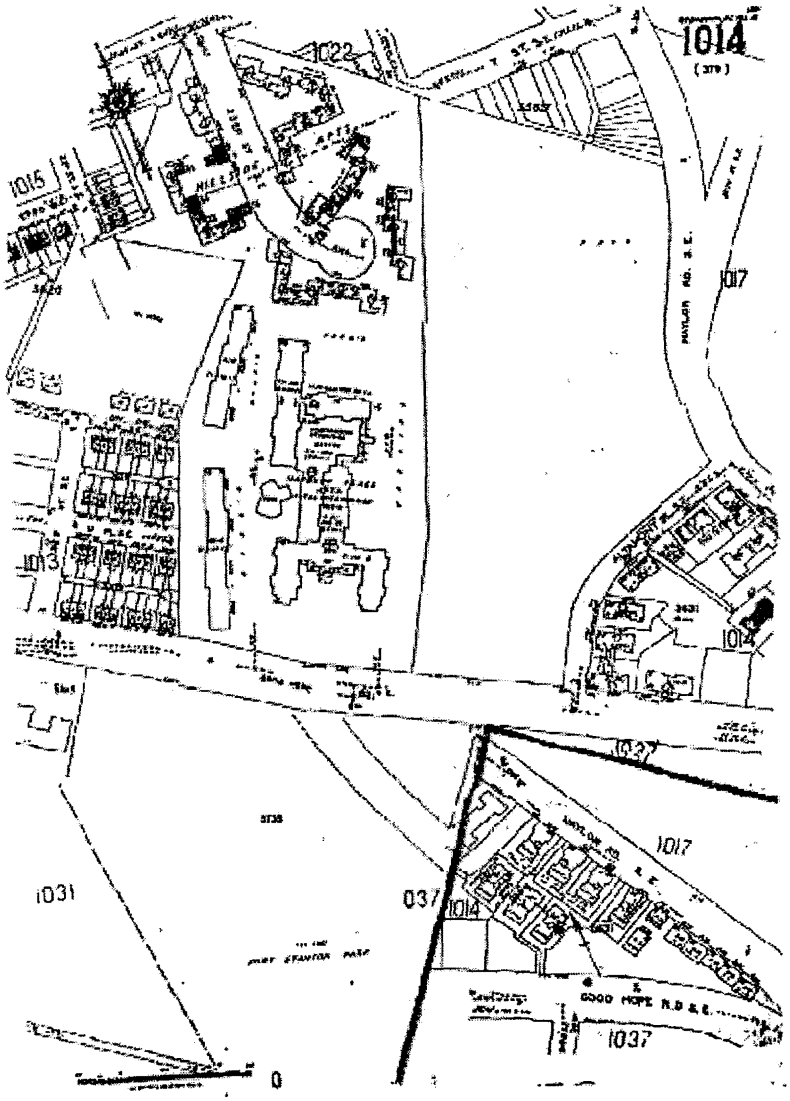
1989




The Sanborn Library, LLC

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1990




©1992 Sanborn Co., EDR Sanborn, Inc.

The Sanborn Library, LLC

1992

# APPENDIX C

## Chain of Title



# MERIT TITLE COMPANY

3900 University Drive
Suite 110
Fairfax, Virginia 22030

Phone: (703) 934-2727
FAX: (703) 352-2569

November 30, 1998

BY TELECOPIER ONLY

Fort Stanton, L.P.
c/o KSI Services, Inc.
8081 Wolftrap Road, Suite 300
Vienna, Virginia 22182
Attn: Ray Schmidt

Re: **Kass M.A. L.L.C. to Fort Stanton L.P., Approx. 687,979 square feet located in the District of Columbia**

Dear Ray:

This is to supplement the earlier information describing the chain of title to the Parcels identified as 219/138, 219/96, and 220/31, by giving you the chain of title for Lot 804 (Parcel II of the Commitment), which is part of former Lots 801 and 803 and Parcels 219/20, 219/21 and 219/61.

(As to 219/20 )

3/28/31: Ester Gude to Robert Baggott;

4/3/44: Heirs of Baggott to Beatrice S. and Leonard J. Clarke;

(As to 219/63)

10/13/61: Clarke to Anacostia Lodge Building Corporation;

(As to 219/21)

2/1/43: Mealy & Wood, Inc., to V. Stuart Davis;

2/19/61: Davis to Clarence E. Mealy;

10/4/57: Veronia S. Mealy to Mealy & Wood, Inc.;

10/4/61: Mealy & Wood, Inc., to Anacostia Lodge Building Corp;

(As to Lot 804)

4/21/64: Anacostia Lodge Building Corp., to Kass Realty Company, Inc.

I would limit the above for the purpose of solely identifying the names or entities appearing in the chain of title according to the examiner's abstract of title.

Please forward to the engineer.

