

PCC Professional Consulting Corporation

**Phase I Environmental Site Assessment
with Limited Sampling and Testing
The Beacon
Rhode Island Ave. and 7th Street, NW
Washington, DC**

PCC Job No. 080202

March 14, 2008



**943-A Russell Ave., Gaithersburg, MD 20879
(301) 926-8569**

**Phase I Environmental Site Assessment
The Beacon
Rhode Island Ave. and 7th Street, NW
Washington, DC**

PCC No. 080202

**Prepared for:
Parcel 42 Partners
c/o Horning Brothers Corporation
1350 Connecticut Avenue, NW
Suite 800
Washington, DC 20036**

**Prepared by:
Professional Consulting Corporation
943-A Russell Avenue
Gaithersburg, MD 20879
(301) 926-8569**

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1.0 EXECUTIVE SUMMARY

The target property, Manhattan Auto & Radio Co. at 1703 7th Place, NW is listed as a historical gas station and a LUST site. It is shown as an Open Case. The site was listed as having 3 permanently out of use tanks. The tanks included a 4,000 gasoline tank, a 1,000 gallon used oil tank and a 550 gallon used oil tank. The owner is shown as the Department of Housing & Community Development.

An in-house database indicates that a 5,000 gallon fuel oil tank may have been present on lot 106. No confirmatory records were obtained. It is likely that such a tank, if present, would have been used for the Shaw Community Center.

A dry cleaner, Tuxedo Valet Cleaners, was identified at 1715 7th Street in 1969 which is immediately up-gradient from the subject site. Tuxedo Valet is listed as a CERCLA site with a NFRAP designation, (No Further Remedial Action Planned). Tetrachloroethene, a dry cleaning solvent, was detected in groundwater on the subject site at 8.9 ug/l.



PROFESSIONAL CONSULTING CORPORATION

www.professionalconsulting.com

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Gentlemen:

2.0 INTRODUCTION

Professional Consulting Corporation, PCC was retained by the Oak Street Partners to perform Environmental Services on the above referenced site. The assessment was performed in accordance with our proposal/agreement of February 7, 2008.

2.1 Purpose

This Phase I (Environmental Site Assessment) ESA was conducted to permit formulation of an opinion as to the potential for Recognized Environmental Conditions to exist at a site at levels likely to warrant mitigation. As such, it is intended to help permit the Oak Street Partners, to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability: that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice." It should be noted that this ESA is only part of the process of All Appropriate Inquiry and that additional inquiry may be required.

The term "Recognized Environmental Conditions" means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

2.2 Scope of Services

The objective of this report is to identify, to the extent feasible, Recognized Environmental Conditions in

connection with the Property. Accordingly we have provided the following services:

- 1) Review of available previous site ownership and use records.
- 2) Review of available Federal, State, and local standard environmental record sources.
- 3) Site reconnaissance consisting of visual observation of accessible portions of the property.
- 4) Development of a site history to include review of aerial photographs, property atlases and maps.
- 5) Our evaluation of subsurface conditions, based upon our observations and available published information, as to the potential for migration of hazardous or toxic substances to migrate onto the site.
- 6) Preparation of this report outlining results of our findings.

2.3 Assumptions and User /Reliance

PCC has relied on data and work product from others during the preparation of this report. PCC has used reasonable care in reviewing the data but assumes no responsibility regarding the accuracy, completeness, or validity of such data and the work product of others. PCC also assumes that all available information regarding environmental liens encumbering the property or any information with respect to previous uses of the property that identify or may identify recognized environmental conditions have been provided to us by the owner.

This report was prepared for the exclusive use of the Parcel 42 Partners. Other entities should not rely upon or use this data without written consent from Professional Consulting Corporation. If requested, we may consent to use of this report by other entities who legally have or acquire ownership interest in the subject property. Such reliance will be limited to the same extent that the Parcel 42 Partners is limited and to the extent that such reliance is insurable under our existing insurance coverage. The terms, conditions and limitations in our existing agreement with the Parcel 42 Partners will be applicable to any such reliance. Additional fees may apply.

2.4 Limitations and Exceptions

We have performed our services and prepared this report in accordance with generally accepted guidelines for the conduct of Phase I Environmental Site Assessments. No warranties or guarantees, either expressed or implied are made. Construction debris (e.g., discarded concrete and asphalt) are not considered to be of concern unless observations suggest that hazardous substances are likely to be present in significant concentrations or to migrate off site. This Phase I assessment did not include sampling and testing for asbestos, mold, lead in drinking water, lead paint, roofing materials or for naturally occurring radon or asbestos.

No Environmental Site Assessment can wholly eliminate uncertainty regarding the potential for Recognized Environmental Conditions in connection with a Property. The intent is to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions in connection with the Property and standard practice recognizes reasonable limits of time, cost and access. Environmental conditions change with time. Findings and conclusions in this report are representative at the time of the inquires and site reconnaissance only. This Phase I Environmental Site Assessment is not intended to serve as an audit of health, safety or compliance issues.

2.5 Special Terms and Conditions

The Standard Terms and Conditions included in our proposal/agreement apply to services provided.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The site is located at Rhode Island Ave. and 7th Street, NW, in Washington, DC. It is on map G 91 and 197. Copies of the records and site map are included in Appendix D.

A Site Location Map is included in Appendix A showing the location of the site.

3.2 Site and Vicinity Characteristics and Uses

The site is zoned vacant.

3.3 Current Use of Property

The site is vacant. It consists of lots 106 and 803 of 15,317 and 1,691 square feet, respectively.

3.4 Description of Improvements and Utilities

The site is vacant. The area is serviced by municipal sewer, water and natural gas.

3.5 Description of Adjoining Properties

Photograph 1 in Appendix C shows the area looking south on 7th St., NW towards the site which is in the middle of the photograph on the left side of 7th St., NW behind a five story building. Photograph 2 shows the area immediately to the east of the site looking east along Rhode Island Ave., NW.

Directly to the north of Lot 106 is a five (5) story mixed use building that can be seen in Photographs 5 and 7. Farther to the north is the United House of Prayer, a small restaurant, a real estate office and Howard University Center for Urban Progress and a METRO Station. Across 7th St., NW, to the west is a parking lot and a ten (10) story apartment building with first floor retail space. To the south across Rhode Island Ave., NW the Asbury Dwellings apartments.

4.0 USER PROVIDED INFORMATION

4.1 Title Records/Ownership

The property is currently owned by DC Redevelopment Land Agency. A complete chain of title was not available for our review. A Commitment for Title Insurance provided to us refers to a deed from District of Columbia and successor to RLA Revitalization Corporation which in turn, was successor to District of Columbia Redevelopment Land Agency. No specific environmental liens were noted on the document.

4.2 Environmental Liens and Use Limitations

Mr. Ketan Gada with the District of Columbia government was contacted regarding any possible environmental liens or environmental use limitations imposed on the property. He said that he did not believe that there were any.

4.3 Owner and Property Manager Information

No previous site survey was made available to us for this site. PCC was not provided any previous reports for the site. To our knowledge, none exist.

4.4 Valuation Reduction for Environmental Issues

The lots are undeveloped. No Environmental Issues were disclosed to us that might indicate the presence of any valuation reduction.

4.5 Specialized Knowledge and Reason for Phase I

It is our understanding that the purpose of this Phase I Environmental Site Assessment is related to purchase and development of the subject site.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

A search of Standard Record Sources as specified by ASTM was obtained from Environmental Data Resources, Inc. (EDR). Standard Record Sources include Federal, State and Tribal records. Approximate minimum search distances for some of the more relevant records used by EDR are given below. A complete list of records and approximate minimum search distances used by EDR is included in the EDR report (February 13, 2008).

<u>Record Type</u>	<u>Search Radius</u>
● NPL	1.0 mile
● Delisted NPL	0.5 mile
● CERCLIS	0.5 mile
● CERCLIS NFRAP	property & adjoining properties
● RCRIS CORRACTS	1.0 mile
● RCRIS non-Corracts TSDs	0.5 mile
● RCRIS generators	site and adjoining properties
● ERNS List	property only
● State Hazardous Waste Sites (NPL)	1.0 mile
● State Hazardous Waste (CERCLIS)	0.5 mile
● Landfills/Solid Waste Disposal	0.5 mile
● State LUST Lists	site and adjoining properties
● State registered UST Lists	0.5 mile

5.2 Standard Federal Records

NPL : No National Priority list sites were identified within ASTM distances of 1.0 mile. The NPL includes the most serious uncontrolled or abandoned hazardous sites.

CERCLIS: No sites were identified in the EDR Report as on the Comprehensive Environmental Response, Compensation and Liability Act Information System, CERCLIS, within 0.5 mile of the subject site. The CERCLIS includes actual or potential hazardous substance release sites.

CERCLIS NFRAP: sites are CERCLIS sites designated "No Further Remedial Action Planned". Such sites may be removed following an initial investigation where no contamination was found, the contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. This is generally in keeping with part of the EPA's Brownfields Redevelopment Program to promote economic redevelopment of unproductive urban areas. There are 2 NFRAP sites noted in the EDR Report. They include Tuxedo Valet at 1715 7th Street NW reviewed in 1992 and the D. C. Convention Center at 801 M Street, NW reviewed in 2002. Tuxedo Valet is immediately up-gradient of the subject site.

RCRIS CORRACTS: There are no Corrective Action Reports (CORRACTS) listings within 1.0 mile of the property.

RCRIS non-Corrracts TSDs: No RCRIS non-Corrracts TSD facilities were identified within ASTM specified distances of 0.5 mile of the property. RCRIS-TSD facilities are those that store, treat or dispose of hazardous wastes.

RCRIS generators: There are 2 large and no small RCRIS quantity generators identified in the EDR Report within 0.25 mile of the property. The presence of a site on one of the RCRIS databases indicates that its generation, use, transportation or disposal of hazardous substances is regulated. It does not indicate, unless otherwise noted, that any violations have taken place. The Howard University Hospital had general violations in 1989, records violations in 1994 and Pre-transport violations in 1997. The site is greater than 0.125 mile from the site. There are 4 RCRA conditionally exempt small quantity generators (CESQG) sites within 0.25 mile of the site. Only Shaw Ecovillage Chain Reaction at 1701 6th Street, NW is within 0.125 mile of the site. It had no violations. The target property is vacant but is listed as a RCRA non generator site when it was the Shaw Community Health Center.

ERNS List: There are no Emergency Response Notification System Sites listing for the property.

Coal Gas: No coal gas facilities were identified in the EDR report between 0.5 and 1.0 mile of the subject site.

5.3 District of Columbia Records

State Hazardous Waste Sites: No State Hazardous Waste Sites were identified within 0.5 mile of the subject property in the EDR report. It is our understanding that the District of Columbia does not maintain an accessible database.

State Landfill/Solid Waste Disposal Facilities: No current landfill/solid waste facilities were identified in the EDR report within 0.5 mile of the subject site.

State LUST (Leaky Underground Storage Tank Records) Lists: There are 36 LUST sites within 0.5 mile of the site. The target property, Manhattan Auto & Radio Co. at 1703 7th Place, NW is listed as a historical gas station and a LUST site. It is shown as having 3 permanently out of use tanks.

State registered UST (Underground Storage Tank) Facility Reports Lists: There are 14 current UST (Underground Storage Tank) records identified in the EDR Report. Those within 0.125 mile of the site are:

Watha T. Daniel Branch Library	1725 8 th Street, NW	1 permanently out of use
Wonder Bread	641 S Street, NW	3 permanently out of use
Foster House Apartments	801 Rhode Island Ave. NW	2 permanently out of use
C. Boudoin Train	500 R Street NW	1 permanently out of use
Gas Station	1620-1624 5 th Street, NW	2 permanently out of use

EDR Historical Listings: The target property, Manhattan Auto & Radio Co. At 1703 7th Place, NW is listed as a historical gas station and a UST site. It was listed as having 3 permanently out of use tanks. The tanks included a 4,000 gasoline tank, a 1,000 gallon used oil tank and a 550 gallon used oil tank. The owner is shown as the Department of Housing & Community Development.

Several historical dry cleaners are shown as having been located to the north along 7th Street, NW. An in-house database lists a 5,000 gallon heating oil tank at 1701 7th St., NW, (Facility ID 2003340*001).

Orphans Summary: None were identified that would in our opinion affect the target site.

5.5 Additional Environmental Record Sources

There are 9 Brownfields sites within 0.5 mile of the site. All are greater than 0.125 mile from the site and should not affect it. There are no institutional control or VCP sites were not identified within 0.5 mile of the subject property in the EDR report.

The District of Columbia Department of the Environment and the DC Fire & EMS Department were requested to provide information or records on the site (Appendix D). A response indicates that in the 1950s and 1960s there was one 2,000 gallon tank with a pump on the site. The facility is shown as Manhattan Auto. A copy of the response is included in Appendix E.

5.6 Physical Setting Sources

Topographic Maps: The United States Geologic Survey (USGS) 7.5' Washington West topographic map prepared in 1950, 1956, 1965, 1965 and photorevised in 1971, 1980, 1983, and Washington and Vicinity

prepared in 1943 show the site as developed. (Topographic maps in Appendix D). Earlier United States Geologic Survey (USGS) 15' West Washington topographic maps prepared in 1885, 1923 and 1944 do not show any specific detail for the subject site.

Regional Physiography: The site is located on the Coastal Plain physiographic province.

Geology: Based on mapping by the United States Geological Survey and our observations the site lies on Gravel, Sand, Silt and Clay. It is gray to gray-brown and crudely to well bedded. Screening of soil samples with a photoionization detector from our geotechnical evaluation, (our project number 080112), of the site did not indicate the presence of any significant organic volatiles. One groundwater sample was analyzed using EPA Methods 8015 and 8260. No significant petroleum products were detected. One volatile, Tetrachloroethene, was detected at 8.9 ug/l. A copy of the data and boring locations is included in Appendix G.

Soils: The site lies on the Urban Land- Beltsville Chillum association. It consists of disturbed Urban land and deep nearly level well drained soils underlain by sandy or gravelly deposits.

Groundwater Characteristics: The subject site and surrounding areas are served by municipal water and sewer systems. No documentation was identified by EDR indicating past or present wells on-site. One monitoring well was observed in the sidewalk on the south side of the site. We anticipate that local groundwater flow will mimic topography and be towards the Tidal Basin and the Potomac River. Regional groundwater appears to be about 21 feet below grade.

Radon: Zip code 20001 had a range of 0.6 to 5.6 pCi/l. The site has been classified as low potential for homes to have elevated levels of radon.

5.7 Historical Use Information on Property

The objective of consulting reasonably ascertainable historical sources is to develop a site history back to when the site was first developed or 1940, whichever was earliest. PCC uses a variety of tools to help research former site activities. These include but are not limited to evaluating former ownership records, reviewing property atlases, topographic maps and interpretation of aerial photographs.

Property Atlases and Aerial Photography:

Sanborn Fire Insurance Maps: Historic Sanborn Fire Insurance Maps for the District of Columbia were reviewed by EDR (2/13/08). Fire insurance maps from 1888, 1926, 1959, 1977, and 1994 depicting the property were identified by EDR.

In 1888 lot 106 appears to have been developed with several small unidentified structures except for the one right at the corner which is labeled "Boarding." The 1904 map is similar.

The 1928 map shows a church on the east end of lot 106 and a garage on the west side at 1703 7th St., NW with a gas tank. Lot 803 was also developed with a small structure. Adjacent and nearby properties were a mix of commercial and residential sites.

The 1959 Sanborn map shows Lot 803 as vacant. Lot 106 was developed with a two story concrete structure.

The 1984 map shows 1707 7th St., NW As having been constructed in 1966. The 1988, 1990, 1991, 1992 and 1994 maps are similar. Lot 803 is shown as undeveloped on the 1984 through 1994 maps.

The 1977 Sanborn map shows lot 803 as used auto sales with an address of 637 Rhode Island Ave. Lot 106 is shown a Community Center and includes 1701 through 1707 7th St., NW. It appears to include several individual structures. The 1988 through 1994 maps are similar.

Baist's Atlases : Baist's Atlases for the District of Columbia for 1941 and 1949 were reviewed at the Martin Luther King, Jr. Library. The 1932 and 1939 maps show a garage on lot 106 and a frame house on lot 803. The 1957 and 1965 maps do not show any information for the lots.

