FAIRLAWN CITIZENS ASSOCIATION, INC.

2217 T Place, S.E. - Washington, D.C. 20020

March 20, 2000

'00 MAR 20 P4:24
OFFICE OF ZONING
DISTRICT OF COLUMBIA

Mrs. Sheila Cross Reid
Chairperson
Board of Zoning Adjustment
441 4th Street, N.W. Suite 210
Washington, D.C. 20001

Re: Application #16457
Post-Hearing

Dear Mrs. Reid:

In accordance to your instructions, the Fairlawn Citizens Association Executive Board met with representatives of KSI Services, Inc. as well as with Mr. Gene Edgecomb who is planning to build the proposed homes on the western parcel of the planned development on Good Hope Road, S.E. Washington, D.C. You also instructed KSI to provide Fairlawn with materials pertaining to the proposed development to prepare questions of concern to the community.

On Friday, March 3, 2000 at dusk dark, Ms. Sarah Davidson personally delivered the following items and correspondence to me:

1. An updated Phase 1 Environmental Report, one of two, dated January 27, 2000 with attachments ~~7~~-1, ~~7~~-2, ~~7~~-3, ~~7~~-4 and attachment A with site drawings of the proposed single family homes.

2. Blue Ridge Environmental, Inc. letter addressed to Mr. Doug Surges, Director of Pre-Construction, letter from KSI Services, Inc. which was five pages one dated February 16, 2000 and page 2 was dated February 9, 2000.

3. Traffic report dated April 9, 1999 prepared by O. R. George and Associates, Inc.

4. Engineering Consulting Services, Ltd to Mr. Miles Haber of KSI Services, Inc. dated April 19, 1999 ECS Job No. 5349.

5. Engineering Consulting Services, Ltd to Mr. Miles Haber of KSI Services, Inc. dated February 3, 1999.

BZA
Case No. 16547
Exhibit No. 131

Board of Zoning Adjustment
District of Columbia
CASE NO.16457
EXHIBIT NO.131A1

6. Engineering Consulting Services, Ltd letter dated March 10,2000 ECS Job. No.5349-C.

The submission of items 4 and 5 should have been given to the Fairlawn Community **prior to the Wednesday, May 5, 1999 hearing to help Fairlawn prepare a stronger presentation at the BZA Hearing.** At the May 5th hearing when KSI made their presentation, I cross-examined Mr. Richard Knapp and asked him why he did not share the same presentation that he presented to the Board. Now I am doubly sure that KSI is still not being truthful.

I called Mr. David Colby at the Office of Planning and asked him did he have a copy of numbers 4 and 5. He said he did not. He called me back stating that he spoke to Ms. Davidson and she stated that she gave them to Fairlawn because it was about the completion of this hearing case.

Incidentally, when I inquired at the local Library after Rosiland Styles' testimony that a copy of KSI's plan was made available, the Librarian stated that no one brought the documents there. At our meeting on March 7 with KSI, the Librarian asked KSI about it and informed them that they never received a copy. Ms. Davidson delivered to the Library a copy of some of the above mentioned materials on Thursday, March 9, 2000 about 8:00 p.m. On Saturday, I visited the Library and was informed that this was the package that was brought to the Library. However, the package was incomplete.

At the close of our meeting, Mr. Terry requested a summary of the meeting, in which we talked about the traffic impact, soil erosion, water runoff, public transportation, retaining walls, environmental concerns, oil can leaks and the smell out of the soil at a test pi t site, No. 9, terminate control and KSI's commitment on land slides, if the soil was removed? Why the apartments could not be sold as condominiums at the build out and could Section 8 certificates be honored? Renovation of vacant and boarded up apartments. We requested that the single family homes and apartments that would be facing Good Hope have brick fronts.

A letter from KSI dated March 9, 2000 was sent to me as the summary. I called Ms. Davidson and asked her about her letter. The Blight Removal Section of her letter was not discussed, there was nothing about seed money 1 through 4.

In attachment exhibit 7-4 Whitlock, Dalrymple Poston and Associates, Inc. (WDP) November 20, 1998 on page 3, there was test pits 2,3,4,5,6, 10 and 13 resulted in back hoe excavation difficulties and subsequent refusal.

The residents of Fairlawn are not naïve to that site being developed. We need stability in our community. We live here and are aware of the crime, poor transportation, traffic and once renovation on old properties our schools will become overcrowded and there are no plans to build additional schools in our area. Good Hope can't be widen to handle the traffic and our shopping area is not adequate because it serves Wards 6,7 and 8. If Habitat could build single family homes why not KSI or on in fill land ?

I am enclosing for the record:

1. Correspondence from Ms. Sarah Davidson to Thelma Jones dated February 28, 2000 and February 17, 2000. Please note Ms. Davidson has filed her other correspondence to me in KSI's submission to the Board of Zoning Adjustment dated March 13, 2000.

2. Letters from Thelma Jones to Ms. Davidson dated February 28, 2000 and March 13,2000.

3. A copy of Mr. Kilgore's traffic report which he testified to on February 23,2000.

4. Mr. Terry's views on March 7, meeting and on the documents presented at the meeting.

5. Mr. Benjamin Bonham's letter.

6. A copy of the attendance sheet for March 7, 2000 meeting.

7. A letter dated February 22, 2000 in opposition from Cecelia E. Westray, Co-President, Altamont Manor Condominiums Association.

8. A copy of a letter to Ms. Ellen McCarthy, Director of Review, Office of Planning.

We recommend that the following be included in your decision if they are granted the right to build:

- that the certificate of occupancy for the apartment buildings be linked to the completion of the single family homes and the two should be completed for occupancy at the same time;

- that all structures be compatible to the existing structures already in the community with no aluminum siding; and,

- that the fronts of all the homes that will be built on the main thorough fare face the homes directly across the street on Good Hope Road.

We are appealing to the Board of Zoning Adjustment to deny Application 16457. I would like to reiterate Fairlawn's position that we are adamantly opposed to any more apartments. We stand by our opposition presented on February 23, 2000 by members of our Association who testified at the BZA Hearings.

If you need any additional information and have any questions, I can be reached on (202) 678-8194.

Sincerely,

Thelma E Jones

Thelma E. Jones
President

Enclosures:
As Stated.

Phase II Exhibit 1 of 2

BLUERIDGE ENVIRONMENTAL, INC.

Check page 2 & 8 good

Phase I Environmental Site Assessment Update of Fort Stanton Property Good Hope Road and 24th Street, SE Washington, D.C. 20020

DISTRICT OF COLUMBIA
00 MAR 20 P4:27

January 27, 2000

Prepared for:

Sarah Davidson
KSI Services, Inc.
8081 Wolftrap Road
Suite 300
Vienna, Virginia 22182-5100

Prepared by:

BlueRidge Environmental, Inc.
44082 Ferncliff Terrace
Ashburn, Virginia 20147

PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE

Property: Fort Stanton Property
Good Hope Road and 24th Street, SE
Washington, D.C. 20020

Prepared for: Sarah Davidson
KSI Services, Inc.
8081 Wolftrap Road
Suite 300
Vienna, Virginia 22182-5100

Prepared by: BlueRidge Environmental, Inc.
44082 Ferncliff Terrace
Ashburn, Virginia 20147

Date of Report: January 27, 2000

Written by:
Kent D. Campbell
Principal Geologist
BlueRidge Environmental, Inc.

Reviewed by:
Monica M. Gorman
Project Manager
BlueRidge Environmental, Inc.

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LIST OF ACRONYMS AND ABBREVIATIONS

AST	aboveground storage tank
ASTM	American Society for Testing and Materials
BlueRidge	BlueRidge Environmental, Inc.
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System
CORRACTS	RCRA Corrective Actions and Associated TSD
EDR	Environmental Data Resources, Inc.
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
KSI	KSI Services, Inc.
LQG	RCRA Large Quantity Generators
LUST	Leaking Underground Storage Tank
MSL	mean sea level
NFRAP	No Further Remedial Action Planned Sites
NPL	National Priority List
pCi/L	picoCuries per liter
PCB	polychlorinated biphenl
PEPCO	Potomac Electric Power Company
RCRA	Resource Conservation and Recovery Act
RUST	Registered Underground Storage Tank
SQG	RCRA Small Quantity Generators
SWLF	Solid Waste Landfills, Incinerators, or Transfer Station
TSD	RCRA Permitted Treatment, Storage, and Disposal Facilities
UST	underground storage tank
WDP	Whitlock, Dalrymple, Poston & Associates, Inc.
WMATA	Washington Metropolitan Area Transit Authority

EXECUTIVE SUMMARY

BlueRidge Environmental, Inc. (BlueRidge), performed a Phase I Environmental Site Assessment (ESA) Update of the Fort Stanton Property located on the south side of Good Hope Road, SE, in Washington, D.C.(the "site"). This ESA Update was performed on behalf of KSI Services, Inc. (KSI), under the terms of BlueRidge's proposal dated December 29, 1999. In addition, this ESA Update was completed in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-97 and *SunAmerica Guidelines for Conducting Phase I Environmental Site Assessments* dated July 1999.

This ESA Update incorporates information contained in and supercedes the Phase I ESA of the site issued by BlueRidge on December 14, 1998. As part of the ESA Update, an inspection of the site was conducted by Kent Campbell of BlueRidge on January 19, 2000. Mr. Campbell was not accompanied during the inspection of the site. This ESA Update also included a review of the previous ESA completed by BlueRidge, a physical inspection of the site, and an evaluation of a new environmental database for the subject property.

The site consists of a rectangular-shaped, 8.5-acre parcel of land located in a residential area of southeast Washington, D.C. The property is located south of Good Hope Road near the intersection of 24th Street. The site is undeveloped and covered with a stand of grasses and small trees. There are no improvements on the property. It should be noted that the site has been covered with a large quantity of construction-related fill materials emplaced by the Washington Metropolitan Area Transit Authority (WMATA) in the early to mid 1980s. Observations made during the site inspections and reported in previous geotechnical studies indicate that these fill materials consist primarily of concrete, soils, gravel, and asphalt and do not present an environmental concern.