Very truly yours,

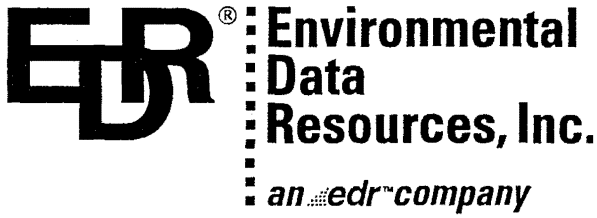
MERIT TITLE COMPANY

By: Daniel H. Shaner
President

DHS:cld
(i:\data\merit\f98\f98-0533.l2)

# APPENDIX D

## Environmental Database Report




# The EDR-Radius Map
## with GeoCheck®

Fort Stanton
2300 Good Hope Road, SE
Washington, DC 20020

Inquiry Number: 448238.1s

January 03, 2000

***The* Source For Environmental Risk Management Data**

3530 Post Road
Southport, Connecticut 06490

**Nationwide Customer Service**

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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| GeoCheck Summary | 3 |
| Overview Map | 5 |
| Detail Map | 6 |
| Map Summary - All Sites | 7 |
| Map Summary - Sites with higher or the same elevation as the Target Property | 8 |
| Map Findings | 9 |
| Orphan Summary | 12 |

APPENDICES

| | |
|---|---|
| GeoCheck Version 2.1 | A1 |
| Government Records Searched / Data Currency Tracking Addendum | A4 |


*Thank you for your business.*
Please contact EDR at 1-800-352-0050
with any questions or comments.


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# EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-97. Search distances are per ASTM standard or custom distances requested by the user.

The address of the subject property for which the search was intended is:

2300 GOOD HOPE ROAD, SE
WASHINGTON, DC 20020

No mapped sites were found in EDR's search of available ( "reasonably ascertainable ") government records either on the subject property or within the ASTM E 1527-97 search radius around the subject property for the following Databases:

| | |
|---|---|
| **NPL:** | National Priority List |
| **Delisted NPL:** | NPL Deletions |
| **RCRIS-TSD:** | Resource Conservation and Recovery Information System |
| **SHWS:** | State Haz. Waste |
| **CERCLIS:** | Comprehensive Environmental Response, Compensation, and Liability Information System |
| **CERC-NFRAP:** | Comprehensive Environmental Response, Compensation, and Liability Information System |
| **CORRACTS:** | Corrective Action Report |
| **AST:** | AST |
| **RAATS:** | RCRA Administrative Action Tracking System |
| **RCRIS-SQG:** | Resource Conservation and Recovery Information System |
| **RCRIS-LQG:** | Resource Conservation and Recovery Information System |
| **HMIRS:** | Hazardous Materials Information Reporting System |
| **PADS:** | PCB Activity Database System |
| **ERNS:** | Emergency Response Notification System |
| **FINDS:** | Facility Index System/Facility Identification Initiative Program Summary Report |
| **TRIS:** | Toxic Chemical Release Inventory System |
| **NPL Lien:** | NPL Liens |
| **TSCA:** | Toxic Substances Control Act |
| **MLTS:** | Material Licensing Tracking System |
| **ROD:** | ROD |
| **CONSENT:** | Superfund (CERCLA) Consent Decrees |
| **MINES:** | Mines Master Index File |

Unmapped (orphan) sites are not considered in the foregoing analysis.

## Search Results:

Search results for the subject property and the search radius, are listed below:

## Subject Property:

The subject property was identified in the following government records. For more information on this property see page 9 of the attached EDR Radius Map report:

| Site | Database(s) | EPA ID |
|---|---|---|
| MARBURY PLAZA APARTMENTS<br>2300 GOOD HOPE RD SE<br>WASHINGTON, DC 20020 | UST | N/A |

# EXECUTIVE SUMMARY

## Surrounding Properties:

Elevations have been determined from the USGS 1 degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. EDR's definition of a site with an elevation equal to the subject property includes a tolerance of -10 feet. Sites with an elevation equal to or higher than the subject property have been differentiated below from sites with an elevation lower than the subject property (by more than 10 feet). Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

**LUST:** The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Consumer and Regulatory Affairs' District of Columbia LUST Cases list.

A review of the LUST list, as provided by EDR, and dated 07/14/1999 has revealed that there are 3 LUST sites within approximately 0.5 miles of the subject property.

| Equal/Higher Elevation | Address | Dist / Dir | Map ID | Page |
|---|---|---|---|---|
| SKYLAND APARTMENTS, AREA#1 | 2307 SKYLAND PLACE, SE | 1/8 - 1/4 ESE | A6 | 9 |
| MOBIL-FORMER | 2704 GOOD HOPE RD SE | 1/4 - 1/2 ESE | 10 | 10 |
| ***AVON THEATER*** | ***2834 ALABAMA AV SE*** | ***1/4 - 1/2 ESE*** | ***11*** | ***10*** |

**UST:** The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Consumer & Regulatory Affairs' D.C. UST Database List.

A review of the UST list, as provided by EDR, and dated 07/19/1999 has revealed that there are 7 UST sites within approximately 0.25 miles of the subject property.