Aerial Photographs: Aerial photography taken in 1960, 1977, 1980, and 1988 was reviewed. In 1960 the site appears to have been developed with several structures. Later aerial phonographs taken in 1977, 1980 and 1988 show what appears to be one major structure at the corner of 7th Street, NW and Rhode Island Ave., NW. No development was noted on any of the aerial photograph for lot 803. A 2002 aerial photograph shows the site as a vacant lot. Copies of the aerial photographs are included in Appendix D.

Directories: Directory information compiled by EDR from Polk's Directories, Haines Directories and telephone books include the following listings. The subject site appears to have included 1701, 1703, 1705 and 1707 7th Street, NW, 601, 603, 605, 607, 643 R St., NW and 639 Rhode Island Ave., NW.

- | | | |
|------|--------------------------|--|
| 1922 | 1701 7 th St. | Mendell, P H & Co. Bicycles. |
| | 1703 7 th St. | Edward L Jones Garage. |
| | 1705 7 th St. | Mattro Carmallo, Jacob Willcher Furniture. |
| | 1707 7 th St. | F S Borowski, Boston Colonial Antique Furniture Repair Shop, Steven Rubino Barber. |
| | 1709 7 th St. | August A. Bruchi, Leather. |
| | 1711 7 th St. | Several individuals. |
| 1926 | 1701 7 th St. | Mendell, P H & Co. Bicycles. |
| | 1703 7 th St. | Red Cab Service Co. |
| | 1707 7 th St. | Boston Colonial Antique Furniture Repair Shop |
| | 1709 7 th St. | Jacob R. Jackson Cleaner |
| | 1711 7 th St. | Several individuals and James B. Matthews, Shoe Shiner. |
| | 641 R St. | Church of Christ of the Apostolic Faith. |
| 1931 | 1701 7 th St. | Mendell, P H |
| | 1703 7 th St. | Red Cab Inc. |
| | 1707 7 th St. | Boston Colonial Antique Furniture Repair Shop |
| | 1709 7 th St. | Eagle Cleaning and Dyeing Br. |
| | 1711 7 th St. | Allen Boston Botanist and Harry Miller. |
| | 641 R St. | Mrs. Amanda Mills restaurant |
| | 643 R St. | Unity Center |
| 1936 | 1701 7 th St. | Wm Collins Furniture. |
| | 1703 7 th St. | Red Cab Assn. Inc. |
| | 1705 7 th St. | Henry Lloyd Billards. |

	1707 7 th St.	Thomas Corbitt Restaurant., Felix W. Bunkley, barber.
	1709 7 th St.	Mrs. Essie Jackson Cleaners.
	1711 7 th St.	Vacant.
	643 R St.	Mrs. Frazier Beauty Shop.
	647 R St.	Mrs Mabel Williams.
1940	641 R St.	Rising Mt. Zion Baptist Church.
	643 R St.	Mrs. Frazier Beauty Shop.
1943	1701 7 th St.	Manhattan Auto & Radio Co., Showroom.
	1707 7 th St.	Mrs. Mamie L. Bungley, barber.
	1709 7 th St.	Mrs. Elis King, Beauty Shop.
	1711 7 th St.	Jones.
	641 R St.	Rising Mt. Zion Baptist Church.
	643 R St.	Mrs. Frazier Beauty Shop.
1948	1701 7 th St.	Manhattan Auto Kaiser Frazer Inc., Showroom.
	1707 7 th St.	Wm. Timberain, barber and Elisha Gross Restaurant.
	1709 7 th St.	Kings Beauty Salon.
	1711 7 th St.	Rose Jones.
	641 R St.	Rising Mt. Zion Baptist Church.
	643 R St.	Mrs. Frazier Beauty Shop.
1954	1701 7 th St.	Manhattan Auto & Radio Co., Showroom.
	1707 7 th St.	Wm. Timberain, barber and Elisha Gross Restaurant.
	1709 7 th St.	Kings Beauty Salon.
	1711 7 th St.	George D. Mims shoe shiner and clothes cleaners.
1960	1701 7 th St.	Manhattan Auto Inc., Showroom.
	1707 7 th St.	TV Doctors, Clinic Repair.
	1709 7 th St.	Powels Beauty Salon.
	1711 7 th St.	Individuals.
1964	1701 7 th St.	Manhattan Auto Inc., Showroom.
	1707 7 th St.	B&M Grocery Shop and carry out restaurant.
	1709 7 th St.	Vacant.
	1711 7 th St.	Individuals.
1969	1711 7 th St.	Individuals.
	1715 7 th St.	North of site, Tuxedo Valet Cleaners.
1973	1711 7 th St.	Trember Detective Agency.
1978	No sites noted for the subject property.	
2000	1707 7 th St.	Shaw Community Health Center.
	1709 7 th St.	Onnie Privette

5.8 Historical Use Information on adjoining Properties

Based on review of aerial photographs, atlases and directories adjacent properties have included residential row houses to the east and commercial properties to the north. A dry cleaner, Tuxedo Valet Cleaners, was identified at 1715 7th Street in 1969.

A map of the METRO Greenbelt Route shows the Shaw Station as being under 7th St., NW adjacent to the east. A copy is included in Appendix D.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

The objective of the Site Reconnaissance was to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property. The site reconnaissance was conducted on February 13, 2008 by James T. Kirkland of Professional Consulting Corporation. Also present were Mr. Gerry Davit of Professional Consulting Corporation and Mr. Robert Love of Horning Brothers.

6.2 General Site Setting

The subject site consists of two lots (106 and 803 in Square 442) separated by an alley as shown on the Site Sketch Map in Appendix B. The lots are currently undeveloped and located at the northeast corner of the intersection of 7th Street, NW and Rhode Island Ave., NW. Photograph 1 in Appendix shows 7th Street, NW looking south towards lot 106. Photograph 2 shows Rhode Island Ave., NW looking east from lot 803. Both lots are surrounded by chain link fences. A patch that appeared to have been for a soil boring was observed in the alley.

Photographs 3, 4 and 5 show the interior of lot 106. Note that the material exposed includes building rubble, areas of sand, crushed gravel and small areas with pea gravel. Photograph 6 shows a former light post at the southeast corner of the lot. One monitoring well was observed in the sidewalk area along the south of the site (Photograph 6).

Photographs 7 and 8 show lot 803. Lot 803 also contained old building rubble except for the northern portion where there was an area of old concrete

Underground Storage Tanks: No underground or aboveground storage tanks were observed on the site.

PCBs: No transformers were observed on the subject site.

Asbestos: No asbestos containing materials (ACMs) were observed in the building rubble that was exposed at the surface. No information was available as to asbestos removals that may have taken place prior to demolition of the previous structures.

7.0 INTERVIEWS

7.1 Interview with Owner/Manager

Mr. Ketan Gada with the District of Columbia government was contacted regarding the site. Mr. Gada said that he had been familiar with the site for about three years and that it had been vacant during that time. He was not aware of the former use of the site. Mr. Gada did not know of any former engineering or environmental studies on the site. He did mention that the site had been used as a staging area during the redevelopment of the lot immediately to the north.

Mr. Gada was asked about any tanks or tank records for the site. He said that he did not know of any.

7.3 Other Interviews

Interview with Local government Officials: A Freedom of Information Act Requests response from the District of Columbia Fire Preventin Bureau indicates that th site had been occupied by Manhattan Auto, a garage, from at least 1955 through 1962. The response documents indicated the presence of underground storage tanks on the site.

8.0 FINDINGS

The target property, Manhattan Auto & Radio Co. at 1703 7th Place, NW is listed as a historical gas station and a UST site. It was listed as having 3 permanently out of use tanks. The tanks included a 4,000 gasoline tank, a 1,000 gallon used oil tank and a 550 gallon used oil tank. The owner is shown as the Department of Housing & Community Development.

An in-house database indicates that a 5,000 gallon fuel oil tank may have been present on lot 106. No confirmatory records were obtained. It is likely that such a tank, if present, would have been used for the Shaw Community Center.

Areas with pea gravel and crushed stone were noted on lot 106. It could not be determined if these were from excavations on the site or left over from the site having been used as a staging area during development of the adjacent site to the north.

A dry cleaner, Tuxedo Valet Cleaners, was identified at 1715 7th Street in 1969 which is immediately up-gradient from the subject site. Tuxedo Valet is listed as a CERCLA site with a NFRAP designation, (No Further Remedial Action Planned).

No documentation for the demolition of the previous structures was available. It is likely that any demolition included an asbestos evaluation and removal but this has not been confirmed.

Screening of soil samples with a photoionization detector from our geotechnical evaluation of the site did not indicate the presence of any significant organic volatiles. One groundwater sample was analyzed using EPA Methods 8015 and 8260. No significant petroleum products were detected. One volatile, Tetrachloroethene, was detected at 8.9 ug/l.

9.0 CONCLUSIONS/OPINIONS

Discussion of Data Gaps: Research of historical data, aerial, and topographic maps was not possible to the first development of the site. Even so, we believe that adequate information has been reviewed to assess the site for this Phase I Environmental Site Assessment.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the subject property. Exceptions to, or deletions identified from, this practice are described in the data gaps or Deviations sections of this report.

This assessment has revealed the following evidence of "Recognized Environmental Conditions" in connection with the property.

Three former underground storage tanks were listed in regulatory records as Out of Service. The site is shown as a LUST site (Leaky Underground Storage Tank site). It is shown as an Open Case. In addition, there is an unconfirmed presence of a 5,000 gallon fuel oil tank that appears to have been associated with the former Shaw Community Center.

A former dry cleaners with a history of violations and was located at 1715 7th Street, NW. The cleaners is the probable source for tetrachloroethene detected in groundwater on the subject site. Any de-watering activities would have to consider the contamination to obtain a discharge permit. De-watering could result in even higher levels of contamination migrating onto the site.

10.0 DEVIATIONS

Client imposed constraints deviations and deletions: A complete chain of title was not available for this report.

11.0 ADDITIONAL SERVICES

In addition to the Phase I report, soil samples from our geotechnical evaluation of the site were screened with a photoionization detector and one groundwater sample was taken for analysis.

12.0 REFERENCES

Baist's Atlases of the District of Columbia.

Darton, N.H., 1950, Configuration of the Bedrock Surface of the District of Columbia and Vicinity, United States Geological Survey Professional Paper 217.

EDR Radius Map Report, Environmental Data Resources, Inc. Southport, Connecticut.

Fares 2004 District of Columbia Assessment Directory.

Fleming, Anthony, H., Drake, Avery Ala Jr., and McCartan, Lucy, 1994, Geologic Map of the Washington West Quadrangle, District of Columbia, Montgomery and Prince Georges Counties, Maryland, and Arlington and Fairfax Counties, Virginia. United States Geological Survey Geologic Quadrangle Map 1748.

Haines Criss Cross Directory of the District of Columbia.

Polk's Directories

Sanborn Fire Insurance Maps.

United States Department of Agriculture, Soil Conservation Service, 1976, Soil Survey of District of Columbia.

United States Geological Survey topographic maps.

13.0 SIGNATURES AND QUALIFICATIONS

This Phase I Environmental Site Assessment has been prepared using ASTM Practice E1527-05 as guidance and the report has been tailored to the subject site. We have the specific qualifications based on education, training, and experience to meet the definition of "Environmental Professional" as defined in 40 CFR 312.10 to assess a property of the nature, history, and setting of the subject property.

Very truly yours,
Professional Consulting Corporation



James T. Kirkland, Ph.D., C.P.G.
Senior Professional Geologist



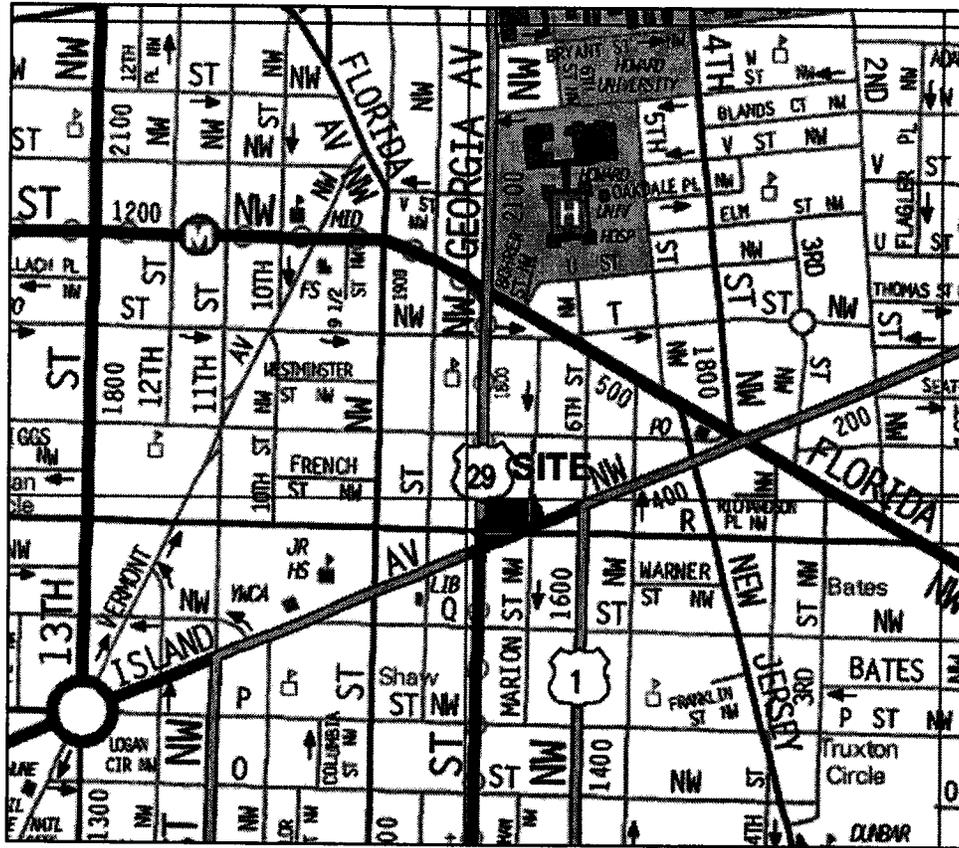
Linda L. Kirkland, Ph.D.
Senior Environmental Scientist

The qualifications of the environmental professionals responsible for conducting this Phase I Environmental Site Assessment are presented in Appendix H. We declare 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" and 12.13.2 " We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We believe that we have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."