Based on the findings of this ESA Update, no recognized environmental conditions were noted for the site. In addition, no off-site environmental concerns were identified that were likely to have negatively effected the environmental integrity of the subject property.

1.0 INTRODUCTION

BlueRidge Environmental, Inc. (BlueRidge), performed a Phase I Environmental Site Assessment (ESA) Update of the Fort Stanton Property located on the south side of Good Hope Road, SE, in Washington, D.C.(the "site"). This ESA Update was performed on behalf of KSI Services, Inc. (KSI), under the terms of BlueRidge's proposal dated December 29, 1999. In addition, this ESA Update was completed in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-97 and *SunAmerica Guidelines for Conducting Phase I Environmental Site Assessments* dated July 1999.

1.1 Objectives

The primary objective of the ESA is to provide information relating to the site's environmental integrity that may be useful to the client during real estate transactions and demonstrate appropriate inquiry into the previous uses and ownership of the site consistent with good commercial or customary practice. Specifically, this ESA is intended to demonstrate that the client has exercised due diligence in accordance with accepted industry practices and to identify potential environmental liabilities or areas in need of further investigation that are not addressed within the standard scope of ASTM E 1527-97. Additionally, this study was intended to identify recognized environmental conditions at the site including the presence of any hazardous substances or petroleum products that may indicate an existing release, past release, or threat of release into structures on the property or into the ground, groundwater, or surface water of the site. The ESA Update is intended to bring the findings of a previous Phase I ESA current through the evaluation of factors that may have changed since the issuance of the previous Phase I ESA. A copy of the previous Phase I ESA report is included as Appendix A.

1.2 Scope of Work

The ESA Update was conducted from December 31 through January 27, 1999. BlueRidge's representative, Kent Campbell, inspected the site and performed inquiries and research related to the ESA Update.

BlueRidge's ESA of the site included, at a minimum, the following tasks:

- A site inspection of the facility was performed to evaluate current conditions and the presence of uncontrolled hazardous substances or related activities that have the potential to negatively impact the environmental integrity of the property. During the site inspection, particular attention was paid to any hazardous materials, hazardous waste activities, storage containers and tanks, and any unusual surface features.

- A visual reconnaissance of abutting and adjacent properties was conducted in order to identify potential sources of contamination or activities that could negatively impact the environmental integrity of the site.

- Interviews with persons knowledgeable about the site were conducted in order to gather information related to environmental management practices and site history.

- A historical overview of the site was developed through a review of available information such as aerial photographs; historical maps and directories; federal and local records; title information; and operating documents and permits.

- A site-specific database was ordered that detailed federal and local environmentally-regulated facilities located within ASTM-specific radii of the site. The database was reviewed and the results confirmed in the field to the extent possible.

2.0 SITE OVERVIEW

The site, known as the Fort Stanton Property, is located on the south side of Good Hope Road in southeast Washington, D.C. The subject property is zoned R5-A, or residential, and exists within a residential area of southeast Washington, D.C. The general vicinity of the site is shown on Figure 1.

The site consists of 8.5 acres of undeveloped land which includes Square 5735, Parcel 219, Lot 96 and Parcel 220, Lot 31. The site is currently undeveloped and covered with an overgrowth of grasses and small trees. A general site plan is provided as Figure 2.

3.0 SITE HISTORY

This section provides the general history of the site including previous property owners, past usage, and environmental background.

3.1 Property Ownership

A chain of title for the site was provided to BlueRidge by the client and is attached in Appendix B. The chain of title, dated November 30, 1998, was prepared by Merit Title Company and includes ownership records dating back to 1931. According to the document, the site has been previously owned by individuals or realty and building corporations. The current site owner is Kass Realty Company, Inc.

3.2 Property Use

The history of the site was reconstructed based on the physical inspection, interviews, aerial photographs, and Sanborn Fire Insurance Maps. Aerial photographs of the site were reviewed for the years 1957, 1963, 1970, 1980, and 1988. Sanborn Maps reviewed for the site include the years 1916, 1927, 1960, 1977, 1985, 1989, 1990, and 1992. Copies of the Aerial photographs and Sanborn Maps are included in Appendix C.

The site is currently undeveloped and research into the past use of the site indicates that it has been vacant since at least 1957. Based on an interview conducted with Mr. John Magarelli, Engineer for the Washington Metropolitan Area Transit Authority (WMATA), during the 1980s, WMATA used the site for the placement of fill materials derived from the construction of the Anacostia Metro Station. The site has been filled with approximately 4 to

40 feet of construction debris including concrete, asphalt, dimensioned stone, soils, and gravel.

Following is a summary of the aerial photography review conducted by BlueRidge.

- In the 1957 photograph, the site is completely wooded. The Skyland Apartment complex, located to the east of the site has been constructed. Additional multi-family buildings are under development to the north of the site across Good Hope Road.

- In the 1963 aerial photograph, the site remains wooded and undeveloped. The multi-family buildings to the north of the site have been completed. Land has been cleared to the southeast of the site. The remainder of the surrounding area appears as it did in the 1957 photograph.

- In the 1970 photograph, the site remains wooded. An additional multi-story apartment complex has been constructed to the northwest of the site across Good Hope Road. The area to the southeast of the site appears to be under development as townhouses.

- In the 1980 aerial photograph, the site remains wooded and the surrounding areas appear much as they did in the 1970 photograph with the exception that there are more townhouses completed to the southeast of the site.

- In the 1988 photograph, the site has been cleared. The surrounding properties appear as they did in the 1980 photograph.

The site is not included in the coverage of the Sanborn Maps available for review. However, the Sanborn Maps do show abutting properties to the west and north. Following is a summary of the Sanborn Map review conducted by BlueRidge.

- On the 1916 map, the only structure noted near the site is a "German Orphanage" located across Good Hope Road to the northwest of the site in the location of the present day Marbury Plaza Apartment complex.

- On the 1927 map, a few single family residences are noted to the west of the site. The German Orphanage is still located northwest of the site, and additional single family residences are noted north of the site across Good Hope Road. There is no coverage for the site or properties located to the east and south of the site.

- On the 1960 map, a planned extension of 22nd Street is noted on the property to the west of the site. A notation on the map indicates that this road extension was "not opened." Apartments have been constructed north of the site across Good Hope Road at the intersection with Altamont Street. There is no coverage for the site or properties located to the east and south of the site.

- On the 1977 map, the surrounding area appears the same as on the 1960 map with the exception that the Marbury Plaza Apartments have been constructed to the northwest of the site across Good Hope Road on the same property that once

housed the German Orphanage. There is no coverage for the site or properties located to the east and south of the site.

- On the 1985 through 1992 Sanborn Maps, the surrounding area appears unchanged from the 1977 map with the exception that the property immediately west of the site is now labeled "Fort Stanton Park." There is no coverage for the site or properties located to the east and south of the site.

The historical research conducted by BlueRidge did not reveal any obvious environmental concerns with respect to past property uses for the subject site and abutting properties.

3.3 Environmental Background

No present site activities require environmental permitting. In addition, based on the historical review, no past site activities required environmental permitting.

A *Geotechnical Feasibility Investigation* performed by Whitlock, Dalrymple, Poston & Associates (WDP) in November 1998 included the completion of 13 test pits along the upper areas of the fill materials. These test pits yielded large quantities of general construction debris including asphalt, concrete, bricks, and steel. During completion of the test pits, refusal was encountered due to large pieces of concrete or asphalt. The overall depth of the test pits ranged from six inches to eleven feet below grade. No water was encountered in any of the test pits. Based on the information obtained to date and the lack of any visual evidence of environmental hazards at the site, the fill material did not appear to be of environmental concern.

A Phase I ESA was performed at the site by BlueRidge for KSI in November and December 1998. The findings of this ESA, dated December 14, 1998, indicated that the site has been covered with a large quantity of construction-related fill materials emplaced by WMATA in the early to mid 1980s. Observations made during the site inspection and reported in a previous geotechnical study do not indicate that these fill materials present an environmental concern. The previous Phase I report also identified a leaking underground storage tank (LUST) located at the Skyland apartments, Area #1, approximately 0.15 miles southeast and upgradient of the site. This LUST case has been closed by the District of Columbia, and no further action has been required. Based on these facts, the LUST was noted as unlikely to pose a risk to the subject property. No other on- or off-site environmental concerns were noted in the report. This ESA Update incorporates and supercedes the findings of the previous ESA completed by BlueRidge.

4.0 PHYSICAL SETTING

This section of the report describes the topography, surface water, subsurface geology, and groundwater characteristics of the site based on the physical inspection and published sources.

4.1 Topography and Surface Water Characteristics

The site is situated on gently to steeply sloping terrain that grades down to the south and west. The elevation of the site has been altered by the placement of the fill materials by WMATA. Prior to the placement of these materials, the site elevation ranged from 150 feet above mean sea level (MSL) along the western boundary to 200 feet above MSL along the eastern boundary of the site. The fill materials have changed the topography of the site so that the elevation of the site now ranges from 150 to 210 feet above MSL. However, whereas the topography had previously been typified by a gentle 50-foot grade from east to west across the site, current topography is generally level across the majority of the site with steep slopes, approximately 40-feet high, along the western and southern property boundaries. The bottom of these steep slopes are at the elevations existing prior to placement of the fill materials.

No surface water bodies are located on the site. The nearest surface body of water is an intermittent stream located near the southwestern corner of the site. This intermittent water body appears to emanate from an off-site 24-inch diameter reinforced concrete pipe storm sewer. This intermittent stream then flows to the west-northwest following the regional topography towards the Anacostia River.

Surface water runoff from the site flows uncontrolled as sheet flow to the west and south following topography. Several gullies and smaller rivulets were noted along the edges of the fill materials during the site inspection. No areas of standing or running water were observed on the site during the inspection. No stressed vegetation or other unusual conditions associated with the drainage were noted.

Based on information obtained from the National Wetland Inventory Map for the area, no identified wetland areas are present on or adjacent to the site. A review of the Flood Insurance Rate Map indicates that the site is located within Zone C, an area of minimal flooding.