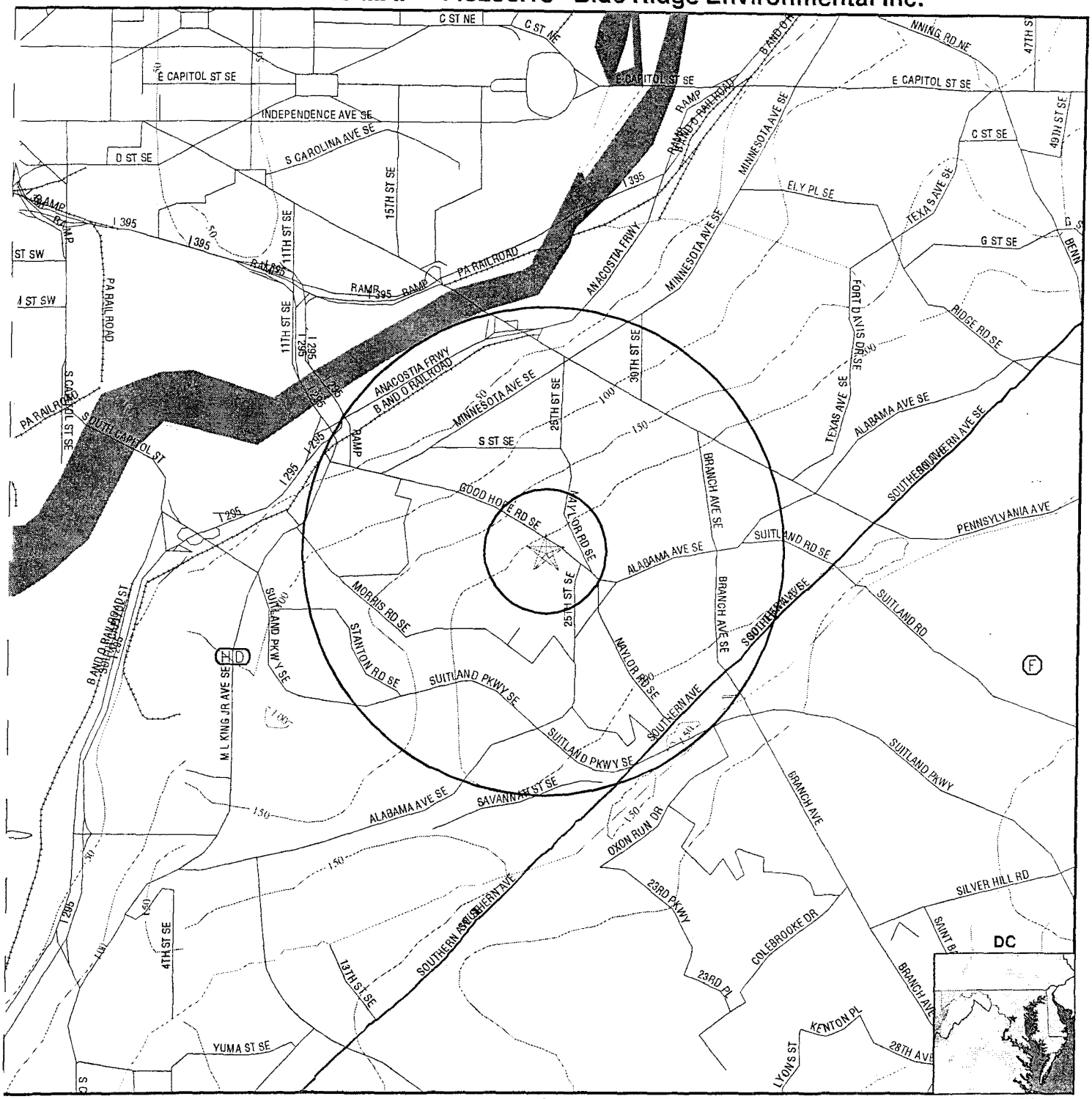
| Equal/Higher Elevation | Address | Dist / Dir | Map ID | Page |
|---|---|---|---|---|
| UNKNOWN | 2324 24TH ST SE | 0 - 1/8 SE | 2 | 9 |
| SKYLAND APARTMENTS | 2319 24TH ST SE 24TH & | 0 - 1/8 ENE | 3 | 9 |
| UNKNOWN | 2348 SKYLAND PL SE | 0 - 1/8 ESE | 5 | 9 |
| KOGOD & BURKA | 2503 GOOD HOPE RD SE | 1/8 - 1/4 ESE | A7 | 10 |
| **Lower Elevation** | **Address** | **Dist / Dir** | **Map ID** | **Page** |
| APARTMENT BUILDING | 2400 GOOD HOPE RD SE | 0 - 1/8 NNW | 4 | 9 |
| MARBURY PLAZA APARTMENTS | 2330 GOOD HOPE RD SE | 1/8 - 1/4 NW | 8 | 10 |
| UNKNOWN | 2310 GOOD HOPE RD SE | 1/8 - 1/4 NW | 9 | 10 |

# EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

| Site Name | Database(s) |
|---|---|
| KENILWORTH PARK LANDFILL SITE | CERCLIS |
| MARTIN BROTHERS | UST |
| MARTIN BROTHERS | UST |
| MARTIN BROTHERS | UST |
| ORR ELEMENTARY SCHOOL | UST |
| BLDG. 31 FORT MCNAIR | ERNS |
| 5005 FORT TOTTEN DRIVE SUPER CONCRETE | ERNS |
| FORT MCNAIR | ERNS |
| FORT MCNAIR AAFES SERVICE STATION | ERNS |
| OUTSIDE OF FORT MCNAIR GATE; V ST EXTENSION | ERNS |
| WASHINGTON CHANNEL OPPOSITE FORT MCNAIR | ERNS |

# TOPOGRAPHIC MAP - 448238.1s - Blue Ridge Environmental Inc.




- Major Roads
- Contour Lines
- Waterways
- (O) Earthquake epicenter, *Richter 5 or greater*
- (F) *Closest Federal Well in quadrant*
- [S] Closest State Well in quadrant
- (P) Closest Public Water Supply Well
- (HD) Closest Hydrogeological Data

| | | | |
|---|---|---|---|
| TARGET PROPERTY: | Fort Stanton | CUSTOMER: | Blue Ridge Environmental Inc. |
| ADDRESS: | 2300 Good Hope Road, SE | CONTACT: | Kent Campbell |
| CITY/STATE/ZIP: | Washington DC 20020 | INQUIRY #: | 448238.1s |
| LAT/LONG: | 38.8619 / 76.9724 | DATE: | January 03, 2000 9:36 am |

# GEOCHECK VERSION 2.1
# SUMMARY

## TARGET PROPERTY COORDINATES

| | |
|---|---|
| Latitude (North): | 38.861900 - 38° 51' 42.8" |
| Longitude (West): | 76.972397 - 76° 58' 20.6" |
| Universal Transverse Mercator: | Zone 18 |
| UTM X (Meters): | 328863.3 |
| UTM Y (Meters): | 4303092.5 |

## USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

| | |
|---|---|
| Target Property: | 2438076-G8 ANACOSTIA, DC MD |

## GEOLOGIC AGE IDENTIFICATION†

| | |
|---|---|
| Geologic Code: | IK |
| Era: | Mesozoic |
| System: | Cretaceous |
| Series: | Lower Cretaceous |

## ROCK STRATIGRAPHIC UNIT†

| | |
|---|---|
| Category: | Stratified Sequence |

## GROUNDWATER FLOW INFORMATION

***Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, including well data collected on nearby properties, regional groundwater flow information (from deep aquifers), or surface topography.‡***

AQUIFLOW™** Search Radius: 2.000 Miles. The following table shows sites where groundwater flow and depth information was reported. Additional AQUIFLOW™ site information may be available in the GeoCheck® section at the end of this report.

| MAP ID | DISTANCE FROM TP | DIRECTION FROM TP | GENERAL DIRECTION GROUNDWATER FLOW |
|---|---|---|---|
| Not Reported | | | |

General Topographic Gradient at Target Property: General NW
General Hydrogeologic Gradient at Target Property: No hydrogeologic data available.

† Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).
‡ U.S. EPA Ground Water Handbook, Vol I: Ground Water and Contamination, Office of Research and development EPA/625/6-90/016a,Chapter 4, page 78, September 1990.
** EDR AQUIFLOW™ information System of hydrogeologically determined groundwater flow directions at specific locations. See the date pages at the end of this report for a complete description.