Appendix A

Site Map

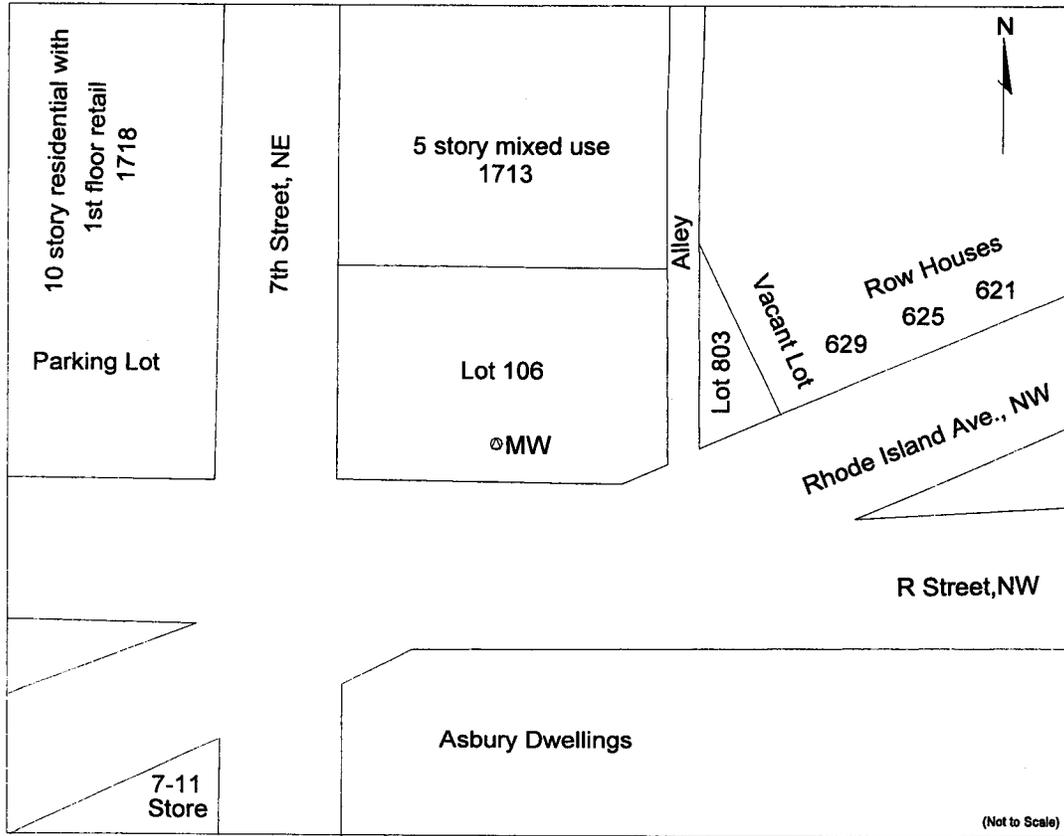
Site Location Map



Appendix B

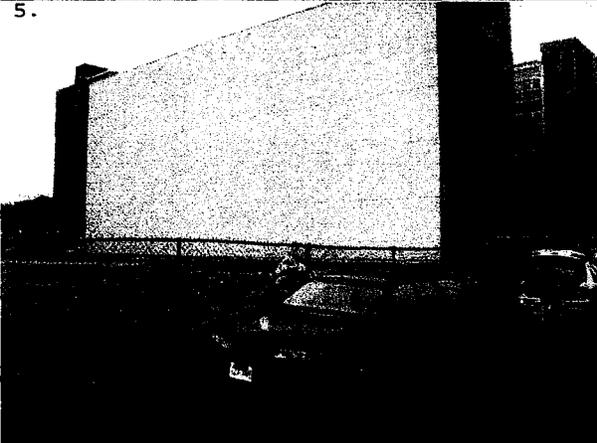
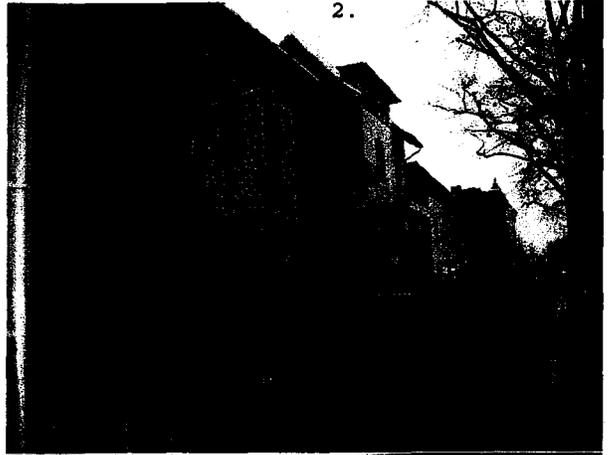
Site Plan

Site Sketch Map



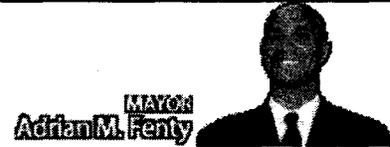
Appendix C

Photographs





Appendix D
Historical Research Documents



CFO HOME



Property Detail

TAXPAYER SERVICE CENTER

REAL PROPERTY SERVICES

- Property Tax Bills
- Property Tax Rates and Calculation
- Property Assessment Process
- Property Assessment Appeals
- Tax Relief Credits
- Search Real Property Sales Database
- Search Real Property Assessment Database

Address: 1707 7TH ST NW

SSL: 0442 0106

Record Details

Neighborhood: OLD CITY II **Sub-Neighborhood:** G

Use Code: 197 - Vacant-Improved and Abandoned **Class 3 Exception:** No

Tax Type: RL - DC Redevelopment Land Authority **Tax Class:** 003 - Vacant

Homestead Status: ** Not receiving the Homestead Deduction

Assessor: GREGORY GLOVER

Gross Building Area: **Ward:** 2

Land Area: 15,317 **Triennial Group:** 2

CFO / OTR Search

Owner and Sales Information

Owner Name: DISTRICT OF COLUMBIA REDEVELOPMENT LAND AGENCY

Mailing Address: 2025 M ST NW STE 600; WASHINGTON DC20036-3387

Sale Price: Not Available

Sale Date: 04/01/1999

Instrument No.: 0

Tax Year 2008 Preliminary Assessment Roll

	Current Value	Proposed New Value (2008)
Land:	\$1,061,310	\$2,527,310
Improvements:	\$228,930	Not Available
Total Value:	\$1,290,240	\$2,527,310
Taxable Assessment: *	\$0	\$0

* Taxable Assessment after Tax Assessment Credit and after \$60,000 Homestead Credit, if applicable. ([Click here for more information](#)).

** If you believe you should be receiving tax relief through the Homestead deduction program and if you are domiciled in the District and this property is your principal place of residence, you can access the link below, complete the form, and return it per the instructions. For additional information regarding the Homestead program, call (202)727-4TAX. [Click here to download the Homestead Deduction and Senior Citizen Tax Relief application *](#)

[View Tax Information](#) | [View Payments](#)

Government of the District of Columbia
Citywide Call Center : (202) 727-1000
TTY/TDD Directory

Telephone Directory by Topic |
Agencies | DC Council | Search
| Elected Officials

John A. Wilson Building
1350 Pennsylvania Avenue, NW
Washington, DC 20004

Feedback | Translation |
Accessibility | Privacy & Security |



CFO HOME



TAXPAYER SERVICE CENTER

Property Detail

REAL PROPERTY SERVICES

- Property Tax Bills
- Property Tax Rates and Calculation
- Property Assessment Process
- Property Assessment Appeals
- Tax Relief Credits
- Search Real Property Sales Database
- Search Real Property Assessment Database

Address: RHODE ISLAND AV NW

SSL: 0442 0803

Record Details

Neighborhood:	OLD CITY II	Sub-Neighborhood:	G
Use Code:	91 - Vacant-True	Class 3 Exception:	No
Tax Type:	RL - DC Redevelopment Land Authority	Tax Class:	003 - Vacant
Homestead Status:	** Not receiving the Homestead Deduction		
Assessor:	ELLIS JACKSON		
Gross Building Area:		Ward:	2
Land Area:	1,691	Triennial Group:	2

CFO / OTR Search

Owner and Sales Information

Owner Name: DISTRICT OF COLUMBIA REDEVELOPMENT LAND AGENCY
Mailing Address: 2025 M ST NW STE 600; WASHINGTON DC20036-3387
Sale Price: Not Available
Sale Date: 04/01/1999
Instrument No.: 0

Tax Year 2008 Preliminary Assessment Roll

	Current Value	Proposed New Value (2008)
Land:	\$43,540	\$47,890
Improvements:	Not Available	Not Available
Total Value:	\$43,540	\$47,890
Taxable Assessment: *	\$0	\$0

* Taxable Assessment after Tax Assessment Credit and after \$60,000 Homestead Credit, if applicable. ([Click here for more information](#)).

** If you believe you should be receiving tax relief through the Homestead deduction program and if you are domiciled in the District and this property is your principal place of residence, you can access the link below, complete the form, and return it per the instructions. For additional information regarding the Homestead program, call (202)727-4TAX. Click here to download the Homestead Deduction and Senior Citizen Tax Relief application *

[View Tax Information](#) | [View Payments](#)

Government of the District of Columbia
 Citywide Call Center : (202) 727-1000
 TTY/TDD Directory

Telephone Directory by Topic |
 Agencies | DC Council | Search
 | Elected Officials

John A. Wilson Building
 1350 Pennsylvania Avenue, NW
 Washington, DC 20004

Feedback | Translation |
 Accessibility | Privacy & Security |
 Terms & Conditions

We, the undersigned owners, hereby combine lots 13 and 14 (of subdivision by C.H. Wiltberger, recorded in Book W.F., page 54), Square 442; lots 76 to 79 (of subdivision by Mary Brown, recorded in Book 23, page 45), Square 442; lots 93 and 94 (of subdivision by Mary Brown, recorded in Book 53, page 27), Square 442, into one lot as shown hereon and request that this subdivision be approved and recorded in the Office of the Surveyor of the District of Columbia.

DISTRICT OF COLUMBIA; to wit:

Gertrude Herson, Molly Mills, Bernice Nathanson, and Joseph Herson, being first duly sworn, depose and say that they are the owners in fee simple of the above mentioned property, that no other person or persons than the undersigned owners have any interest or claim therein, that they are in peaceful occupation thereof, that there are no suits or actions pending affecting the title, that there is a trust on said property.

Witness our hands and seals this 13th day of April 1964.

WITNESSES:

OWNERS:

W/ASSENT; TRUSTEES:

<i>[Signature]</i>	Gertrude Herson	<i>[Signature]</i>
	Molly Mills	
	Bernice Nathanson	
	Joseph Herson	

Subscribed and sworn to before me this 13th day of April 1964.

Notary Public

My commission expires , 19 .

FINANCE OFFICE, D.C.
PROPERTY TAX DIVISION

APRIL 22, 1964

Ownership correct according to records of this office 4-22-64 C.R.F.

General taxes paid to 6.30.64

No unpaid arrears 4.22.64

No unpaid special assessments 4.22.64 M

[Signature]
Chief, Property Tax Division

Approved for Zoning:

Zone "C-1A-1" 1727

[Signature]
Zoning Administrator

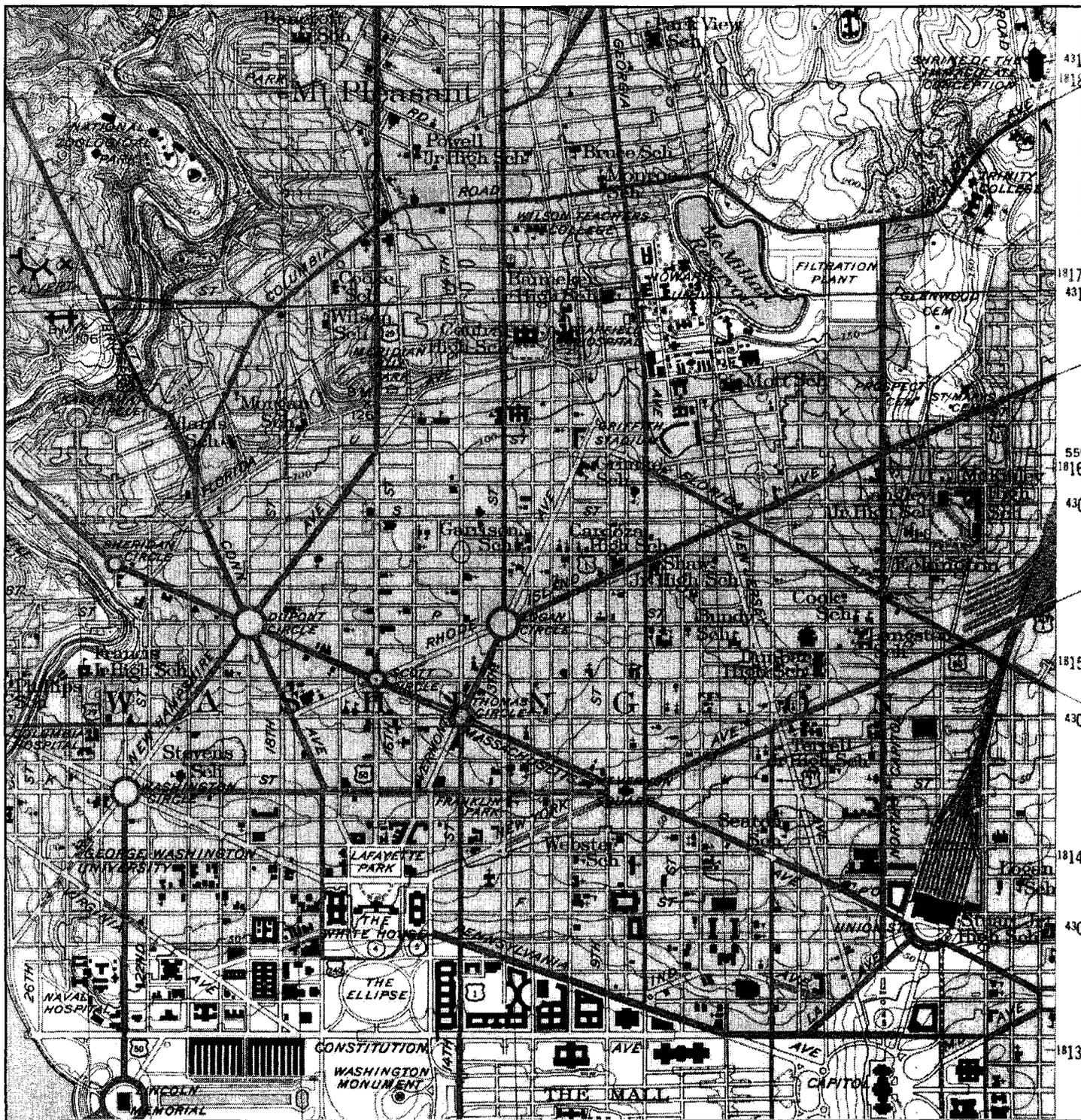
Office of the Surveyor
District of Columbia
Washington, April 27, 1964
I certify that the subdivision shown hereon is correct and hereby approved for record in office.

[Signature]
Surveyor, D.C.

SURVEYOR'S OFFICE, D.C.

Made for Warner-Duer R. Associates

Historical Topographic Map



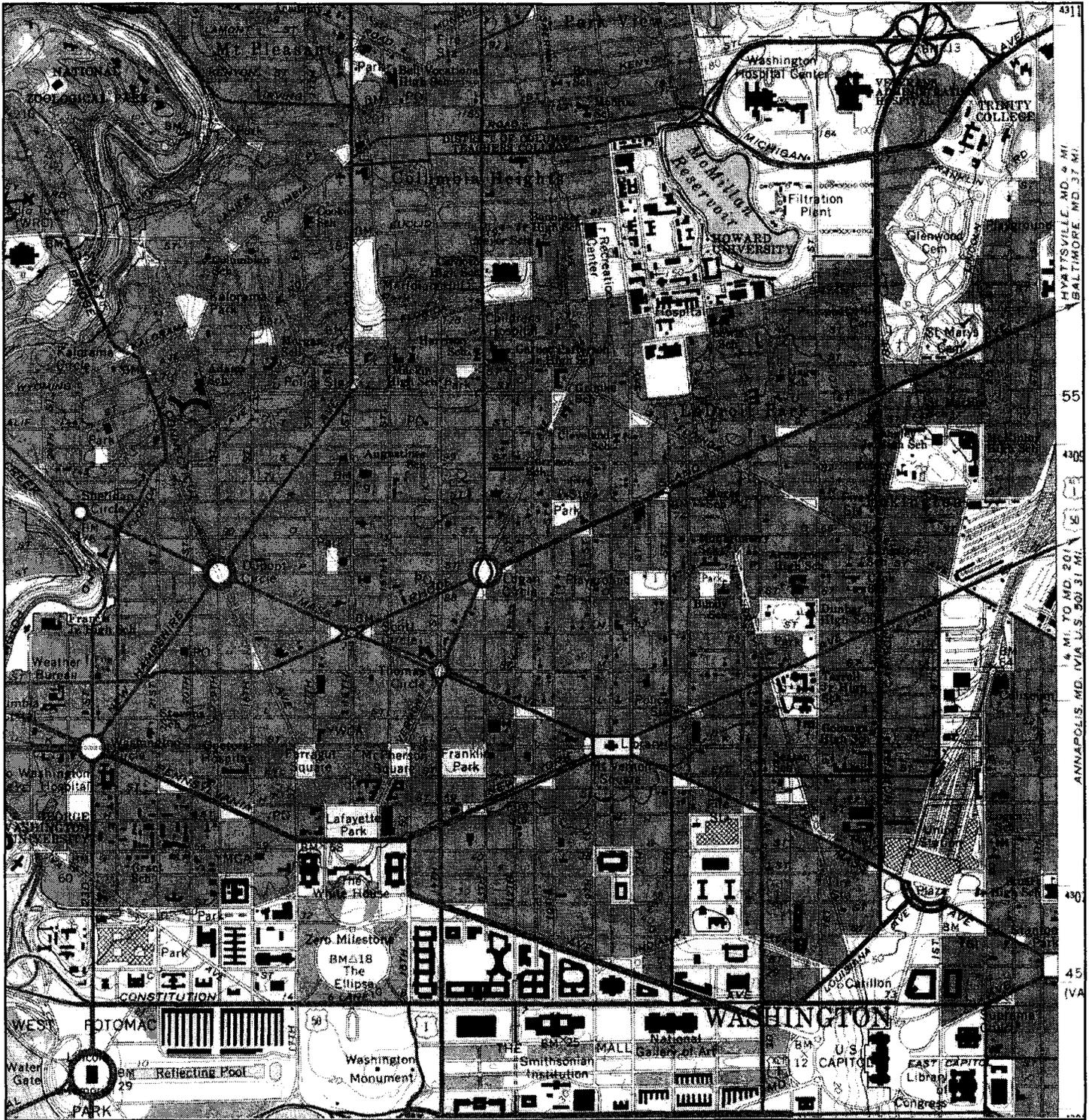
N ↑	TARGET QUAD	SITE NAME:	The Beacon	CLIENT:	PCC (Prof Cons Corp)
	NAME: WASHINGTON WEST	ADDRESS:	1701-1707 7th St, NW	CONTACT:	James T. Kirkland
	MAP YEAR: 1950		Washington, DC 20001	INQUIRY#:	2143676.4
	SERIES: 7.5	LAT/LONG:	38.9128 / 77.021	RESEARCH DATE:	02/13/2008
	SCALE: 1:25000				

