



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

2222 Q St NW

2222 Q St NW
Washington, District of Columbia 20008

Report Date

March 28, 2025

Site Inspection Date

February 28, 2025

Partner Project No.

25-482321.1

Prepared for:

The UIP Companies, Inc.
140 Q Street NE
Washington, District of Columbia 20002



Building
Science



Environmental
Consulting



Construction &
Development



Board of Zoning Adjustment
District of Columbia
CASE NO. 21453
EXHIBIT NO. 24B
Energy &
Sustainability



March 28, 2025

Nick Calorio
The UIP Companies, Inc.
140 Q Street NE
Washington, District of Columbia 20002

Subject: Phase I Environmental Site Assessment
2222 Q St NW
2222 Q St NW
Washington, District of Columbia 20008
Partner Project No. 25-482321.1

Partner Engineering and Science, Inc. (Partner) is pleased to provide this Phase I Environmental Site Assessment (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in conformance with the scope and limitations as detailed in the ASTM Practice E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and Client Agreement.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate your trust in Partner and the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at 774-375-0007.

Sincerely,

James Previte
Relationship Manager

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in accordance with the scope of work and limitations of ASTM Practice E1527-21, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by The UIP Companies, Inc. for the property located at 2222 Q St NW in Washington, District of Columbia County, District of Columbia (the "subject property"). The Phase I Environmental Site Assessment is designed to provide The UIP Companies, Inc. with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the south side of Q Street NW between 22nd Street NW and 23rd Street NW within a residential and institutional area of District of Columbia County, District of Columbia. Please refer to the table below for a further description of the subject property:

SUBJECT PROPERTY DATA

Address(es):	2222 Q St NW, Washington, District of Columbia
Additional Current Address(es):	None Identified
Historical Address(es):	None Identified
Property Use:	Multi-family residential
Land Acreage (Ac):	0.15
Number of Buildings:	One
Number of Floors:	Five with a partially sub-gradient basement level
Gross Building Area (SF):	35,055 SF (per client provided information)
Net Rentable Area (SF):	Not provided
Date of Construction:	1923
Parcel Number:	Square 2510, Lot 0038
Type of Construction:	Concrete slab-on-grade
Current Tenants:	An apartment building with 20 residential units
Site Assessment Performed By:	Jenna Kane of Partner
Site Assessment Conducted On:	February 28 and March 21, 2025
Regulatory Radius Report Date:	February 24, 2025
Lien Search Date:	N/A
Report Date:	March 11, 2025
FOIAs Date:	February and March 2025
Groundwater Flow Direction (Inferred):	East-southeast

**Estimated Depth to
Groundwater (Feet bgs):** 15 to 30

The subject property is currently occupied by an apartment building with 20 residential units. Onsite operations consist of typical residential activities and routine property maintenance. In addition to the current structure, the subject property is also improved with associated landscaping.

According to available historical sources, the subject property was formerly undeveloped as early as 1903 and developed with the current structure in 1923. Tenants on the subject property have included apartments with various residential listings (1926-Present)

The adjoining properties are tabulated below:

ADJOINING PROPERTIES

Direction	Land Use/Occupant
North:	Q Street NW followed by rowhouses (2214-2216 Massachusetts Avenue NW and 2217 Q Street NW), Embassy of Sudan (2210 Massachusetts Avenue NW), and Embassy of Togo (2208 Massachusetts Avenue NW)
East:	An alleyway followed by rowhouses (2208 and 2220 Q Street NW) and the Church of the Pilgrims/School For Friends (2201 P Street NW)
South:	An alleyway followed by Rock Creek Park
West:	Rowhouse (2228 Q Street NW)

Findings and Opinions

Recognized Environmental Condition

A recognized environmental condition (REC) refers to the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

- Partner did not identify any RECs during the course of this assessment.

Controlled Recognized Environmental Condition

A controlled recognized environmental condition (CREC) refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, activity and use limitations or other property use limitations).

- Partner did not identify any CRECs during the course of this assessment.

Historical Recognized Environmental Condition

A historical recognized environmental condition (HREC) refers to a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations).

- Partner did not identify any HRECs during the course of this assessment.

Business Environmental Risk

A Business Environmental Risk (BER) is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. The following was identified during the course of this assessment:

- **Historical Aboveground Storage Tanks (ASTs):** During site reconnaissance, Partner observed two aboveground storage tanks (ASTs) in the basement of the subject property building, including an apparent fuel oil AST and an apparent water AST. The fuel oil AST was located in a locked room and appeared to be connected to a fill port and a vent pipe visible on the northeastern portion of the subject property in the concrete-paved alleyway along the exterior wall. The apparent water AST was located outside of the boiler room and was disconnected from all piping. No obvious signs of significant spills or releases were identified in connection with the ASTs. Onsite personnel had no information regarding ASTs at the subject property. At the time of Partner's assessment, the boiler system was fueled by natural gas provided by Washington Gas. However, the date of the subject property's natural gas connection was not determined during the course of this assessment. Based on the configuration (above ground) and overall good condition of the equipment, the ASTs in the basement are not considered a recognized environmental condition.
- **Suspect Asbestos-Containing Materials (ACM) and Lead-Based Paint (LBP):** Due to the age of the subject property building, there is a potential that asbestos-containing material (ACM) and/or lead-based paint (LBP) are present. Readily visible suspect ACMs were observed in good condition. During site reconnaissance, Partner observed minor peeling and bubbling paint on the ceiling and drywall of Units 3 and 52. Additionally, Partner observed significant peeling paint throughout the former residential unit located in the basement.

Significant Data Gaps

No significant data gaps affecting the ability of the Environmental Professional to identify a REC were encountered during this assessment.

Conclusions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of 2222 Q St NW in Washington, District of Columbia County, District of Columbia (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs, CRECs or HRECs in connection with the subject property; however, BERs were identified. Based on the conclusions of this assessment, Partner recommends the following:

- As a best management practice, if the ASTs in the basement are no longer intended for use, Partner recommends removing the ASTs and all associated piping and fill port in accordance with local, State and Federal regulations.
- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs and LBP located at the subject property. Under the O&M, the damaged areas observed should be repaired in accordance with applicable regulations related to LBP and ACM.

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APPENDICES

Appendix A: Site Photographs

Appendix B: Historical/Regulatory Documentation

Appendix C: Regulatory Database Report

Appendix D: Qualifications

ACRONYM LIST

Ac	Acre
AAI	All Appropriate Inquiries
AMSD	Approximate Minimum Search Distance
AOC	Area of Concern
ACM	Asbestos Containing Material
APN	Assessor Parcel Number
AST	Aboveground Storage Tank
AUL	Activity and Use Limitation
AIRS	Aerometric Information Retrieval System
AFS	Air Facility System
ALT FUELS	Alternate Fueling Stations
ASTM	American Society for Testing and Materials
BGS	Below Ground Surface
BER	Business Environmental Risk
BRS	EPA Biennial Reporting System
COC	Chemical of Concern
CREC	Controlled Recognized Environmental Condition
CDL	Clandestine Drug Lab
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESQG	Conditionally Exempt Small Quantity Generator
CORRACTS	RCRA Corrective Action Sites
ERIS	Environmental Risk Information Services
ERNS	Emergency Response Notification System
ECHO	Enforcement and Compliance History Online
FRP	Fiberglass Reinforced Plastic
FIM	Fire Insurance Map
FOIA	Freedom of Information Action
FINDS	Facility Index Database System
FRS	Facility Registry Service
FRP	Facility Response Plan
FIFRA	Federal Insecticide, Fungicide, and Rodenticide Act
FUDS	Formally Used Defense Site
FTTS	FIFRA/TSCA Tracking System
FTTS INSP	Inspection Case Listing
FUSRAP	Formerly Utilized Sites Remedial Action Program
FEMA	Federal Emergency Management Agency
HUD	U.S. Department of Housing and Urban Development
HSWA	Hazardous and Solid Waste Amendments
HVAC	Heating, Ventilation and Air Conditioning
HREC	Historical Recognized Environmental Condition
IODI	Open Dumps on Indian Lands
IHW	Industrial Hazardous Waste
IC/EC or INST/ENG	Institutional Control/Engineering Control
ICIS	Integrated Compliance Information System
LUCIS	Land Use Control Information System U.S. Department of the Navy
LQG	Large Quantity Generator
LPST	Leaking Petroleum Storage Tank
LST	Leaking Storage Tank
LUST	Leaking Underground Storage Tank

LBP	Lead-Based Paint
MSL	Mean Sea Level
MMMP	Mold, Moisture, and Mitigation Plan
MGP	Manufactured Gas Plant
MINES	Mines Master Index File
MLTS	Material Licensing Tracking System
HMIRS	Hazardous Materials Information Reporting System
MRDS	Mineral Resource Data System
NPL	National Priorities List
NCDL	National Clandestine Drug Labs
NPDES	National Pollutant Discharge Elimination System
NFRAP	No Further Remedial Action Planned
NonGen	Non Generator
NonGen/NLR	Non Generator/No Longer Regulated
ND	None Detected
NESHAP	National Emission Standards for Hazardous Air Pollutants
NWI	National Wetlands Inventory
NFA	No Further Action
N/A	Not Applicable
NOV	Notice of Violation
NTC	Notice To Comply
NRC	Nuclear Regulatory Commission
ODI	Inventory of Open Dumps
OWS	Oil-Water Separator
OSHA	Occupational Safety and Health Administration
O&M	Operations and Maintenance
PTO	Permit to Operate
Phase I ESA	Phase I Environmental Site Assessment
pCi/L	picoCuries per Liter
PHMSA	Pipeline and Hazardous Materials Safety Administration
PCB	Polychlorinated Biphenyl
PACM	Presumed Asbestos Containing Material
PFAS	Perfluoroalkyl and Polyfluoroalkyl Substances
PFOA	perfluorooctanoic acid
PFOS	Perfluorooctane sulfonic acid
REFN	Petroleum Refineries
PRP	Potentially Responsible Party
PST	Petroleum Storage Tank
ROD	Record of Decision
RGA	Recovered Government Archive
RCRA	Resource Conservation and Recovery Act
RCRIS	Resource Conservation Recovery Information System
REC	Recognized Environmental Condition
SF	Square Foot/Feet
SSA	Superfund Alternative Agreement
SSTS	Section Seven Tracking System
SQG	Small Quantity Generator
SMCRA	Office of Surface Mining Reclamation and Enforcement
SWF/LF	Solid Waste Facility/Landfill
SWRCY	Solid Waste Recycling Facility
SCRD	State Coalition for the Remediation of Drycleaners
SHWS	State Hazardous Waste Sites

