P

Board of Zoning Adjustment
District of Columbia
CASE NO. 17276
EXHIBIT NO. 8A2

PHASE I
ENVIRONMENTAL SITE ASSESSMENT
for
PHILLIPS ESTATE

Prepared For:

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PHILLIPS ESTATE

Assessment Component	Acceptable	Corrective Action	Phase II	Reference Section
Adjacent Properties	Yes	None	No	3.4
Historical Records Review	Yes	None	No	4.0
Env. Regulatory Records Review	Yes	None	No	5.0
Facility Operations	Yes	None	No	6.1
Hazardous Materials	Yes	None	No	5.1, 6.2
Waste Generation	Yes	None	No	5.1, 6.3
PCBs	Yes	None	No	6.4
Radon Gas	Yes	None	No	6.12
Facility Storage Tanks	Yes	None	No	5.2, 6.7
Surface Areas	Yes	None	No	6.8
Stormwater Control	Yes	None	No	6.8

EXECUTIVE SUMMARY

Environmental Systems Analysis, Inc., (ESA, Inc.) conducted a Phase I Environmental Site Assessment for the 16.2-acre Phillips Estate ('Site'), located southeast of the intersection of W Street and Foxhall Road, NW, Washington, D.C. 20007. This investigation was conducted according to the standards set forth in the American Society for Testing and Materials, (ASTM) Designation E 1527-00 "Standard Practices for Environmental Site Assessments". This report consists of information obtained from a Federal/State environmental regulatory records database search, review of historical aerial photographs, site reconnaissance, and personal interviews.

FINDINGS AND RECOMMENDATIONS

- ***Adjacent Properties***

  The general vicinity of the Site consists of residential use, George Washington University-Mount Vernon College, churches, and Glover Archbold Park. ESA, Inc. recommends no further action or investigation with regard to potential environmental risks to the Site from identified adjacent properties (**Section 3.4**).

- ***Historical Records Review***

  A review of the historical data available for the Site revealed no evidence of any recognized adverse environmental conditions (**Section 4.0**). ESA, Inc. does not recommend any additional action or investigation regarding the historical use of the Site.

- ***Facility Operations***

  During the on-site investigation, ESA, Inc. did not observe any on-site, exterior facility operations (**Section 6.1**) that may pose an environmental liability. ESA, Inc. does not recommend any additional action or investigation regarding facility operations on the Site.

- ***Polychlorinated Biphenyls (PCBs)***

  During the on-site investigation, ESA, Inc. did not observe any transformers on the Site. (**Section 6.4**) ESA, Inc. recommends no further investigation with regards to electrical transformers and the Site.

- ***Regulated Asbestos-Containing Materials (RACM)***

  ESA, Inc. did not observe any asbestos containing materials on the Site (**Section 6.5**). ESA, Inc. recommends no further investigation with regards to asbestos containing materials and the Site.

- ***Lead-Containing Paint***

  ESA, Inc. did not observe any potential lead-containing paint on the Site (**Section 6.6**). ESA,

Inc. recommends no further investigation with regards to lead paint and the Site.

- ***Facility Storage Tanks (Above and Below Ground)***

Site reconnaissance and an environmental regulatory records review identified no above or underground storage tanks on the Site (**Section 5.2, 6.7**). ESA, Inc. recommends no additional action or investigation with regard to facility storage tanks either above or below ground.

- ***Surface Areas***

The on-site assessment reveals the following surface area conditions at the Site (**Section 6.8**):

▸ General surface features are consistent with mapped topography.

▸ No unstable surface areas, hazardous slopes, steep slopes, cavitation, unacceptable erosion, sink holes, or subsidence were observed during the field assessment.

▸ There was no visible evidence of on-site surface impoundment facilities. ESA, Inc. recommends no further action or investigation with regard to dry pits or surface impoundments.

▸ No evidence of distressed vegetation, inundation or discolored water to suggest the presence of lagoons, ponds, sumps, or lakes on the Site. Wetlands occur in the southern portion of the Site. Artificial wetlands have been created in the center of the site, due to a water-main leak.

- ***Stormwater Control***

The Site is undeveloped and therefore stormwater is not managed (**Section 6.8**). ESA, Inc. recommends any future development or renovations of the site comply with current stormwater regulations.

- ***Trash Handling Procedures***

Trash and waste not generated at the Site. ESA, Inc. recommends no further action or investigation with regard to trash handling procedures on the Site (**Section 6.10**).

- ***Radon Gas***

The U.S. Environmental Protection Agency (US EPA) sites a continuous exposure level of 4.0 picocuries per liter (pCi/L) as the level at which remedial action is recommended. A review of the EPA Region 3 Statistical Summary Readings for Zip Code 20007 indicate that for 639 sites tested for radon, 579 (90.61%) of the readings were less than 4 pCi/L (**Section 6.12**).

- ***Environmental Regulatory Records Review***

Based on an environmental regulatory records review, LUST incidents and USTs were not identified on the Site. However, both were identified within the search radii specified by the ASTM standards (E 1527-00) **(Section 5.0)**. ESA, Inc., does not recommend any additional action or investigation of the Site with regard to these databases.

It is the belief of ESA, Inc. that this assessment and its recommendations as conducted and described herein constitute appropriate inquiry into the current and previous uses and ownership of the Site, consistent with good commercial practice, in an effort to identify evidence of any potential environmental contamination, violations or problems in order to minimize associated liability.

Audit Conducted By:

Marguerite Ratz

Marguerite Ratz

Release Approved By:

Mark Burchick

Mark Burchick
Associate

1.0 INTRODUCTION

Environmental Systems Analysis, Inc., (ESA, Inc.) contracted with Mr. Ted Visnic of Mitchell, Best & Visnic ('Client'), to conduct a Phase I Environmental Site Assessment of the Phillips Estate ('Site'). The scope of services agreed upon have been incorporated into this assessment.

The purpose of this assessment is limited to providing Mitchell, Best & Visnic , their associate(s) and financial institution(s) with a report concerning environmental conditions, within the specified scope of the assessment, evident at the project site at the time of the assessment. This assessment is designed only for the identification of environmental conditions, and shall not be utilized for remediation or abatement. ESA, Inc. does not assume responsibility for the discovery and elimination of potential hazards that could cause accidents, injuries, or damage. This assessment includes conditions, operations, and practices as observed during the site inspection. Changes, procedural modifications, or additional waste disposal made after the site assessment are not included.

The following recommendations are provided to better evaluate and/or minimize the future potential for liability associated with the Site.

2.0 ASSESSMENT APPROACH

This assessment consists of information obtained from an environmental regulatory records database search, review of historical aerial photographs, personal interviews with owners, and site reconnaissance. Site reconnaissance consisted of walking through the Site and along the perimeter.

Table 2.0 lists the regulatory records databases that were reviewed. The database search was performed by Environmental Data Resources, Inc. (EDR).

Table 2.0

Database	Search Distance (miles) (ASTM E 1527-00)
Federal NPL site list	1.0
Federal CERCLIS list	0.5
Federal CERCLIS NFRAP site list	property and adjoining properties
Federal RCRA CORRACTS facilities list	1.0
Federal RCRA non-CORRACTS TSD facilities list	0.5
Federal RCRA generators list	property and adjoining properties
Federal ERNS list	property only
State-equivalent NPL (The District of Columbia does not maintain an equivalent list)	1.0
State-equivalent CERCLIS (The District of Columbia does not maintain an equivalent list)	0.5
State leaking UST lists (District of Columbia LUST Cases)	0.5
State registered UST lists (Underground Storage Tank Database List)	property and adjoining properties

The databases reviewed are maintained and distributed by the individual regulatory agencies and are assumed to be the most accurate information currently available. This assessment is based on the above information, accessibility to the site and any laboratory analysis results available at the time of this report.

This assessment uses standards which meet or exceed the American Society for Testing and Materials, (ASTM) Designation E 1527-00 "Standard Practices for Environmental Site Assessments." The assessment enables ESA, Inc. to issue a professional opinion concerning the Site status based on recorded fact as related to the following regulated activities:

- The use of hazardous chemicals, as defined in the Code of Federal Regulations, Title 29 (Labor); Part 1910 (Occupational Safety and Health Standards); Subpart Z (Toxic and Hazardous Substances); Section 1200 (Hazardous Communications).

- The generation, as defined by Code of Federal Regulations; Title 40 (Protection of Environment); Part 270 (EPA Administered Permit Programs: The Hazardous Waste Permit Program); Subpart A (General Information); Section 0.2 (Definitions); of hazardous wastes, as defined in the Code of Federal Regulations; Title 40 (Protection of Environment); Part 261 (Identification and Listing of Hazardous Wastes); Subpart A (General); Section 0.3 (Definitions of Hazardous Wastes).

- The treatment, storage or disposal as defined in the Code of Federal Regulations, Title 40 (Protection of Environment); Part 270 (EPA Administered Permit Programs:

The Hazardous Waste Permit Program); Subpart A (General Information); Section 0.2 (Definitions), of hazardous wastes as defined in the Code of Federal Regulations; Title 40 (Protection of the Environment); Part 261 (identification and Listing of Hazardous Wastes); Subpart A (General); Section 0.3 (Definition of Hazardous Wastes), thereby subjecting the property to the requirements of the Code of Federal Regulations, Title 40 (Protection of Environment); Part 265 (Interim Status Standards of Owners and Operators of Hazardous Waste Treatment, Storage and Disposal Facilities).

- Electrical equipment (meaning transformers, capacitors, circuit breakers, reclosers, voltage regulators, switches, electromagnets and cable) that contain 50 parts per million (ppm) or greater concentrations of polychlorinated biphenyls (PCB's). Oil filled electrical equipment other than circuited breakers, reclosers and cables whose PCB concentration is unknown must be assumed to be PCB contaminated electrical equipment greater than 50 ppm but less than 500 ppm.

- Underground storage tanks as defined in the Code of Federal Regulations, Title 40 (protection of Environment); Part 280 (Technical Standards and Corrective Action Requirements for Owners and Operators of Underground Storage Tanks); Section 12 (Definitions).

The regulatory agency maps provided in Appendix D are based on an evaluation of the data collected and compiled by a contracted research company. The search incorporates the Site and neighboring sites which may impact the Site. The search is designed to meet the requirements of the current industry approach and the ASTM Standard E 1527-00. The information provided is assumed to be correct and complete.