4.2 Soils and Subsurface Geology

The site is located within the Atlantic Coastal Plain Physiographic Province of Washington, D.C. The geology of the site is typified by fluvial sediments comprised of silty gravels deposited by the Potomac River. These natural geologic materials have been covered by approximately 4 to 40 feet of construction fill materials. These materials include concrete, asphalt, soils, and gravel.

A radon screening for the site was not included in the scope of work. However, according to the most recent database for the site, a 1996 survey of the area found that 87 percent of the homes tested had measureable levels of radon of less than 4 picoCuries per liter (pCi/L), the EPA's recommended guideline for radon in residential structures.

4.3 Groundwater Characteristics

No site specific groundwater data was available for review. In general, groundwater is expected to occur within the pore spaces of the sedimentary units that underlie the fill

materials. In addition, it is possible that some perched water conditions will occur within the fill materials themselves during times of moderate to heavy precipitation. Groundwater flow in the area is anticipated to follow the local topography and flow to the west-northwest towards the Anacostia River.

No drinking water wells are located on the subject property. The site is not serviced by municipal water. Drinking water for residents in the area is provided by the District of Columbia Department of Public Works. This water is obtained from intakes along the Potomac River and from the Decarlia and Georgetown Reservoirs located in the northwestern portion of Washington, D.C. BlueRidge did not observe any evidence of monitoring wells, supply wells, or septic systems on site during the inspection.

5.0 SITE INSPECTION

BlueRidge re-inspected the site on Wednesday, January 19, 2000, between the hours of 9:30 a.m. and 12:30 p.m. BlueRidge's inspector, Kent Campbell, walked the entirety of the site and abutting properties. This section describes the condition of the site at the time of the inspection.

5.1 Site Description

The site is currently undeveloped and has no improvements. The site is relatively flat along the central and eastern portions of the site while steep slopes predominate along the western and southern portions. The entire site is covered with a stand of grasses, and there is a small area on the east-southeastern portion of the site where immature trees have begun to proliferate. BlueRidge observed that the surface of the site is covered with a thin veneer of soil which has, in places, been eroded. In an area where erosion has occurred, BlueRidge observed large amounts of concrete, asphalt, gravel, dimensioned stone, dimensioned lumber, cast iron pipes, and reinforced concrete pipe. All of these materials appeared to have been placed at the site as fill and represent materials typical of construction debris.

BlueRidge observed several areas on the upper portions of the site that had been disturbed in the recent past. These disturbed areas appeared to be resultant from a test pit investigation that was conducted at the site by WDP in November 1998. In addition, at the time of BlueRidge's re-inspection, a geotechnical investigation of the site was being conducted with a drill rig. BlueRidge observed that a trackhoe had cut an approximately 10 to 20 bench along the western most portion of the fill materials to allow access for the drill rig. The materials exposed within the sidewall of the bench cut included soil, concrete, asphalt, and miscellaneous construction debris. BlueRidge did not observe any indications of chemical containers, storage tanks, or suspect asbestos containing materials. Finally, there were no unusual odors detected in the vicinity of the bench sidewall or within soil samples recovered from the subsurface by the drill rig during the time that BlueRidge was on site.

BlueRidge observed numerous rivulets and small gullies along the western and southern slopes of the fill materials resultant from erosion caused by surface water. The materials

exposed within the walls and floors of the gullies were similar to those observed scattered on the surface of the fill materials. No items or materials of environmental concern were noted in any of the eroded areas, on the surface of the fill materials, or in areas of the site that had been disturbed as a part of the previous geotechnical investigation.

No stressed vegetation, standing surface water, unusual odors, surface staining, pits, ponds, lagoons, surface impoundments, or other significant topographic anomalies were observed on the site during the physical inspection.

5.2 Utilities

The site is currently undeveloped, and as such, there are no utilities provided to the site.

5.3 Storage Tanks

During the site inspection, BlueRidge did not observe any aboveground storage tanks (ASTs), underground storage tanks (USTs), or appurtenances associated with AST or UST systems at the site. Additionally, no records were noted that ASTs or USTs had been previously located at the site. Finally, the presence of ASTs or USTs is unlikely based on the historic use of the site as vacant land.

5.4 PCB Equipment

No transformers or suspect polychlorinated biphenl (PCB) containing equipment were noted on the site during the site inspection. Several pole-mounted transformers were noted along the northern property boundary along Good Hope Road. None of the transformers were labeled as to PCB content. There were no indications of leaks or releases from these transformers. However, any leaks or releases from the units would be the responsibility and liability of the Potomac Electric Power Company (PEPCO) which provides electrical service to the area and owns the transformers.

5.5 Chemicals and Hazardous Substances

The site is undeveloped. Therefore, there are no on-site regulated substances or activities.

5.6 Surrounding Land Use

BlueRidge conducted a visual inspection of areas abutting and adjacent to the site in order to determine the potential for surrounding properties to impact the environmental integrity of the site.

The site is bounded to the north by Good Hope Road, across which are apartment buildings. The site is bounded to the east by the Skyland Apartments and to the south by a townhouse development where both existing and partially-constructed homes are located. The site is bounded to the west by Fort Stanton Park, which is owned by the National Park Service. The areas of the abutting properties inspected by BlueRidge did not indicate the

presence of environmental concerns other than the USTs that are noted in Section 6.1 of this report.

6.0 ENVIRONMENTAL REGULATORY AGENCY INQUIRIES

This section of the report details the results of the regulatory record search, as well as information obtained from local sources that is relevant to the history or environmental integrity of the site.

6.1 Environmental Database Review

BlueRidge obtained an environmental database report for the site from Environmental Data Resources (EDR). This report, attached as Appendix D, is a compilation of several federal and state environmental databases. Some of the databases which comprise the EDR report are listed below.

- ***National Priority List (NPL) and Delisted NPL*** The site was not listed. No listings were reported within one mile of the site.

- ***RCRA Permitted Treatment, Storage, and Disposal Facilities (TSD)*** The site was not listed. No TSDs were identified within one-half mile of the site.

- ***State Hazardous Waste Sites*** The site was not listed. No listings were reported within one mile of the site.

- ***Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS)*** The site was not listed. No listings were reported within one-half mile of the site.

- ***CERCLIS-- No Further Remedial Action Planned Sites (NFRAP)*** The site was not listed. No listings were reported within one-quarter mile of the site.

- ***Resource Conservation and Recovery Act (RCRA) Corrective Actions and Associated TSD (CORRACTS)*** The site was not listed. No listings were reported within one mile of the site.

- ***State Solid Waste Landfills, Incinerators, or Transfer Stations (SWLF)*** The site was not listed. No listings were reported within one-half mile of the site.

- ***Leaking Underground Storage Tanks (LUST)*** The site was not listed. The database identified three off-site LUST facilities within one-half mile of the subject site. These LUST facilities are listed on Table 1. Of the three off-site LUST facilities, the closest upgradient LUST is located at the Skyland Apartments, approximately one-eighth mile southeast of the subject site. Skyland Apartments is listed in the database three times, all with the same address. The status of the

Skyland Apartments case is closed and is therefore, not of significant concern or likely to negatively impact the site.

- ***Registered Underground Storage Tanks (RUST)*** The site was incorrectly listed on the database. The database has recorded the RUST located at the Marbury Plaza Apartments, located to the northwest of the site across Good Hope Road, as being on the property. This is incorrect and should be disregarded. Four off-site RUST facilities were identified within one-quarter mile of the subject site. These RUST facilities are listed on Table 1. The RUSTs are not noted as having had any releases to the environment, and are therefore, not thought to pose a threat to the environmental integrity of the subject property.

- ***RCRA Large and Small Quantity Generators (LQG and SQG)*** The site was not listed. No listings were reported within one-quarter mile of the site.

- ***Emergency Response Notification System (ERNS)*** The site was not listed.

6.2 Local Government Agencies

As part of this ESA Update, BlueRidge submitted a request under the Freedom Of Information Act to review files associated with the RUST and LUST facilities closest to the subject site. At the time of this writing, no response has been received from the District of Columbia government. Any pertinent information that is received by BlueRidge in the future will be forwarded to the client.

7.0 CONCLUSIONS AND RECOMMENDATIONS

BlueRidge performed a Phase I ESA Update of the Fort Stanton Property located on the south side of Good Hope Road, SE, in Washington, D.C. This ESA was performed on behalf of KSI under the terms of BlueRidge's proposal dated December 29, 1999. In addition, this ESA Update was completed in accordance with ASTM Standard E 1527-97 and *SunAmerica Guidelines for Conducting Phase I Environmental Site Assessments* dated July 1999.

Based on the findings of this ESA Update, no recognized environmental conditions were noted for the site. In addition, no off-site environmental concerns were identified that were likely to have negatively effected the environmental integrity of the subject property. No further action is recommended as a result of the findings of this ESA Update.

8.0 PURPOSE AND LIMITATIONS

The purpose of the Phase I ESA is to identify evidence of oil or hazardous materials that are, have been, or potentially could be released onto the subject property or in the vicinity of the subject property. The scope of the ESA included a site and site vicinity inspection; interviews with site personnel; interviews with local officials; and a review of federal, state,

and local records. The work was performed in accordance with generally accepted environmental consulting practices and the ASTM minimum standards for the performance of Phase I ESAs and is subject to the following limitations.

- This report has been prepared for the exclusive use of the client, KSI Services, Inc. The opinions rendered herein are based on professional expertise and experience using that degree of care and skill ordinarily exercised under similar circumstances by other professionals practicing in this field. No other warranty, either expressed or implied, is made as to the professional advice presented in this report. Any use of, or reliance on, this report by a third party shall be at such party's sole risk.

- The findings set forth in this report are strictly limited to the date of the evaluation. The conclusions presented in the report are based solely on the services described herein and not on scientific tasks or procedures beyond the scope of agreed upon services.

- The purpose of this report was to assess the physical characteristics of the subject site with respect to the presence in the environment of oil or hazardous material. The report is not intended to be a compliance report or to check on the compliance of present or past owners or operators of the subject property with federal, state, or local laws and regulations, environmental or otherwise.