SEMS	Superfund Enterprise Management Site
TANKS	Aboveground and Unregulated Tanks
TRIS	Toxic Chemicals Release Inventory System
TSCA	Toxic Substances Control Act
TSDF	Transfer, Storage and Disposal Facility
USDOE	United States Department of Energy
USDOT	United States Department of Transportation
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	Underground Storage Tank
UIC	Underground Injection Control
VEC	Vapor Encroachment Condition
VSQG	Very Small Quantity Generator
VCP	Voluntary Cleanup Program

DRAFT

1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E1527-21 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 2222 Q St NW in Washington, District of Columbia County, District of Columbia (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-21) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "landowner liability protections," or "LLPs"). ASTM Standard E1527-21 constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in accordance with and to the extent necessary to achieve the goal of the requirements set forth in the ASTM Standard E1527-21. This assessment included: 1) a property and adjoining site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments to obtain readily ascertainable information to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched readily available information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-21, AULs include both legal (that is, institutional) and physical (that is, engineering) controls that may include legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, or surface water on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on a property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the compliance and safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

The UIP Companies, Inc. (herein referred to as Client) engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of Client. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the Terms and Conditions for which this report was completed. A copy of Partner's standard Terms and Conditions can be found at <http://www.partneresi.com/terms-and-conditions.php>.

1.5 Limiting Conditions

The findings and conclusions contain all the limitations inherent in these methodologies that are referred to in ASTM Practice E1527-21.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past or current owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources, this data gap is not expected to alter the findings of this assessment.
- Partner requested information relative to deed restrictions and environmental liens, a title search, and completion of the AAI User Questionnaire from the Report User. This information was not provided at the time of the assessment. This data gap is not expected to alter the findings of this assessment.
- Partner was unable to determine the property use at five-year intervals, which constitutes a data gap. Except for property tax files and recorded land title records, which were not considered to be sufficiently useful, Partner reviewed all standard historical sources and conducted appropriate interviews. This data gap is not expected to alter the findings of this assessment.
- Partner observed approximately 10% of all interior units and all common areas. Based on the size and nature of use of the unobserved units (residential), this limited method of observation is not expected to alter the overall findings of this assessment.
- Partner submitted Freedom of Information Act (FOIA) requests to DC Fire and EMS Department (FEMS) for information pertaining to hazardous substances, underground storage tanks, releases, inspection records, etc. for the subject property and/or adjoining properties. As of this writing, these agencies have not responded to Partner's request. Based on information obtained from other historical resources, this limitation is not expected to alter the overall findings of this assessment.

Due to time constraints associated with this report, the Client has requested the report despite the above-listed limitations.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at 2222 Q St NW in Washington, District of Columbia is located on the south side of Q Street NW between 22nd Street NW and 23rd Street NW. According to the DC Office of Tax and Revenue (DCOTR), the subject property is legally described as SQUARE 2510, LOT 0038. According to DCOTR, ownership is currently vested in Tribby Properties Inc.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property is currently occupied by an apartment building with 20 residential units. Onsite operations consist of typical residential activities and routine property maintenance. The subject property consists of one five-story building with a partially sub-gradient basement level. In addition to the current structure, the subject property is also improved with associated landscaping.

The subject property is designated residential development by the District of Columbia.

2.3 Current Use of Adjoining Properties

The subject property is located within a residential and institutional area of District of Columbia County, District of Columbia. During the vicinity reconnaissance, Partner observed the land uses on adjoining properties as defined in ASTM Practice E1527-21 as any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them. The adjoining properties are tabulated below:

ADJOINING PROPERTIES

Direction	Land Use/Occupant
North:	Q Street NW followed by rowhouses (2214-2216 Massachusetts Avenue NW and 2217 Q Street NW), Embassy of Sudan (2210 Massachusetts Avenue NW), and Embassy of Togo (2208 Massachusetts Avenue NW)
East:	An alleyway followed by rowhouses (2208 and 2220 Q Street NW) and the Church of the Pilgrims/School For Friends (2201 P Street NW)
South:	An alleyway followed by Rock Creek Park
West:	Rowhouse (2228 Q Street NW)

2.4 Physical Setting Sources

2.4.1 Topography

TOPOGRAPHIC DATA SUMMARY

Quadrangle Year:	2019
Quadrangle Name:	Washington West, District of Columbia
Source:	USGS 7.5 Minute Topographic Map
Elevation (Feet):	75

TOPOGRAPHIC DATA SUMMARY

Slope Direction:	East-southeast
Slope Degree:	Gentle

A copy of the most recent topographic map is included as Figure 3 of this report.

2.4.2 Hydrology

While under natural and undisturbed conditions shallow groundwater flow most frequently follows the topography of the land surface, natural or man-made features can affect flow direction, and the presumed flow may not match the actual flow directions at the subject property and vicinity.

HYDROLOGY DATA SUMMARY

Groundwater Flow Direction:	East-southeast
Groundwater Flow Source:	Topographic map interpretation
Estimated Depth to Groundwater (Feet bgs):	15 to 30
Estimated Depth Source:	Information obtained from ERIS Physical Setting Report
Closest Body of Surface Water Name:	Rock Creek
Closest Body of Surface Water Distance (Miles):	330-feet
Closest Body of Surface Water Direction:	Southwest
Shallow Groundwater Use:	No
Source of Drinking Water:	Surface water from Potomac River

2.4.3 Geology/Soils

GEOLOGY AND SOIL DATA SUMMARY

Physiographic Province:	The subject property is situated within the Atlantic Coastal Plain physiographic province of the District of Columbia.
Geologic Unit Description:	The uppermost geologic formation underlying the soils at the subject property is the Quaternary Age Lowland Deposits formation. The Lowland Deposits formation comprises the underlying stratigraphy and consists mostly of gravel, sand, silt, and clay. The thickness of the Lowland Deposits formation is estimated to be between 0 and 150 feet.
Geologic Data Source:	United States Department of Agriculture (USDA) Natural Resources Conservation Service Web Soil

GEOLOGY AND SOIL DATA SUMMARY

	Survey
Soil Series Name:	Urban land
Soil Series Description:	Urban Land complex are those soils in which the soil's original structure and content have been so altered by human activities it has lost its original characteristics and is thus unidentifiable. Urban soils consist of nearly level to moderately steep areas where the soils have been altered or obscured by urban works and structures. Buildings and pavement cover more than 85 percent of the surface. Included in this unit in mapping are many small areas where the original soil material has been disturbed by construction and areas where fill has been added.

2.4.4 Flood Zone Information

FLOOD ZONE DATA SUMMARY

Source:	Federal Emergency Management Agency
Community Panel No.	1100010016C
FIRM Date:	September 27, 2010
Zone Designation:	Zone X (unshaded); defined as minimal risk areas outside the 1-percent and 0.2-percent-annual-chance floodplains.

A copy of the reviewed flood map is included in Appendix B of this report.

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

HISTORICAL USE INFORMATION

Years	Resource	Description/Use
1900-1922	Fire Insurance Maps, Topographic Maps	Unimproved Land
1923-Present	Aerial Photographs, Fire Insurance Maps, Topographic Maps, City Directories, Assessor Records, Onsite Observations	Multi-Family Residential

Tenants on the subject property have included apartments with various residential listings (1926-Present)

No potential environmental concerns were identified in association with the current or former use of the subject property.

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Risk Information Services (ERIS) on February 25, 2025. The inferred uses of the subject property and adjoining properties as interpreted from the aerial photographs in Appendix B are tabulated below:

Date:	1927	Scale:	1"=500'
Subject Property:	Appears to be developed with the current multi-family residential structure		
North:	Appears to be developed with three rowhouses structures across a roadway		
East:	Appears to be developed with a rowhouse structure and two annex structures across an alleyway		
South:	Appears to be unimproved land		
West:	Appears to be developed with a rowhouse structure		
Date:	1937, 1944, 1949, 1951, 1960, 1963, 1968, 1972, 1982, 1988, 1994, 2003, 2005, 2007, 2011, 2013, 2015, 2017, 2018, 2021, 2023	Scale:	1"=500'
Subject Property:	No significant changes visible		
North:	Appears to be developed with five rowhouses structures across a roadway		
East:	Appears to be developed with two rowhouse structures and a church with annex structures across an alleyway		
South:	Appears to be developed with a park across an alleyway		
West:	No significant changes visible		

Copies of select aerial photographs are included in Appendix B of this report.