3.0 SITE DESCRIPTION

3.1 Project Site Description

The 16.2-acre Site is located southeast of the intersection of W Street and Foxhall Road, NW, Washington, D.C. 20007. The Site is bounded to the north by W Street, to the east by Glover Archbold Park, and to the west by Foxhall Road. A site vicinity map is in Appendix A. The Site consists mostly of forested area, with some lawn. The Site was formerly an estate residence of the Phillips family. The house was demolished in 1986. The Site currently contains a patio and porch foundation of the old estate house, an underground equipment storage shed, a one-story frame playhouse, a manhole near the playground house which appears to be related to a water well, and two old wells near the streams in the southern portion of the property. Wetlands occur in the southern portion of the Site. Artificial wetlands have been created in the center of the site, due to a water-main leak. A wetland map and a site map including the location of reconnaissance photographs is in Appendix A.

3.2 Environmental Site Description

3.2.1 Topography, Flood Plain

A review of a topographic map of the site indicates that the topography is generally steep. Drainage moves southeast towards Glover Archbold Creek. A topographic map is available in Appendix A.

3.2.2 Soil/Geology

The Site contains three soil types, all of which are considered highly erodible soils. However, the soils are not hydric (wetland) soils and do not contain hydric soil inclusions (wetland soils within ditches). The most dominant soil is Manor-Urban Land (MdD, 15% and greater slopes), followed by Chillum silt loam (CcC, 8% and greater slopes) and finally, Brandywine Urban Land (BtC, 8% and greater slopes). All of the soils are acidic and shallow with rock within a few feet of the surface.

3.2.3 Wetlands and Streams

Wetlands and streams were documented in the southern portion of the Site. A wetland map is in Appendix A.

3.3 Adjacent Properties

The general vicinity of the Site consists primarily of residential properties and parkland. The following is a list of specific adjacent properties and current uses:

North - The Site is bounded to the north W Street. Across the street are residential properties.

West - The Site is bounded to the west by Foxhall Road and Mount Vernon College.

South - The Site is bounded to the south by forested land owned by a church.

East - The Site is bounded to the east by Glover Archbold Park.

ESA, Inc. recommends no further action or investigation with regard to potential environmental risks to the Site from identified adjacent properties.

4.0 HISTORICAL RECORDS REVIEW

According to a map provided by the Client, the Site is identified as Lots 806, 812, 815, 817, 819, and 820, Square 1346, Foxhall Road and W Street, NW, Washington, D.C.

4.1 Chain of Title

The Site is currently owned by Hariri Interests, Inc., which acquired the property in 1987. Previously the property was owned by John Driggs Company, Inc.

4.2 Previous Environmental Assessments

ESA, Inc. was not made aware of any previous environmental assessments for the Site.

4.3 Aerial Photographs

Aerial photographs of the Site from 1948, 1973, 1985, 1993, and 1997 were reviewed. The photographs were obtained from Air Photographics, Inc. The photographs were reviewed to identify previous uses of the Site and potential historic sources of contamination. The following describes the condition of the Site during each identified year:

Photographs Dates:

1948- The Site appears to consist primarily of forest and lawn areas. The estate house is located in the northwest corner. Offsite, the house located to the southwest of the Site exists. Across Foxhall Road, houses are present. Across the northern boundary of the Site, W Street does not yet appear to have been constructed.

1973- A gravel or dirt road traverses the Site. There is no evidence from the photograph that the road was used for dumping. W Street has been constructed along the northern property boundary. Houses have also been constructed on the other side of W Street.

1985-This photograph is consistent with the 1973 photograph. The only change is that the gravel or dirt road is less visible, suggesting that it was no longer being used.

1993- The estate house has been taken down and vegetation on the Site appears to have become more dense. The gravel or dirt road is no longer visible. A small area of the Site adjacent to W Street and across from Foxboro Place appears in be in lawn, likely due to the effort of property owners across W Street. This area does not appear disturbed and it is likely maintained as lawn for aesthetic purposes.

1997- The photograph is consistent with the 1993 photograph.

ESA, Inc. did not identify any on-site or off-site concerns from the review of the aerial photographs.

5.0 REGULATORY RECORDS REVIEW

The EDR regulatory maps identifying the locations of the search results are in Appendix C.

5.1 Federal Records

National Priorities List (NPL)

Sites are listed on the National Priorities List upon completion of Hazard Ranking System (HRS) screening, public solicitation of comments about the proposed site and official response to all of the comments. The NPL list is part of the Superfund clean-up process (Code of Federal Regulations, Title 40 (Protection of Environment); Part 300 (National Oil and Hazard Substances Pollution Contingency Plan)). The database file date is July 30, 2004. Neither the Site nor any sites within a 1.0 mile radius of the Site are listed. ESA, Inc. recommends no further action or investigation with regard to the Site and the NPL database.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and CERCLIS -NFRAP (No Further Remedial Action Planned)

This database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous wastes 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 on CERCLIS it may be subject to several levels of review and evaluation and ultimately placed on the NPL. The database file date is May 17, 2004. Neither the Site nor any sites within a 0.5- mile radius of the Site are listed.

CERCLIS-NFRAP sites are sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. The database file date is May 17, 2004. Neither the Site nor any sites within a 0.25- mile radius of the Site are listed. ESA, Inc. recommends no further action or investigation with regard to the Site and either CERCLIS database.

Corrective Action Report (CORRACTS)

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. The date of the database is June 15, 2004. Neither the Site nor any sites within a 1.0 mile radius of the Site are listed. ESA, Inc. recommends no further action or investigation with regard to the Site and the CORRACTS database.

The Resource Conservation and Recovery Information System (RCRIS)-Treatment, Storage and Disposal (TSD) Facilities and Generators

RCRIS consists of two separate databases. RCRIS-TSD is database that contains information pertaining to facilities that either treat, store or dispose of U.S. EPA regulated hazardous wastes. RCRIS is a database that contains all generators and transporters of hazardous materials. The report documents the following:

- Information pertaining to the status of facilities tracked by the RCRA Administration Action Tracking System.
- Inspections and evaluations conducted by Federal and State agencies.
- All reported facilities violations, the environmental statue(s) violated, and any proposed and/or actual penalties.
- Information pertaining to corrective actions undertaken by the facility or the US EPA.

The file date for both databases is June 15, 2004. Neither the Site nor any sites within a 1.0 mile radius of the Site are listed on the RCRIS-TSD database. The Site is not listed on the RCRIS generators database. However, there is one adjoining property listed on the RCRIS generators database: George Washington University, Mount Vernon College, located at 2100 Foxhall Road, NW. This property is located immediately to the west of the Site. It is classified as a large quantity generator (LQG), meaning that it generates over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. This property is at approximately the same elevation as the Site. To date, no violations have been found. ESA, Inc. recommends no further action or investigation with regard to the Site and either RCRIS database.

Emergency Response Notification System (ERNS)

This database is a national system that is used to store information concerning the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The ERNS contains preliminary information on specific releases, including the spill location, the substances released and the responsible party. The file date for this database is December 31, 2003. The Site is not listed on this database. ESA, Inc. recommends no further action or investigation with regard to the Site and the ERNS database.

5.2 District of Columbia Records

Underground Storage Tank (UST) Database List, Department of Health

This database lists all registered underground storage tanks, and the file date is July 8, 2004. According to the database, no USTs are located on the Site. However, two USTs are located nearby: one at George Washington University, Mount Vernon

College, located at 2100 Foxhall Road, NW, and the other at Cafritz Mansion, 2301 Foxhall Road, NW. Both USTs are located at an elevation equal to or higher than the elevation of the Site. ESA, Inc. recommends no further action or investigation with regard to the Site and the District's UST database.

District of Columbia Leaking Underground Storage Tanks (LUST) Cases, Department of Health

This database lists leaks or releases from underground storage tanks. The file date is July 8, 2004. The Site is not listed. However, there are ten reported LUST incidents within a half-mile radius of the Site. Of these, one is an adjacent property: George Washington University, Mount Vernon College, located at 2100 Foxhall Road, NW. The status is listed as 'closed'. Of the other nine LUST incidents, all of the locations of the other incidents are outside of the drainage area of the Site, including the one incident listed as open: Former Chevron USA Inc., located at 4885 MacArthur Boulevard, NW. ESA, Inc. recommends no further action or investigation with regard to the Site and the District's LUST database.

Voluntary Cleanup Program (VCP) Sites, Department of Health

This database lists accidental releases that were voluntarily mitigated. There are no incidents reported within a 0.5-mile radius of the Site for the voluntary cleanup program. ESA, Inc. recommends no further action or investigation with regard to the Site and the District's VCP database.

State Hazardous Waste Sites (SHWS)

Washington, D.C. does not maintain a SHWS list. State hazardous waste site records are the states' equivalent to CERCLIS.

5.3 Unmapped Sites

Unmapped sites are environmental risk sites identified by various databases that cannot be plotted with confidence, but can be located by zip code, or name. In general, a site cannot be geo-coded because of inaccurate or missing location information in the record provided by the agency. There are a total of 18 unmapped sites; of these 17 are LUST incidents and one is an ERNS record. ESA, Inc. has reviewed the unmapped sites in the database reports and cross referenced the addresses and site names. Neither the Site nor any adjacent properties were identified as any of the unmapped sites. ESA, Inc. recommends no further action or investigation with regard to the Site and the unmapped sites.

6.0 SITE RECONNAISSANCE

A site inspection was conducted on September 15, 2004. Weather conditions during this visit were cloudy, with light rain and temperatures were in the upper 70s °F. The assessment

consisted of walking through the Site and along the perimeter. Photographs taken of the Site during the site inspection are labeled as to their content and are available in Appendix E. A site map is available in Appendix E which contains approximate locations of reconnaissance photographs.

6.1 Facility Operations / Noteworthy Tenants

Currently, the Site contains a playhouse in the southwestern portion and two old wells in the south-central portion. Nothing was stored in the playhouse. At the location of the old estate house, a brick patio and the porch foundation remain. Two propane tanks were found in this area. Along the northern property boundary there is an underground lawn equipment storage shed. The shed appears to have been used as a shelter for homeless people. It is filled with trash, clothing, and bedding materials. It also contains 16 propane tanks and 2 propane heaters. ESA, Inc. recommends that the propane tanks and heaters be removed and disposed of properly. Offsite, along the 44th Street right-of-way clean rubble has been placed at grade. During the on-site investigation, ESA, Inc. did not observe any on-site, exterior facility operations that may pose an environmental liability. ESA, Inc. does not recommend any additional action or investigation regarding facility operations on the Site.