Historical Topographic Map



	TARGET QUAD NAME: WASHINGTON WEST MAP YEAR: 1956	SITE NAME: The Beacon ADDRESS: 1701-1707 7th St, NW Washington, DC 20001	CLIENT: PCC (Prof Cons Corp) CONTACT: James T. Kirkland INQUIRY#: 2143676.4
	SERIES: 7.5 SCALE: 1:24000	LAT/LONG: 38.9128 / 77.021	RESEARCH DATE: 02/13/2008

Historical Topographic Map



	TARGET QUAD	SITE NAME:	The Beacon	CLIENT:	PCC (Prof Cons Corp)
	NAME: WASHINGTON WEST	ADDRESS:	1701-1707 7th St, NW	CONTACT:	James T. Kirkland
	MAP YEAR: 1965		Washington, DC 20001	INQUIRY#:	2143676.4
	SERIES: 7.5	LAT/LONG:	38.9128 / 77.021	RESEARCH DATE:	02/13/2008
	SCALE: 1:24000				

Historical Topographic Map



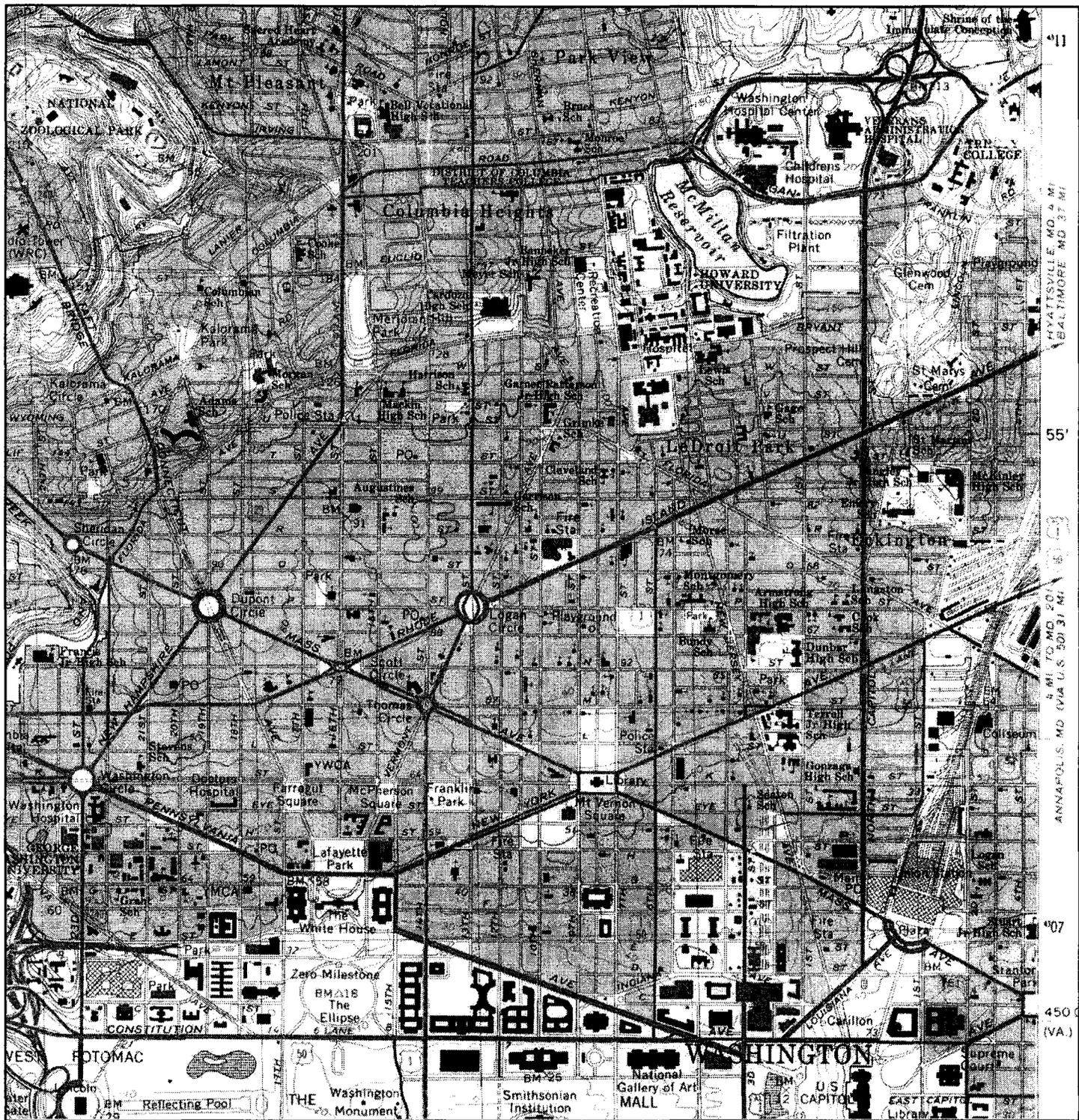
<p>N</p> 	TARGET QUAD	SITE NAME:	The Beacon	CLIENT:	PCC (Prof Cons Corp)	
	NAME:	WASHINGTON WEST	ADDRESS:	1701-1707 7th St, NW	CONTACT:	James T. Kirkland
	MAP YEAR:	1971		Washington, DC 20001	INQUIRY#:	2143676.4
	PHOTOREVISED FROM:	1965	LAT/LONG:	38.9128 / 77.021	RESEARCH DATE:	02/13/2008
	SERIES:	7.5				
	SCALE:	1:24000				

Historical Topographic Map



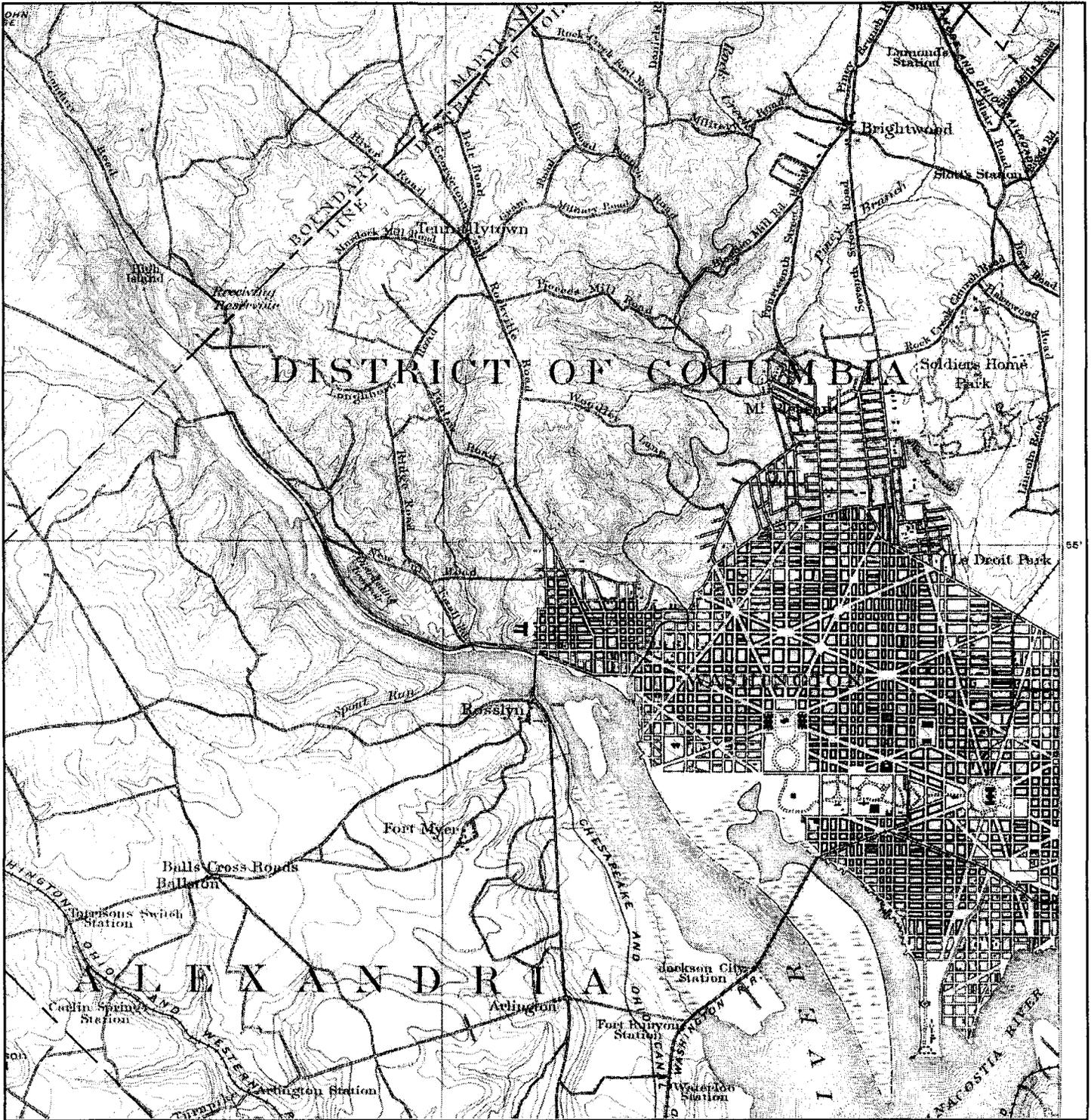
<p>N ↑</p>	TARGET QUAD	SITE NAME:	The Beacon	CLIENT:	PCC (Prof Cons Corp)	
	NAME:	WASHINGTON WEST	ADDRESS:	1701-1707 7th St, NW	CONTACT:	James T. Kirkland
	MAP YEAR:	1980		Washington, DC 20001	INQUIRY#:	2143676.4
	PHOTOREVISED FROM:	1965	LAT/LONG:	38.9128 / 77.021	RESEARCH DATE:	02/13/2008
	SERIES:	7.5				
	SCALE:	1:24000				

Historical Topographic Map



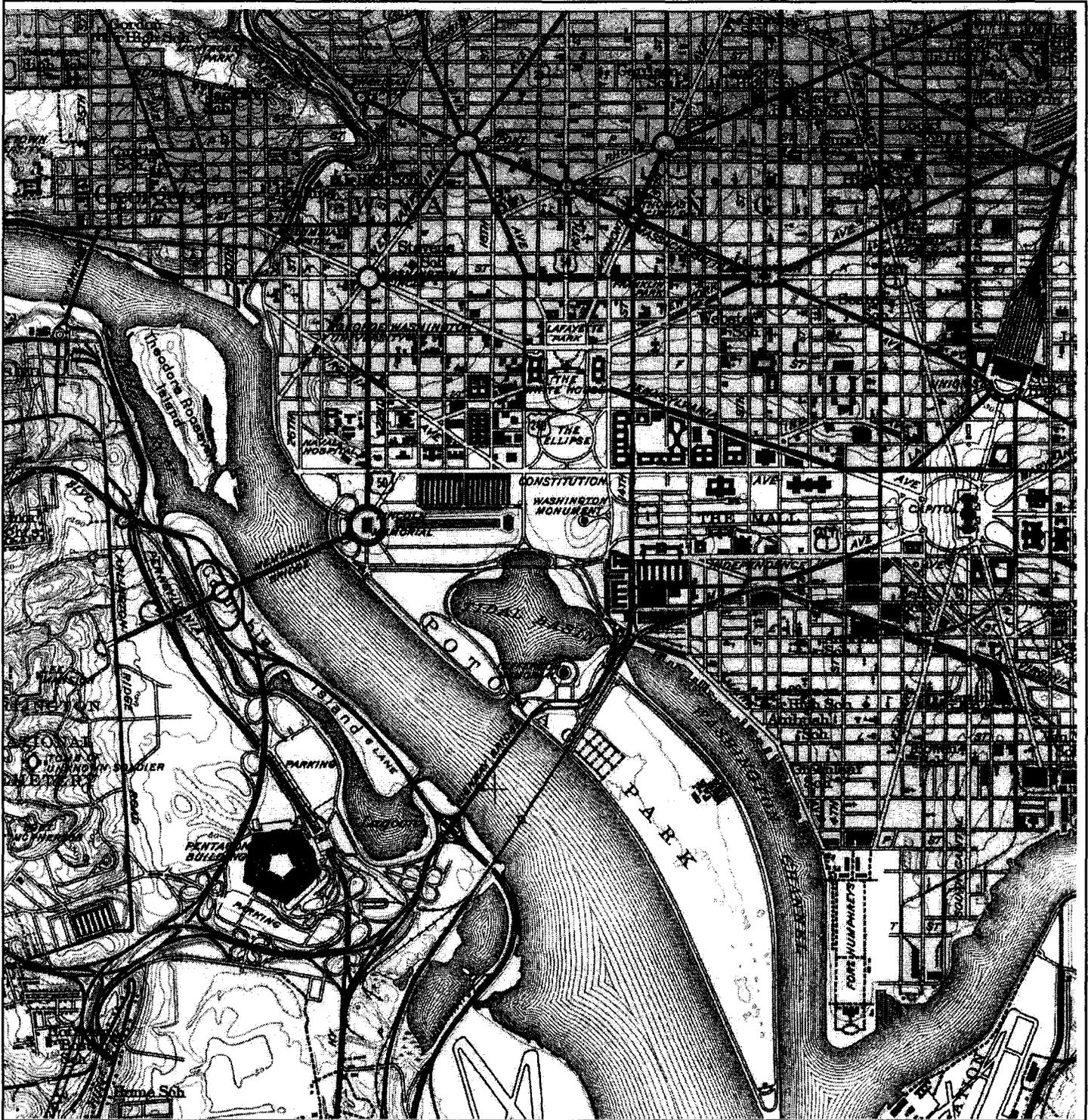
<p>N ↑</p>	TARGET QUAD	SITE NAME:	The Beacon	CLIENT:	PCC (Prof Cons Corp)	
	NAME:	WASHINGTON WEST	ADDRESS:	1701-1707 7th St, NW	CONTACT:	James T. Kirkland
	MAP YEAR:	1983		Washington, DC 20001	INQUIRY#:	2143676.4
	PHOTOREVISED FROM:	1965	LAT/LONG:	38.9128 / 77.021	RESEARCH DATE:	02/13/2008
	SERIES:	7.5				
	SCALE:	1:24000				

Historical Topographic Map



<p>N ↑</p>	<p>TARGET QUAD NAME: WEST WASHINGTON MAP YEAR: 1885</p>	<p>SITE NAME: The Beacon ADDRESS: 1701-1707 7th St, NW Washington, DC 20001</p>	<p>CLIENT: PCC (Prof Cons Corp) CONTACT: James T. Kirkland INQUIRY#: 2143676.4</p>
	<p>SERIES: 15 SCALE: 1:62500</p>	<p>LAT/LONG: 38.9128 / 77.021</p>	<p>RESEARCH DATE: 02/13/2008</p>

Historical Topographic Map



N ↑	TARGET QUAD	SITE NAME:	The Beacon	CLIENT:	PCC (Prof Cons Corp)
	NAME: WASHINGTON AND VICINITY 2 OF 4	ADDRESS:	1701-1707 7th St, NW Washington, DC 20001	CONTACT:	James T. Kirkland
	MAP YEAR: 1943	LAT/LONG:	38.9128 / 77.021	INQUIRY#:	2143676.4
	SERIES: 7.5			RESEARCH DATE:	02/13/2008
	SCALE: 1:31680				