3.2 Fire Insurance Maps

Partner reviewed the collection of fire insurance maps (FIMs) from ERIS on February 23, 2025. The following inferred uses of the subject property and adjoining properties interpreted from the FIMs in Appendix B are tabulated below:

Date: 1903	
Subject Property:	Vacant land
North:	Depicted as developed with three dwellings and two vacant lots across Q Street NW
East:	Depicted as developed with a dwelling and four vacant lots across an alleyway
South:	Vacant land
West:	Depicted as developed with a dwelling
Date: 1928	
Subject Property:	Depicted as developed with the current five-story with basement level apartment building (addressed as 2222 Q Street NW).
North:	Depicted as developed with three dwellings and a vacant lot across Q Street NW
East:	Depicted as developed with a dwelling, two automotive garages and a vacant lot across an alleyway
South:	No significant changes noted
West:	No significant changes noted
Date: 1959	
Subject Property:	No significant changes noted
North:	Depicted as developed with three dwellings and two embassies across Q Street NW
East:	Depicted as developed with two dwellings, one automotive garage and the Church of the Pilgrims across an alleyway
South:	Depicted with vacant land across an alleyway
West:	No significant changes noted
Date: 1984	
Subject Property:	No significant changes noted

North:	No significant changes noted
East:	Depicted as developed with two dwellings, one automotive garage and the Church of the Pilgrims which includes an educational building across an alleyway
South:	No significant changes noted
West:	No significant changes noted

Copies of reviewed FIMs are included in Appendix B of this report.

3.3 City Directories

Partner reviewed historical city directories obtained from ERIS on February 26, 2025 for past names and businesses that were listed for the subject property and adjoining properties. The findings are tabulated below:

SUBJECT PROPERTY SUMMARY

City Directory Search for 2222 Q St NW (Subject Property)	
Year(s)	Occupant Listed
1926	Vacant, Apartments, Beall Wm D, Cramer Jas, Mccord Jas, Benoist Leo, Chew Robt L, Lynch Geo A, Haynes Jas P, Noyes Theo P, Titus Harold, Evans Frank E, Oldfield Wm A, King Clapham P, Leclair Hugh P, Morris C Preston, Wells Eug Janitor, Wheeler Raymond A, Martin W Swift Mrs, Crapster Thaddeus G, Crawford Angus M Mrs
1931	Vacant, Apartments, Smith Ira L, Mccord Jas B, Purnell Wm R, Reeves Jos Y, Bevely John F, Mccarthy Chas, Daly Chas a Jr, King Chapman P, Titus Harold H, Morris Mary Mrs, Dunton Mary M Mrs, Monahan Stewart A, Walker Nina C Mrs, Richardson Henry J, Ashford Benj Janitor, Oldfield Pearl P Mrs, Morris Sondia M Nurse
1936	Dewey Geo, Hodges Edw P, Barlow H Joel, Barber Harry G, Cahall Ralph S, Titus Harold H, Brewer Talbot M, Cawley Wm J Mrs, Jenkins Ruth Miss, Patterson T F Mrs, Walker Philip Mrs, Cooper Linn F Phys, Walker R Serrell W, Burkett Louise Miss, Demonet Jules a Mrs, Ekengren Elsie Miss, Hovermale Jane Miss, King Clapham P Phys, Walker Herbert Wood, Rockwell Helen S Miss, Smith Howard Lee Phys, Walker Nina Chinn Mrs, Carroll Catherine Miss, Carroll Geraldine Miss, Ekengren Christine Miss, Patterson Montroze Miss, Pickens Mary Champ Miss, Lane Arthur W Lt Col Usa, Blair Montgomery Jr Phys Ofc
1941	Ashton a D, Bing Arden E, Hodges Edw P, Link a G Mrs, Ziegler Wm A, Baker Edith M, Barber Harry G, Walker Henry L, Bahgat Monir Dr, Bishop H Russell, Nelson Cornelia M, Cooper Linn F Phys, Greenhalgh Marceil, Miller Hugh Lt Col, Weltner Edwin G Mrs, Bailey Margaret J Miss, Mcmillan Gilbert N Mrs, Jacobsen Margaret E Mrs, Miller Izetta Jewel Mrs, Nimitz Catherine v Miss, Howard Wm Allen Phys Ofc, Mechem John C Lt Col Usa, Blair Montgomery Jr Phys Ofc, Nimitz Chester W Rr Adml Usn
1943	Hodges Edw P, Link a G Mrs, Ziegler Wm A, Baker Edith M, Bing Arden E, Carter

	Chas C, Leroy Lewis H, Lewis H Leroy, Bishop H Russell, Mechem John C Col, Greenhalgh Edw Mrs, Greenhalgh Marceil, Miller Hugh Lt Col, Weltner Edwin G Mrs, Wilson Agnes W Miss, Koepf John K Lt Usnr, Kutschko E Lt Col Usa, Bailey Margaret J Miss, Graham Robt L Capt Usa, Walker Henry L Lt Usnr, Weeks Chas S Comdr Usn, Jacobsen Margaret E Mrs, Miller Izetta Jewel Mrs, Nimitz Catherine v Miss, Eccles Henry E Comdr Usn, Hartshorne Douglas R Mrs
1950	Severy E D, Bing Arden E, Hodges Edw P, Lacy M H Mrs, Walsh Robt K, Baker Edith M, Carter Chas C, Leroy Lewis H, Lewis Harry L, Valeo F R Mrs, White Henry C, Lewis H Le Roy, Clarke Richard H, Cooper Linn F Phys, Greenhalgh Edw Mrs, Link John Carswell, Weltner Edwin G Mrs, Bailey Margaret J Miss, Cheadle Henry B Col Usa, Davidson Mary Catherine, Jacobsen Margaret E Mrs, Delaplane Channing E Col, Kutschko Emerick Brig Gen Usa
1955	Severy E D, Radhe Eric R, Riley Noma V, Walsh Robt K, Lewis Harry L, Lewis H Le Roy, Foster Wm Dewey, Sykes Estella F, Allen Lucy Lyman, Doughman a J Miss, Cooper Linn F Phys, Hammond Anna J Mrs, Link John Carswell, Padgett Louise Mrs, Wilkinson Harvey H, Carter Chas Clayton, Coe Theodore Irving, Robinson a Gram Mrs, Allen Edith Lyman Mrs, Bailey Margaret J Miss, Wilkinson Mabelle W Mrs, Delaplane Channing E Col, Dougherty Marie a Miss Rn
1960	Coe Theo I, Link John C, Allen Lucy L, Cannon C L A, Walsh Robt K, Ziegler Wm A, Cooper Linn F, Mander Chas W, Riley Norma A, Bailey Margt J, Bishop Henry G, Nair Raymond T, Byers Barbara J, Desayne Elena A, Joyce Maurice H, Robinson a Grau, Eversman Alice M, Ross Marvin C Writer, Bullock Florence S Mrs, Carter Chas C Designer, Delaplane Gladys M Mrs
1965	Joyce M H, Katmon S M, Steele Kay, Blum E Miss, Schuman G L, Desayn Elena, Holbrook O M, Walsh Robt K, Ziegler Wm A, Cannon Foster, Helpp Terry A, Ross Marvin C, Sayn De Elena, Chadburn John D, Mckinney Mary M, Allen Lucy Lyman, Eversman Alice M, Lassiter Donald E, Williams Ashby Mr, Wittlin Tadeusz A, Podolsky Richard J, Taylor Katherine M, Heller Modine T Mrs, Lassiter Rose P Mrs, Pierson Constance L, Walker Dorothy J Miss, Bailey Margaret J Miss, Morgan Sophie Lee Miss, Williams Lois Allen Mrs
1970	J, L, G L, Blair, Edw C, Grant, Ralph C, Stewart, Or Dntst, Douglas D
1972	Chang J, Hopps H, Walker D J, Holbrook O M, Walsh Robt K, Cannon Foster, Maurer Neil D, Berginsky Haya, Bloch Stuart M, Holden Wayne D, Wood Stephen S, Babbitts Judith, Chadburn John D, Allen Lucy Lyman, Cooperman Elaine, Eberly Lucie Mrs, Eversman Alice M, Holden Barbara D, Krueger Russell C, Williams Ashby Mrs, Wittlin Thaddeus A, Williams Lois Allee
1979	2222 Q St Apts
1981	Moses M, Bank G G, Hearty M, Strand J, Bordeaux L, Springer G, True James, Walker D J, Minnich Bob, Young Perry, Holbrook O M, Millikan C A, Walsh Robt K, Mayo Edward K, Vonier Thomas, Wood Anthonia, 2222 Q St Apts, Ladden Patrick, Chadburn John D, Allen Lucy Lyman
1986	Chang J, Moses M, Kingen K, Slatter K, White N L, Walker D J, Hulbert Ann, Allen