6.2 Hazardous Material Storage and Handling

Visual observation for hazardous chemicals, as defined in the Code of Federal Regulations, Title 29 (Labor); Part 1910 (Occupational Safety and Health Standards); Subpart Z (Toxic and Hazardous Substances); Section 1200 (Hazard Communication) was performed by ESA, Inc. The exterior areas of the Site contain no irritants/corrosives in areas that were accessible. The only flammable/combustible materials were the propane tanks and heaters. With the exception of the propane tanks and heaters, ESA, Inc. recommends no further action or investigation regarding hazardous material storage and handling on the Site.

6.3 Waste Generation, Storage and Disposal

There are no quantities of generated or stored materials or chemicals presently observed on the exterior areas of the Site that are above the reportable quantities established by the Superfund Amendments and Re-authorization Act of 1986 (SARA), Community Right to Know Regulations and hazardous wastes regulated under the Resource Conservation, and Recovery Act (RCRA) as amended by the Hazardous and Solid Waste Amendments (1984). With the exception of the propane tanks and heaters, ESA, Inc. recommends no further action or investigation regarding the generation, storage and disposal of waste on the Site.

6.4 Polychlorinated Biphenyls (PCBs)

Polychlorinated Biphenyls (PCBs) are a group of manufactured organic chemicals that contain 209 individual chlorinated chemicals. They are either oily liquids or solids, are clear to light yellow in color and are odorless, tasteless. They have been banned from manufacture in the United States since 1977. They were used for their insulating properties (they do not burn easily) and cooling capabilities in the manufacturing of fluorescent lights, electrical appliances and transformers. The EPA regulates the maximum amount of PCBs in drinking water to be 0.0005 milligrams per liter of water (0.0005mg/L). Spills or accidental releases of one (1.0) pound or more must be reported to the EPA. PCBs are generally very persistent, hydrophobic and do not migrate. Soil or sediment characteristics such as moisture content or permeability and the amount of precipitation and organic content affect the mobility of PCBs. Human exposure routes are usually dermal, ingestion of contaminated soil, water or food and inhalation of ambient air contaminated with PCB's. They have a high potential to bio-accumulate, meaning once they are ingested there is no way to dispose of them. They are passed up the food chain from plant to animal to human.

A visual observation for equipment and components with a potential to contain dielectric fluid, an insulating oil, with concentrations of polychlorinated biphenyls (PCBs) in excess of fifty parts per million (50 ppm) was conducted. ESA, Inc. did not observe any equipment or components with a potential to contain PCBs in areas that were accessible.

6.5 Regulated Asbestos Containing Materials (RACM)

Building materials such as roof shingles, siding and linoleum were manufactured using asbestos until the 1980's. Exposure to asbestos, a fibrous mineral, has been linked to a number of fatal diseases. Controlling the risks posed by asbestos exposure is difficult because asbestos fibers are odorless, small in size, easily suspended in air and extremely durable.

ESA, Inc. did not observe any suspect asbestos containing materials on the Site.

6.6 Lead Containing Paint

Lead-based paint was banned by the Consumer Product Safety Commission in 1978. Lead-based materials are typically defined as any paint, plaster or other surface encapsulation material containing with more than 0.5 percent lead by weight calculated as lead metal in the dried solid, or more than 0.7 mg/cm^2. ESA, Inc. did observe any painted structures on the Site.

6.7 Facility Storage Tanks (Above and Below Ground)

Visual observations for manways, vent pipe and fill connections did not identify any surface connections which would indicate the existence of underground storage

tanks. ESA, Inc. recommends no further action or investigation regarding storage tanks on the Site.

6.8 Surface Areas

General surface features consist of steep and flat topography. Drainage moves towards Glover Archbold Creek.

No unstable surface areas, hazardous slopes, steep slopes, natural cavitations, unacceptable erosion, formation of sink holes, or subsidence were observed on the Site. No visible evidence of on-site surface impoundment facilities were observed. No evidence of lagoons, ponds, sumps, lakes were observed on the property. ESA, Inc. recommends no further action or investigation with regard to bodies of water and the Site.

6.9 Stormwater Control/ Management

The Site is undeveloped and therefore stormwater is not managed. ESA,Inc. recommends any future development or renovations of the site comply with current stormwater regulations.

6.10 Trash Handling Procedure

Trash and waste are not generated at the Site. ESA, Inc. recommends no further action or investigation with regard to trash handling procedures on the Site.

6.11 Waste Dumping

ESA, Inc. did not observe any illegal dumping on the Site. ESA, Inc. recommends no further action or investigation with regard to waste dumping on the Site.

6.12 Radon

Radon gas primarily enters building structures mixed with gas from underlying soil. Common entry points include cracks in the basement floor, slab joints, floor drains, sump pumps and porous cinder block walls. The difference in air temperatures (indoors versus outdoors) as heated air rises and leaves the improvement is the primary source for the entry of radon gas through the enumerated entry points. This is called a 'stack effect'.

The U.S. Environmental Protection Agency (US EPA), sites a continuous exposure level of 4.0 picocuries per liter (pCi/L) as the level at which remedial action is recommended. A review of the EPA Region 3 Statistical Summary Readings for Zip Code 20007 indicate that for 639 sites tested for radon, 579 (90.61%) of the readings were less than 4 pCi/L. ESA, Inc., recommends the construction of new residential structures on the Site comply with recommendations made by the U.S.

Environmental Protection Agency, Air and Radiation, referenced in documents EPA 402-R-94-009, *Model Standards and Techniques for Control of Radon in New Residential Buildings*, March 1994 and EPA 402-K-01-002 *Building Radon Out: A Step-by-Step Guide on How to Build Radon Resistant Homes*, April 2001.

7.0 INTERVIEWS WITH OWNERS AND OCCUPANTS

7.1 Schnabel Engineering Interview

On September 22, 2004 staff from ESA, Inc. contacted Mr. Vic Omelchenko of Schnabel Engineering, Inc. about soil boring work that was performed on the Site on September 14, 2004. Specifically, he was asked about the boring point SB-5, which is in the location of where the estate house stood. Mr. Omelchenko confirmed that the results of the boring indicated clean fill material and did not contain material which could suggest a potential environmental liability. The complete results of the boring tests are in Appendix E.

7.2 Owner Interview

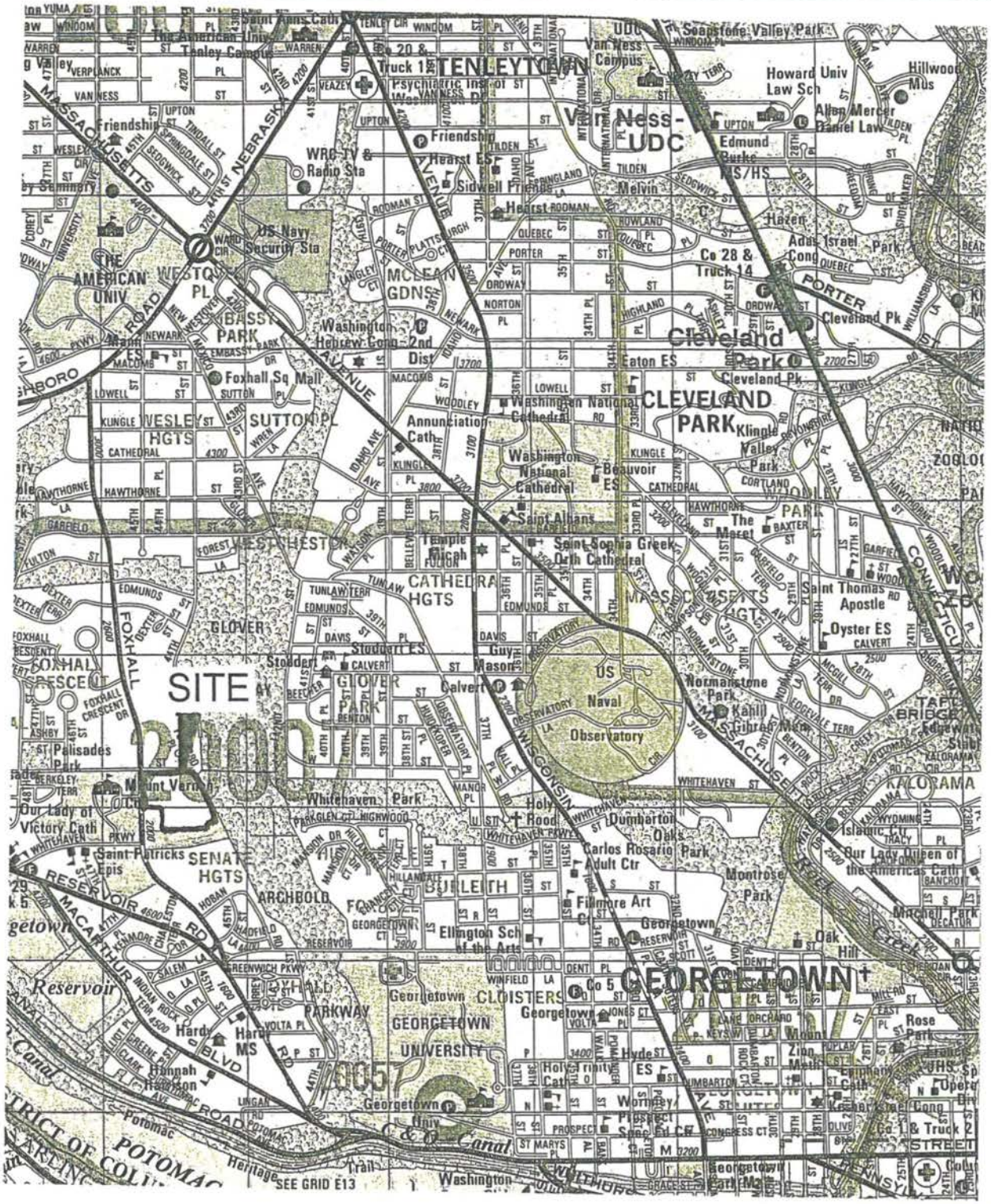
On September 21 and 22, 2004 staff from ESA, Inc. spoke with Mr. Rafic Bizri of Hariri Interests, Inc., the current owner of the Site. Mr. Bizri stated that his company acquired the property in 1987. Previously, it was owned by the John Driggs Company. Mr. Bizri said that the estate house was demolished in 1986 by the John Driggs Company, which a had a permit to do the demolition work. The house contained asbestos, which was removed and disposed of properly. The basement of the house was filled with clean brick block rubble fill and clean fill dirt was placed on top of the rubble fill.

8.0 INTERVIEWS WITH GOVERNMENT OFFICIALS

Requests for information concerning potential environmental liabilities were made to the Washington, D.C. Department of Health, Fire and Emergency Medical Services Department, and to the D.C. Water and Sewer Authority. Upon receipt of their responses, ESA, Inc. will forward any pertinent information to the Client, and will update this report, if necessary.