INQUIRY #: 2143676.5

YEAR: 1960

— = 1000'



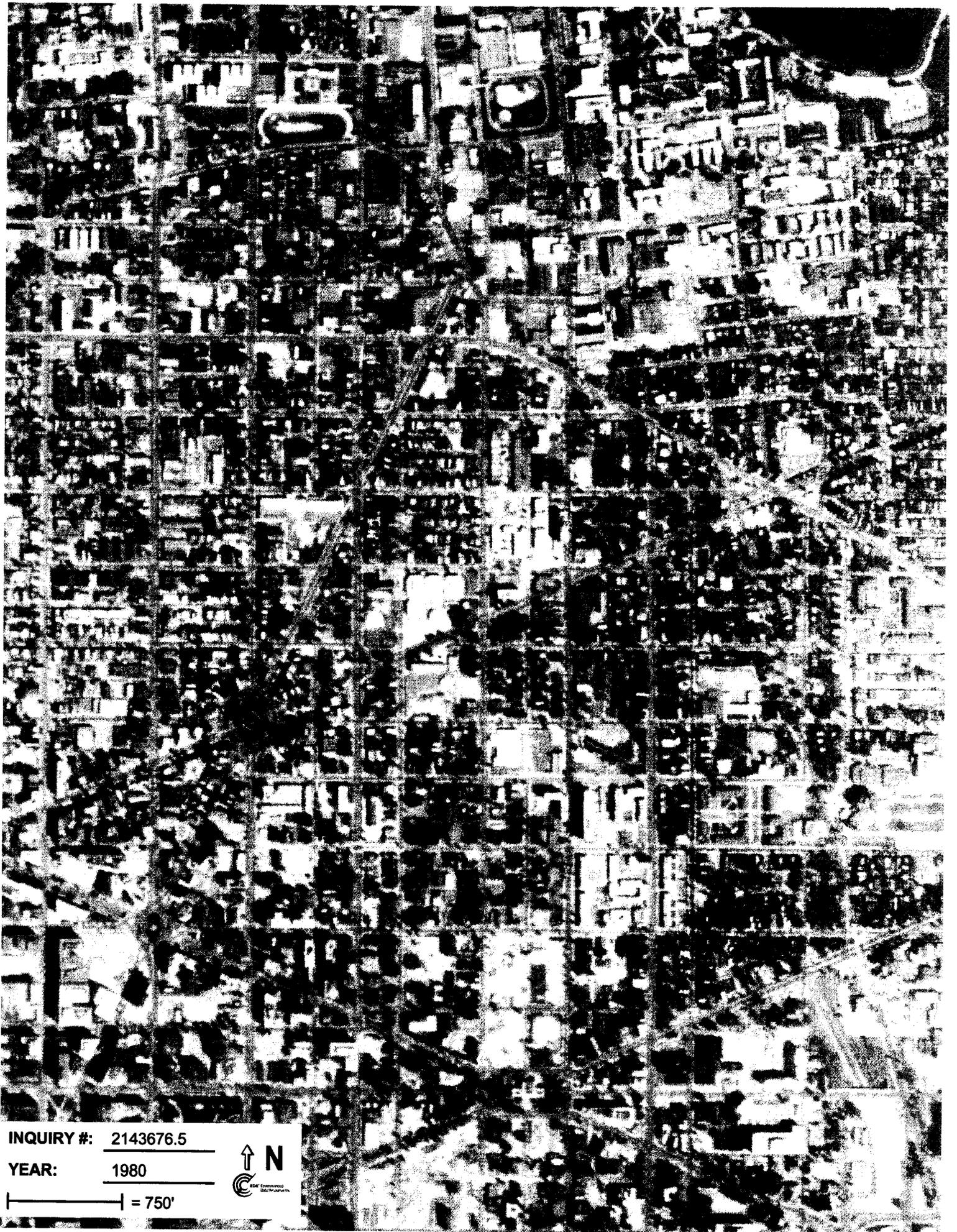


INQUIRY #: 2143676.5

YEAR: 1977

—|— = 1000'





INQUIRY #: 2143676.5

YEAR: 1980



| = 750'



INQUIRY #: 2143676.5

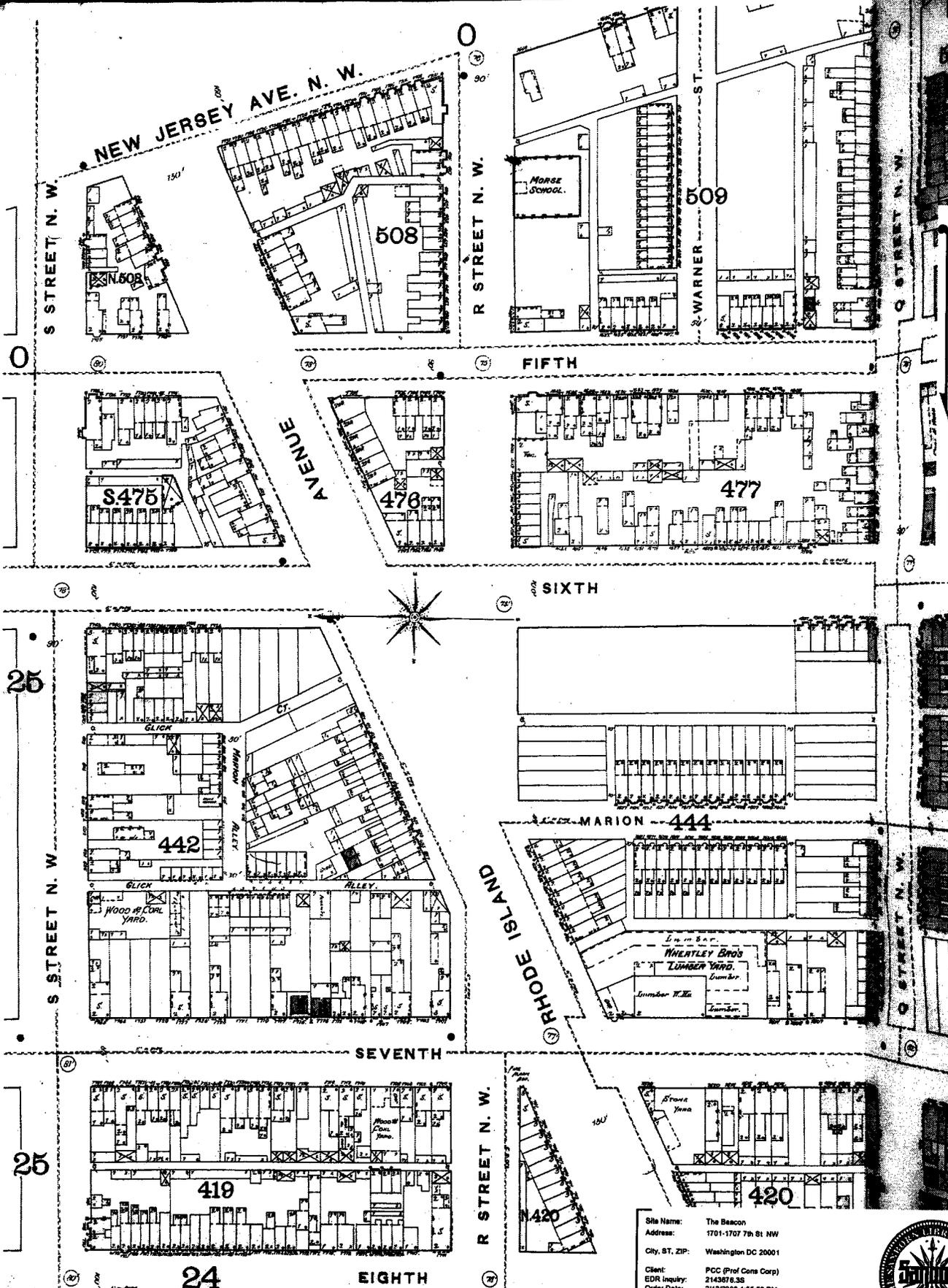
YEAR: 1988

 = 750'



2002





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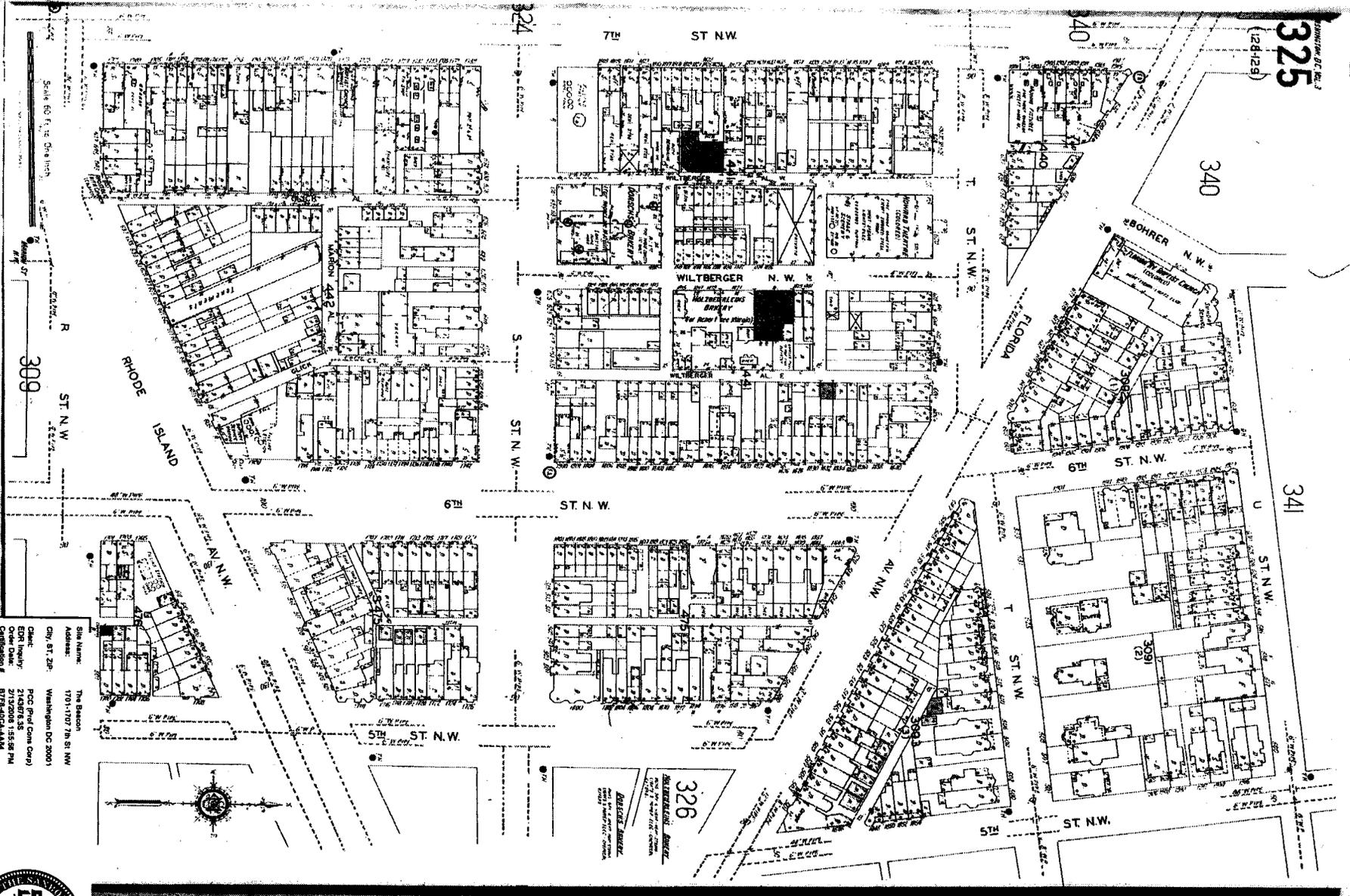
Certification # B7FB-40CA-AA84

Site Name: The Beacon
 Address: 1701-1707 7th St NW
 City, ST, ZIP: Washington DC 20001
 Client: PCC (Prof Cons Corp)
 EDR Inquiry: 2143576.35
 Order Date: 2/13/2008 1:55:56 PM
 Certification # B7FB-40CA-AA84

Copyright: 1988



325
(24123)



Scale 60 Ft. to One Inch

309

ST. N.W.

RIDGE ISLAND

7TH ST. N.W.

WILTBERGER N.W.

ST. N.W.

5TH ST. N.W.

ST. N.W. 2

FLORIDA

ST. N.W.

341

ST. N.W.

ST. N.W.

ST. N.W.

326

Sanborn Fire Insurance Map
Copyright 1928

Site Name: The Beacon
Address: 1701-1707 7th St. N.W.
City, St., Zip: Washington, DC 20001
Client: EDR Inc. 2148761.33
Order Date: 2/12/2018 1:53:58 PM
Order # 8178-40CA-AA84
Copyright: 1928



Certification # B7F8-40CA-AA84

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WASHINGTON, D.C. (BL. 3)

325

ALL BLKS. SOUTH OF FLORIDA
AV. N.W. URBAN RENEWAL SITE.

340

341

340

7TH ST. N.W.

441

HARKO

HOMER TRUSTAL
(CORPORATE)
This block contains
a large amount of
vacant space
suitable for
residential
development
with
a street
frontage
of 100 feet
and a
depth of
100 feet

442

GLICK CT. (MARION AL.)

RHODE ISLAND

ST. N.W.

309

ST. N.W.

309

ST. N.W.

309B

AV. N.W.

ST. N.W.

6TH

326

ST. N.W.

AV. N.W.

Site Name: The Beacon
Address: 1701-1707 7th St NW
City, ST, ZIP: Washington DC 20001
Client: PCC (Prof Cons Corp)
EDR Inquiry: 2143816.34
Order Date: 2/13/2008 1:53:58 PM
Certification #: B7F8-40CA-AA84