	Lucy L, Holbrook O M, Kleckner R L, Overton Mark, Graf Alfred G, Kilman Robert, Tyau Charlene, Dixon Steven M, Heller Peter A, Wright William, Chadburn John D, Iverson Sarah J, Friedman Jeffery, Schinasi Garry T, Dixon Steven W Md, Eisenstodt Joan L, Vuicich Katherine, Akman Jeffrey S Md, Brown Christopher N, Sestanovich Stephen
1990	Ogden S, Omara S, Tapay N, Woods K, Archie M, Harris M, Synder K, Scricca C, Tabeling E, Walker D J, Herrick a E, White Tommy, Bayly T C Md, Holbrook O M, Kingen Keren, Moore S Enid, Hitchcock P A, Wharry Martha, Fuller Laura C, Hani Valerie H, Kithas Kathryn, Stewart Robert, Chadburn John D, Kenagy Gretchen, Clumpner Christyn
1996	Russo C, Lee Eric, Beju Ioana, Krasts Evan, Smith Grant, Brownlw Dena, Hill Douglas, Holbrook O M, Hollish Dana, Monaghan Amy, Cohen Michael, Rowell John M, Freeman Jean M, Hill Douglas J, Blue James F 3 D, McMurray McCain, Piepenburg Erik, Balsamschwaber C, Griffith Cameron, Hilgendorf Heidi, Hopkins Margaret, Quarfordt Linnea, Rabinovitz Julie, Weinstein Andrew, Eisenstodt Joan L
2000	C Russo, Eric Lee, Ioana Beju, Evan Krasts, Grant Smith, Amy Monaghan, Dana Hollish, Douglas Hill, O M Holbrook, Dena Brownlow, John M Rowell, Michael Cohen, Douglas J Hill, Jean M Freeman, Erik Piepenburg, McCain McMurray, Andrew Weinstein, Cameron Griffith, Heidi Hilgendorf, James F Iii Blue, Julie Rabinovitz, Linnea Quarfordt, Margaret Hopkins, C Balsam Schwaber, Joan L Eisenstodt
2003	C Schiff, Eric Lee, Ioana Beju, Wendy Katz, Evan Krasts, Dana Hollish, Douglas Hill, O M Holbrook, Dena Brownlow, John M Rowell, Andrea Gothelf, Douglas J Hill, Jean M Freeman, Katie Corrigan, Ruth a Jimenez, Erik Piepenburg, Michael Jeffrey, Nicole Agostino, Andrew Weinstein, Cristina Alvarex, James F Iii Blue, Linnea Quarfordt, Christine Collins, Joan L Eisenstodt, Alexandra Schatzow
2008	S Joshi, M Mccool, Brian Eft, Ioana Beju, J H Slovak, M Kowalski, Anna Collins, Chris Larsin, Kate Howarth, Lindsey Held, O M Holbrook, Alison Majors, Hannah Sterns, Kenneth Dalia, Philipp Bleek, Andrea Gothelf, Chantal Laurie, Janice Gentile, Jean M Freeman, Julia Medeiros, Michael Leffel, Stephanie Weix, Gwenola Ladisch, Jennifer Thomas, Timothy J Ellis, Deepa Venkataraman
2011	G Collins, P Tribbey, Ana Duarte, D Humphries, Jane Gibbon, Kate Howarth, Cheryl Mattix, Julia Medeiros, Michael Leffel, Robert Walters, Stephanie Weix, Cameron Mcnamee, Gabrielle Delagueronniere
2016	Caitlin Keelin
2020	Caitlin Keelin
2023	Shruti Naik, Caitlin Keelin

Based on the city directory review, no environmentally sensitive listings were identified for the subject property address.

ADJOINING PROPERTY SUMMARY

City Directory Search for 1516 22 Nd St Nw (Adjoining Property)

Year(s)	Occupant Listed
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1926	Bird Andrew R Rev
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City Directory Search for 2208 Massachusetts Ave Nw (Adjoining Property)

Year(s)	Occupant Listed
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1926	Strauss Jos
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1931	Strauss Jos
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1936	Strauss J Admiral Usn
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1941	Strauss J Adml Usn
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1943	Strauss J Adml Usn
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1950	Strauss J Adm Usn
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1955	Strauss Jos Mrs
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1960	Strauss Elliott B
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1965	Akakpo Andre, Embassy of Togo
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1970	Akakpo Andre, Embassy of Togo
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1972	Akakpo Andre, Nam Emmanuel, Embassy Togo
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1981	Akakpo Andre, Embassy Togo
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1986	Akakfo Andre, Embassy of Togo, Akapko Andre
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1990	Embassy of Togo
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1996	Akakpo Andre, Embassy of Togo
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2000	Andre Akakpo, Embassy of Togo
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2003	Andre Akakpo, Embassy of Togo, Of T Embassy
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2008	Andre Akakpo
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2011	Togo Embassy
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2016	Embassy of Togo
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2020	Embassy of Togo
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2023	Embassy of Togo
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City Directory Search for 2210 Massachusetts Ave Nw (Adjoining Property)

Year(s)	Occupant Listed
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1926	Vacant
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1931	Vacant
1936	Hough Henry H Rr Admial Usn
1941	Hough Henry H Rr Adml Usn
1950	Embassy of Israel
1960	Embassy of Israel Annex
1965	Fontana Pietro, Luxembourg Embassy Chancery
1970	Luxembourg Embassy Chancery
1972	Luxembourg Embassy
1981	Duncan Jack, Interdona to Lombar, Odonnell Michael F, Lombard Theodore E, Interdomato Paul F, Oconnell Walter P, Comstock Robert F, Fitzgerald Jas F, Tri State Title, Marsalek Frank, Huthwaite Inc, Reilly Jas T
1986	Embassy Sudan, Military Attache, Embassy of Sudan
1990	Embassy of Sudan
1996	Embassy of Sudan
2000	Embassy of the Sudan Chancery
2003	Of S Embassy, Embassy of the Sudan Chancery, Embassy of Sudan Economic, Of T Embassy
2011	Sudan Embassy, Embassy of Sudan Economic
2016	Sudan Embassy
2020	Sudan Embassy
2023	Sudan Embassy, Embassy of Sudan

City Directory Search for 2214 Massachusetts Ave Nw (Adjoining Property)

Year(s)	Occupant Listed
1931	Smith Emmons
1936	Houtz Janet B Miss
1941	Byrnes Jas Carroll Jr Capt Usn
1943	Byrnes Jas Carroll Jr Capt Usn
1950	Byrnes Jas C Capt Usn
1955	Byrnes Jas C Capt Usn
1960	Meloy Thos
1965	James Campbell
1970	James Campbell

1972	James Campbell
1981	James Campbell
1986	Chung Yao, James Campbell
2003	Michael F Butler
2008	Michael F Butler

City Directory Search for 2216 Massachusetts Ave Nw (Adjoining Property)

Year(s)	Occupant Listed
1931	Vacant
1936	Smith Emmons S Jr
1941	Hoffman F Burrall
1943	Greenwood Geo M
1950	Cabot Edw C
1955	Isenbergh Max
1960	Vacant
1965	Isenbergh Max, Ochiai Toyoko Miss
1970	Isenbergh Max
1972	Isenbergh Max
1981	Isenbergh Max
1986	Isenbergh Max
1996	Embassy of Greece
2000	Max Isenbergh
2003	Max Isenbergh
2008	Max Isenbergh
2016	Kylie Kain, Michael Kain, Marlana Kain, Brendan Kain
2020	Brendan Kain, Michael Kain
2023	Kylie Kain, Michael Kain, Brendan Kain

City Directory Search for 2208 Q St Nw (Adjoining Property)

Year(s)	Occupant Listed
1926	Hodges Henry W
1931	Butler Henry W
1936	Semmes a H, Hodges Henry W

1941	Rayne Ruth Miss
1943	Rayne Ruth Miss
1950	Reno W L
1955	Semmes J Gibson
1960	Semmes John G
1965	Mchugh Emogene Mrs, Semmes John Gibson
1972	Shoolman Carl, Grognet Ronald J
1979	Apartments
1981	Dyck James, Bally Scott, Mchugh Emogene, McIntire R Darrell
1990	Beck Jerry, Tyler Joanna
1996	Beck Jerry, Imai Miekko, Anderson Leroy, Jefferies Douglas
2000	Jerry Beck, Miekko Imai, Leroy Anderson, Douglas Jefferies
2003	Leroy Anderson, Douglas Jefferies
2008	Leroy Anderson
2011	Douglas Jefferies

City Directory Search for 2217 Q St Nw (Adjoining Property)

Year(s)	Occupant Listed
1926	Rice Annie T
1931	Rice Annie T
1936	Mcnickle Christine M Mrs
1941	Smith Lorenzo G, Smith Cora F Mrs
1943	Smith Lorenzo G, Smith Cora F Mrs
1950	Lockrie E M
1955	Ivy Towers Rooming House
1960	Macleod Norman M
1965	Gandy Trentess W
1972	Naldo M K, Naldo Jose
1979	Montgomery Stephen
1981	Messe B R
1986	Bromheim David
1990	Rubio Mercedes, Mclaurin John M
1996	Atkin Timothy, Bockay William, Rubio Mercedes

2000	M Rubio, Timothy Atkin, William Bockay
2003	Amie Riggie, Bret J Berlin, Mercedes Rubio, William Bockay
2008	Mercedes Rubio, William Bockay
2011	Mercedes Rubio
2016	J Mcmurtry, Linda Griffin
2020	J Mcmurtry, Linda Griffin
2023	J Mcmurtry, Linda Griffin

City Directory Search for 2220 Q St Nw (Adjoining Property)

Year(s)	Occupant Listed
2020	Douglas Jefferies
2023	Douglas Jefferies

City Directory Search for 2228 Q St Nw (Adjoining Property)

Year(s)	Occupant Listed
1926	Cleary Anna M Mrs
1931	Reeves Henrietta Mrs
1936	Young S T Miss
1941	Young S T Miss
1943	Clagett Hal C B, Brinckerhoff Wm W, Clagett Silvine Marbury Miss
1950	Brinckerhoff Wm W, Engert Cornelius Van H Hon
1955	French Stewart
1960	French Stewart
1965	French Stewart
1972	Hoenig Blake, Schalaus Robt, French Stewart
1979	Hoff Paul, Antush Thomas M
1981	Hoff Paul, Robinson Patricia
1986	Hoff Paul
1990	Hoff Paul, Reid Cynthia
1996	Hoff Paul, Hoff Ellen, Ayres Mary E, Sargent Randy
2000	Paul Hoff, Ellen Hoff, Mary E Ayres, Randy Sargent
2003	Paul Hoff, Ellen Hoff, Laurie Somers

2008	Paul Hoff, Ellen Hoff, Chris E Etesse
2011	Paul Hoff, Ellen Hoff, Katherine Hoff
2016	Ellen Hoff
2020	Ellen Hoff, W L Pritchard Co L C
2023	Ellen Hoff, W L Pritchard Co L C

Based on the city directory review, no environmentally sensitive listings were identified for the adjoining property addresses.