APPENDIX A

SITE VICINITY MAP
DRAFT WETLANDS MAP
TOPOGRAPHIC MAP



COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NO. 20100746

VICINITY MAP

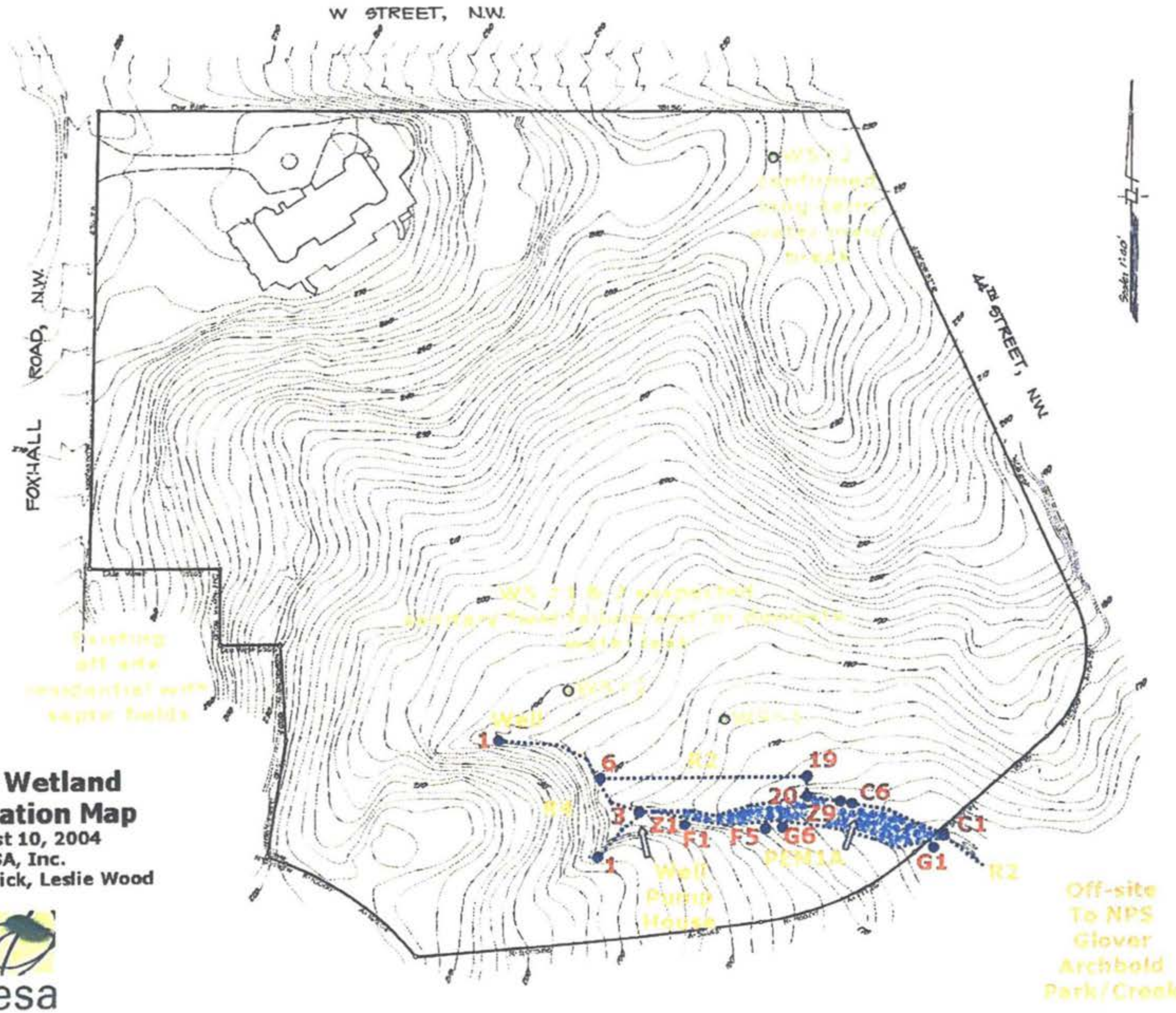
Phillips Estate

Washington, D.C.

Scale: 1" = 2000'

esa

The 16.2-acre Phillips Estate is comprised of three soil types, all of which are considered highly erodible, but without hydric (wetland) soil or hydric soil inclusions (wetland soils within ditches). The most dominant soil is Manor-Urban Land (MdD) with 15% plus slopes, then followed by Chillum silt loam (CcC, with 8% and greater slopes) and lastly, Brandywine Urban Land (BtC, with 8% plus slopes). All of the soils are acidic and shallow with rock within a few feet of the surface.



Draft Wetland Delineation Map

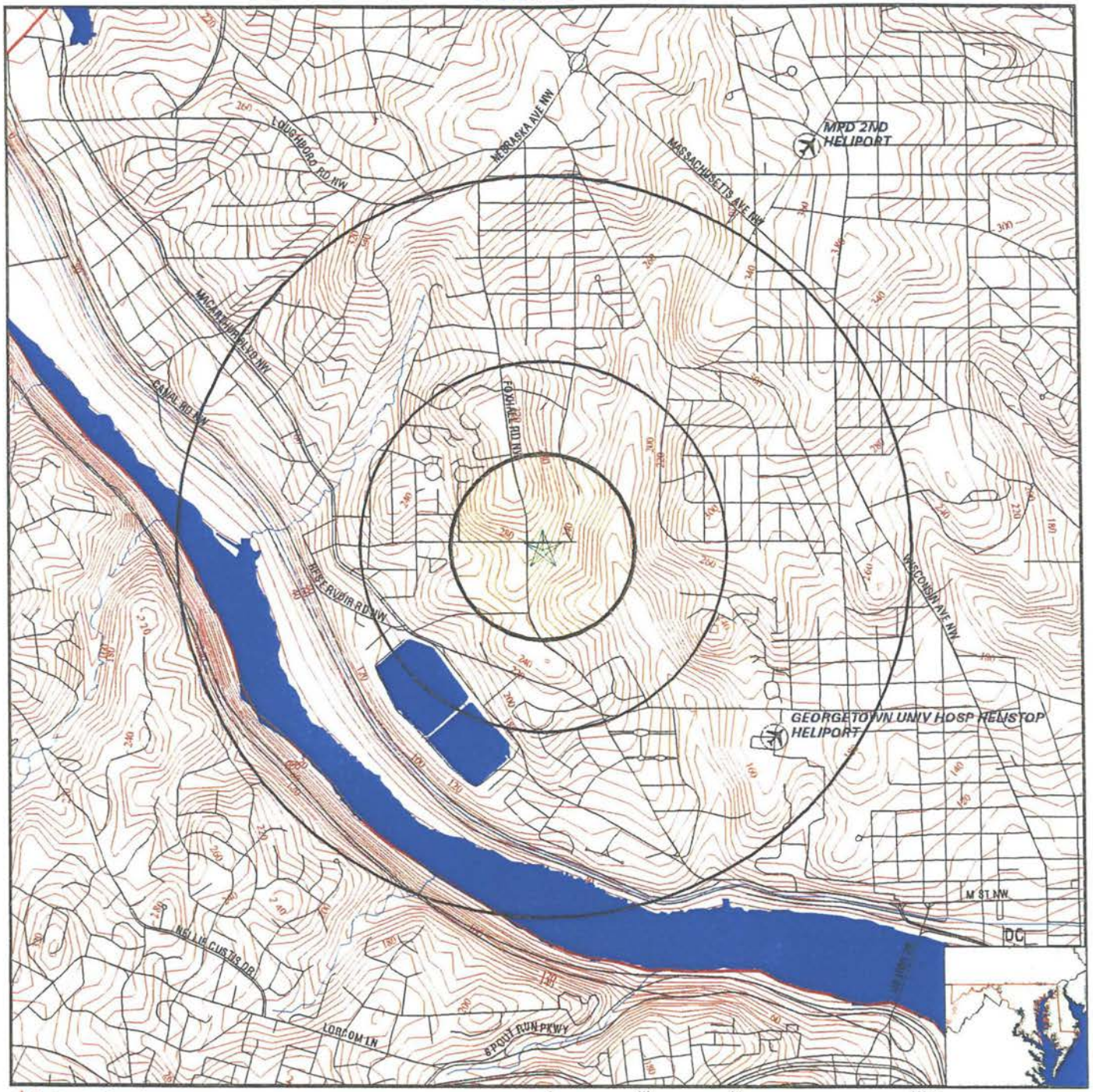
August 10, 2004

ESA, Inc.

Mark Burchick, Leslie Wood

esa

PHYSICAL SETTING SOURCE MAP - 01270179.1r



- County Boundary
- Major Roads
- Contour Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- (W) Water Wells
- (P) Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- (GI) Indeterminate Groundwater Flow at Location
- (GV) Groundwater Flow Varies at Location
- (HD) Closest Hydrogeological Data

TARGET PROPERTY:	Phillips Estate	CUSTOMER:	Environmental Systems Analysis
ADDRESS:	Foxhall Rd and W Street	CONTACT:	Molly Ratz
CITY/STATE/ZIP:	Washington DC 20007	INQUIRY #:	01270179.1r
LAT/LONG:	38.9190 / 77.0879	DATE:	September 16, 2004 11:41 am

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APPENDIX B

RECONNAISSANCE PHOTOGRAPHS, PHOTOGRAPH DESCRIPTION TABLE, and SITE MAP

Phillips Estate
Phase I Environmental Site Assessment Photo Descriptions
September 15, 2004

Photo #	Description
1	Entrance to lawn equipment storage shed
2	Storage shed, with evidence of vagabond use and propane tanks
3	Storage shed, with evidence of vagabond use and propane tanks
4	Storage shed, with evidence of vagabond use and propane tanks
5	Storage shed, with evidence of vagabond use and propane tanks
6	Storage shed, with evidence of vagabond use and propane tanks
7	Along the eastern boundary (44th Street right-of-way), clean rubble fill placed at-grade
8	Along the eastern boundary (44th Street right-of-way), clean rubble fill placed at-grade
9	Remaining porch/patio of estate house
10	Propane tanks at the remaining porch/patio of estate house
11	Old well near stream in southern portion of Site
12	Old well near stream in southern portion of Site
13	One-story frame playhouse
14	Old well covered with a man-hole cover