Copyright: 1977

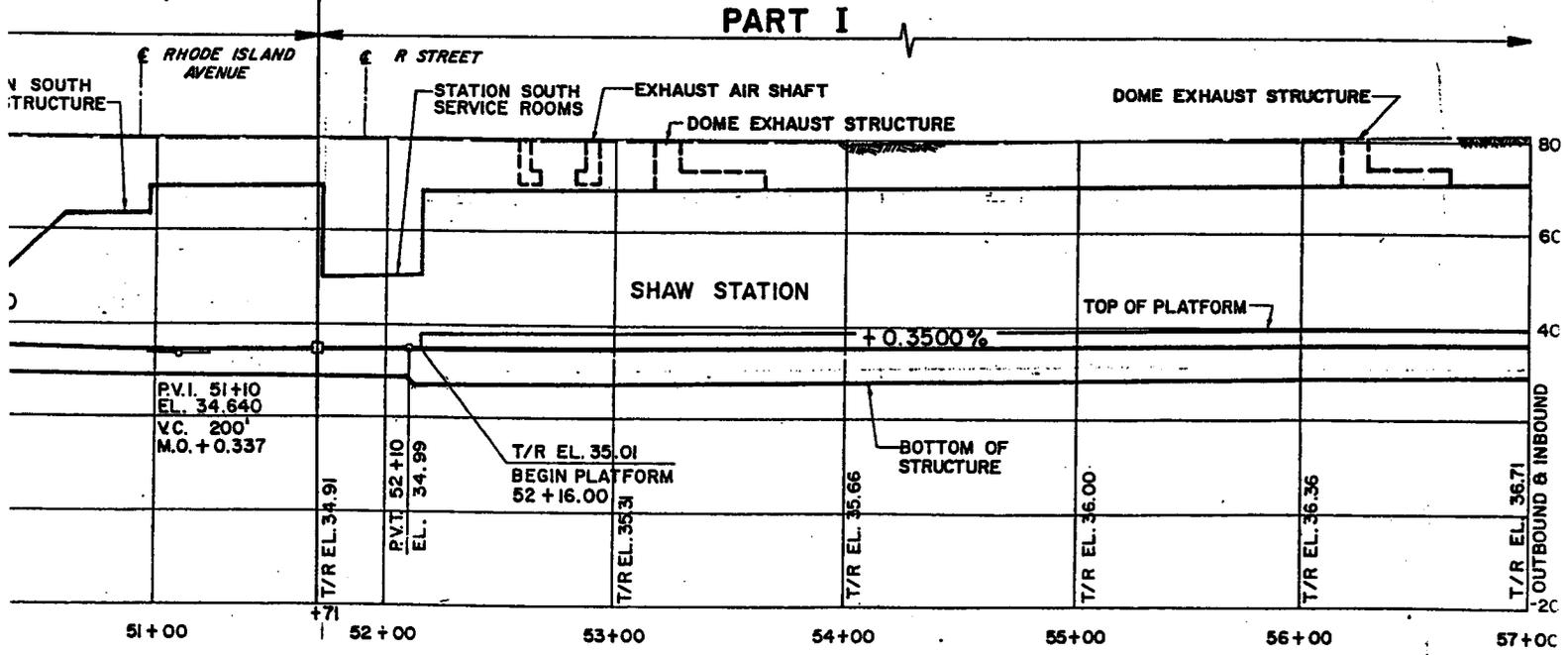
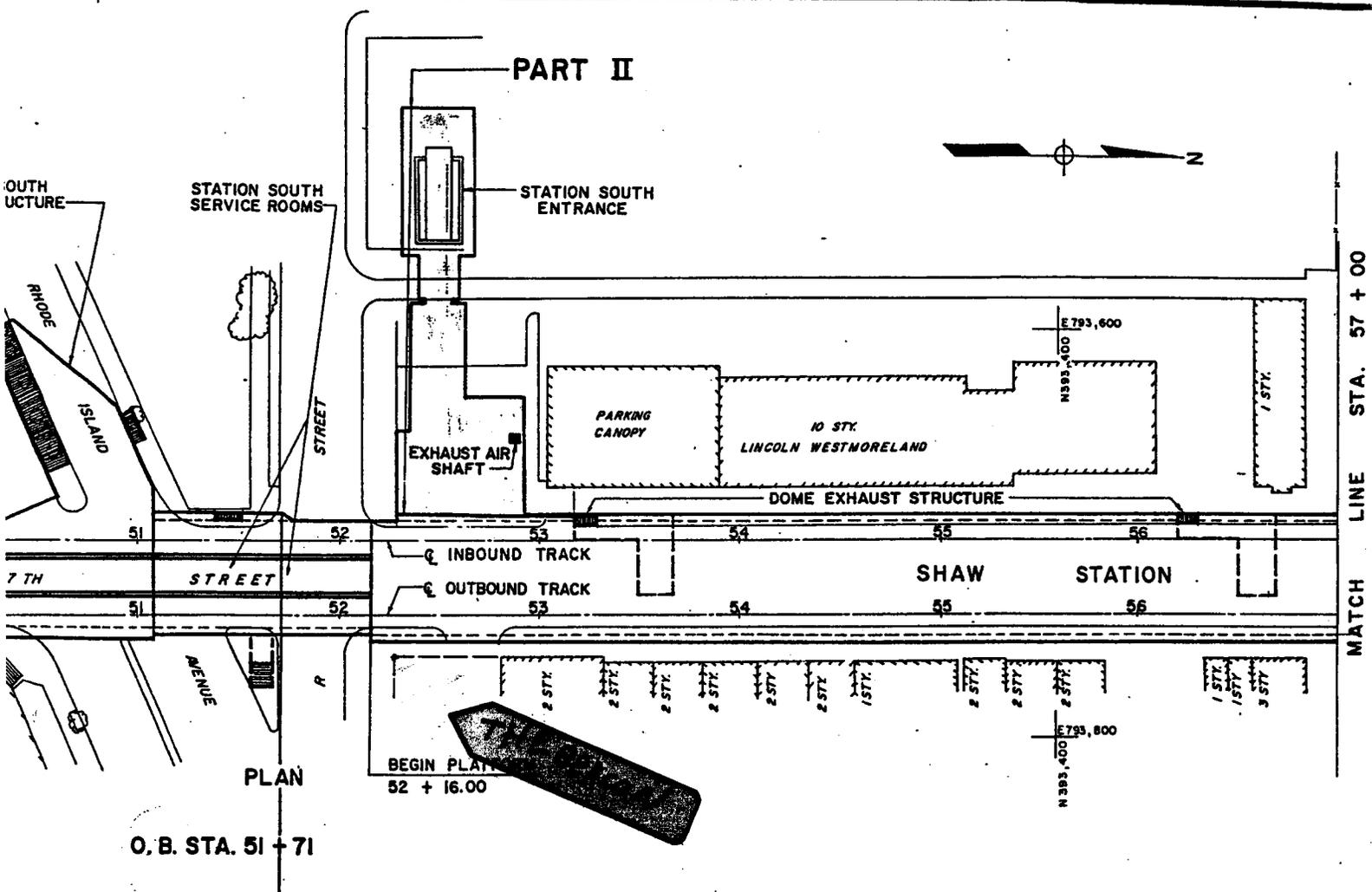
Scale 60 Ft. to One Inch

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B7F8-40CA-AA84

Certification #





PART I & PART II IE0012

TON METROPOLITAN AREA TRANSIT AUTHORITY

CEY, ENGINEERS AND CONSULTANTS
SECTION DESIGNER

DE LEUW, CATHER & COMPANY
GENERAL ENGINEERING CONSULTANT

HARRY WESE & ASSOCIATES
GENERAL ARCHITECTURAL CONSULTANT

APPROVED *[Signature]*

**GREENBELT ROUTE
PLAN AND PROFILE
STA. 45 + 80.00 TO STA. 57 + 00**

SCALE
HORIZ. 1" = 40'
VERT. 1" = 20'

DRAWING NO.
E1b-PP-1 M613-27

Appendix E

Interview Documentation



PROFESSIONAL CONSULTING CORPORATION

www.professionalconsulting.com

February 15, 2008

DC Fire & EMS Department
Office of the Fire Marshal
441 4th Street, NW, Suite #370
Washington, DC 20001

Subject: Northeast Corner of 7th Street, NW and Rhode Island Ave., NW
Former Community Center
1701 7th Street, NW and 637 Rhode Island Ave., NW
Square 442, Lots 106 and 203
Washington, DC 20001

Gentlemen

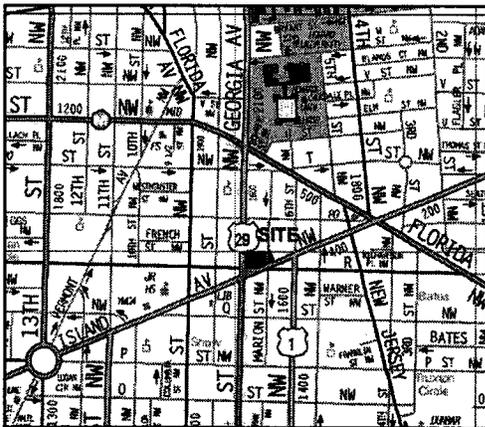
Professional Consulting Corporation has been requested to perform a Phase I Environmental Site Assessment on the above referenced site.

Under the Freedom of Information Act (FOIA) we would appreciate any available information relating to any hazardous material spills, incidents or remediation activities that have occurred in this area. I have included a map showing the location of the site.

Thank you for your consideration.

Very Truly Yours
Professional Consulting Corporation

James T. Kirkland, Ph.D., C.P.G.





PROFESSIONAL CONSULTING CORPORATION

www.professionalconsulting.com

February 15, 2008

Freedom of Information Act Officer
District of Columbia Department of the Environment
51 N Street, NE Room 6040
Washington, DC 20002

Subject: Northeast Corner of 7th Street, NW and Rhode Island Ave., NW
Former Community Center
1701 7th Street, NW and 637 Rhode Island Ave., NW
Square 442, Lots 106 and 203
Washington, DC 20001

Gentlemen

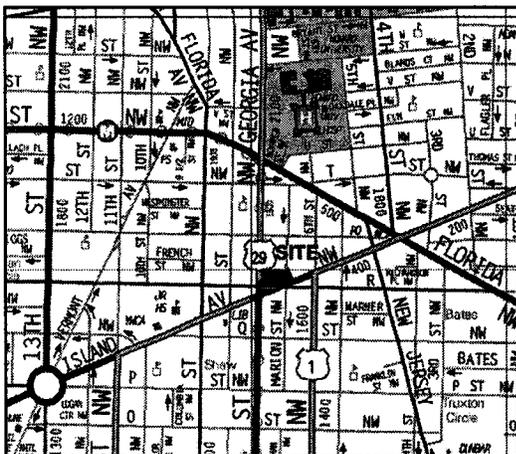
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Very Truly Yours
Professional Consulting Corporation

James T. Kirkland, Ph.D., C.P.G.



DISTRICT OF COLUMBIA
FIRE AND EMERGENCY MEDICAL SERVICES DEPARTMENT

FIRE PREVENTION BUREAU
441 4TH STREET, NW
WASHINGTON, D.C. 20001
PHONE (202) 727-1600
FAX 673-6497 or 727-3238

Request for Information / Freedom of Information Act (FOIA)

FEB 22 2008

Date: 2/22/08

Request No: 08-428

Application Fee: \$ 0

I hereby make application under the Freedom of Information Act to obtain a copy of the following record(s) kept of file at the District of Columbia Fire Prevention Bureau:

Fire Report ~~Done~~ Incident: _____ Incident Number: _____
Location of Incident: 1701 7TH ST. N.W.
Information Requested by: James T. Riskland
OCCUPANT / OTHER Professional Consulting PHONE 301-315-0866
OWNER / REP. _____ PHONE _____ FPB REP. _____

FOIA / Fire Inspection Report / Environmental Request (s): Type of Facility: _____

Location / Address: 1701 7TH ST. N.W.

Approved for release by: _____
Fire Bureau Representative / Legal Date

NO. 48

GARAGES AND GASOLINE STATIONS

1. Location: (Street) 7th No.: 1706 Section: NW
2. Occupant: Manhattan Auto Occupancy: Garage
3. Construction of bldg.: FR No. of stories: 2
4. No. of underground tanks? 1 Capacity, other than gasoline? ✓
Gasoline? 1 2000
5. Condition of fill lines? OK Properly protected? Yes
6. Are vent pipes proper height? yes Terminate as required? yes
Equipped with vent heads or flame arrester? yes
7. No. of pumps? 1 Type? Elec Location? outside
8. Sale or private use? Private Condition on inside of pumps? OK
9. Quantities of other flammable liquids such as kerosene or solvent? ✓
Anti-freeze? ✓ Stored in proper containers? ✓
How dispensed? ✓ How is crank-case drainage stored? ✓
10. Are openings bet. hazardous area & other parts of bldg. properly protected? yes
11. How is bldg. heated? stove Location of heating plant or units? stove
Properly enclosed where required? yes Condition of enclosure? OK
12. Condition of greasing pit? ✓ Condition of basement? ✓
13. Any electric meters or arc-making devices in basement? ✓
14. Any degreasing done on premises? No Location Type?
15. Is wiring & lighting in hazardous areas in compliance with D. C. Elect. Code? Yes
16. Are "No Smoking" signs provided where required? yes
17. No. of fire extinguishers? 1 Type? CO2 No. sand buckets? 1
18. Are metal cans with covers provided for storage where required? yes

INSPECTOR	EXTING. DATE	DATE INSPECTED	DATE APPROVED	DATE DISAPPROVED
<u>R</u>	<u>CO2</u>	<u>9/4/55</u>		
	<u>4-18-60</u>	<u>AUG 25 1960 F.E.S.</u>		
		<u>MAY 10 1962 F.E.S.</u>		

Violations ordered corrected:

Book No.	Notice No.	Date corrected	Inspector
Book No.	Notice No.	Date corrected	Inspector
Book No.	Notice No.	Date corrected	Inspector
Book No.	Notice No.	Date corrected	Inspector
Book No.	Notice No.	Date corrected	Inspector
Book No.	Notice No.	Date corrected	Inspector

Remarks: 8-2-65 CWA
9-83 Vacant Lot

Geographical District No. _____

GOVERNMENT OF THE DISTRICT OF COLUMBIA
FIRE AND EMERGENCY MEDICAL SERVICES DEPARTMENT
WASHINGTON, D.C. 20001



REQUEST FOR INFORMATION UNDER FREEDOM OF INFORMATION ACT

TRACK NO: 08-428

DATE: 2/26/08

Dear Sir/Madam:

Thank you for your request for information under the Freedom of Information Act. The tracking number for your request is indicated above.

- Information Reference to: 637 Rhode Island Avenue, NW
- Attached is the information you requested.
- No information was found in our files at this time for the address or incident provided.
- No information was found in our files on UST'S, HAZ MAT, Spills, etc, for the address you are requesting.
- The document you requested is too large to copy. You may call the Fire Prevention Bureau at (202) 727-1600 to arrange to view the file.
- All Freedom of Information Act Request to be returned by mail include a self addressed stamp envelope with payment and request.
- Insufficient address:
- Information requested not stated:
(IE: fire report, date of incident, violations issued for address etc.,)
- Insufficient fee:
(A check or money order for \$10.00 made out to D.C. Treasurer must be submitted with your request for each address and request).

Thank you for the opportunity to assist you.

Please correct and resubmit your request to:
DC Fire & EMS Department
Office of the Fire Marshal
441 4th Street, NW, Suite #370
Washington, D.C. 20001

DISTRICT OF COLUMBIA
FIRE AND EMERGENCY MEDICAL SERVICES DEPARTMENT

FIRE PREVENTION BUREAU
441 4TH STREET, NW
WASHINGTON, D.C. 20001
PHONE (202) 727-1600
FAX 673-6497 or 727-3238

Request for Information / Freedom of Information Act (FOIA)

FEB 22 2008

Date: 2 22 08

Request No: 08-428

Application Fee: \$ 0

I hereby make application under the Freedom of Information Act to obtain a copy of the following record(s) kept of file at the District of Columbia Fire Prevention Bureau:

Fire Report ~~Date of Incident:~~ _____ Incident Number: _____
Location of Incident: 637 Rhode Island Avenue, NW
Information Requested by: James T. Rickland
OCCUPANT / OTHER Professional Consulting PHONE 301-315-0866
OWNER / REP. _____ PHONE _____ FPB REP. _____

FOIA / Fire Inspection Report / Environmental Request (s): Type of Facility: _____

Location / Address: 637 Rhode Island ave N.W.

Approved for release by: _____
Fire Bureau Representative, Legal Date

Appendix F
Regulatory Records



EDR® Environmental
Data Resources Inc

The EDR Radius Map with GeoCheck®

**The Beacon
1701-1707 7th St, NW
Washington, DC 20001**

Inquiry Number: 2143676.2s

February 13, 2008

The Standard in Environmental Risk Information

**440 Wheelers Farms Road
Milford, Connecticut 06461**

Nationwide Customer Service

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

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1701-1707 7TH ST, NW
WASHINGTON, DC 20001

COORDINATES

Latitude (North): 38.912780 - 38° 54' 46.0"
Longitude (West): 77.021730 - 77° 1' 18.2"
Universal Tranverse Mercator: Zone 18
UTM X (Meters): 324707.9
UTM Y (Meters): 4308833.0
Elevation: 80 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 38077-H1 WASHINGTON WEST, DC
Most Recent Revision: 1983

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 6 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
SHAW COMMUNITY HEALTH CENTER 1707 7TH ST NW WASHINGTON, DC 20001	FINDS RCRA-NonGen	DCD981939952
MANHATTAN AUTO & RADIO CO 1703 7TH PL NW WASHINGTON, DC	EDR Historical Auto Stations	N/A
DC DHCD - FRMR. MANHATTAN AUTO 1701 7TH STREET NW WASHINGTON DC, DC	LUST	N/A
FORMER MANHATTAN AUTO INC 1701 7TH ST NW WASHINGTON, DC 20002	UST	N/A

EXECUTIVE SUMMARY

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

NPL.....	National Priority List
Proposed NPL.....	Proposed National Priority List Sites
Delisted NPL.....	National Priority List Deletions
NPL LIENS.....	Federal Superfund Liens
CERCLIS.....	Comprehensive Environmental Response, Compensation, and Liability Information System
LIENS 2.....	CERCLA Lien Information
CORRACTS.....	Corrective Action Report
RCRA-TSDF.....	RCRA - Transporters, Storage and Disposal
RCRA-SQG.....	RCRA - Small Quantity Generators
US ENG CONTROLS.....	Engineering Controls Sites List
US INST CONTROL.....	Sites with Institutional Controls
ERNS.....	Emergency Response Notification System
HMIRS.....	Hazardous Materials Information Reporting System
DOT OPS.....	Incident and Accident Data
US CDL.....	Clandestine Drug Labs
US BROWNFIELDS.....	A Listing of Brownfields Sites
DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
LUCIS.....	Land Use Control Information System
CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
ODI.....	Open Dump Inventory
DEBRIS REGION 9.....	Torres Martinez Reservation Illegal Dump Site Locations
MINES.....	Mines Master Index File
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
INDIAN ODI.....	Report on the Status of Open Dumps on Indian Lands
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
RAATS.....	RCRA Administrative Action Tracking System