Copies of reviewed city directories are included in Appendix B of this report.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from ERIS on February 23, 2025. The following inferred uses of the subject property and adjoining properties interpreted from topographic maps in Appendix B and are tabulated below:

Date: 1900	
Subject Property:	Shaded to depict urban development
North:	Shaded to depict urban development
East:	Shaded to depict urban development
South:	Depicted as unimproved land
West:	Depicted as unimproved land
Date: 1945, 1951, 1956, 1965, 1971, 1980, 1983	
Subject Property:	No significant changes depicted
North:	No significant changes depicted
East:	Depicted as developed with a church and shaded to depict urban development
South:	Shaded to depict urban development
West:	Shaded to depict urban development

Copies of reviewed topographic maps are included in Appendix B of this report.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

State Department

REGULATORY AGENCY DATA

Name of Agency:	District Department of Energy & Environment (DOEE)
Point of Contact:	https://foia-dc.gov/App/Home.aspx
Agency Address:	1200 First Street NE, Washington, District of Columbia
Agency Phone Number:	(202) 535-2600
Date of Contact:	February 28, 2025
Method of Communication:	Online Request Form

Summary of Communication:

Partner received a file related to the installation of an 1,800-gallon fuel oil AST in the basement of the subject property building in 1964. No additional information related to ASTs or USTs was provided by the DOEE. The on-site ASTs are further discussed in Section 6.2.2 and are not considered a REC.

Fire Department

REGULATORY AGENCY DATA

Name of Agency:	DC Fire and EMS Department (FEMS)
Point of Contact:	https://fems.dc.gov/
Agency Address:	1100 4th Street SW, 5th Floor, Washington, District of Columbia
Agency Phone Number:	(202) 727-1614
Date of Contact:	February 28, 2025
Method of Communication:	Online Request Form

Summary of Communication:

As of the date of this report, Partner has not received a response from the FEMS for inclusion in this report.

Building Department

REGULATORY AGENCY DATA

Name of Agency:	DC Department of Consumer and Regulatory Affairs (DCRA)
Point of Contact:	https://scout.dcr.dcgov/login#!/searchBySSLPage
Agency Address:	1100 4th Street SW, Washington, District of Columbia
Agency Phone Number:	(202) 442-4400

Date of Contact:	March 9, 2025
Method of Communication:	Online Research
Summary of Communication:	No records regarding hazardous substance use, storage or releases, or the presence of USTs and/or AULs on the subject property were on file with the DCRA.

Planning Department

REGULATORY AGENCY DATA

Name of Agency:	DC Office of Zoning (DCOZ)
Point of Contact:	https://maps.dcoz.dc.gov/
Agency Address:	441 4th Street, Suite 200, Washington, District of Columbia
Agency Phone Number:	(202) 727-6311

Date of Contact:	February 28, 2025
Method of Communication:	Online Research
Summary of Communication:	According to reviewed online documents, the subject property is zoned R-3 for residential development by the District of Columbia.

Assessor's Office

REGULATORY AGENCY DATA

Name of Agency:	DC Office of Tax and Revenue (DCOTR)
Point of Contact:	https://otr.cfo.dc.gov/page/real-property-tax-database-search
Agency Address:	1101 4th Street SW, Suite 270, Washington, District of Columbia
Agency Phone Number:	(202) 727-4829
Date of Contact:	February 28, 2025
Method of Communication:	Online Research

Summary of Communication:	According to records reviewed, the subject property is identified by Assessor Parcel Number (APN) Square 2510, Lot 0038 and is currently owned by Tribby Properties Inc. The current building was constructed in 1923 and totals approximately 23,694 square feet on a 0.15-acre lot.
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Copies of pertinent documents are included in Appendix B of this report.

4.2 Mapped Database Records Search

The regulatory database report provided by ERIS documents the listing of sites identified on federal, state, county, city, and tribal (when applicable) standard source environmental databases within the approximate minimum search distance (AMSD) specified by ASTM Practice E1527-21. The data from

these sources are updated as these data are released and integrated into one database. The information contained in this report was compiled from publicly available sources.

The environmental database information is used to identify environmental concerns in connection with the subject property. The listings also serve to identify the known indications of the storage, use, generation, disposal, or release of hazardous substance at the subject property and the potential for contaminants to migrate onto the subject property from off-site sources in groundwater or soil in the form of liquids or vapor.

Using the ASTM definition of migration, Partner considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

4.2.1 Regulatory Database Summary

The following table lists the sites as categorized by the regulatory database within the prescribed AMSD. The locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

DATABASE REPORT DATA

Database	AMSD Radius (mile)	Listings Identified		
		Subject Property	Adjoining Properties	Surrounding Area Sites of Concern
Federal NPL	1.00	N	N	N
Delisted NPL Site	0.50	N	N	N
Federal SEMS Site	0.50	N	N	N
Federal SEMS-ARCHIVE	0.50	N	N	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSDF Facility	0.50	N	N	N
Federal RCRA Generators Site (LQG, SQG, VSQG, CESQG)	Subject and Adjoining	N	N	Y
Federal IC/EC Registries	Subject Property	N	N	N
Federal ERNS Site	Subject Property	N	N	N
Federal PFAS Facility	0.50	N	N	N
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	N	N	N

State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N
State/Tribal Leaking Storage Tank Site (LUST/LPST)	0.50	N	N	Y
State/Tribal Registered Storage Tank Sites (UST/AST)	Subject and Adjoining	N	Y	Y
State/Tribal IC/EC Registries	Subject and Adjoining	N	N	N
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N
State/Tribal Spills	0.25	N	N	N
Federal Brownfield Sites	0.50	N	N	Y
State Brownfield Sites	0.50	N	N	N
State PFAS Facility	0.50	N	N	N
Historical UST Listing (HUST)	Varies	N	Y	N

4.2.2 Subject Property Listings

The subject property was not identified in the regulatory database report.

4.2.3 Adjoining Property Listings

The adjoining property to the east was identified as an UST and HUST site, as discussed below:

ADJOINING PROPERTY DATABASE LISTING

Property Name:	Church of the Pilgrims
Address:	2201 P Street NW
Direction:	East
Hydrological Gradient:	Cross-Gradient
Database Listing:	UST
Discussion :	The adjoining property was formerly equipped with one 10,000-gallon heating oil UST that is listed as permanently out of use. It should be noted that the DOEE historically labeled tanks as either only “active” or “permanently out of use”. Since no specifics associated with this listing was provided for review, it is unknown if this tank is simply no longer in use, has been abandoned in-place, or removed from the adjoining property. No releases have been reported in association with the former tank. Based on the regulatory oversight, current

status of the tank and lack of reported releases, this listing does not represent a recognized environmental condition.

ADJOINING PROPERTY DATABASE LISTING

Property Name:	Church
Address:	1520 22nd Street NW (historical address associated with the Church of the Pilgrims)
Direction:	East
Hydrological Gradient:	Cross-Gradient
Database Listing:	HUST

Discussion
:

This site listed on the HUST database for one 3,000-gallon heating oil UST (Facility ID: 2003005*001). No information pertaining to the installation dates was provided in the database report. Additionally, the current status of the tank was not provided by ERIS. This is a historical UST database listing and is not listed on the current UST database. It is likely that this UST is no longer in service. No releases or spills are reported in connection with the adjoining property. Based on the regulatory status, absence of reported releases, regulatory oversight and inferred direction of groundwater flow, these listings are not expected to represent a recognized environmental condition.

ADJOINING PROPERTY DATABASE LISTING

Property Name:	Unknown
Address:	1516 22nd Street NW (historical address associated with the Church of the Pilgrims)
Direction:	East
Hydrological Gradient:	HUST
Database Listing:	HUST

Discussion
:

This site listed on the HUST database for one 2,000-gallon heating oil UST (Facility ID: 2003001*001). No information pertaining to the installation dates was provided in the database report. Additionally, the current status of the tank was not provided by ERIS. This is a historical UST database listing and is not listed on the current UST database. It is likely that this UST is no longer in service. No releases or spills are reported in connection with the adjoining property. Based on the regulatory status, absence of reported releases, regulatory oversight and inferred direction of groundwater flow, these listings are not expected to represent a recognized environmental condition.

Based on the findings, vapor migration is not considered an environmental concern at this time.

4.2.4 Surrounding Area Listings of Sites of Concern

The property to the southeast was identified as a LUST, Delisted LST, UST, Brownfields, and RCRA NON GEN site in the regulatory database report, as discussed below:

SITES OF CONCERN DATABASE LISTING

Property Name:	Chevron/Sunoco/P Street Shell/Embassy Service Center
Address:	2200 P Street NW
Direction:	Southeast
Hydrological Gradient:	Down-Gradient
Database Listing:	LUST, Delisted LST, UST, Brownfields, RCRA NON GEN

Discussion:

The gasoline station is located approximately 430 feet to the southeast of the subject property, and situated hydrogeologically down-gradient. This site is equipped with one 12,000-gallon gasoline UST, one 7,000-gallon gasoline UST and one 5,000-gallon diesel fuel UST that are currently in use and three 10,000-gallon gasoline USTs, one 10,000-gallon diesel fuel UST, and one 1,000-gallon heating oil UST that are listed as permanently out of use. It should be noted that the DOEE historically labeled tanks as either only “active” or “permanently out of use”. Since no specifics associated with this listing was provided for review, it is unknown if this tank is simply no longer in use, has been abandoned in-place, or removed from the property. This site reported a release (Case Number: 89033) of gasoline on June 19, 1989, which reportedly impacted soil only. The release obtained regulatory closure on October 1, 1989. The gasoline station reported a second release (Case Number: 93047) of gasoline on February 11, 1993, which reportedly impacted soil and groundwater. The release obtained regulatory closure on July 28, 2008. This facility reported a third release (Case Number: 2012005) of gasoline on December 22, 2011, which reportedly impacted soil and groundwater. According to the LUST database listing, this release has an open case status; however, the Delisted LST database listing lists this release case as being removed from the DOEE Leaking Storage Tanks Program on June 7, 2017. The gasoline station is listed on the Brownfields database with PB ID: PBF2004-0196 as a site developed facility as of June 17, 2007. This site registered as a RCRA NON GEN facility (EPA ID DCD983968512), based on a notification received on November 8, 2017. This site was previously listed as a RCRA-VSQG from 1992 to 2010, with wastes previously generated including ignitable wastes, corrosive waste, benzene, tetrachloroethylene and trichloroethylene. This facility has received notices of violation in 1994; however, the violations have achieved compliance. No open violations have been issued by the EPA regarding the facility’s RCRA status. Based on the regulatory oversight with closures, lack of open violations, and inferred direction of groundwater flow, these listings do not represent a recognized environmental condition.