PHOTO #1



PHOTO #2

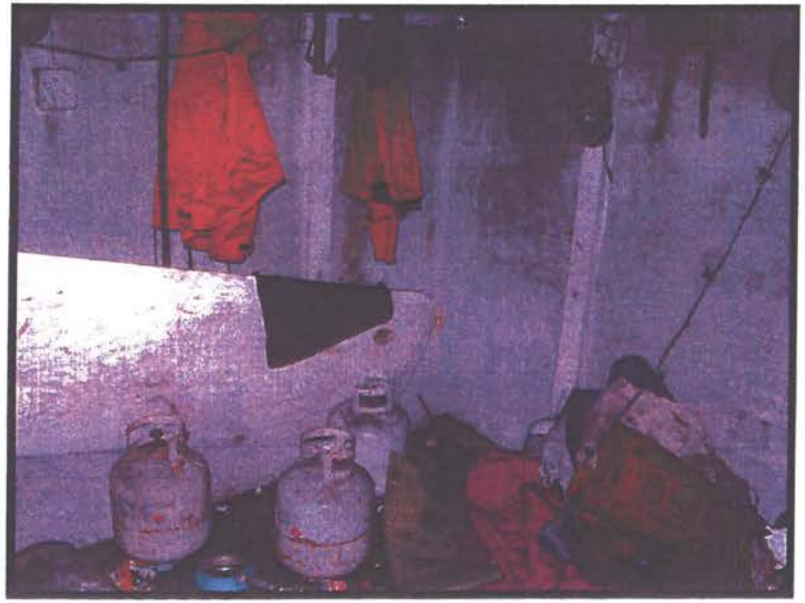


PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7



PHOTO #8



PHOTO #9



PHOTO #10



PHOTO #11



PHOTO #12

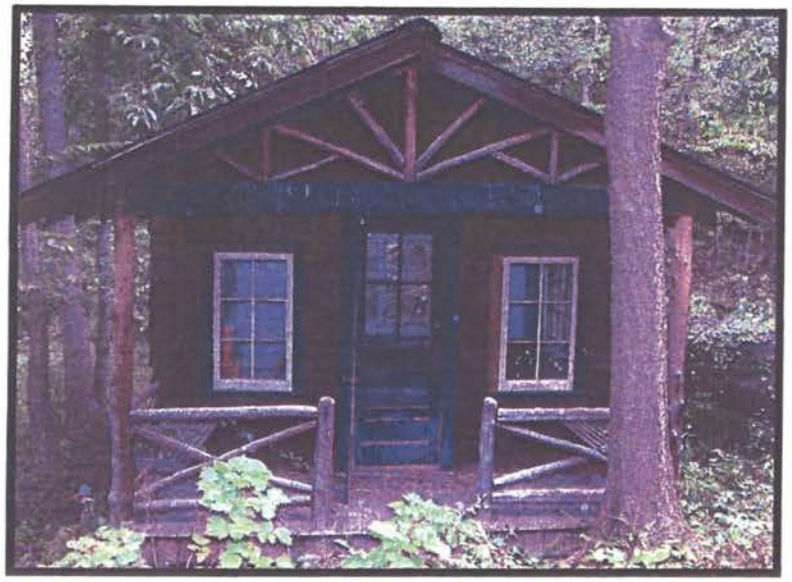
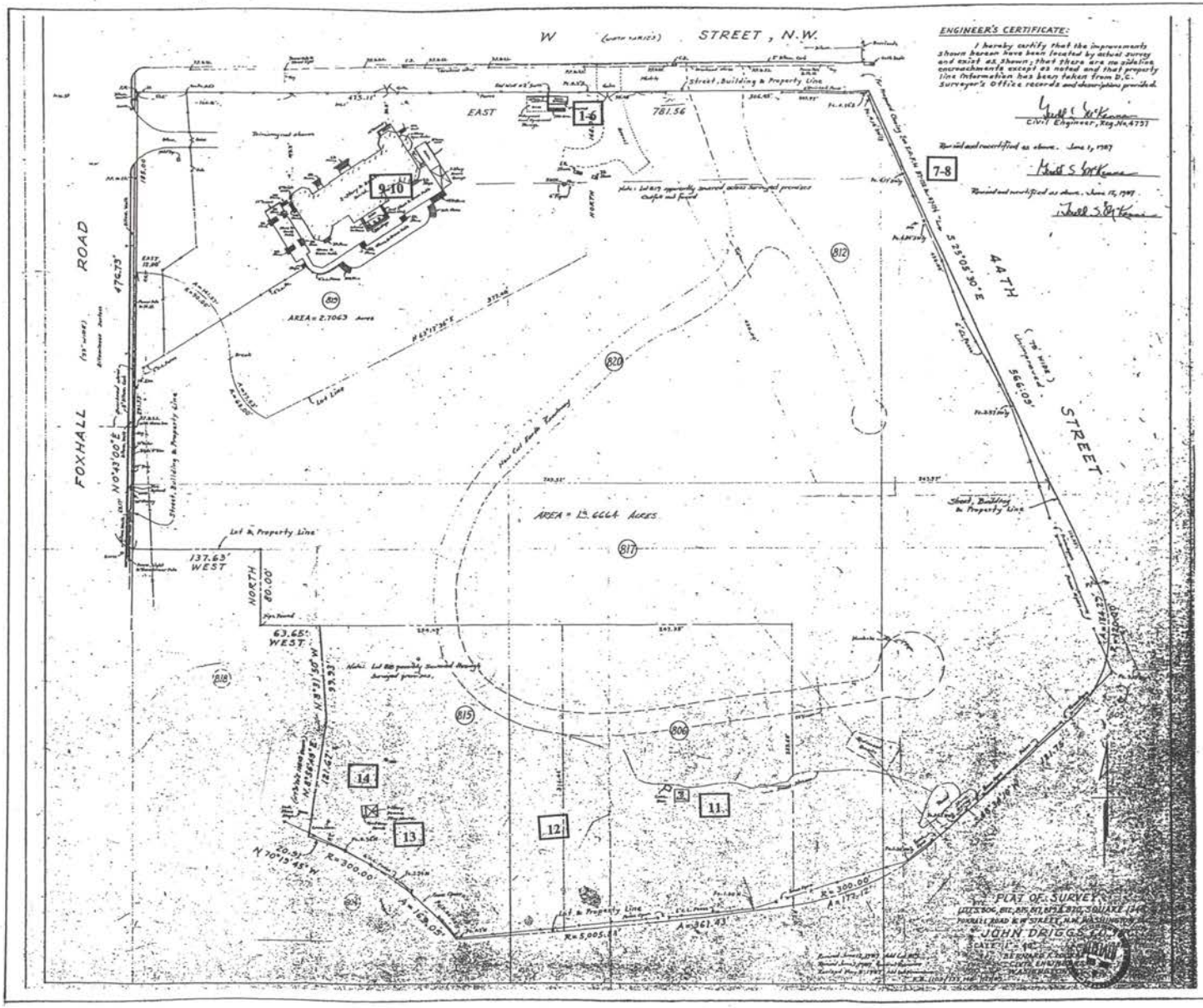


PHOTO #13



PHOTO #14



PHOTOGRAPH LOCATOR MAP

Phillips Estate

Washington, D.C.