- Partial findings of this investigation are based on data provided by others. No warranty is expressed or implied with the usage of such data. A portion of the information provided in this report is based upon personal interviews and research of all available documents, records, and maps held by the appropriate government and private agencies. The information relied on in this report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollection of those persons contacted by BlueRidge.

- The initial site investigation took into account the natural and man-made features of the site, including any unusual or suspect phenomenon. Those factors, with the site's geology, hydrology, topography, and past and present land uses, served as a combined basis for determining areas of environmental concern. The presence of asbestos-containing materials, radon, lead-based paint, radioactive materials, and biological hazards was not investigated.

9.0 REFERENCES

Flood Insurance Rate Map, Panel No. 110001-00253.

Geotechnical Feasibility Study, letter report prepared by Whitlock, Dalrymple, Poston, & Associates, Inc., to Greenhorne & O'Mara, Inc., dated November 20, 1998.

Fort Stanton Feasibility Report, letter report prepared by Greenhorne & O'Mara, Inc., to Richard Knapp of KSI, Inc., dated November 22, 1998.

Fort Stanton Database Search, letter report prepared by Greenhorne & O'Mara, Inc. to Richard Knapp of KSI, Inc., dated November 25, 1998.

Interview with Mr. John Magarelli, Engineer for WMATA, December 14, 1998.

Merit Title Company, correspondence to Fort Stanton, L.P. dated November 30, 1998.

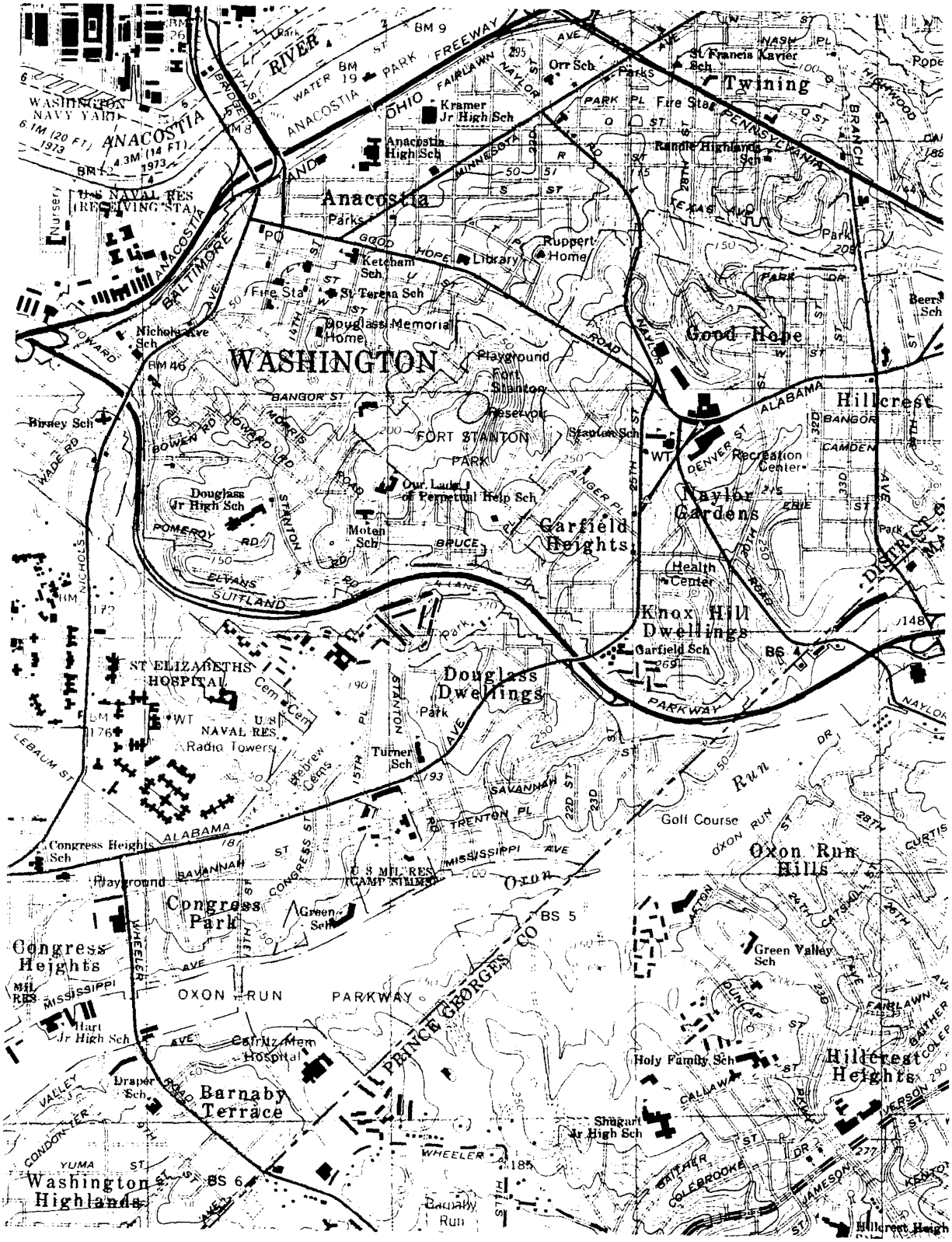
National Wetland Inventory Map, Washington East, Maryland, and Washington D.C., April 1981.

Phase I Environmental Site Assessment Conducted on Fort Stanton Property, Good Hope Road and 24th Street, SE, Washington, D.C., dated December 14, 1998, by BlueRidge Environmental, Inc.

United States Geologic Survey/Department of the Interior, 7.5-minute Topographic Quadrangle, Anacostia Quadrangle, photo-revised 1979.

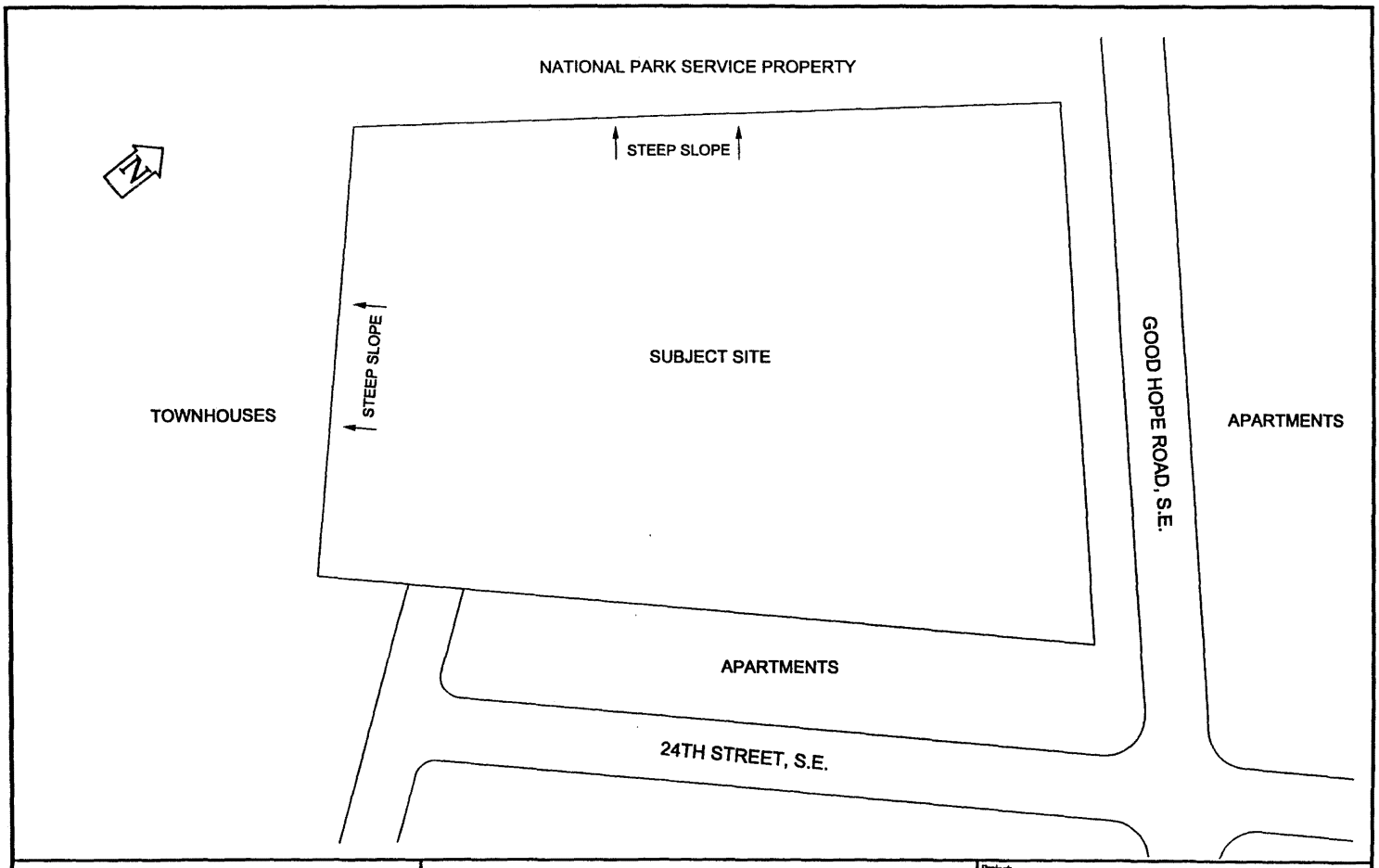
United States Geologic Survey/Department of the Interior, Geologic Quadrangle Map, Annandale, Virginia, 1986.

FIGURES AND TABLES



BLUERIDGE ENVIRONMENTAL, INC. 44082 FERNCLIFF TERRACE ASHBURN, VIRGINIA 20147 TELEPHONE 703 729 9196 FAX 703 729 9197	FIGURE 1 SITE VICINITY MAP	Project: FORT STANTON PROPERTY GOOD HOPE ROAD, S.E. WASHINGTON, D.C.