Based on the findings, vapor migration is not considered an environmental concern at this time.

4.2.5 Unplottable Listings

No unplottable listings are identified in the regulatory database report.

A copy of the regulatory database report is included in Appendix C of this report.

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5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM Practice E1527-21, Partner requested the following site information from The UIP Companies, Inc. (User of this report).

USER RESPONSIBILITIES

Item	Provided By User
AAI User Questionnaire	No
Title Records, Environmental Liens, and AULs	No
Specialized Knowledge	No
Actual Knowledge	No
Valuation Reduction for Environmental Issues	No
Identification of Key Site Manager	Yes
Reason for Performing Phase I ESA	Yes
Prior Environmental Reports	No

5.1 Interviews

5.1.1 Interview with Owner

The owner of the subject property, identified as Tribby Properties Inc, was not available to be interviewed at the time of the assessment.

5.1.2 Interview with Report User

5.1.3 Interview with Key Site Manager

Mr. Nick Calorio, key site manager, indicated that they had no information pertaining to any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

The key site manager further stated that there are no USTs, clarifiers, oil/water separators, groundwater monitoring wells, or hazardous substance use/storage/generation on the subject property to the best of their knowledge. Refer to Section 6.2.2 for information regarding the ASTs located in the basement of the subject property.

5.1.4 Interviews with Past Owners, Operators and Occupants

Interviews with past owners, operators, and occupants were not conducted since information regarding the potential for contamination at the subject property was obtained from other sources.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment.

5.2.2 Specialized Knowledge

No specialized knowledge of environmental conditions associated with the subject property was provided by the User at the time of the assessment.

5.2.3 Actual Knowledge of the User

No actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property was provided by the User at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

No knowledge of valuation reductions associated with the subject property was provided by the User at the time of the assessment.

5.2.5 Commonly Known or Reasonably Ascertainable Information

The User did not provide information that is commonly known or reasonably ascertainable within the local community about the subject property at the time of the assessment.

5.2.6 Previous Reports and Other Provided Documentation

No previous reports or other pertinent documentation was provided to Partner for review during the course of this assessment.

6.0 SITE RECONNAISSANCE

The weather at the time of the site visit was sunny and clear. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

SITE ASSESSMENT DATA

Site Assessment Performed By:	Jenna Kane and Josh Hilton
Site Assessment Conducted On:	February 28 and March 21, 2025

The table below provides the subject property personnel interviewed during the field reconnaissance:

SITE VISIT PERSONNEL FOR 2222 Q ST NW (SUBJECT PROPERTY)

Name	Title/Role	Contact Number	Site Walk*
Nick Calorio	Key Site Manager	(202) 684-7834	Yes

* Accompanied Partner during the field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property

Environmental concerns were identified during the onsite reconnaissance related to former USTs, as further discussed in Sections 6.1 and 6.2.

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste generated at the subject property is disposed of in trash cans located on the east side of the subject property. An independent solid waste disposal contractor, District of Columbia, removes solid waste from the subject property. Solid waste generated at the subject property includes household-type waste. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The District of Columbia services the subject property vicinity. No wastewater treatment facilities were observed or reported on the subject property. No septic systems were observed or reported on the subject property.

6.1.3 Stormwater and Surface Water Drainage

Stormwater is removed from the subject property primarily by sheet flow action across the paved surfaces towards stormwater drains located in the public right of way. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity and natural gas provided by PEPCO and Washington Gas, respectively. The mechanical system is comprised of central natural gas-fired boiler located in the basement, cast iron radiators and window mounted air conditioning (AC) units in the residential units. Hot water is provided by individual natural gas water heater.

6.1.5 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

6.1.6 Wastewater

Domestic wastewater generated at the subject property is disposed by means of the sanitary sewer system. No industrial processes are currently performed at the subject property.

6.1.7 Septic Systems

No septic systems were observed or reported on the subject property.

6.1.8 Additional Site Observations

No additional general site characteristics were observed during the site reconnaissance.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

Small quantities of general maintenance supplies were found to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. The storage and use of maintenance supplies does not appear to pose a significant threat to the environmental integrity of the subject property at this time.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

During site reconnaissance, Partner observed two aboveground storage tanks (ASTs) in the basement of the subject property building, including an apparent fuel oil AST and an apparent water AST. The fuel oil AST was located in a locked room and appeared to be connected to a fill port and a vent pipe visible on the northeastern portion of the subject property, in the concrete-paved alleyway along the exterior wall. The apparent water AST was located outside of the boiler room and was disconnected from all piping. No obvious signs of significant spills or releases were identified in connection with the ASTs. Onsite personnel had no information regarding ASTs at the subject property. At the time of Partner's assessment, the boiler system was fueled by natural gas provided by Washington Gas. However, the date of the subject property's natural gas connection was not determined during the course of this assessment. Based on the configuration (above ground) and overall good condition of the equipment, the ASTs in the basement are not considered a recognized environmental condition. As a best management practice, Partner recommends removing the ASTs and all associated piping in accordance with local, State and Federal regulations, if they are no longer in planned for use.

No evidence of USTs was observed during the site reconnaissance. Partner notes that the subject property address is not listed in the regulatory database report, no records have been identified regarding an on-site USTs on file with DC Department of Consumer and Regulatory Affairs (DCRA) or DOEE, and no evidence of a former UST below the basement level was observed during the inspection.

6.2.3 Evidence of Releases

No spills, stains, or other indications that a surficial release has occurred at the subject property were observed.

6.2.4 Polychlorinated Biphenyls (PCBs)

No potential PCB-containing equipment (transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, etc.) was observed on the subject property during Partner's reconnaissance.

6.2.5 Strong, Pungent or Noxious Odors

No strong, pungent or noxious odors were evident during the site reconnaissance.

6.2.6 Pools of Liquid

No pools of liquid were observed on the subject property during the site reconnaissance.

6.2.7 Drains, Sumps and Clarifiers

Partner observed the following drains, sumps, and/or clarifiers located on the subject property:

DRAINS, SUMPS, AND CLARIFIERS OBSERVED ONSITE

Drain/Sump/Clarifier	Number Observed	Location	Point of Discharge	Sealed/ Bermed
Floor Drain(s)	Several	Laundry Room, Basement Area	Municipal sewer system	N/A
Sump	One	Boiler Room	Municipal sewer system	No

The sump is used to collect any excess water accumulated at the subject property. The installation date of the sump is unknown. The sump is automatically engaged. Based on the nature and use, this sump does not represent a significant environmental concern.

6.2.8 Pits, Ponds and Lagoons

No pits, ponds, or lagoons were observed on the subject property.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards and Emerging Contaminants

Partner evaluated the current subject property use during the site reconnaissance for potential environmental hazards, including Per- and Polyfluoroalkyl Substances (PFAS) impacts to the subject property. Based on the site observations, likely PFAS impacts to the subject property based on current use were not identified. Based on this information, PFAS are not considered an environmental concern at this time.

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

6.3 Non-ASTM Services

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be presumed to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building that have not been appropriately tested are "presumed asbestos-containing material" (PACM).

A limited, visual survey of areas accessible from ground level for the presence of suspect ACM at the subject property was conducted. The objective of this visual survey was to note the presence and condition of suspect ACM listed by EPA, OSHA, and other regulatory and recognized sources as suspect ACM and/or considered friable or non-friable. Please refer to the table below for identified suspect ACM:

SUSPECT ACMs

Suspect ACM	Location	Friable Yes/ No	Physical Condition
Drywall Systems	Throughout Building Interior	No	Good
Floor Tiles	Throughout Building Interior	No	Good
Floor Tile Mastic	Throughout Building Interior	No	Good
Popcorn Ceiling	Throughout Building Interior	Yes	Good

Prior to disturbance, Partner recommends a comprehensive asbestos survey of the property be completed to determine the presence, condition, friability and likely future condition of suspect or confirmed ACM. All suspect materials must be handled as ACM according to local, state and federal regulations until the results of sampling and analysis indicate the material is a non-ACM. According to the US EPA, ACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) Program until removal is dictated by renovation, demolition, or deteriorating material condition.

Partner was not provided building plans or specifications for review, which may have been useful in determining areas likely to have used ACM.

6.3.2 Lead-Based Paint (LBP)

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm² (or 5,000 µg/g or 0.5% by weight) or more of lead. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as "Title X," to protect families from exposure to lead from paint, dust, and soil. Under Section 1017 of Title X, intact LBP on most walls and ceilings is not considered a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Further, Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

During site reconnaissance, Partner observed minor peeling and bubbling paint on the ceiling and drywall of Units 3 and 52. Additionally, Partner observed significant peeling paint throughout the former residential unit located in the basement. Based on the observed conditions, Partner recommends an O&M Plan.

Actual material samples would need to be collected in order to determine if LBP is present.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

EPA RADON ZONES

EPA Zones	Average Predicted Radon Levels	Potential
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate
Zone 3	Less than 2.0 pCi/L	Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Review of the US EPA Map of Radon Zones places the subject property in Zone 3. Based upon the radon zone classification, radon is not considered an environmental concern.