# GEOCHECK VERSION 2.1
# SUMMARY

Site-Specific Hydrogeological Data*:

| | |
|---|---|
| Search Radius: | 2.0 miles |
| Location Relative to TP: | 1 - 2 Miles WSW |
| Site Name: | St Elizabeth's Hospital |
| Site EPA ID Number: | DC9751305997 |
| Groundwater Flow Direction: | WNW, DISCHARGING INTO THE ANACOSTIA AND POTOMAC RIVERS. |
| Inferred Depth to Water: | not available. |
| Hydraulic Connection: | Discontinuous or leaky aquitards separate aquifers underlying the site. The estimated depth to bedrock exceeds 600 feet. |
| Sole Source Aquifer: | No information about a sole source aquifer is available |
| Data Quality: | Information is inferred in the CERCLIS investigation report(s) |

## FEDERAL DATABASE WELL INFORMATION

| WELL QUADRANT | DISTANCE FROM TP | LITHOLOGY | DEPTH TO WATER TABLE |
|---|---|---|---|
| Eastern | >2 Miles | Not Reported | 180 ft. |
| Southern | >2 Miles | Sand | 111 ft. |

## PUBLIC WATER SUPPLY SYSTEM INFORMATION

Searched by Nearest PWS.
**NOTE:** PWS System location is not always the same as well location.

| | |
|---|---|
| PWS Name: | OXON HILL RECREATION CLUB<br>'1635 TUCKER HILL RD.<br>OXON HILL, MD 20745 |
| Location Relative to TP: | >2 Miles South |
| PWS currently has or has had major violation(s) or enforcement: | No |

## AREA RADON INFORMATION

*1996 Radon Information:*

Zip Code: 20020

Number of sites tested: 314.

Maximum Radon Level: 17.4 pCi/L.
Minimum Radon Level: 0.4 pCi/L.

| pCi/L <4 | pCi/L 4-10 | pCi/L 10-20 | pCi/L 20-50 | pCi/L 50-100 | pCi/L >100 |
|---|---|---|---|---|---|
| 275 (87.58%) | 34 (10.83%) | 5 (1.59%) | 0 (0.00%) | 0 (0.00%) | 0 (0.00%) |

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

# OVERVIEW MAP - 448238.1s - Blue Ridge Environmental Inc.




0 1/4 1/2 1 Miles

☆ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

Coal Gasification Sites (if requested)