Date:	Drawn by:	CAD File:	Scale:
12/11/98	MMG	FIGURE1	1" = 2000'



BLUERIDGE ENVIRONMENTAL, INC.
44082 FERNCLIFF TERRACE ASHBURN, VIRGINIA 20147
TELEPHONE 703 729 9196 FAX 703 729 9197

FIGURE 2
GENERAL SITE PLAN

Project:
FORT STANTON PROPERTY
GOOD HOPE ROAD, S.E.
WASHINGTON, D.C.

Date:	Drawn by:	CAD File:	Scale:
12/13/98	MMG	STANTON	NTS

TABLE 1
List of Regulated Facilities

Facility Name/ Address	Database	Approx. Distance/ Direction	Topographic Location
Skyland Apartments, Area #1 2307 Skyland Place, SE	LUST (closed)	<1/8 mile Southeast	Upgradient
Skyland Apartments, Area #2 2307 Skyland Place, SE	LUST (closed)	<1/8 mile Southeast	Upgradient
Skyland Apartments, Area #3 2307 Skyland Place, SE	LUST (closed)	<1/8 mile Southeast	Upgradient
Marbury Plaza Apartments 2300 Good Hope Road, SE	RUST	<1/8 mile Northwest	Downgradient
Apartment Building 2400 Good Hope Road, SE	RUST	<1/8 mile Northeast	Upgradient
Kogod & Burka 2503 Good Hope Road, SE	RUST	1/8 - 1/4 mile Southeast	Upgradient
Former Mobile Station 2704 Good Hope Road, SE	LUST	1/4 -1/2 mile Southeast	Upgradient
Avon Theater 2834 Alabama Avenue, SE	RUST, LUST	1/4 -1/2 mile Southeast	Upgradient

APPENDIX A

Previous Phase I ESA Report

BLUERIDGE ENVIRONMENTAL, INC.

Phase I Environmental Site Assessment

Conducted on

Fort Stanton Property
Good Hope Road and 24th Street, S.E.
Washington, D.C. 20020

for

Ray Schmidt
KSI Services, Inc.
8081 Wolftrap Road
Suite 300
Vienna, Virginia 22182-5100

Prepared By:

Kent Campbell
Principal Geologist

December 14, 1998

44082 FERNCLIFF TERRACE ASHBURN, VIRGINIA 20147 TELEPHONE 703 729 9196 FAX 703 729 9197

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Figure 1	Site Vicinity Map
Figure 2	General Site Plan
Table 1	List of LRST Facilities

APPENDICES

Appendix A	Site Photographs
Appendix B	Environmental Database Report

1.0 EXECUTIVE SUMMARY

BlueRidge Environmental, Inc. (BlueRidge), has completed a Phase I Environmental Site Assessment (ESA) of the property known as the Fort Stanton Property located on the south side of Good Hope Road, S.E., Washington, D.C. (the site). The ESA was performed in accordance with a proposal submitted to KSI Services, Inc., dated December 6, 1998. The site inspection was performed by Kent Campbell of BlueRidge on December 7, 1998. Mr. Campbell was not accompanied by any other persons during the site inspection.

The site consists of a rectangular-shaped, 8.5-acre parcel of land located in a residential area of southeast Washington, D.C. The property is located south of Good Hope Road near the intersection with 24th Street. The site is undeveloped, unimproved, and covered with grasses and small trees.

Based on the findings of this ESA, no on-site environmental concerns were identified. However, the following off-site environmental concern was identified: a leaking registered underground storage tank (LRST) was reported to be located at the Skyland apartments, Area #1, located approximately 0.15 miles southeast and upgradient of the site. This LRST case has been closed by the District of Columbia, and no further action has been required. Based on these facts, BlueRidge does not believe that this LRST site poses a risk to the subject property.

It should be noted that the site has been covered with a large quantity of construction-related fill materials emplaced by the Washington Metropolitan Area Transit Authority (WMATA), reportedly in the early to mid 1990s. Observations made during the site inspection and reported in previous studies do not indicate that these fill materials present an environmental concern. However, any suspect materials or containers that may be exposed as a result of development of the site should be assessed by an environmental professional to determine the extent of possible environmental impact and proper disposal procedures for the material. Information on the specific source and composition of the fill materials has been requested from WMATA and will be forwarded to KSI Services, Inc., upon receipt by BlueRidge.

2.0 OBJECTIVES AND LIMITATIONS

The purpose of the Phase I ESA is to identify evidence of oil or hazardous materials that are, have been, or potentially could be released onto the site or in the vicinity of the site. The scope of the ESA may include some or all of the following: a site and site vicinity inspection; interviews with site personnel; interviews with state and local officials; and a review of federal, state and local records. The work was performed in accordance with generally accepted environmental consulting practices and the ASTM Minimum Standards for the Performance of Phase I ESAs and is subject to the following limitations.

- The opinions rendered herein are based on professional expertise and experience. No other warranty, either expressed or implied, is made.

- The findings set forth in this report are strictly limited to the date of the evaluation. The conclusions presented in the report are based solely on the services described herein and not on scientific tasks or procedures beyond the scope of agreed upon services.

- The purpose of this report was to assess the physical characteristics of the subject site with respect to the presence in the environment of oil or hazardous material. No specific recommendation was made to check on the compliance of present or past owners or operators of the site with federal, state, or local laws and regulations, environmental or otherwise.

- Partial findings of this investigation are based on data provided by others. No warranty is expressed or implied with the usage of such data. A portion of the information provided in this report is based upon personal interviews and research of all available documents, records, and maps held by the appropriate government and private agencies. These items are subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollection of those persons contacted by BlueRidge.

- The initial site investigation took into account the natural and man-made features of the site, including any unusual or suspect phenomenon. These factors, along with the site's geology, hydrology, topography, and past and present land uses, served as a combined basis for determining areas of environmental concern. The presence of asbestos-containing materials, lead-based paint, radioactive materials, and biological hazards was not investigated.

3.0 SITE OVERVIEW

The site, known as the Fort Stanton Property, is located on the south side of Good Hope Road in southeast Washington, D.C. The subject property, zoned R5-A, "Residential-Apartments," exists within a mostly residential area of southeast Washington, D.C. The general vicinity of the site is shown on Figure 1.

The site consists of 8.5 acres of undeveloped land identified as Tax Map Parcel 219, Lot 96 and Parcel 220, Lot 31. The site is currently undeveloped and is covered with grasses and small trees. The site is bounded to the north by Good Hope Road, across which apartment buildings are located. The site is bounded to the east by the Skyland Apartments. The site is bounded to the south by a townhouse development where both existing and partially-constructed homes are located. The site is bounded to the west by Fort Stanton Park, which is owned by the National Park Service. A general site plan is provided as Figure 2.

4.0 SITE BACKGROUND/OPERATING HISTORY

This section provides the general history of the site including previous owners, past usage, and details of previous investigations conducted at the site.

4.1 Property Ownership

The current owner of the subject property is Kass Realty Company, Inc. According to a chain-of-title document prepared by Merit Title Company, dated November 30, 1998, the site has been previously owned by individuals or realty and building corporations. No past ownership of the property indicated the potential for environmental concerns at the site such as industrial, manufacturing, or retail gasoline sales use.

4.2 Historical Property Usage

The history of the site was reconstructed based on the physical inspection, previous reports, and a review of a Sanborn Fire Insurance Map and an aerial photograph for the year 1960. In the 1960 aerial photograph, the site exists as an undeveloped, partially wooded lot. The surrounding areas to the north and east are developed with multi-family residences. The areas to the west and south of the subject property are undeveloped.

BlueRidge reviewed a Sanborn Fire Insurance map for 1960. This map indicated that the site was barren of any structures, notations of storage tanks, or use of environmental concern.

4.3 Environmental Background

No current site activities require environmental permitting. In addition, based on the historical review, no past site activities required environmental permits.

The site is currently undeveloped and research into the past use of the site indicates that it has been vacant since at least 1960. Reports prepared by others indicate that WMATA used the site for the placement of fill materials, reportedly in the early to mid 1990s. The fill was placed across the entirety of the site and ranged from 4 to 40 feet in thickness. This fill was reported to be construction debris consisting of predominantly asphalt and concrete. During the site inspection, BlueRidge observed concrete, asphalt, gravel, dimensioned stone, dimensioned lumber, cast iron pipes, and reinforced concrete pipes in the fill materials. These materials were observed at the surface in areas where a test pit investigation had been conducted by others and in gullies that occur along the western and southern sides of the site. BlueRidge has submitted a request to Mr. John Magarelli, Engineer for WMATA, to obtain any information available on the exact date of placement and origin of the fill materials.

A *Geotechnical Feasibility Investigation* performed by Whitlock, Dalrymple, Poston & Associates (WDP) in November 1998 included the completion of 13 test pits along the upper areas of the fill materials. These test pits yielded large quantities of general construction

debris including asphalt, concrete, bricks, and steel. During completion of the test pits, refusal was encountered due to large pieces of concrete or asphalt. Based on the information obtained to date, and the lack of any visual evidence of environmental hazards at the site, the fill material does not appear to be of environmental concern.

5.0 ENVIRONMENTAL SETTING

This section of the report describes the surface water, subsurface geology, and groundwater characteristics of the site based on the physical inspection and published sources.

5.1 Surface Water Characteristics

The site is situated on gently to steeply sloping terrain that grades down to the south and west. The elevation of the site has been altered by the placement of the fill materials by WMATA. Prior to the placement of these materials, the site elevation ranged from 150 feet above mean sea level (MSL) along the western boundary to 200 feet MSL along the eastern boundary of the site. The fill materials have changed the topography of the site so that the elevation of the site now ranges from 150 to 210 feet above MSL. However, whereas the topography had previously been typified by a gentle 50-foot grade from east to west across the site, current topography is generally level across the majority of the site with steep slopes, approximately 40-feet high, along the western and southern property boundaries. The bottom of these steep slopes are at the elevations existing prior to placement of the fill materials.

No surface water bodies are located on the site. The nearest surface body of water is an intermittent stream located near the southwestern corner of the site. This intermittent water body appears to emanate from an off-site 24-inch diameter reinforced concrete pipe storm sewer. This intermittent stream then flows to the west-northwest following the regional topography towards the Anacostia River.