6.3.4 Lead in Drinking Water

LEAD IN DRINKING WATER SUMMARY

Water System Operator:	DC Water
Contact at Water System Operator:	
Source of Drinking Water:	Surface water from Potomac River
Year of Annual Water Quality Report:	2024
Compliance Status:	Water supplied is in compliance with all State and Federal regulations pertaining to drinking water standards for lead.

Water sampling was not conducted to verify water quality.

6.3.5 Microbial Growth

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g. in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

Partner observed accessible, interior areas of the subject property building for significant evidence of microbial growth with the exceptions detailed in Section 1.5 of this report; however, this assessment should not be used as a microbial survey or inspection. Additionally, this limited assessment was not designed to assess all areas of potential microbial growth that may be affected by microbial growth on the subject property. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas) microbial growth is present at the subject property. This evaluation did not include a review of pipe chases, mechanical systems, or areas behind enclosed walls and ceilings.

No obvious indications of water damage or microbial growth were observed during Partner's visual assessment.

6.3.6 Wetlands

The subject property does not appear to be a designated wetland area based on information obtained from the United States Fish and Wildlife Service's Online Wetlands Mapper; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

6.4 Adjoining Property Reconnaissance

The adjoining property reconnaissance consisted of observing the adjoining properties from the subject property premises.

6.4.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

No hazardous substances or petroleum products were observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.2 ASTs/USTs for Hazardous Substances or Petroleum Products

No ASTs or USTs for hazardous substances/petroleum products were observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.3 Evidence of Releases

No evidence of a release was observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.4 PCBs

No PCB containing materials were observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.5 Strong, Pungent, or Noxious Odors

No strong, pungent, or noxious odors were observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.6 Pools of Liquid

No pools of liquid were observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.7 Drains, Sumps, and Clarifiers

No drains, sumps, or clarifiers were observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.8 Pits, Ponds, and Lagoons

No pits, ponds, or lagoons were observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.9 Stressed Vegetation

No stressed vegetation was observed on adjoining properties during the limited adjoining property reconnaissance.

6.4.10 Additional Potential Environmental Hazards and Emerging Contaminants

Partner evaluated the current adjoining property use/uses during the site reconnaissance for potential environmental hazards, including PFAS impacts to the subject property. Based on observations made from the subject property borders, likely emerging contaminants [AND/OR] PFAS impacts to the subject property from current adjoining property use/uses were not identified. Based on this information, PFAS are not considered an environmental concern.

No additional environmental hazards were observed on adjoining properties during the limited adjoining property reconnaissance.

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7.0 VAPOR ENCROACHMENT CONDITIONS

Partner conducted a limited non-intrusive vapor screening on the subject property to identify, to the extent feasible, the potential for vapor encroachment conditions (VECs) in connection with the subject property. This included consideration of chemicals of concern (COC) that may migrate as vapors into the subsurface of the subject property as a result of contaminated soil and groundwater on or near the property.

This screening utilized readily available data sources previously discussed in this Phase I ESA that includes:

- the physical setting of the subject property (Section 2.4),
- standard historical sources for the subject property, adjoining, and surrounding area (Section 3.0),
- known or potentially contaminated sites as identified from information from regulatory agencies and sites on Federal, State, tribal and local databases (Section 4.0), and
- information from the site reconnaissance (Section 6.0) of the subject property and observations of the surrounding properties.

The results of our data collection, reconnaissance, and analysis are tabulated below:

POTENTIAL FOR VAPOR ENCROACHMENT TO IMPACT THE SUBJECT PROPERTY

Area of Concern	Likely or Known VEC to Subject Property
Subject Property Existing Operations or Conditions (Sections 2.0 and 6.0)	None identified that impact the subject property.
Historical Uses of the Subject Property (Section 3.0)	None identified that impact the subject property.
Adjoining Property Operations or Existing Conditions (Sections 2.3 and 6.4)	None identified that impact the subject property.
Historical Uses of Adjoining Properties or Nearby Properties (Section 3.0)	None identified that impact the subject property.
Regulatory Review of sites identified on Federal, State, tribal and Local Environmental Databases which were located in the AMSD (Section 4.0)	None identified that impact the subject property.

Based on the findings of the limited non-intrusive vapor screening, vapor intrusion is unlikely to be an issue of concern in connection with the existing structures on the subject property. As such, no further assessment is recommended.

8.0 FINDINGS AND CONCLUSIONS

Findings and Opinions

Recognized Environmental Condition

A recognized environmental condition (REC) refers to the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

- Partner did not identify any RECs during the course of this assessment.

Controlled Recognized Environmental Condition

A controlled recognized environmental condition (CREC) refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, activity and use limitations or other property use limitations).

- Partner did not identify any CRECs during the course of this assessment.

Historical Recognized Environmental Condition

A historical recognized environmental condition (HREC) refers to a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations).

- Partner did not identify any HRECs during the course of this assessment.

Business Environmental Risk

A Business Environmental Risk (BER) is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. The following was identified during the course of this assessment:

- **Historical Aboveground Storage Tanks (ASTs):** During site reconnaissance, Partner observed two aboveground storage tanks (ASTs) in the basement of the subject property building, including an apparent fuel oil AST and an apparent water AST. The fuel oil AST was located in a locked room and appeared to be connected to a fill port and a vent pipe visible on the northeastern portion of the subject property, in the concrete-paved alleyway along the exterior wall. The apparent water AST was located outside of the boiler room and was disconnected from all piping. No obvious signs of significant spills or releases were identified in connection with the ASTs. Onsite personnel had no information regarding ASTs at the subject property. At the time of Partner's assessment, the boiler system was fueled by natural gas provided by Washington Gas. However, the date of the subject property's natural gas connection was not determined during the course of this assessment. Based on the configuration (above ground) and overall good condition of the equipment, the ASTs in the basement are not considered a recognized environmental condition.

- **Suspect Asbestos-Containing Materials (ACM) and Lead-Based Paint (LBP):** Due to the age of the subject property building, there is a potential that asbestos-containing material (ACM) and/or lead-based paint (LBP) are present. Readily visible suspect ACMs were observed in good condition. During site reconnaissance, Partner observed minor peeling and bubbling paint on the ceiling and drywall of Units 3 and 52. Additionally, Partner observed significant peeling paint throughout the former residential unit located in the basement.

Significant Data Gaps

No significant data gaps affecting the ability of the Environmental Professional to identify a REC were encountered during this assessment.

Conclusions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of 2222 Q St NW in Washington, District of Columbia County, District of Columbia (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs, CRECs or HRECs in connection with the subject property; however, BERs were identified. Based on the conclusions of this assessment, Partner recommends the following:

- As a best management practice, if the ASTs in the basement are no longer intended for use, Partner recommends removing the ASTs and all associated piping and fill port in accordance with local, State and Federal regulations.
- An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs and LBP located at the subject property. Under the O&M, the damaged areas observed should be repaired in accordance with applicable regulations related to LBP and ACM.

9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at 2222 Q St NW in Washington, District of Columbia County, District of Columbia in conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Reviewed By:



Allan Coffee
Technical Director

10.0 REFERENCES

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-21

Environmental Risk Information Services (ERIS), City Directory, Fire Insurance Maps, Historic Aerials, Physical Setting Report, Radius Report, Topographic Maps, February 2025

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via the internet, March 2025

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, March 2025

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, March 2025

United States Fish and Wildlife Service, National Wetlands Inventory, accessed via the internet, March 2025

United States Geological Survey, accessed via the internet, March 2025

United States Geological Survey Topographic Map 2019, 7.5-minute series, accessed via the internet, February 2025