National Priority List Sites

Landfill Sites

Power transmission lines

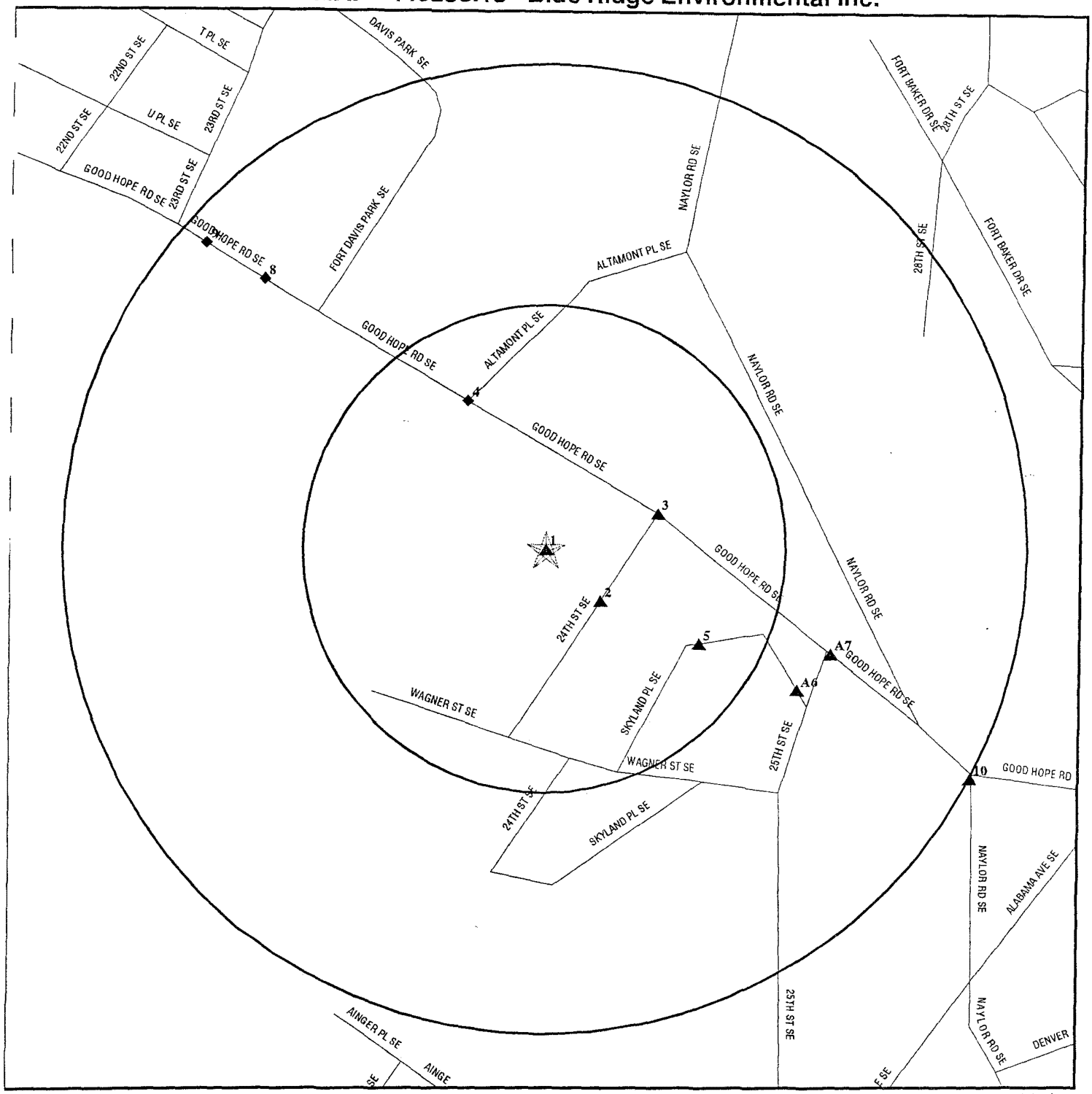
Oil & Gas pipelines

100-year flood zone

500-year flood zone

| | | | |
|---|---|---|---|
| TARGET PROPERTY: | Fort Stanton | CUSTOMER: | Blue Ridge Environmental Inc. |
| ADDRESS: | 2300 Good Hope Road, SE | CONTACT: | Kent Campbell |
| CITY/STATE/ZIP: | Washington DC 20020 | INQUIRY #: | 448238.1s |
| LAT/LONG: | 38.8619 / 76.9724 | DATE: | January 03, 2000 9:35 am |

# DETAIL MAP - 448238.1s - Blue Ridge Environmental Inc.




- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (if requested)
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone

| | | | |
|---|---|---|---|
| TARGET PROPERTY: | Fort Stanton | CUSTOMER: | Blue Ridge Environmental Inc. |
| ADDRESS: | 2300 Good Hope Road, SE | CONTACT: | Kent Campbell |
| CITY/STATE/ZIP: | Washington DC 20020 | INQUIRY #: | 448238.1s |
| LAT/LONG: | 38.8619 / 76.9724 | DATE: | January 03, 2000 9:35 am |

# MAP FINDINGS SUMMARY SHOWING ALL SITES

| Database | Target Property | Search Distance (Miles) | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|
| NPL | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| Delisted NPL | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| RCRIS-TSD | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| State Haz. Waste | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| CERCLIS | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| CERC-NFRAP | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| CORRACTS | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| State Landfill | | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| LUST | | 0.500 | 0 | 1 | 2 | NR | NR | 3 |
| UST | X | 0.250 | 4 | 3 | NR | NR | NR | 7 |
| AST | | TP | NR | NR | NR | NR | NR | 0 |
| RAATS | | TP | NR | NR | NR | NR | NR | 0 |
| RCRIS Sm. Quan. Gen. | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| RCRIS Lg. Quan. Gen. | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| HMIRS | | TP | NR | NR | NR | NR | NR | 0 |
| PADS | | TP | NR | NR | NR | NR | NR | 0 |
| ERNS | | TP | NR | NR | NR | NR | NR | 0 |
| FINDS | | TP | NR | NR | NR | NR | NR | 0 |
| TRIS | | TP | NR | NR | NR | NR | NR | 0 |
| NPL Liens | | TP | NR | NR | NR | NR | NR | 0 |
| TSCA | | TP | NR | NR | NR | NR | NR | 0 |
| MLTS | | TP | NR | NR | NR | NR | NR | 0 |
| ROD | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| CONSENT | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| MINES | | 0.250 | 0 | 0 | NR | NR | NR | 0 |

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

# MAP FINDINGS SUMMARY SHOWING ONLY SITES HIGHER THAN OR THE SAME ELEVATION AS TP

| Database | Target Property | Search Distance (Miles) | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|
| NPL | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| Delisted NPL | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| RCRIS-TSD | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| State Haz. Waste | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| CERCLIS | | 0.500 | 0 | 0 | 0 | NR | NR | 0 |
| CERC-NFRAP | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| CORRACTS | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| State Landfill | | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| LUST | | 0.500 | 0 | 1 | 2 | NR | NR | 3 |
| UST | X | 0.250 | 3 | 1 | NR | NR | NR | 4 |
| AST | | TP | NR | NR | NR | NR | NR | 0 |
| RAATS | | TP | NR | NR | NR | NR | NR | 0 |
| RCRIS Sm. Quan. Gen. | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| RCRIS Lg. Quan. Gen. | | 0.250 | 0 | 0 | NR | NR | NR | 0 |
| HMIRS | | TP | NR | NR | NR | NR | NR | 0 |
| PADS | | TP | NR | NR | NR | NR | NR | 0 |
| ERNS | | TP | NR | NR | NR | NR | NR | 0 |
| FINDS | | TP | NR | NR | NR | NR | NR | 0 |
| TRIS | | TP | NR | NR | NR | NR | NR | 0 |
| NPL Liens | | TP | NR | NR | NR | NR | NR | 0 |
| TSCA | | TP | NR | NR | NR | NR | NR | 0 |
| MLTS | | TP | NR | NR | NR | NR | NR | 0 |
| ROD | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| CONSENT | | 1.000 | 0 | 0 | 0 | 0 | NR | 0 |
| MINES | | 0.250 | 0 | 0 | NR | NR | NR | 0 |