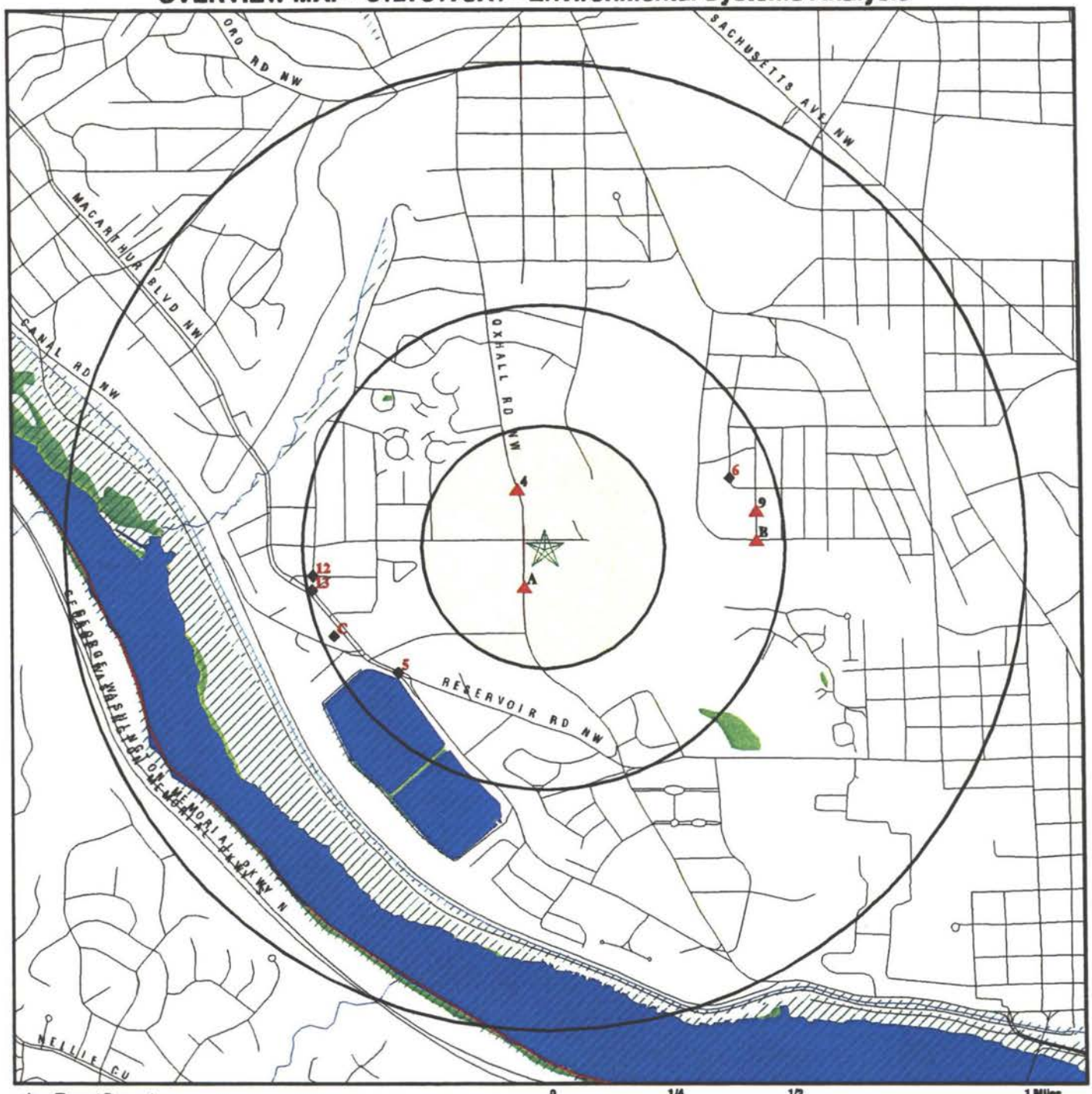
LEGEND

11 Photograph Location

APPENDIX C

REGULATORY RECORDS MAPS

OVERVIEW MAP - 01270179.1r - Environmental Systems Analysis

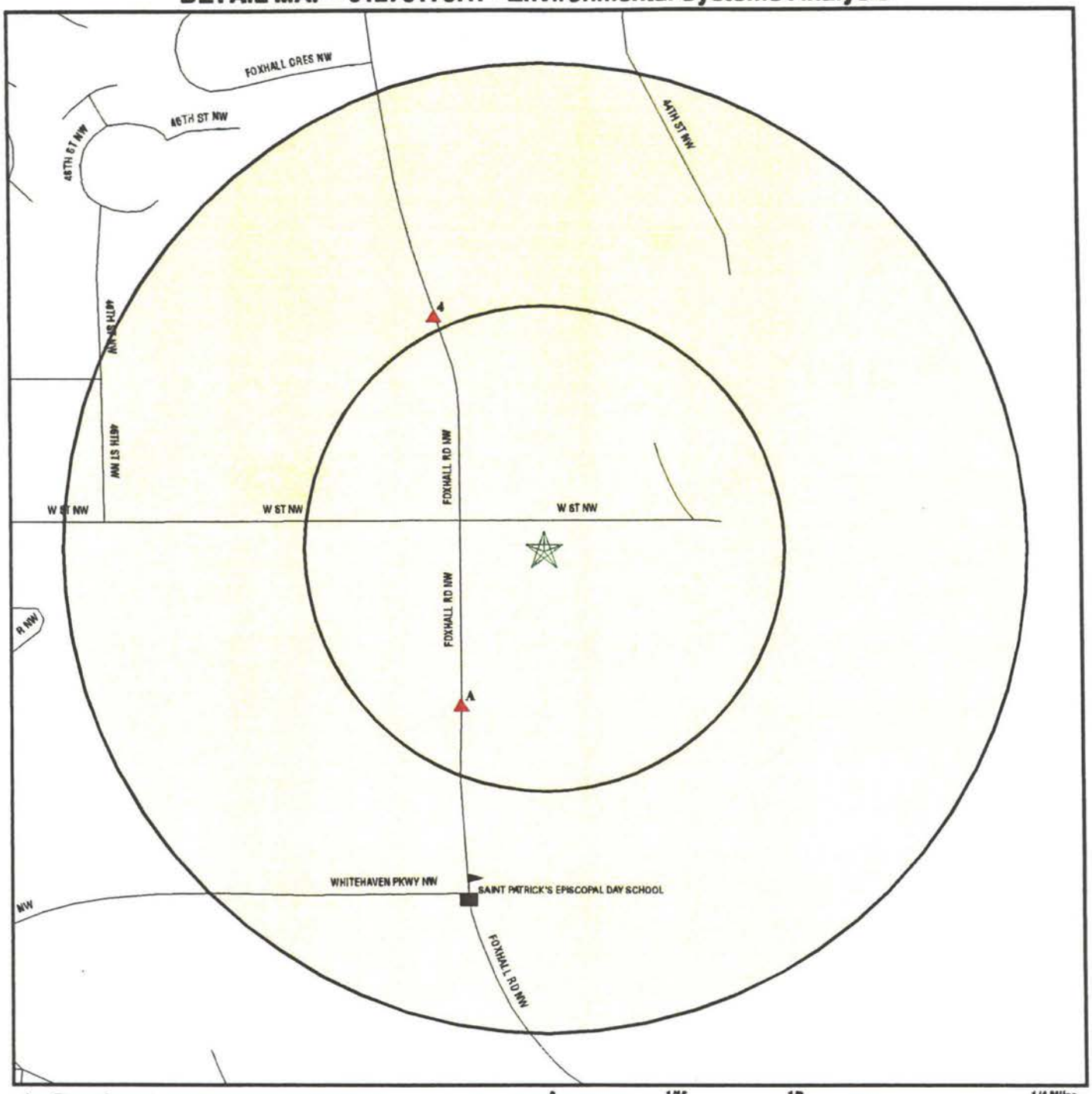


- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- • Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites
- Indian Reservations BIA
- County Boundary
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Federal Wetlands

TARGET PROPERTY:	Phillips Estate	CUSTOMER:	Environmental Systems Analysis
ADDRESS:	Foxhall Rd and W Street	CONTACT:	Molly Ratz
CITY/STATE/ZIP:	Washington DC 20007	INQUIRY #:	01270179.1r
LAT/LONG:	38.9190 / 77.0879	DATE:	September 16, 2004 11:41 am

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DETAIL MAP - 01270179.1r - Environmental Systems Analysis



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- Coal Gasification Sites
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites
- Indian Reservations BIA
- County Boundary
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone

TARGET PROPERTY:	Phillips Estate	CUSTOMER:	Environmental Systems Analysis
ADDRESS:	Foxhall Rd and W Street	CONTACT:	Molly Ratz
CITY/STATE/ZIP:	Washington DC 20007	INQUIRY #:	01270179.1r
LAT/LONG:	38.9190 / 77.0879	DATE:	September 16, 2004 11:41 am

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APPENDIX D

RECORDS OF COMMUNICATION

PHONE CORRESPONDENCE

Project Name: Phillips Estate

Project No. : 2004-42 Phase Code: 90

MRatz of ESA

called Rafic Bizri of

Date: 9/15/04 Time: 2 pm Phone #: 301-652-4682 Ext.

SUBJECT: Interview Questions for Phase I Report

Message:

Let him know that I am doing a Phase I ESA for the property and that I had some questions I'd like to ask. We agreed that I would fax the questions to him.

Environmental Systems Analysis, Inc.
Facsimile Cover Page

Date: September 15, 2004

To: Rafic Bizri

Fax: 301-652-4686

From: Molly Ratz

RE: Phase I Environmental Site Assessment Questions for Phillips Estate

Number of pages transmitted: 5 ***(including this cover page)***

MESSAGE:

Attached, please find a list of 25 questions pertaining to the environmental site assessment for the Phillips Estate, as I mentioned in our phone conversation. These are standard questions that we use in performing Phase 1 Environmental Site Assessments. Please answer the questions that you can and send them back to me as soon as possible. My fax number is 410-267-0496 and my email is mratz@esatoday.com.

If you have any questions I can be reached at 410-267-0495. Thank you for your cooperation.

48 Maryland Avenue, Suite 400, Annapolis, MD 21401
Annapolis 410-267-0495, Baltimore 410-269-1304
Washington 301-261-1454, Fax 410-267-0496

PHASE 1 INTERVIEW QUESTIONS

PROJECT NAME: Phillips Estate **DATE:**

NAME OF INTERVIEWEE: Rafic Bizri

TITLE:

1. Current or past affiliation with the subject site and dates of affiliation.

2. Current land uses of the subject site.

3. Past land uses of the subject site.

4. Historic significance of the subject site; any buildings on or nominated for historic register?

5. Knowledge of any storage, dumping/disposal or manufacturing of waste, including hazardous materials, on-site.

    a. Pesticides, herbicides, petroleum and paint products.
    >5.0 gallon or 50 gallon in aggregate form?

6. Knowledge of any storage tanks, both above and underground , currently on-site.
    - location

    - composition of tanks, metal, fiberglass, etc.

48 Maryland Avenue, Suite 400, Annapolis, MD 21401
Annapolis 410-267-0495, Baltimore 410-269-1304
Washington 301-261-1454, Fax 410-267-0496

- any leaking incidents? when, how was it handled

Any knowledge of any underground or above ground tanks located on the site in the past? Any knowledge of past leaking incidents?

7. Knowledge of any electrical facilities on-site, such as electrical transformers. Are the transformers privately owned? If so, have they been tested for PCBs, and is there a record of the testing available?

8. Knowledge of type of heating system ?

9. Lawn service or on site maintenance?

10. Private or city trash service?

11. Past/Current land uses surrounding the subject site, which may impact the subject site.

Storage, dumping and/or manufacturing of waste, including hazardous materials spills.(*i.e. car batteries, tires, etc.*)

12. Are there any noteworthy tenants on the property?

13. Any knowledge of fill dirt brought on to the property of unknown origin? Any fill dirt areas that were un-vegetated for a long time?

14. Any knowledge of pits, ponds, lagoons in connection with waste treatment or disposal?

15. Any knowledge of stained soil on the property past or present?

16. Is this property serviced by private well or non public water system? Any contaminants identified in the well?

17. Knowledge of governmental liens / or past or recurrent violations of environmental law?

18. Knowledge of anything buried, burned, or dumped on site?

19. Any knowledge of industrial practices/ use in the past?

20. Any knowledge of prior site assessments of the site?

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Annapolis 410-267-0495, Baltimore 410-269-1304
Washington 301-261-1454, Fax 410-267-0496

21. Any knowledge of any flooring, drains, or walls located within the facility that are stained or omitting a foul order? Any knowledge of asbestos materials in the building(s)?

22. Any knowledge of the property discharging water other than stormwater into a storm sewer system?

23. Who is the electricity provider to the site?

24. Any knowledge of environmental liens encumbering the property?

25. When was the house removed and was clean fill dirt placed in that location?

48 Maryland Avenue, Suite 400, Annapolis, MD 21401
Annapolis 410-267-0495, Baltimore 410-269-1304
Washington 301-261-1454, Fax 410-267-0496

PHONE CORRESPONDENCE

Project Name: Phillips Estate

Project No. : 2004-42 Phase Code: 90

Mark Burchick of ESA

met w/ ~~called~~ Rafic Bizri of Hariri Interests, Inc.

Date: 9/22 Time: _____ Phone #: _____ Ext. _____

SUBJECT: Interview Questions

Message: House was demolished in 1986, had permit asbestos removed properly, basement filled with clean brick block rubble fill, clean dirt placed on top.

John Driggs was the demolition contractor.

Mr. Bizri said he has no knowledge of the answers (cannot answer) to the questions list that was faxed to him 9/15/04.

PHONE CORRESPONDENCE

Project Name: Phillips Estate

Project No. : 2004-42 Phase Code: 9000

M Ratz of ESA

called Vic Omelchenko of Schnabel Engineering

Date: 9/22/04 Time: 11:30 Phone #: 301-417-2400 Ext.