Surface water runoff from the site flows uncontrolled as sheet flow to the west and south following topography. Several gullies and smaller rivulets were noted along the edges of the fill materials during the site inspection. No areas of standing or running water were observed on the site during the inspection. No stressed vegetation or other unusual conditions associated with the drainage were noted.

Based on information obtained from the National Wetland Inventory Map for the area, no identified wetland areas are present on or adjacent to the site.

5.2 Subsurface Geology

The site is located within the Atlantic Coastal Plain Physiographic Province of Washington, D.C. The geology of the site is typified by fluvial sediments comprised of silty gravels deposited by the Potomac River. This in-situ geologic material has been covered by 4 to 40 feet of construction fill materials placed over the site by WMATA.

5.3 Groundwater Characteristics

No site specific groundwater data was available for review. In general, groundwater is expected to occur within the pore spaces of the sedimentary units that underlie the fill materials. In addition, it is possible that some perched water conditions will occur within the fill materials themselves during times of moderate to heavy precipitation. Groundwater flow in the area is anticipated to follow the local topography and flow to the west-northwest towards the Anacostia River.

No drinking water wells are located on the subject property. The site is not serviced by municipal water. Drinking water for residents in the area is provided by the District of Columbia Department of Public Works. This water is obtained from intakes along the Potomac River and from the Decarlia and Georgetown Reservoirs located in the northwestern portion of Washington, D.C.

6.0 SITE INSPECTION

BlueRidge inspected the site on December 7, 1998. BlueRidge was not accompanied on the site inspection by a representative of the property. During the site visit, the inspector walked all areas of the site and accessible areas of abutting properties. This section describes the condition of the site at the time of the inspection. Photographs taken during the site inspection are attached as Appendix A.

6.1 Site Observations and Inquiries

The site is currently undeveloped and has no improvements. The site is relatively flat along the central and eastern portions of the site while steep slopes predominate along the western and southern portions of the site. These steep slopes were created by the placement of the fill materials. The entire site is covered with grasses and there is a small area on the east-southeastern portion of the site where immature trees have begun to proliferate. BlueRidge observed that the surface of the site is covered with a thin veneer of soil which has, in places, been eroded. In areas where erosion has occurred, BlueRidge observed concrete, asphalt, gravel, dimensioned stone, dimensioned lumber, cast iron pipes, and reinforced concrete pipes at the surface. All of these materials appeared to have been placed at the site as fill material and are typical of a construction fill area. BlueRidge observed several areas on the central portions of the site that had been disturbed in the recent past. These disturbed areas appeared to be resultant from a test pit investigation that was conducted at the site by WDP as detailed in a report prepared in November of 1998.

BlueRidge observed several rivulets and small gullies along the western and southern slopes of the fill materials resultant from erosion caused by surface water runoff. The fill materials exposed within the walls and floors of these gullies were similar to those observed scattered on the surface of the site. No items or materials of environmental concern were noted in any of the eroded areas, on the surface of the fill materials, or in areas of the site that had been disturbed as a part of the previous investigation by WDP.

6.2 AST/UST Systems

During the site investigation, BlueRidge did not observe any ASTs, USTs, or appurtenances associated with AST/UST systems at the site. Additionally, no records were noted that ASTs or USTs had been located at the site previously. Finally, the presence of ASTs or USTs is unlikely based on the historic use of the site as vacant land.

6.3 Transformers and PCB Equipment

No transformers or suspect PCB-containing equipment were noted on-site during the site inspection. Several pole-mounted transformers were noted along the northern property boundary on Good Hope Road. None of the transformers were labeled as to PCB content. There were no indications of leaks, or releases, from these transformers. However, any leaks or releases from these transformers would be the responsibility and liability of the Potomac Electric Power Company (PEPCO) which provides electrical service to the area and owns the transformers.

6.4 On-Site Regulated Substance Identification/Inventory

The site is undeveloped. Therefore, there are no on-site regulated substances or activities.

6.5 Area Reconnaissance

BlueRidge conducted a visual inspection of areas abutting and adjacent to the site in order to determine the potential for surrounding properties to impact the environmental integrity of the site.

The site is bounded to the north by Good Hope Road, across which are apartment buildings. The site is bounded to the east by the Skyland Apartments and to the south by a townhouse development where both existing and partially-constructed homes are located. The site is bounded to the east by Fort Stanton Park, which is owned by the National Park Service. The areas of the abutting properties inspected by BlueRidge did not indicate the presence of environmental concerns other than the USTs that are noted in Section 7.1 of this report.

7.0 ENVIRONMENTAL REGULATORY AGENCY INQUIRIES

7.1 Summary of the Regulatory Database Search

BlueRidge obtained an environmental database report from Environmental Risk Information & Imaging Service (ERIIS). This report, attached as Appendix B, is a compilation of several federal and local environmental databases. The regulated facilities identified in the ERIIS report were verified in the field by BlueRidge and adjustments made to the reported distances and directions, as required. These regulated facilities are summarized below.

National Priority Listing (NPL) - The site was not listed. No listings were reported within one mile of the site.

Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS), includes No Further Remedial Action Planned Sites (NFRAP) - The site was not listed. No listings were reported within one-half mile of the site.

Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) facilities - The site was not listed. No TSD facilities were identified within one-half mile of the site.

RCRA Large and Small Quantity Generators (LQG and SQG) - The site was not listed. No LQGs or SQGs were identified within one-quarter mile of the site.

Emergency Response Notification System (ERNS) - The site was not listed. No listings were reported for properties adjacent to the site.

Hazardous Waste Sites (HWS) - The site was not listed. No listings were reported within one mile of the site.

District of Columbia Registered Underground Storage Tank Report (RST) – The site is not listed as an RST facility. Nine off-site RST facilities were identified within one-quarter mile of the subject site. Of these RST facilities, four are identified as having leaking tanks; a discussion of these LRSTs is presented below.

District of Columbia Leaking Underground Storage Tank Report (LRST) - The database identified ten off-site LRST facilities within one-half mile of the subject site. These LRST facilities are listed on Table 1. Of the ten off-site LRST facilities, the closest upgradient LRST is located at the Skyland Apartments, approximately 0.15 miles southeast and upgradient of the subject site. The status of this case is closed and is not of significant concern or likely to negatively impact the site. The closest active LRST case is located over 1/3 mile from the site at 2834 Alabama Avenue, S.E. and, based on distance, is not likely to have any environmental impact on the site.

No Further Remedial Action Planned Sites (NFRAP) - The site is not listed on the NFRAP. There are no NFRAP sites located within one-half mile of the site.

Resource Conservation and Recovery Information System - TSD's subject to Corrective Action (RCRIS-CA) - The site is not listed on the RCRIS-CA. There are no RCRIS-CA sites located within one mile of the site.

7.2 Local Government Agencies

According to information obtained from the District of Columbia Department of Public Works (DPW), no drinking water wells are present on the site. According to DPW representatives, the residences that abut the site are serviced by municipal water provided by the DPW.

BlueRidge has submitted a Freedom of Information Act (FOIA) request to the District of Columbia, Department of Health, Underground Storage Tank Branch concerning the current status of each of the LRST cases indicated on Table 1. At the time of this writing, no response has been received. Any information received after the issuance of this report will be reviewed by BlueRidge and forwarded to KSI.

8.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the findings of this ESA, no on-site environmental concerns were identified. However, a leaking registered underground storage tank was reported to be located at the Skyland apartments, Area #1, located approximately 0.15 miles southeast of the site. This LRST case has been closed by the District of Columbia, and no further action has been required. Based on these facts, BlueRidge does not believe that this LRST site poses a risk to the subject property.

It should be noted that the site has been covered with a large quantity of construction-related fill materials. Observations made during the site inspection and reported in previous studies do not indicate that these fill materials present an environmental concern. However, any suspect materials or containers that may be exposed as a result of development of the site should be assessed by an environmental professional to determine the extent of possible environmental impact and proper disposal procedures for the material. Information on the specific source and composition of the fill materials has been requested from WMATA and will be forwarded to KSI Services, Inc., upon receipt by BlueRidge.

9.0 REFERENCES

ERIIS Environmental Database Search Report, dated December 9, 1998.

United States Geologic Survey/Department of the Interior: 7.5-minute Topographic Quadrangle, Anacostia Quadrangle, photo-revised 1979.

Aerial Photograph obtained from Martin Luther King Jr. Public Library.

Geotechnical Feasibility Study, letter report prepared by Whitlock, Dalrymple, Poson, & Associates, Inc. to Greenhorne & O'Mara, Inc., dated November 20, 1998.

Fort Stanton Feasibility Report, letter report prepared by Greenhorne & O'Mara, Inc. to Dick Knapp, KSI, Inc., dated November 22, 1998.

Merit Title Company correspondence to Fort Stanton, L.P., dated November 30, 1998.

Fort Stanton Database Search, letter report prepared by Greenhorne & O'Mara, Inc., to Richard Knapp, KSI, Inc., dated November 25, 1998.