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

**Coal Gas Site Search: EDR does not presently have coal gas site information available in this state.**

---

**1**
**Target**
**Property**

**MARBURY PLAZA APARTMENTS** — **UST** — **U002111462**
**2300 GOOD HOPE RD SE** — **N/A**
**WASHINGTON, DC 20020**

UST:
Facility ID: 6-000949
Owner: SMITH PROPERTY HOLDINGS 1 (DC)LP

---

**2**
**SE**
**< 1/8**
**204**
**Higher**

**UNKNOWN** — **UST** — **U003055827**
**2324 24TH ST SE** — **N/A**
**WASHINGTON, DC 20020**

UST:
Facility ID: 6-003047
Owner: DC FIRE PREVENTION BRANCH

---

**3**
**ENE**
**< 1/8**
**321**
**Higher**

**SKYLAND APARTMENTS** — **UST** — **U002111594**
**2319 24TH ST SE 24TH & GOOD HOPE RD SE** — **N/A**
**WASHINGTON, DC 20020**

UST:
Facility ID: 6-003046
Owner: STONE PROPETIES OF DC

---

**4**
**NNW**
**< 1/8**
**453**
**Lower**

**APARTMENT BUILDING** — **UST** — **U002111466**
**2400 GOOD HOPE RD SE** — **N/A**
**WASHINGTON, DC 20020**

UST:
Facility ID: 6-000953
Owner: ALTAMONT MANOR CONDO ASSOC

---

**5**
**ESE**
**< 1/8**
**493**
**Higher**

**UNKNOWN** — **UST** — **U003055873**
**2348 SKYLAND PL SE** — **N/A**
**WASHINGTON, DC 20020**

UST:
Facility ID: 6-004761
Owner: DC FIRE PREVENTION BRANCH

---

**A6**
**ESE**
**1/8-1/4**
**791**
**Higher**

**SKYLAND APARTMENTS, AREA#1** — **LUST** — **S100253633**
**2307 SKYLAND PLACE, SE** — **N/A**
**WASHINGTON, DC**

**SKYLAND APARTMENTS, AREA#1 (Continued)** — S100253633

LUST:
Case Number: 92066
Facility Status: Case Closed
Product: Heating Oil

---

**A7**
**ESE**
**1/8-1/4**
**834**
**Higher**

**KOGOD & BURKA**
**2503 GOOD HOPE RD SE**
**WASHINGTON, DC 20020**

**UST**

**U002111467**
**N/A**

UST:
Facility ID: 6-000954
Owner: Not reported

---

**8**
**NW**
**1/8-1/4**
**1060**
**Lower**

**MARBURY PLAZA APARTMENTS**
**2330 GOOD HOPE RD SE**
**WASHINGTON, DC 20020**

**UST**

**U002111464**
**N/A**

UST:
Facility ID: 6-000951
Owner: MARBURY ASSOC LTD PARTNERSHIP

---

**9**
**NW**
**1/8-1/4**
**1246**
**Lower**

**UNKNOWN**
**2310 GOOD HOPE RD SE**
**WASHINGTON, DC 20020**

**UST**

**U003055761**
**N/A**

UST:
Facility ID: 6-000952
Owner: DC FIRE PREVENTION BRANCH

---

**10**
**ESE**
**1/4-1/2**
**1320**
**Higher**

**MOBIL-FORMER**
**2704 GOOD HOPE RD SE**
**, DC**

**LUST**

**S103534442**
**N/A**

LUST:
Case Number: 98085
Facility Status: Case Open
Product: Gas

---

**11**
**ESE**
**1/4-1/2**
**1779**
**Higher**

**AVON THEATER**
**2834 ALABAMA AV SE**
**WASHINGTON, DC 20020**

**UST**
**LUST**

**U002111842**
**N/A**

LUST:
Case Number: 94037
Facility Status: Case Closed
Product: Heating Oil

**AVON THEATER (Continued)** **U002111842**

UST:
Facility ID: 7-002115
Owner: DELBE REAL ESTATE

ORPHAN SUMMARY

| City | EDR ID | Site Name | Site Address | Zip | Database(s) | Facility ID |
|---|---|---|---|---|---|---|
| COUNTY | U003541283 | MARTIN BROTHERS | 2516 ALTAMONT PL SE | 20020 | UST | 6-002081 |
| COUNTY | U003541284 | MARTIN BROTHERS | 2516 ALTAMONT PL SE | 20020 | UST | 6-002082 |
| COUNTY | U003541285 | MARTIN BROTHERS | 2522 ALTAMONT PL SE | 20020 | UST | 6-002083 |
| WASHINGTON | U002111590 | ORR ELEMENTARY SCHOOL | 22ND & PROUT ST SE MINNESOTA AV & NAYL( | 20020 | UST | 6-002990 |