SUBJECT: Boring results for SB-5

Message:

Boring SB-5 is located at the location of the old house. He confirmed that the boring did not suggest the fill was contaminated or would pose an environmental liability.

Environmental Systems Analysis, Inc.
Facsimile Cover Page

To:	Mr. Thomas Collier, Attorney Advisor	**Date:** September 14, 2004
Company:	Dept. of Health	
Fax Number:	202-442-4797	
From:	Molly Ratz	
RE:	FOIA Request: Phillips Estate	

Number of pages transmitted: 2 ***(including this cover page)***
Original will follow in the mail: ___ **Yes** _X_ **No**

MESSAGE: I am conducting an Environmental Site Assessment for the above referenced site located at W Street and Foxhall Road, NW. I have enclosed a copy of the ADC Map with the property highlighted. The property is approximately 16.2 acres.

I am requesting information regarding potential environmental liabilities, such as groundwater contamination, asbestos, or lead paint issues on the subject property or within a one (1.0) mile radius of the property.

Thanks for your assistance. My contact information is included below. If you should have any questions or require any additional information, please contact me.

48 Maryland Avenue, Suite 400, Annapolis, MD 21401
Annapolis 410-267-0495, Baltimore 410-269-1304
Washington 301-261-1454, Fax 410-267-0496

Environmental Systems Analysis, Inc.
Facsimile Cover Page

To:	Ms. Tisa Smith, Information and Privacy Officer	**Date:** September 14, 2004
Company:	Fire & Emergency Medical Services Dept.	
Fax Number:	202-462-0807	
From:	Molly Ratz	
RE:	FOIA Request: Phillips Estate	

Number of pages transmitted: 2 ***(including this cover page)***
Original will follow in the mail: ___ **Yes** _X_ **No**

MESSAGE: I am conducting an Environmental Site Assessment for the above referenced site located at W Street and Foxhall Road, NW. I have enclosed a copy of the ADC Map with the property highlighted. The property is approximately 16.2 acres.

I am requesting information regarding potential environmental liabilities, such as asbestos or lead paint issues on the subject property or within a one (1.0) mile radius of the property.

Thanks for your assistance. My contact information is included below. If you should have any questions or require any additional information, please contact me.

48 Maryland Avenue, Suite 400, Annapolis, MD 21401
Annapolis 410-267-0495, Baltimore 410-269-1304
Washington 301-261-1454, Fax 410-267-0496

Sent 9/14

Environmental Systems Analysis, Inc.
Facsimile Cover Page

To:	Mr. Webster Barnes FOIA Officer	**Date:** September 14, 2004
Company:	DC Water and Sewer Authority	
Fax Number:	202-787-2254	
From:	Molly Ratz	
RE:	FOIA Request: Phillips Estate	

Number of pages transmitted: 2 (*including this cover page*)
Original will follow in the mail: ___ Yes _X_ No

MESSAGE: I am conducting an Environmental Site Assessment for the above referenced site located at W Street and Foxhall Road, NW. I have enclosed a copy of the ADC Map with the property highlighted. The property is approximately 16.2 acres.

I am requesting information regarding potential environmental liabilities, such as the identification of any *Significant Industrial Users* (**SIU**), *non-permitted wastewater releases* on the subject property or within a one (1.0) mile radius of the project site.

Thanks for your assistance. My contact information is included below. If you should have any questions or require any additional information, please contact me.

48 Maryland Avenue, Suite 400, Annapolis, MD 21401
Annapolis 410-267-0495, Baltimore 410-269-1304
Washington 301-261-1454, Fax 410-267-0496

DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY
5000 OVERLOOK AVENUE, S.W., WASHINGTON, D.C. 20032
OFFICE OF THE GENERAL COUNSEL
TEL: 202-787-2240
FAX: 202-787-2254

September 24, 2004

Molly Ratz
Environmental Systems Analysis, Inc.
48 Maryland Avenue, Suite 400
Annapolis, Maryland 21401

Re: Freedom of Information Act Request #04-09-03

Dear Ms. Ratz:

This letter is to inform you that we have received your request under the Freedom of Information Act, and that the information is currently being researched.

The cost for accumulating this information is $10.00 for the search and $.25 per copy. You will be informed of the total cost once the information is obtained.

Should you have any questions, please contact me on (202) 787-2627.

Sincerely,

Victoria A. Fleming
Paralegal

APPENDIX E

SCHNABEL ENGINEERING SOIL BORING RESULTS

Schnabel
Schnabel Engineering

656 Quince Orchard Road, Suite 700
Gaithersburg, MD 20878
Phone (301) 417-2400
Fax (301) 417-2730

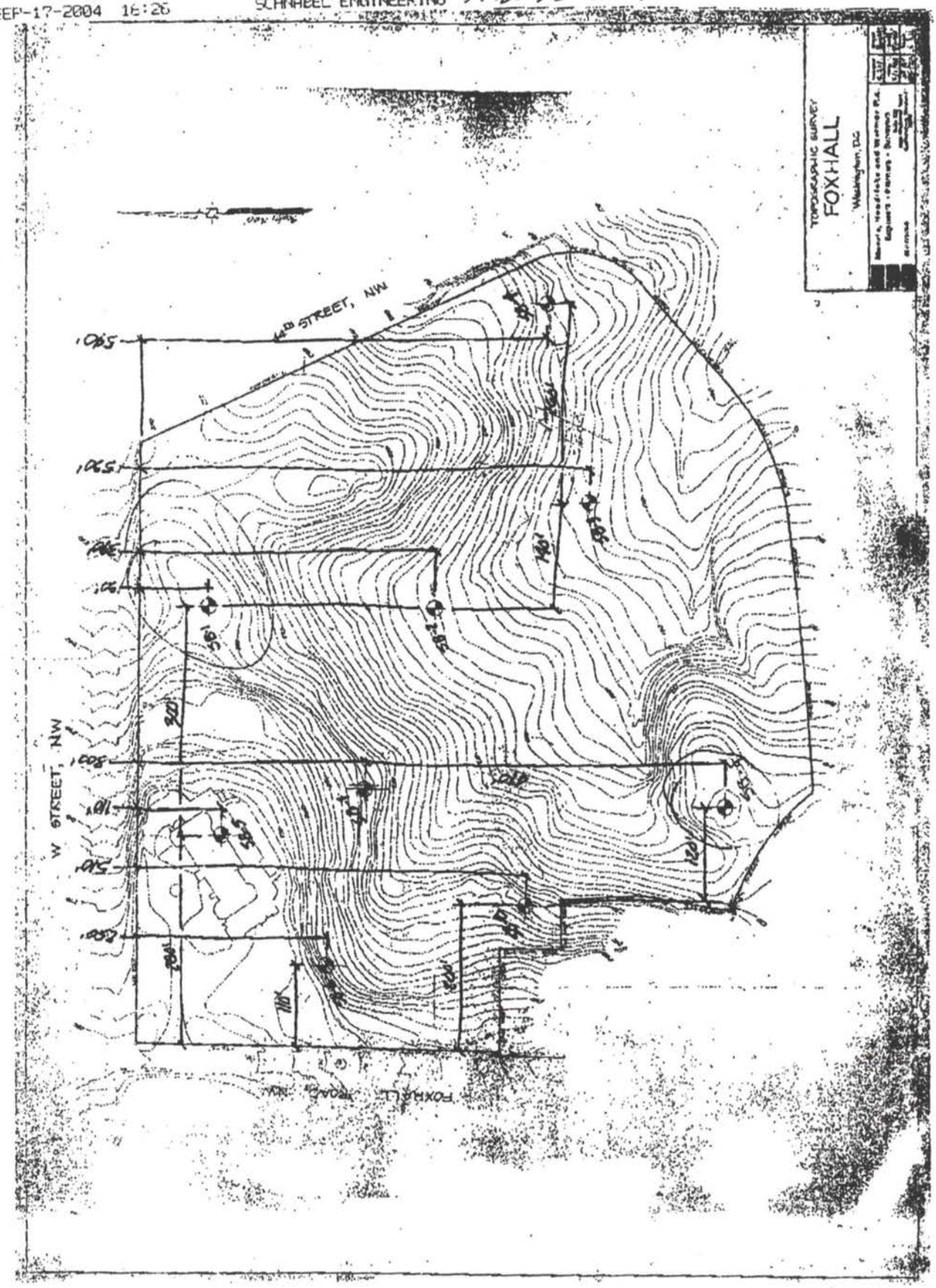
FAX TRANSMITTAL SHEET

TO:	Filipe Paraud	FROM:	Vic Omelchenko
COMPANY:	Invest Corp	DATE:	9/16/04
FAX NUMBER:	305-866 0335	TOTAL NO. OF PAGES INCLUDING COVER:	8
SENDER'S REFERENCE NUMBER:		RE:	

( ) AS REQUESTED ( ) FOR APPROVAL ( ) PLEASE REPLY ( ) FOR YOUR USE

HARD COPY BEING SENT: ( ) FIRST CLASS MAIL ( ) OVERNIGHT SERVICE ( ) MESSENGER ( ) NONE

C:\Documents and Settings\vicomelchenko\Desktop\Fax 2003 logo.doc


TOPOGRAPHIC SURVEY
FOXHALL
Washington, DC
44TH STREET, NW
W STREET, NW
FOXHALL ROAD, NW

RECON DRILLING, INC.

BORING No. SB-5

PROJECT: phillips property
CLIENT: Schnabel
DRILLER: C - Nadon
DRILLING EQUIPMENT: CME 450 ATV
DRILLING METHOD: 2 1/4 HSA

CONTRACT No. P 412 1269
RDI No: —
START DATE: 9-14-04 COMP. DATE: 9-14-04
BORING EL: N/A

DEPTH FROM	DEPTH TO	STRATA DESCRIPTION	STRM	No.	DEPTH FROM	DEPTH TO	SAMPLING DATA 1st	2nd	3rd	REC.
0	0.2	2" top-soil		1	0	1.5	4	6	3	2"
0.2				2	2.5	4.0	5	6	6	18"
		SANDY SILT Fill, Trace roots		3	5.0	6.5	14	8	5	5"
		moist Brown.		4	8.5	10	4	4	5	18"
				5	13.5	15	6	6	7	18"
		w/ Brick & gravel Below 2.5		6	18.5	20	5	6	7	18"
	9.0									
9.0										
		SANDY SILT w/ mica moist Brown.								
	20.0									
		B.O. B. @ 20.0								

WATER OBSERVATION DATA

	TIME	DATE	DEPTH	CAVE
ENCOUNTERED	—	—	—	—
WITH AUGERS	12:20	9-14	Dry	—
COMPLETION	12:30	9-14	Dry	4.3
TEMP. WELL				

ADDITIONAL SERVICES

MOVING /CLEAN UP/DELAY TIME:
BAG SAMPLE @ DEPTH:
TEMP. WELL LENGTH:
REMARKS:

RECON DRILLING, INC.