STATE AND LOCAL RECORDS

SHWS.....	This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.
SWF/LF.....	Solid Waste Facility Listing
AST.....	List of Aboveground Storage Tanks
VCP.....	Voluntary Cleanup Program Sites

TRIBAL RECORDS

INDIAN RESERV.....	Indian Reservations
--------------------	---------------------

EXECUTIVE SUMMARY

RCRA-CESQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-CESQG list, as provided by EDR, and dated 09/11/2007 has revealed that there are 4 RCRA-CESQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
LOWEST PRICE/QUALITY AUTO	420 RHODE ISLAND AVENUE	1/8 - 1/4 ENE	P66	33
MAGIC CLEANERS	1905 G 9TH STREET NORTH	1/8 - 1/4 NNW	V96	52
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SHAW ECOVILLAGE CHAIN REACTION	1701 6TH STREET NW	0 - 1/8 ESE	C13	13
JORGE AUTO REPAIR	447 R STREET NW	1/8 - 1/4 E	L48	26

STATE AND LOCAL RECORDS

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

A review of the LUST list, as provided by EDR, and dated 11/26/2007 has revealed that there are 36 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
DC PUBLIC LIBRARY	1725 8TH STREET NW	0 - 1/8 W	D14	15
SHAW JUNIOR HIGH SCHOOL	925 RHODE ISLAND AV NW	1/8 - 1/4 WSW	49	28
HESS	1739 NEW JERSEY AVENUE.	1/8 - 1/4 ENE	R69	38
HOWARD U. HOSPITAL	2041 GEORGIA AVENUE NW	1/8 - 1/4 N	X117	71
HOWARD UNIVERSITY	527 U STREET NW	1/4 - 1/2 NNE	118	71
RHODE ISLAND AVENUE BP	306 RHODE ISLAND AV NW	1/4 - 1/2 ENE	119	72
DIAMOND CAB	1101 RHODE ISLAND AVENUE	1/4 - 1/2 WSW	120	73
ATLANTIC PLUMBING SUPPLY CO.	807 V ST NW	1/4 - 1/2 NNW	122	76
FORMER GAS STATION	1900 11TH STREET	1/4 - 1/2 WNW	123	77
APT. BUILDING (CAPITAL CITY PR	1881 3RD STREET NW	1/4 - 1/2 NE	124	77
IMMACULATE CONCEPTION APARTMEN	1330 7TH STREET	1/4 - 1/2 S	125	77
AMOCO	1317 9TH STREET NW	1/4 - 1/2 SSW	126	78
LOGAN PHASE II, LLC	1642 VERMONT AVENUE	1/4 - 1/2 W	127	78
DC GOVERNMENT	2146 GEORGIA AV	1/4 - 1/2 N	128	79
FLORIDA AVENUE LIBERTY	908 FLORIDA AV NW	1/4 - 1/2 NNW	129	79
TEXACO	2201 GEORGIA AVENUE	1/4 - 1/2 N	132	81
KADY DEVELOPMENT	925 FLORIDA AVE NW	1/4 - 1/2 NNW	133	81
OLD GAS STATION	2133 10TH STREET NW	1/4 - 1/2 NNW	Z134	82
JULES GORDON	2133 10 TH STREET NE	1/4 - 1/2 NNW	Z135	82
THE NEW CONVENTION CENTER	1253 9TH STREET NW	1/4 - 1/2 SSW	AA136	82
2018 12TH STREET NW LLC	2018 12TH STREET NW	1/4 - 1/2 NW	AB138	83
HOWARD UNIVERSITY	2216 6TH STREET NW	1/4 - 1/2 N	140	84
CHEVRON	940 FLORIDA AVENUE NW	1/4 - 1/2 NNW	142	85
2100 V STREET, LLC	2100-2122 11TH STREET N	1/4 - 1/2 NW	AC143	85
FORMER SINCLAIR/CITGO GAS STAT	2101 11TH STREET NW	1/4 - 1/2 NW	AC144	86
WVSA AUTO ARTS ACADEMY	1234 9TH STREET	1/4 - 1/2 SSW	AA145	86

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
THE NEW CONVENTION CENTER	1234-36 9TH STREET NW	1/4 - 1/2 SSW	AA146	86
KELLY MILLER DWELLING	253 V STREET NW	1/4 - 1/2 NE	147	87
SOME - 1338 R STREET, N.W.	1338 R STREET NW	1/4 - 1/2 W	149	87
THE NEW CONVENTION CENTER	1200 7TH STREET NW	1/4 - 1/2 S	150	88
THE NEW CONVENTION CENTER	800 M STREET NW	1/4 - 1/2 S	AD151	88
AMOCO - FORMER	801 M STREET NW	1/4 - 1/2 S	AD152	88
FIRE ENGINE COMPANY 6	1300 NEW JERSEY AVE NW	1/4 - 1/2 SE	AE153	89
DCFD ENGINE CO. #6	1300 NEW JERSEY AV NW	1/4 - 1/2 SE	AE154	89
THE NEW CONVENTION CENTER	791 M STREET NW	1/4 - 1/2 SSW	AF156	90
LCOR INCORPORATED	1200 N STREET	1/4 - 1/2 SW	158	91

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

A review of the UST list, as provided by EDR, and dated 11/28/2007 has revealed that there are 14 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
WATHA T. DANIEL BRANCH LIBRARY	1725 8TH ST NW	0 - 1/8 W	D15	15
WONDERBREAD	641 S ST NW	0 - 1/8 N	16	15
FOSTER HOUSE APARTMENTS	801 RHODE ISLAND AV NW	0 - 1/8 WSW	18	16
SHAW JUNIOR HIGH SCHOOL	925 RHODE ISLAND AV NW	1/8 - 1/4 WSW	49	28
625 INC.	625 T ST NW	1/8 - 1/4 N	O54	29
QUALITY AUTO SERVICE	420 RHODE ISLAND AV NW	1/8 - 1/4 ENE	P60	31
HESS 51502	1739 NEW JERSEY AV NW	1/8 - 1/4 ENE	R70	39
AMOCO OIL CO	403 S ST NW	1/8 - 1/4 ENE	R79	46
EXXON S/S #2426	415 RHODE ISLAND AV NW	1/8 - 1/4 ENE	R82	48
FREEDOM CITGO	1905 9TH ST NE UNIT A	1/8 - 1/4 NNW	V97	54
HOWARD UNIVERSITY HOSPITAL	2041 GEORGIA AV NW	1/8 - 1/4 N	X115	59

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
C. BOWDOIN TRAIN	500 R ST NW	0 - 1/8 E	G28	19
GAS STATION	1620-1624 5TH ST NW	0 - 1/8 ESE	J40	23
PATRICK CLEANERS, INC. T/A MAJES	435 R ST NW	1/8 - 1/4 E	L56	30

BROWNFIELDS: A listing of potential brownfields site locations.

A review of the BROWNFIELDS list, as provided by EDR, and dated 01/28/2008 has revealed that there are 9 BROWNFIELDS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
Not reported	719 T STREET, NW	1/8 - 1/4 N	Q63	32
Not reported	401 U STREET, NW	1/4 - 1/2 NE	121	76
Not reported	1304 9TH STREET, NW	1/4 - 1/2 SSW	Y130	80
Not reported	0902 N STREET, NW	1/4 - 1/2 SSW	Y131	81
Not reported	1250 9TH STREET, NW	1/4 - 1/2 SSW	AA137	83
Not reported	2020 12TH STREET, NW	1/4 - 1/2 NW	AB139	84
Not reported	1240 9TH STREET, NW	1/4 - 1/2 SSW	AA141	85
Not reported	1226 9TH STREET, NW	1/4 - 1/2 SSW	148	87
Not reported	1200 V STREET, NW	1/4 - 1/2 NW	155	90

EXECUTIVE SUMMARY

EDR PROPRIETARY RECORDS

EDR Historical Auto Stations: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

A review of the EDR Historical Auto Stations list, as provided by EDR, has revealed that there are 29 EDR Historical Auto Stations sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
FOUNTAIN	1801 7TH PL NW	0 - 1/8 N	E17	16
J & W SERVICE STATION	1817-25 7TH PL NW	0 - 1/8 N	E20	17
DIXIE MOTOR INC	1817 7TH PL NW	0 - 1/8 N	E21	17
TOM S AUTO SERVICE INC	685 Q LN NW	0 - 1/8 S	F23	18
BEATTY ROBT H REAR	639 Q LN NW	0 - 1/8 SSE	H29	20
AMATUCCI THOS	635 Q LN NW	0 - 1/8 SSE	H30	20
STANDARD AUTO GLASS	624 Q LN NW	0 - 1/8 SSE	H32	20
UNITY AUTO SERVICE REAR	619 Q LN NW	0 - 1/8 SSE	H34	21
GENERAL BRAKE SERVICE	903 Q LN NW	1/8 - 1/4 SW	K45	25
MC LEAN S TEXACO SERVICE	902 Q LN NW	1/8 - 1/4 SW	K46	25
RAPPOLT JOHN P	1533 7TH PL NW	1/8 - 1/4 S	M50	28
STOCKING F J & SON REAR	926 Q LN NW	1/8 - 1/4 SW	51	29
GEORGE S SERVICENTER	625 T ST NW	1/8 - 1/4 N	O53	29
KESSEL JONAS D	1730 NEW JERSEY AVE NW	1/8 - 1/4 ENE	P59	31
SUNDERLAND ROY SERVICE STATION	1739 NEW JERSEY AVE NW	1/8 - 1/4 ENE	R68	38
ACME MOTOR CO	1521-23 7TH PL NW	1/8 - 1/4 S	M73	44
GENERAL REFINING CO	634 FLORIDA AVE NW	1/8 - 1/4 N	O77	45
SHIVES CORTEZ C	2006 GEORGIA AVE NW	1/8 - 1/4 N	W101	55
EDDIE S SERVICE STATION	1001 R ST NW	1/8 - 1/4 W	102	55
BARKER BELTRAN D	725 FLORIDA AVE NW	1/8 - 1/4 N	W103	56
STEVENS ASA	2021 GEORGIA AVE NW	1/8 - 1/4 N	W108	57
DETROIT AUTO BODY SERVICE	2035 GEORGIA AVE NW	1/8 - 1/4 N	W110	58
GLASSER ISADORE	2030 GEORGIA AVE NW	1/8 - 1/4 N	X112	59
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ROYAL SERVICE STATION	1705 6TH ST NW	0 - 1/8 E	C12	13
HOSKINS DEMUS	1703 5TH ST NW	0 - 1/8 E	G26	18
WALTON BROTHERS GARAGE	1701 5TH ST NW	0 - 1/8 E	G27	19
BATTISTA C JOHN	1624 5TH ST NW	0 - 1/8 ESE	J39	23
PORTER S ESSO SERVICE STATION	501 Q LN NW	1/8 - 1/4 SE	47	25
PLUNKERT LEO B	421 Q LN NW	1/8 - 1/4 ESE	T106	57

EDR Historical Cleaners: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

A review of the EDR Historical Cleaners list, as provided by EDR, has revealed that there are 58 EDR

EXECUTIVE SUMMARY

Historical Cleaners sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
DOLLAR DRY CLEANING CO	1731 7TH PL NW	0 - 1/8 W	A5	9
RELIABLE CLEANERS	1728 7TH PL NW	0 - 1/8 W	A6	9
CHIN SAM LAUNDRY	1735 7TH PL NW	0 - 1/8 W	B7	9
RELIABLE VALET SERVICE	1736 7TH PL NW	0 - 1/8 WNW	B8	10
TUXEDO VALET	1715 7TH PL NW	0 - 1/8 W	A9	10
MIMS GEO D	1711 7TH PL NW	0 - 1/8 W	A10	10
THOMPSON LUTHER	1806 7TH PL NW	0 - 1/8 N	E19	17
LAUBGROSS MARVIN	1820 7TH PL NW	0 - 1/8 N	E22	17
HING LEE	730 Q LN NW	0 - 1/8 SSW	24	18
JOHNSON WALTER	653 Q LN NW	0 - 1/8 SSE	F25	18
CHOW WOOD	630 Q LN NW	0 - 1/8 SSE	H31	20
ROBINSON MAURICE J	1835 7TH PL NW	0 - 1/8 N	I33	21
JONES LEROY	614 Q LN NW	0 - 1/8 SSE	35	21
CHIN EDW	1843 7TH PL NW	0 - 1/8 N	I36	22
TOY S LAUNDRY	1721 9TH PL NW	0 - 1/8 W	37	22
SEVENTH & T CLEANERS & DYERS	1845 7TH PL NW	0 - 1/8 N	I38	23
KEE S HARRY HAND LAUNDRY	821 Q LN NW	0 - 1/8 SW	41	24
CARTER LOUIS	1818 6TH ST NW	0 - 1/8 NNE	42	24
LOGAN CURTIS M	1618 9TH PL NW	1/8 - 1/4 WSW	K44	24
JONES JAS B	1816 5TH ST NW	1/8 - 1/4 NE	N52	29
HOWARD VALET SHOP	606 FLORIDA AVE NW	1/8 - 1/4 NNE	55	30
NELSON RALPH	529 FLORIDA AVE NW	1/8 - 1/4 NE	N57	30
PORTER GEO	514 FLORIDA AVE NW	1/8 - 1/4 NE	N58	31
L & W CLEANERS	721 T ST NW	1/8 - 1/4 N	Q61	32
LOY LEE	513 FLORIDA AVE NW	1/8 - 1/4 NE	N62	32
LEE MOY LAUNDRY	715-17 T ST NW	1/8 - 1/4 N	Q64	33
MOY LEE LAUNDRY	715 T ST NW	1/8 - 1/4 N	Q65	33
SIMPSON WILLIE T	1532 8TH ST NW	1/8 - 1/4 SSW	67	37
LEE ROY	509 FLORIDA AVE NW	1/8 - 1/4 NE	N72	44
AUTOMATIC LAUNDE-RITE	1518 7TH PL NW	1/8 - 1/4 S	M74	44
MC CORMICK LUCILLE MRS	1519 7TH PL NW	1/8 - 1/4 S	M75	45
PEOPLES VALET SERVICE	1910 7TH PL NW	1/8 - 1/4 N	Q76	45
LEE SAM LAUNDRY (HAND)	815 T ST NW	1/8 - 1/4 NNW	78	46
WAH S HAND LAUNDRY & CLEANERS	1551 9TH PL NW	1/8 - 1/4 SW	80	47
EAGLE CLEANING & DYEING CO	1509 7TH PL NW	1/8 - 1/4 S	M83	49
FELDMAN SAML	645 FLORIDA AVE NW	1/8 - 1/4 N	O84	49
JACKSON ESSIE J MRS	1507 7TH PL NW	1/8 - 1/4 S	S85	49
CHARLIE CHIN	647 FLORIDA AVE NW	1/8 - 1/4 N	O86	49
THRIFTY CLEANERS	1505 7TH PL NW	1/8 - 1/4 S	S87	50
SAM MOY	465 FLORIDA AVE NW	1/8 - 1/4 NE	88	50
JACKSON JOS N	716 P ST NW	1/8 - 1/4 S	S89	50
FIFTH STREET LAUNDROMAT	1541 5TH ST NW	1/8 - 1/4 SSE	90	50
STATEN CARRIE	812 P ST NW	1/8 - 1/4 SSW	U92	51
TIMBERLAKE CLINTON	816 P ST NW	1/8 - 1/4 SSW	U93	51
KENILWORTH KLEANERS	415 FLORIDA AVE NW	1/8 - 1/4 ENE	95	52
TOY JUNG Q	714 FLORIDA AVE NW	1/8 - 1/4 N	W98	55
BEATTY CHAS J	716 FLORIDA AVE NW	1/8 - 1/4 N	W99	55
LILL S CLEANERS	1920 9TH PL NW	1/8 - 1/4 NNW	V100	55
DAVIS OLLIE	1925 9TH PL NW	1/8 - 1/4 NNW	V104	56
MASTER CLEANERS	1501 9TH PL NW	1/8 - 1/4 SSW	105	56
DREW LUCY MRS	2014 GEORGIA AVE NW	1/8 - 1/4 N	W107	57
EBONY CLEANERS	1937 9TH PL NW	1/8 - 1/4 NNW	V109	57
MOY CHARLIE	1441 8TH ST NW	1/8 - 1/4 SSW	111	58
JULIUS GOODE	1725 4TH PL NW	1/8 - 1/4 E	113	59
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
WU LAUNDRY	601 Q LN NW	1/8 - 1/4 SSE	43	24

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
LEE LEON	444 Q LN NW	1/8 - 1/4 SE	T91	51
ORIENTAL LAUNDRY	442 Q LN NW	1/8 - 1/4 SE	T94	51
LEE KWONG LAUNDRY	400 R NW	1/8 - 1/4 E	114	59

EXECUTIVE SUMMARY

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

Site Name

2442-2452 MARTIN L. KING, JR. AVE S
S. CAPITAL ST. AND SOUTHERN AVE., SW
100 S STREET, SW
180 S STREET, SW
DC DEICER SPILL
MANULIFE REAL ESTATE
ROADSIDE DEVELOPMENT, INC.
O'NEILL HOUSE OFFICE BUILDING
GARNETT PATTERSON JHS
5TH AND K STREETS (OLD WAX MUSEUM)

Database(s)

BROWNFIELDS
BROWNFIELDS
BROWNFIELDS
BROWNFIELDS
CERC-NFRAP
LUST
LUST
UST
FINDS, RCRA-CESQG
US BROWNFIELDS

EXECUTIVE SUMMARY

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
INDIAN UST..... Underground Storage Tanks on Indian Land

EDR PROPRIETARY RECORDS

Manufactured Gas Plants... EDR Proprietary Manufactured Gas Plants

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

FEDERAL RECORDS

CERCLIS-NFRAP: Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

A review of the CERC-NFRAP list, as provided by EDR, and dated 06/21/2007 has revealed that there are 2 CERC-NFRAP sites within approximately 0.5 miles of the target property.