| WASHINGTON | 93327186 | BLDG. 31 FORT MCNAIR | BLDG. 31 FORT MCNAIR | | ERNS | |
| WASHINGTON | 1001491675 | KENILWORTH PARK LANDFILL SITE | DEANE AVENUE IN KENILWORTH PARK | 20020 | CERCLIS | |
| WASHINGTON | 96518251 | 5005 FORT TOTTEN DRIVE SUPER CONCRETE | 5005 FORT TOTTEN DRIVE SUPER CONCRETE | | ERNS | |
| WASHINGTON | 90180392 | FORT MCNAIR | FORT MCNAIR | | ERNS | |
| WASHINGTON | 90160246 | FORT MCNAIR AAFES SERVICE STATION | FORT MCNAIR AAFES SERVICE STATION | | ERNS | |
| WASHINGTON | 89103979 | OUTSIDE OF FORT MCNAIR GATE; V ST EXTENSION | OUTSIDE OF FORT MCNAIR GATE; V ST EXTENSION | | ERNS | |
| WASHINGTON | 96503261 | WASHINGTON CHANNEL OPPOSITE FORT MCNAIR | WASHINGTON CHANNEL OPPOSITE FORT MCI | | ERNS | |

# GEOCHECK VERSION 2.1 ADDENDUM
# FEDERAL DATABASE WELL INFORMATION

Well Closest to Target Property (Eastern Quadrant)

**BASIC WELL DATA**

| | | | |
|---|---|---|---|
| Site ID: | 385119076560501 | Distance from TP: | >2 Miles |
| Site Type: | Single well, other than collector or Ranney type | | |
| Year Constructed: | 1924 | County: | Prince Georges |
| Altitude: | 290.00 ft. | State: | Maryland |
| Well Depth: | 365.00 ft. | Topographic Setting: | Not Reported |
| Depth to Water Table: | 180.00 ft. | Prim. Use of Site: | Observation |
| Date Measured: | 01121924 | Prim. Use of Water: | Unused |

**LITHOLOGIC DATA**

| | |
|---|---|
| Geologic Age ID (Era/System/Series): | Mesozoic-Cretaceous-Lower |
| Principal Lithology of Unit: | Not Reported |
| Further Description: | Not Reported |

**WATER LEVEL VARIABILITY**

Not Reported

# GEOCHECK VERSION 2.1
# FEDERAL DATABASE WELL INFORMATION

Well Closest to Target Property (Southern Quadrant)

## BASIC WELL DATA

| | | | |
|---|---|---|---|
| Site ID: | 384852077001701 | Distance from TP: | >2 Miles |
| Site Type: | Single well, other than collector or Ranney type | | |
| Year Constructed: | 1946 | County: | Prince Georges |
| Altitude: | 20.50 ft. | State: | Maryland |
| Well Depth: | 605.00 ft. | Topographic Setting: | Flat surface |
| Depth to Water Table: | 111.20 ft. | Prim. Use of Site: | Withdrawal of water |
| Date Measured: | 06031976 | Prim. Use of Water: | Public supply |

## LITHOLOGIC DATA

| | |
|---|---|
| Geologic Age ID (Era/System/Series): | Mesozoic-Cretaceous-Lower |
| Principal Lithology of Unit: | Sand |
| Further Description: | CLAY W SAND BEDS |

## WATER LEVEL VARIABILITY

Not Reported

# GEOCHECK VERSION 2.1
# PUBLIC WATER SUPPLY SYSTEM INFORMATION

Searched by Nearest PWS.

**PWS SUMMARY:**

| | | | | | |
|---|---|---|---|---|---|
| PWS ID: | MD1161071 | PWS Status: | Active | Distance from TP: | >2 Miles |
| Date Initiated: | Not Reported | Date Deactivated: | Not Reported | Dir relative to TP: | South |
| PWS Name: | OXON HILL RECREATION CLUB<br>'1635 TUCKER HILL RD.<br>OXON HILL, MD 20745 | | | | |
| Addressee / Facility: | System Owner/Responsible Party<br>OXON HILL RECREATION CLUB<br>'1635 TUCKER HILL RD.<br>OXON HILL, MD 20745 | | | | |
| Facility Latitude: | 38 48 33 | | Facility Longitude: | 076 59 53 | |
| City Served: | Not Reported | | | | |
| Treatment Class: | Untreated | | Population Served: | Under 101 Persons | |

*PWS currently has or has had major violation(s) or enforcement:* No