FIGURES AND TABLES

TABLE 1
List of LRST Facilities

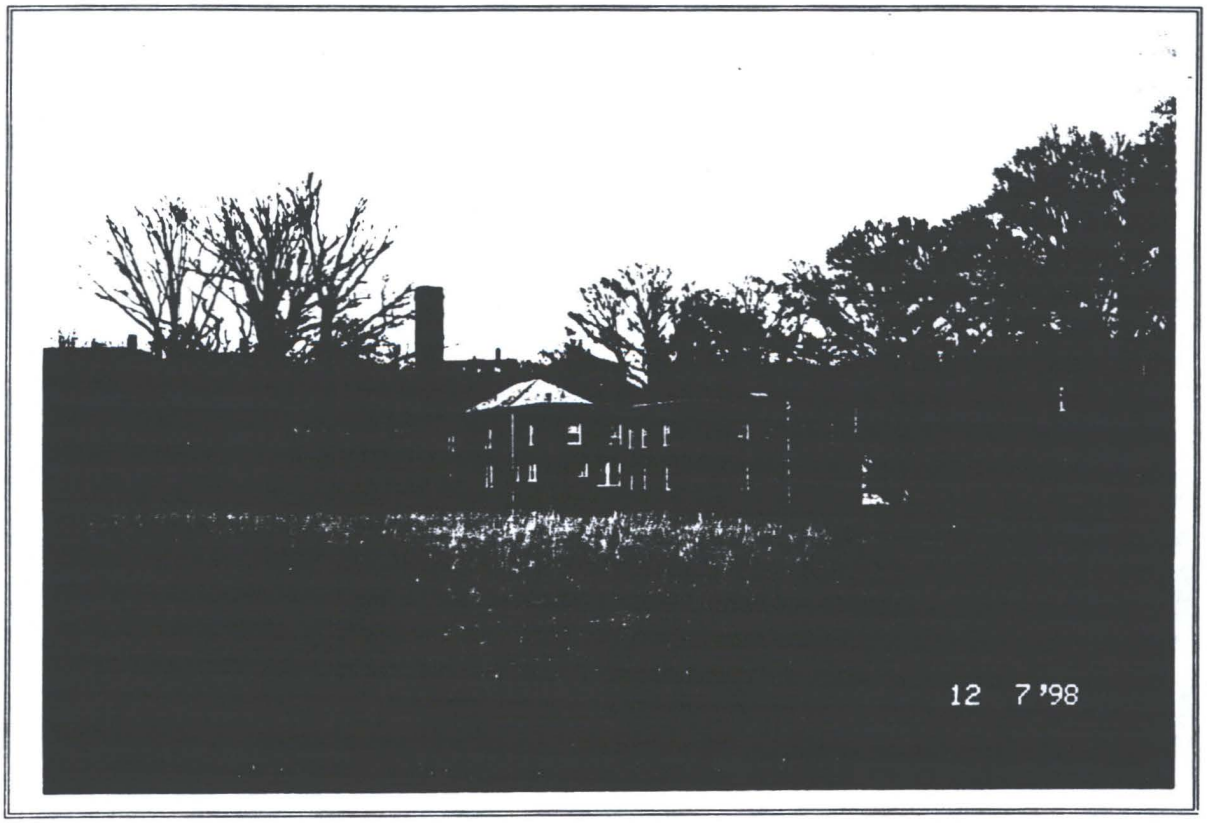
Facility Name/ Address	Database	Approx. Distance/ Direction	Topographic Location
Skyland Apartments, Area #1 2307 Skyland Place, SE	LRST (closed)	0.15 miles/ Southeast	Upgradient
Skyland Apartments, Area #2 2307 Skyland Place, SE	LRST (closed)	0.15 miles/ Southeast	Upgradient
Skyland Apartments, Area #3 2307 Skyland Place, SE	LRST (closed)	0.15 miles/ Southeast	Upgradient
Marbury Plaza 2300 Good Hope Road, SE	LRST (closed)	0.20 miles/ Northwest	Downgradient
Amoco Station 2801 Alabama Avenue, SE	LRST (active)	0.34 miles/ Southeast	Crossgradient
Avon Theater 2834 Alabama Avenue, SE	LRST (active)	0.34 miles/ Southeast	Crossgradient
Sears Roebuck and Company 2845 Alabama Avenue, SE	LRST (active)	0.35 miles/ Southeast	Crossgradient
William C. Smith Corporation 1813 23rd Street, SE	LRST (closed)	0.40 miles/ Northwest	Downgradient
Anacostia Chrysler-Plymouth 1708-1710 Good Hope Road, SE	LRST (closed)	0.47 miles/ Northwest	Downgradient
Muscle, Inc. 2829 Gainesville Street, SE	LRST (closed)	0.49 miles/ Southeast	Downgradient

APPENDIX A

Site Photographs



Typical view of site vegetation



View of abutting property looking east



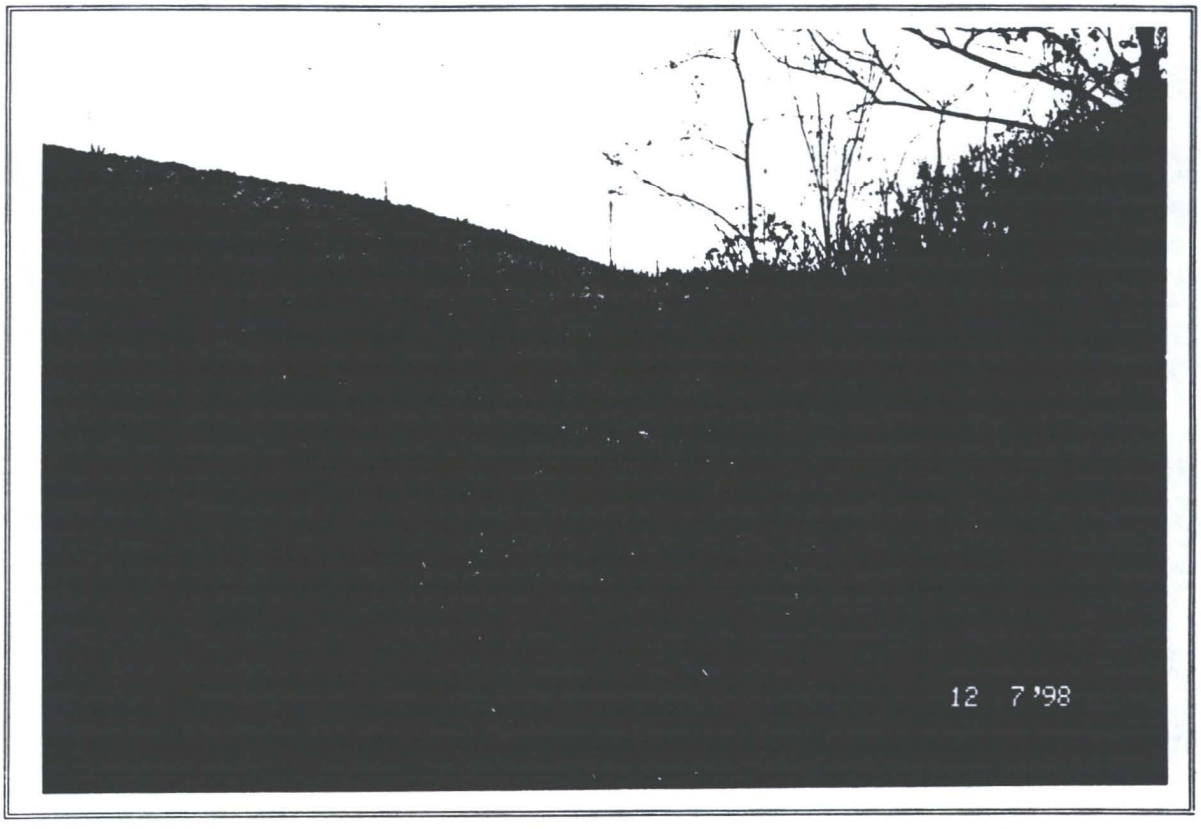
View of abutting property looking south



View of abutting property looking west



View of abutting property looking north



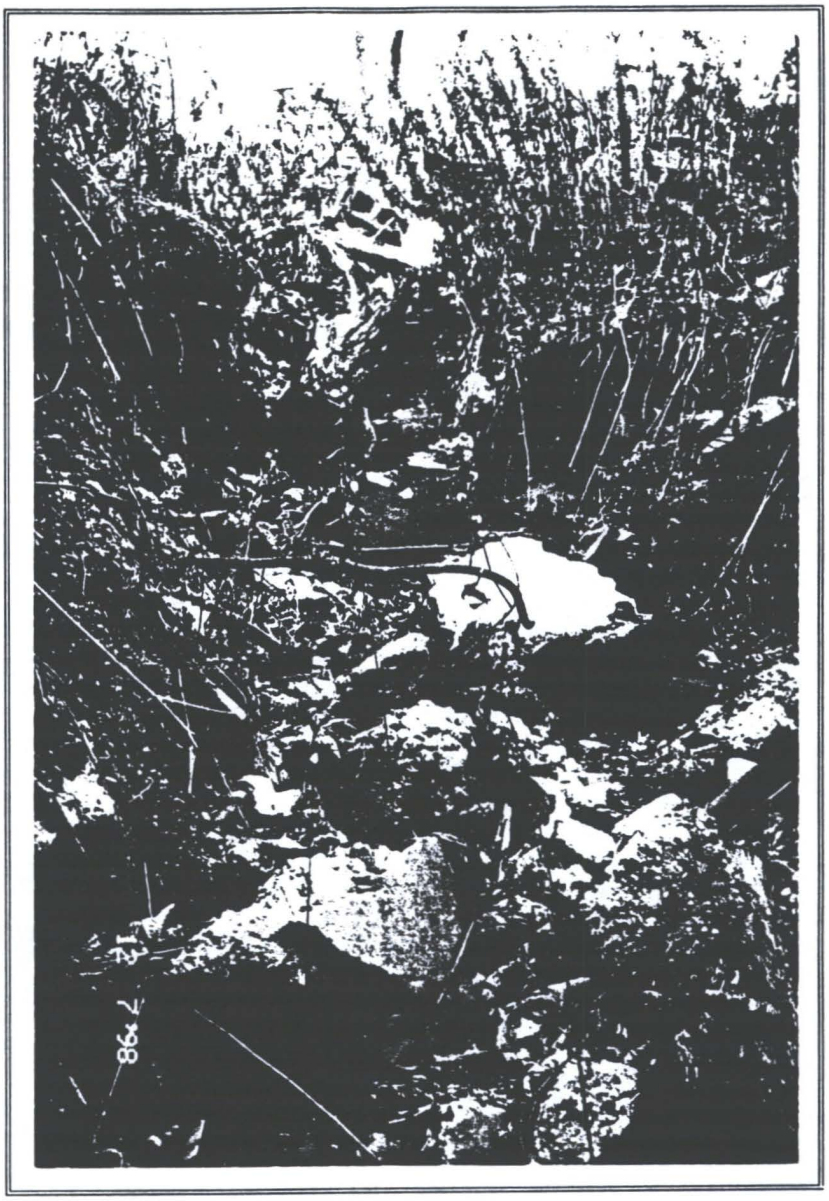
Typical view of sloped fill materials along western site boundary