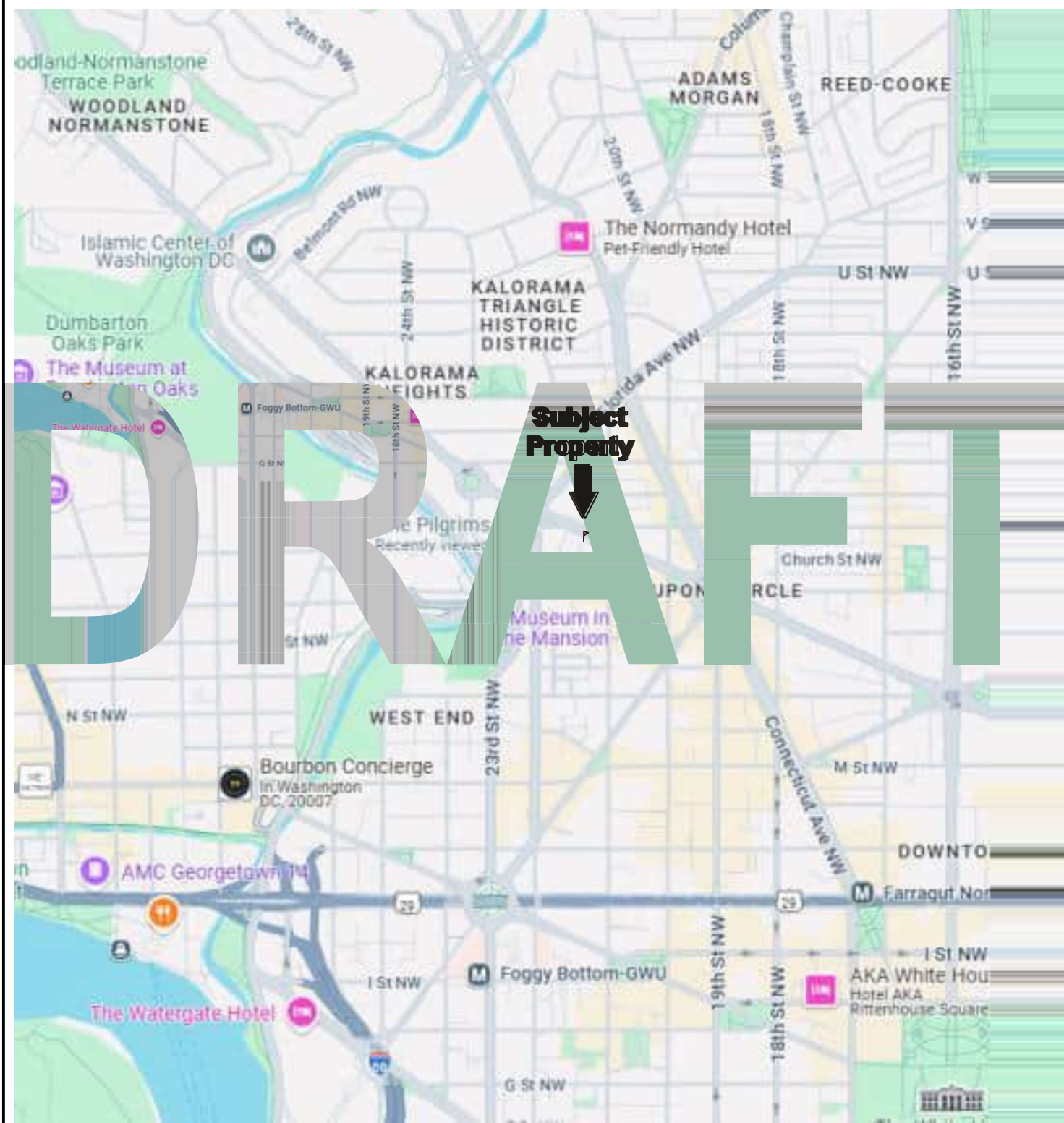
FIGURES

1: Site Location Map

2: Site Plan

3: Topographic Map

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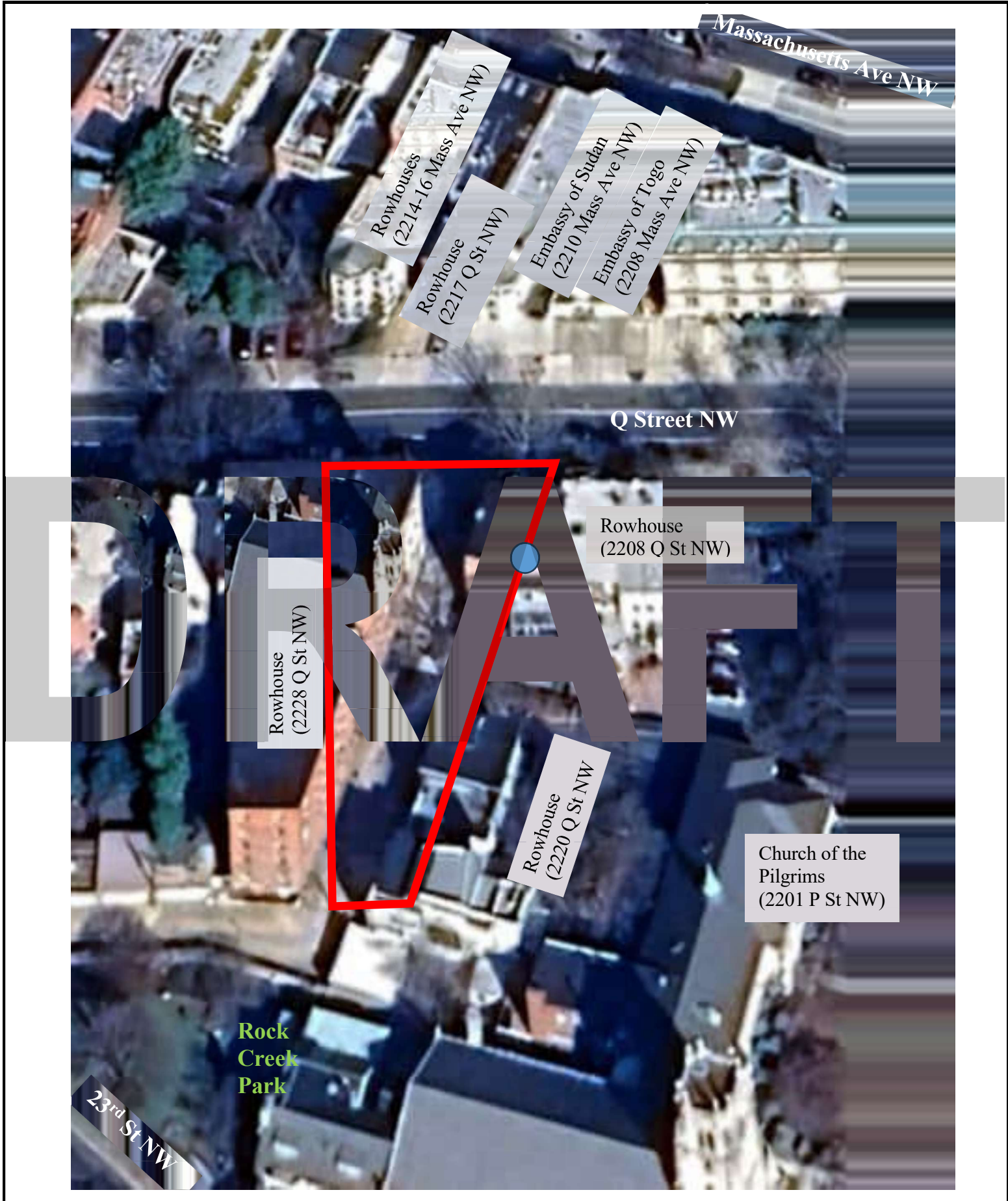


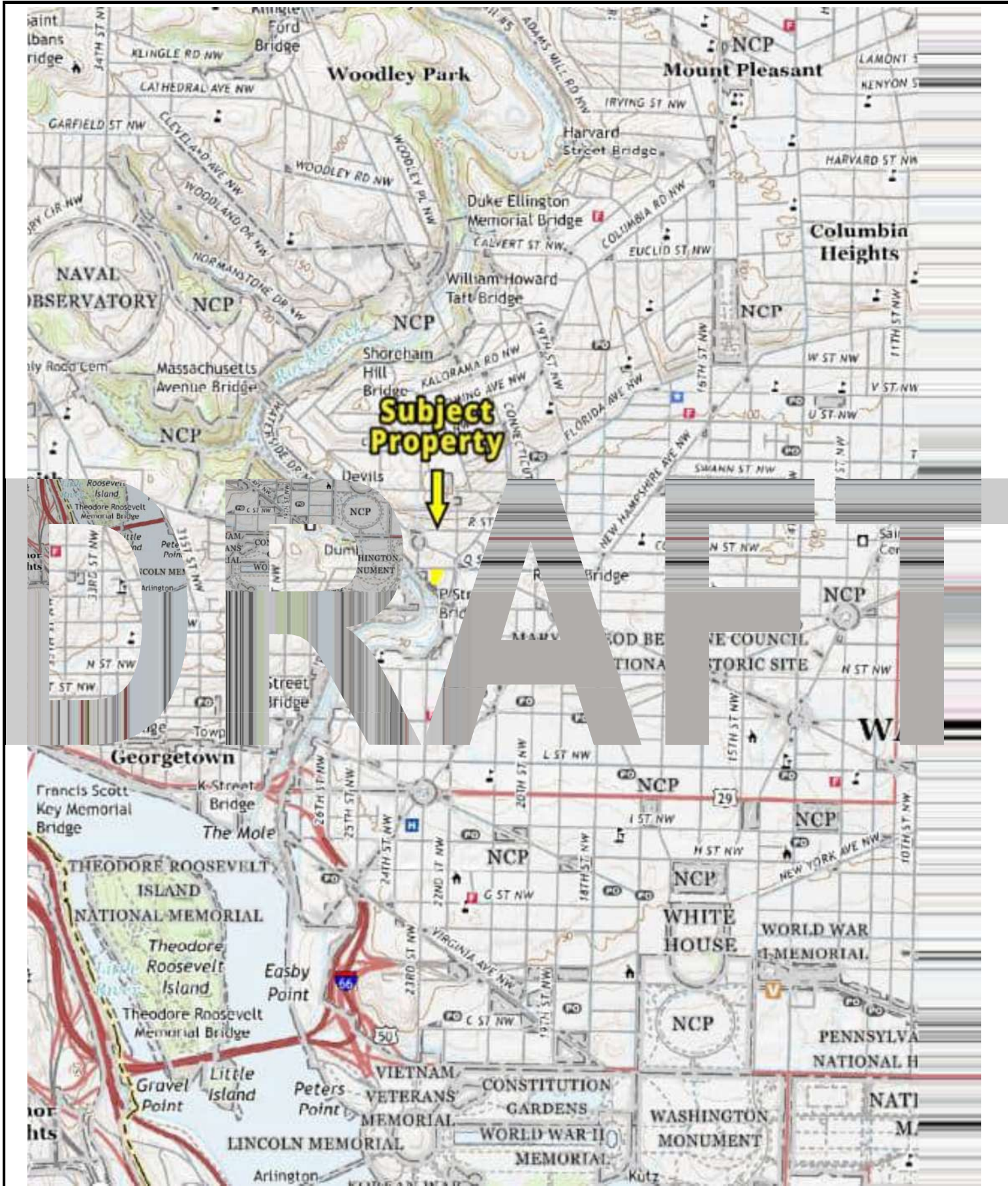
Drawing Not To Scale

KEY:
Subject Property 

FIGURE 1: SITE LOCATION MAP
Project No. 25-482321.1

PARTNER





USGS 7.5-Minute *Washington West, DC* Quadrangle
Created: 2019

KEY:
Subject Property 

FIGURE 3: TOPOGRAPHIC MAP
Project No. 25-482321.1

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