BORING No. SB-7

PROJECT: Phillips Property
CLIENT: Schnabel
DRILLER: U - Nader
DRILLING EQUIPMENT: CME 450 ATV
DRILLING METHOD: 2 1/4 HSA.

CONTRACT No. P 412 1269
RDI No:
START DATE: 9-14-04 COMP. DATE: 9-14-04
BORING EL: N/A

DEPTH FROM	DEPTH TO	STRATA DESCRIPTION	STRM	No.	DEPTH FROM	DEPTH TO	SAMPLING DATA 1st	2nd	3rd	REC.
0	0.2	2" Top-Soil		1	0	1.5	8	10	10	18"
0.2				2	2.5	4.0	20	58	23	18"
		Sandy SILT, w/ gravel moist		3	5.0	6.5	9	11	12	18"
		Brown.		4	8.5	10	11	12	15	18"
				5	13.5	15	6	9	12	18"
		w/ Mica Below 5.0		6	18.5	20	8	9	12	18"
		w/ Quartz Below 8.5								
	20.0									
		T.B. @ 20.0								

WATER OBSERVATION DATA

	TIME	DATE	DEPTH	CAVE
ENCOUNTERED	—	—	—	—
WITH AUGERS	2:50	9-14	D-Y	—
COMPLETION	4:00	9-14	D-Y	12.5
TEMP. WELL				

ADDITIONAL SERVICES

MOVING / CLEAN UP / DELAY TIME: 35 Min.
BAG SAMPLE @ DEPTH:
TEMP. WELL LENGTH:
REMARKS: OFFSET Boring SB-7 20 North. Elv. + 6'

RECON DRILLING, INC.

BORING No. SB-9

PROJECT: phillips property
CLIENT: Schnabel
DRILLER: G. Taylor
DRILLING EQUIPMENT: CME 450 ATV
DRILLING METHOD: 2 1/4 HSA.

CONTRACT No. P412269
RDI No:
START DATE: 9-16-04 COMP. DATE: 9-16-04
BORING EL: N/A

DEPTH FROM	DEPTH TO	STRATA DESCRIPTION
0	0.2	2" top soil
0.2		
		Sandy SILT, w/ Mica moist
		Brown.
	18.5	
18.5		
		Disintegrated rock, moist
		Brown.
	19.1	
		TB. @ 19.1

STRM	No.	DEPTH FROM	DEPTH TO	SAMPLING DATA 1st	2nd	3rd	REC.
	1	0	1.5	6	7	8	18"
	2	2.5	4.0	10	10	10	2"
	3	5.0	6.5	5	8	8	18"
	4	8.5	10	15	18	18	18"
	5	13.5	15	18	27	22	18"
	6	18.5	20	65	35/1"	—	7"

WATER OBSERVATION DATA

	TIME	DATE	DEPTH	CAVE
ENCOUNTERED	—	—	—	—
WITH AUGERS	9:56	9-16	D-7	—
COMPLETION	10:09	9-16	D-7	12.3
TEMP. WELL				

ADDITIONAL SERVICES

MOVING / CLEAN UP / DELAY TIME: 45 Min.
BAG SAMPLE @ DEPTH:
TEMP. WELL LENGTH:
REMARKS:

RECON DRILLING, INC.

BORING No. SB-1

PROJECT: Phillips Property
CLIENT: Schnabel
DRILLER: U. Rodas
DRILLING EQUIPMENT: CME 45B ATV.
DRILLING METHOD: 2 1/4 HSA.

CONTRACT No P4121269
RDI No:
START DATE: 9-15-04 COMP. DATE: 9-15-04
BORING EL: N/A

DEPTH FROM	DEPTH TO	STRATA DESCRIPTION	STRM
0	0.2	2" Top-Soil	
0.2		SANDY SILT, w/ Mica MOIST Brown.	
	20.0	TB. 0. TB. @ 20.0	

No.	DEPTH FROM	DEPTH TO	SAMPLING DATA 1st	2nd	3rd	REC.
1	0	1.5	6	7	8	18"
2	2.5	4.0	10	12	11	18"
3	5.0	6.5	7	8	8	18"
4	8.5	10	5	7	8	18"
5	13.5	15	8	11	12	18"
6	18.5	20	8	11	12	18"

WATER OBSERVATION DATA

	TIME	DATE	DEPTH	CAVE
COUNTERED	—	—	—	—
ITH AUGERS	9:40	9-15	0-Y	—
OMPLETION	9:50	9-15	0-Y	12.5
MP./WELL				

ADDITIONAL SERVICES

MOVING/CLEAN UP/DELAY TIME: 1:15 MINS
BAG SAMPLE @ DEPTH:
TEMP. WELL LENGTH:
REMARKS:

RECON DRILLING, INC.

BORING No. SB-3

PROJECT: Phillips property
CLIENT: Schnabel
DRILLER: C. Nader
DRILLING EQUIPMENT: CME 450 ATV
DRILLING METHOD: 2¼ HSA

CONTRACT No. D 4127.69
ROI No:
START DATE: 9-15-04 COMP. DATE: 9-15-04
BORING EL: N/A

DEPTH FROM	DEPTH TO	STRATA DESCRIPTION	STRM	No.	DEPTH FROM	DEPTH TO	SAMPLING DATA 1st	2nd	3rd	REC.
0	0.3	3" top-soil		1	0	1.5	3	3	5	18"
0.3				2	2.5	4.0	4	7	7	18"
		SANDY SILT, w/ Mica & moist		3	5.0	6.5	4	6	8	18"
		Brown.		4	8.5	10	5	7	8	12"
				5	13.5	15	10	11	15	18"
				6	18.5	20	11	20	20	18"
	20.0									
		TD. of TB. @ 20.0								

WATER OBSERVATION DATA

	TIME	DATE	DEPTH	CAVE
ICOUNTERED	7:52	9-16	12.5	—
TH AUGERS	8:04	9-16	14.8	—
MPLETION	8:18	9-16	8.8	13.1
MP WELL				

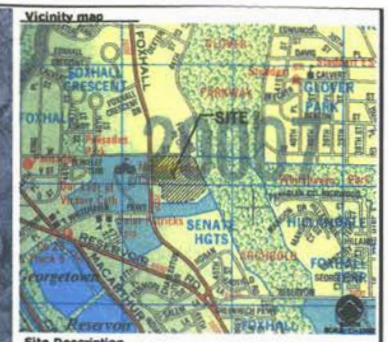
ADDITIONAL SERVICES

MOVING /CLEAN UP/DELAY TIME:
BAG SAMPLE @ DEPTH :
TEMP. WELL LENGTH
REMARKS:

Q



Vicinity map



Site Description

The US Army Corps of Engineers performed a Jurisdictional Determination (JD) of the 18-acre Phillips Estate property on Tuesday, September 28, 2004. The field-located wetland mapping accurately reflects the wetlands/waters, which occur on-site. This mapping should be used as the base layer for all subsequent land planning. A Corps JD is valid for 5-years. Formal JD correspondence per the 9/28/04 field meeting should be forthcoming from the Corps within one-month. Any proposed land development impacts and/or stream restoration within the noted wetlands/waters will require wetland permit authorization through the Baltimore District of the US Army Corps of Engineers.

Flagged Wetland Delineation

Using 1987 US Army Corps of Engineers, routine wetland delineation protocols, Mark Burchick of ESA, Inc. performed a flagged wetland delineation of the approximate 18-acre, Phillips Estate in August 2004. Wetlands and waters of the US were documented as occurring on-site.

The site, located in northwest Washington DC, is more or less bounded by W Street to the north, the 44th Street right-of way and Glover Archbold Park to the east (NPS Reservation #351), a former Whitehaven Parkway right-of-way which belongs to the National Park Service (NPS Reservation #357) to the south, and Foxhall Road to the west.

Surface waters which flow from the study site, drain to the riverine intermittent (R4) Foundry Branch, within Glover Archbold Park, which then flows into the Potomac River.

Phillips Estate is comprised of three soils types, all of which are considered highly erodible, but without hydric (wetland) soil or hydric inclusions (wetland soils within ditches). The most dominant soil is mapped as Manor-Urban Land (MsD) with 15% plus slopes, then followed by Chillum silt loam (CcC, with 8% slopes or greater) and lastly, Brandywine Urban Land (BtC, with 8% slopes or greater). All of the soils are acidic and shallow, with rock within a few feet of the surface.

Field located wetlands/waters were documented in the southern portion of the tract flowing from west to east, beginning at a former well structure and are classified as a riverine perennial stream (cold groundwater) channel (R2UB1), surrounded by a short section of forested wetlands (PFO1A/B), opening into a broader, herbaceous wetland (PEM1A/B) as it exits the property. This wetland reach was flagged as the C1 through C8 and Z1 through Z9 on the north side and then F1 through F5 and G1 through G6 on the south side of the delineation.

Dominant 'wetland' vegetation included hidera, poor-stainberry, soft-stem bulrush, lurid sedge, pink smartweed, jewelweed, arrow-leaved tearthumb, devil's-tail tearthumb, broad-leaved cattail, black willow seedlings/saplings, slippery elm, sycamore, deertongue, curled dock, softrush, false nettle, rice cutgrass, new York ironweed, Virginia whitegrass, Virginia jumpseed, woodgrass and grape. The mean *soil* matrix color within the wetlands was documented as a 'wetland' 10YR 4/1. Depressional topography dictates the 'wetland' hydrology. These wetlands meet wetland criteria of the Corps three-parameter approach.

All of the above-mentioned waters/wetlands require a 25-foot stream/wetland protection buffer as dictated by DC Department of Health, Watershed Protection Division.

Notes

- Aerial photograph scale is approximate.
- Revised per Jurisdictional Determination: Tuesday, September 28, 2004.

Legend

- Property Boundary
- Existing Contour
- Steep Slopes (>25%)
- Palustrine Emergent Wetland
- Palustrine Forested Wetland
- Stream Channel
- 25' Wetland Buffer

WETLAND/WATERS JURISDICTIONAL DETERMINATION

PHILLIP'S ESTATE

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SCALE:	Not To Scale
DATE:	9.27.04 rev.9.28.04
ESA JOB #:	04-42
DRAWING:	PHILLIPS.sht.9.28.04
SHEET:	1 of 1