Storm water sewer outfall located southwest of the site



Typical test pit location (by others)



Typical fill materials exposed in gully along southern site boundary



Typical fill materials exposed in gully along southern site boundary

APPENDIX B

Environmental Database Report



ERIIS

505 Huntmar Park Dr, Suite 200
Herndon, VA 20170
(703)834-0600 (800)989-0402
FAX: (703)834-0606

SITE INFORMATION

Fort Stanton Property
2300 Good Hope Road, S.e.
Washington, D.c., DC
District of Columbia
Job Number: 298786A
Map Plotted: Dec 9, 1998

MAP LEGEND

- Target Area
- Radii .25, .5, 1 Mi
- Hydrography
- Railroads
- Roads
- Highways
- ★ NPL 0 Sites
- □ RCRIS_TS 0 Sites
- □ RCRIS_CA 0 Sites
- ● CERCLIS 0 Sites
- ○ NFRAP 0 Sites
- □ RCRIS_LG 0 Sites
- □ RCRIS_SG 0 Sites
- ☆ ERNS 0 Sites
- ⬡ HWS 0 Sites
- ✣ LRST 10 Sites
- ◊ RST 9 Sites

Miles

0 0.25 0.5

The Information on this map is subject to the ERIIS Disclaimer

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ERIIS ASTM Detail Radius Report

Subject Property: FORT STANTON PROPERTY
2300 GOOD HOPE ROAD, S.E.
WASHINGTON, D.C., DC 20020

Ordered By: KENT CAMPBELL

Report Number: 298786A

Prepared On: 12/09/1998

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ERIIS ASTM Detail Radius
Statistical Profile

ERIIS Report #298786A — Dec 9, 1998

Study Site: Fort Stanton Property
2300 Good Hope Road, S.E.
Washington, D.C., DC 20020

Latitude: 38.861645
Longitude: -76.972926

NPL	1.00		0	0	0	-	**0**
CERCLIS	0.50		0	0	-	-	**0**
RCRIS_TS	0.50		0	0	-	-	**0**
RCRIS_LG	0.25		0	-	-	-	**0**
RCRIS_SG	0.25		0	-	-	-	**0**
ERNS	0.05		0	-	-	-	**0**
LRST	0.50		4	6	-	-	**10**
RST	0.25		9	-	-	-	**9**
HWS	1.00		0	0	0	-	**0**
NFRAP	0.50		0	0	-	-	**0**
RCRIS_CA	1.00		0	0	0	-	**0**
Totals			**13**	**6**	**0**	**0**	**19**

TOPO QUAD: Anacostia

Radon Zone Level: 2

Zone 2 has a predicted average indoor screening level >= 2 pCi/L and <= 4 pCi/L

A Radon Zone should not be used to determine if individual homes need to be tested for radon.
The EPA's Office of Radiation and Indoor Air (202/233-9320) recommends that all homes be tested for radon, regardless of geographic location or the zone designation in which the property is located.

****A target area is defined as a .02 mile buffer around the site's latitude and longitude.**
A blank radius count indicates that the database was not searched by this radius per client instructions.
NR in a radius count indicates that the database cannot be reported by this search criteria due to insufficient and/or inaccurate addresses reported by a federal/state agency.

National Priorities List

NPL
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
703/603-8881

Date of Data: 10/14/1998
Release Date: 10/20/1998
Date on System: 11/20/1998
Date of Last Contact: 11/02/1998

The NPL Report is an EPA listing of the nation's worst uncontrolled or abandoned hazardous waste sites. NPL sites are targeted for possible long-term remedial action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980. In addition, the NPL Report includes information concerning cleanup agreements between EPA and Potentially Responsible Parties (commonly called Records of Decision, or RODS), any liens filed against contaminated properties, as well as the past and current EPA budget expenditures tracked within the Superfund Consolidated Accomplishments Plan (SCAP).

Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
703/603-8881

Date of Data: 10/14/1998
Release Date: 10/20/1998
Date on System: 11/13/1998
Date of Last Contact: 11/02/1998

The CERCLIS Database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation by the U.S. EPA for the release, or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation, and ultimately placed on the National Priorities List (NPL). In addition to site events and milestone dates, the CERCLIS Report also contains financial information from the Superfund Consolidated Accomplishments Plan (SCAP).

Resource Conservation and Recovery Information System - Non-Corrective Action TSD Facilities

RCRIS_TS
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
800/424-9346

Date of Data: 07/01/1998
Release Date: 09/18/1998
Date on System: 12/04/1998
Date of Last Contact: 11/04/1998

The RCRIS_TS Report contains information pertaining to facilities which either treat, store, or dispose of EPA regulated hazardous waste. The following information is also included in the RCRIS_TS Report:

- Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS)
- Inspections & evaluations conducted by federal and state agencies
- All reported facility violations, the environmental statute(s) violated, and any proposed & actual penalties

Resource Conservation and Recovery Information System - Large Quantity Generators

RCRIS_LG
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
800/424-9346

Date of Data: 07/01/1998
Release Date: 09/18/1998
Date on System: 12/04/1998
Date of Last Contact: 11/04/1998

The RCRIS_LG Report contains information pertaining to facilities which either generate more than 1000kg of EPA regulated hazardous waste per month, or meet other applicable requirements of the Resource Conservation And Recovery Act. The following information is also included in the RCRIS_LG Report:

- Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS)
- Inspections & evaluations conducted by federal and state agencies
- All reported facility violations, the environmental statute(s) violated, and any proposed & actual penalties
- Information pertaining to corrective actions undertaken by the facility or EPA

Resource Conservation and Recovery Information System - Small Quantity Generators

RCRIS_SG
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
800/424-9346

Date of Data: 07/01/1998
Release Date: 09/18/1998
Date on System: 12/04/1998
Date of Last Contact: 11/04/1998

The RCRIS_SG Report contains information pertaining to facilities which either generate between 100kg and 1000kg of EPA regulated hazardous waste per month, or meet other applicable requirements of the Resource Conservation And Recovery Act. On advice of the U.S. EPA, ERIIS does not report so-called "RCRA Protective Filers." Protective Filers, commonly called Conditionally Exempt Small Quantity Generators (CESQG's), are facilities that have completed RCRA notification paperwork, but are not, in fact, subject to RCRA regulation. The determination of CESQG status is made by the U.S. EPA. The following information is also included in the RCRIS_SG Report:

- Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS)
- Inspections & evaluations conducted by federal and state agencies
- All reported facility violations, the environmental statute(s) violated, and any proposed & actual penalties
- Information pertaining to corrective actions undertaken by the facility or EPA

Emergency Response Notification System

ERNS
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
202/260-2342

Date of Data: 10/08/1998
Release Date: 10/09/1998
Date on System: 11/13/1998
Date of Last Contact: 10/19/1998

ERNS is a national computer database system that is used to store information concerning the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The ERNS Reporting System contains preliminary information on specific releases, including the spill location, the substance released, and the responsible party. Please note that the information in the ERNS Report pertains only to those releases that occured between January 1, 1997 and October 8, 1998.

District of Columbia Leaking Underground Storage Tank Report

LRST
DC Dept of Health
Freedom of Information Act Officer
202/645-6617

Date of Data: 04/09/1998
Release Date: 06/01/1998
Date on System: 07/17/1998
Date of Last Contact: 12/09/1998

The DC Leaking Underground Storage Tank Report Is A Comprehensive Listing Of All Reported Active And Inactive Leaking Underground Storage Tanks Within The District Of Columbia.

District of Columbia Underground Storage Tank Report

RST
DC Dept of Health
Freedom of Information Act Officer
202/645-6617

Date of Data: 06/22/1998
Release Date: 07/08/1998
Date on System: 08/07/1998
Date of Last Contact: 12/09/1998

The DC Underground Storage Tank Report Is A Comprehensive Listing Of All Registered Underground Storage Tanks Within The District Of Columbia.

ERIS ASTM Detail Radius
Database Reference Guide

District of Columbia Hazardous Waste Sites Report

HWS
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
703/603-8881

Date of Data: 10/14/1998
Release Date: 10/20/1998
Date on System: 11/13/1998
Date of Last Contact: 06/29/1998

The CERCLIS Database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation by the Federal EPA for the release, or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation and ultimately placed on The National Priorities List. As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from the CERCLIS database. Due to the fact that the District of Columbia does not have a formal "State Superfund" Program, the Federal CERCLIS database is considered to be the equivalent of a State Hazardous Waste Sites List.

No Further Remedial Action Planned Sites

NFRAP
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
703/603-8881

Date of Data: 10/14/1998
Release Date: 10/20/1998
Date on System: 11/13/1998
Date of Last Contact: 11/02/1998

The No Further Remedial Action Planned Report (NFRAP), also known as the CERCLIS Archive, contains information pertaining to sites which have been removed from the U.S. EPA's CERCLIS Database. NFRAP sites may be sites where, following an initial investigation, either no contamination was found, contamination was removed quickly without need for the site to be placed on the NPL, or the contamination was not serious enough to require federal Superfund action or NPL consideration.

Resource Conservation and Recovery Information System - TSD's Subject to Corrective Action

RCRIS_CA
US Environmental Protection Agency
Office of Solid Waste and Emergency Response
800/424-9346

Date of Data: 07/01/1998
Release Date: 09/18/1998
Date on System: 12/04/1998
Date of Last Contact: 11/04/1998

The RCRIS_CA Report contains information pertaining to hazardous waste treatment, storage , and disposal Facilities (RCRA TSD's) which have conducted, or are currently conducting, a corrective action(s) as regulated under the Resource Conservation and Recovery Act. The following information is included within the RCRIS_CA Report:

- Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS)
- Inspections & evaluations conducted by federal and state agencies
- All reported facility violations, the environmental statute(s) violated, and any proposed & actual penalties
- Information pertaining to corrective actions undertaken by the facility or EPA

****If a selected database does not appear on this list, it is not available for the subject property's state.****