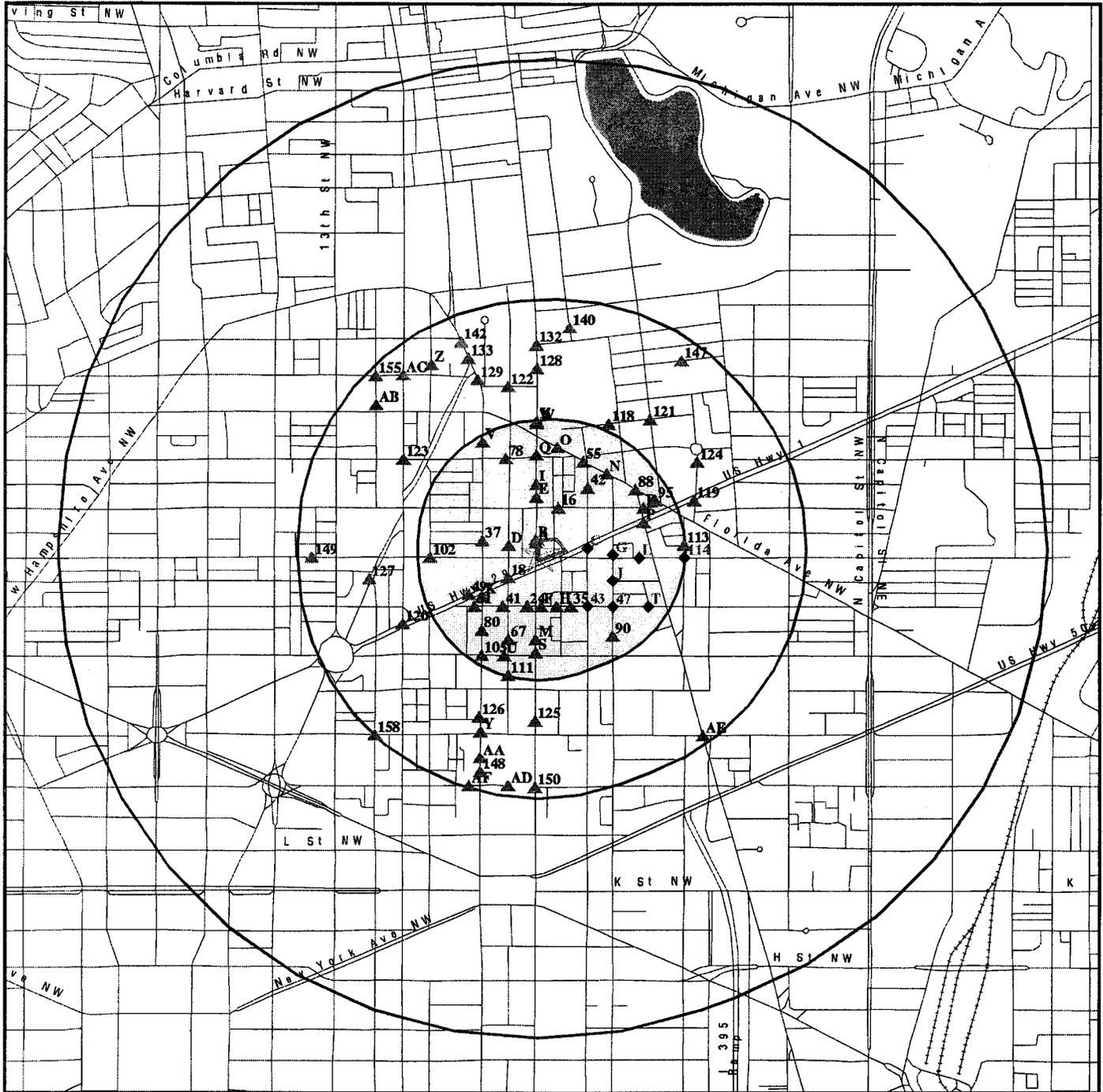
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>TUXEDO VALET</i>	<i>1715 7TH STREET N.W.</i>	<i>0 - 1/8 W</i>	<i>A11</i>	<i>10</i>
D.C. CONVENTION CENTER SITE	801 M STREET, N.W.	1/4 - 1/2 SSW	AF157	91

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 09/11/2007 has revealed that there are 2 RCRA-LQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>HESS STATION 51502</i>	<i>1739 NEW JERSEY AVE NW</i>	<i>1/8 - 1/4 ENE</i>	<i>R71</i>	<i>41</i>
<i>HOWARD UNIVERSITY HOSPITAL</i>	<i>2041 GEORGIA AVE NW</i>	<i>1/8 - 1/4 N</i>	<i>X116</i>	<i>60</i>

OVERVIEW MAP - 2143676.2s



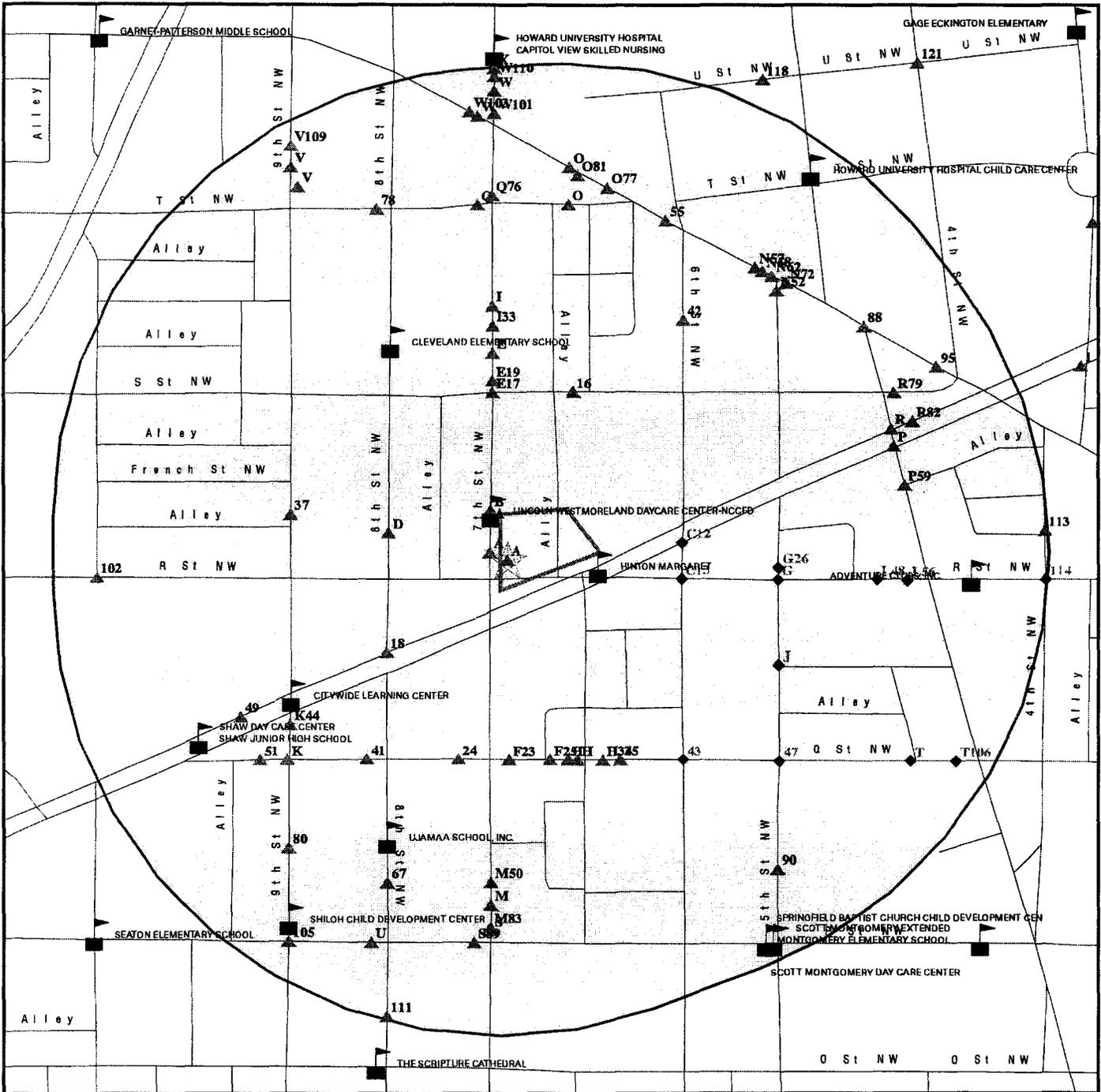
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p>SITE NAME: The Beacon ADDRESS: 1701-1707 7th St, NW Washington DC 20001 LAT/LONG: 38.9128 / 77.0217</p>	<p>CLIENT: PCC (Prof Cons Corp) CONTACT: James T. Kirkland INQUIRY #: 2143676.2s DATE: February 13, 2008 1:21 pm</p>
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DETAIL MAP - 2143676.2s



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p>SITE NAME: The Beacon ADDRESS: 1701-1707 7th St, NW Washington DC 20001 LAT/LONG: 38.9128 / 77.0217</p>	<p>CLIENT: PCC (Prof Cons Corp) CONTACT: James T. Kirkland INQUIRY #: 2143676.2s DATE: February 13, 2008 1:21 pm</p>
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MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL RECORDS</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
NPL LIENS		TP	NR	NR	NR	NR	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.500	1	0	1	NR	NR	2
LIENS 2		TP	NR	NR	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRA-TSDF		0.500	0	0	0	NR	NR	0
RCRA-LQG		0.250	0	2	NR	NR	NR	2
RCRA-SQG		0.250	0	0	NR	NR	NR	0
RCRA-CESQG		0.250	1	3	NR	NR	NR	4
RCRA-NonGen	X	TP	NR	NR	NR	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
DOT OPS		TP	NR	NR	NR	NR	NR	0
CDL		TP	NR	NR	NR	NR	NR	0
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
LUCIS		0.500	0	0	0	NR	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
DEBRIS REGION 9		0.500	0	0	0	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
INDIAN ODI		0.500	0	0	0	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
<u>STATE AND LOCAL RECORDS</u>								
State Haz. Waste		N/A	N/A	N/A	N/A	N/A	N/A	N/A
State Landfill		0.500	0	0	0	NR	NR	0
LUST	X	0.500	1	3	32	NR	NR	36
UST	X	0.250	5	9	NR	NR	NR	14

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
AST		0.250	0	0	NR	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
BROWNFIELDS		0.500	0	1	8	NR	NR	9
<u>TRIBAL RECORDS</u>								
INDIAN RESERV		1.000	0	0	0	0	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
<u>EDR PROPRIETARY RECORDS</u>								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0
EDR Historical Auto Stations	X	0.250	12	17	NR	NR	NR	29
EDR Historical Cleaners		0.250	18	40	NR	NR	NR	58

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

A1 SHAW COMMUNITY HEALTH CENTER
Target 1707 7TH ST NW
Property WASHINGTON, DC 20001

FINDS 1000434748
RCRA-NonGen DCD981939952

Site 1 of 9 in cluster A

**Actual:
 80 ft.**

FINDS:
 Other Pertinent Environmental Activity Identified at Site

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

RCRA-NonGen:

Date form received by agency: 05/06/1987
 Facility name: SHAW COMMUNITY HEALTH CENTER
 Facility address: 1707 7TH ST NW
 WASHINGTON, DC 20001
 EPA ID: DCD981939952
 Mailing address: PO BOX 62240
 WASHINGTON, DC 20029
 Contact: ERNEST MITCHELL
 Contact address: 1707 7TH ST NW
 WASHINGTON, DC 20001
 Contact country: US
 Contact telephone: (202) 745-4450
 Contact email: Not reported
 EPA Region: 03
 Land type: Facility is not located on Indian land. Additional information is not known.
 Classification: Non-Generator
 Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: OPERNAME
 Owner/operator address: OPERSTREET
 OPERCITY, AK 99999
 Owner/operator country: Not reported
 Owner/operator telephone: (215) 555-1212
 Legal status: Private
 Owner/Operator Type: Operator
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported
 Owner/operator name: COMMUNITY HEALTH CARE INC
 Owner/operator address: OWNERSTREET
 OWNERCITY, AK 99999
 Owner/operator country: Not reported
 Owner/operator telephone: (215) 555-1212
 Legal status: Private
 Owner/Operator Type: Owner
 Owner/Op start date: Not reported
 Owner/Op end date: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

SHAW COMMUNITY HEALTH CENTER (Continued)

1000434748

Handler Activities Summary:

U.S. importer of hazardous waste: Unknown
Mixed waste (haz. and radioactive): Unknown
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: Unknown
Furnace exemption: Unknown
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No
Off-site waste receiver: Commercial status unknown

Hazardous Waste Summary:

Waste code: D000
Waste name: Not Defined

Waste code: D002
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Waste code: D011
Waste name: SILVER

Facility Has Received Notices of Violations:

Regulation violated: SR - 262.41(a)
Area of violation: Generators - Records/Reporting
Date violation determined: 03/06/1992
Date achieved compliance: 08/27/1992
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 03/06/1992
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:

Evaluation date: 03/06/1992
Evaluation: NON-FINANCIAL RECORD REVIEW
Area of violation: Generators - Records/Reporting
Date achieved compliance: 08/27/1992
Evaluation lead agency: State

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

SHAW COMMUNITY HEALTH CENTER (Continued)

1000434748

Evaluation date: 12/13/1991
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

A2
Target **MANHATTAN AUTO & RADIO CO**
Property **1703 7TH PL NW**
WASHINGTON, DC

EDR Historical Auto Stations **1009002259**
N/A

Site 2 of 9 in cluster A

Actual:
80 ft.

EDR Historical Auto Stations:
Name: MANHATTAN AUTO & RADIO CO
Year: 1940
Type: AUTOMOBILE REPAIRING

A3
Target **DC DHCD - FRMR. MANHATTAN AUTO**
Property **1701 7TH STREET NW**
WASHINGTON DC, DC

LUST **S104918537**
N/A

Site 3 of 9 in cluster A

Actual:
80 ft.

LUST:
Facility ID: 9-000222
Case Number: 98061
Facility Type: DC Govt
Facility Status: Open
Product: Waste Oil
Notification Date: 4/13/1998
Entry Date: 4/13/1998
Quadrant: NW
Ward: 2

A4
Target **FORMER MANHATTAN AUTO INC**
Property **1701 7TH ST NW**
WASHINGTON, DC 20002

UST **U003377580**
N/A

Site 4 of 9 in cluster A

Actual:
80 ft.

UST:
Facility ID: 9000222
Owner: DEPT HOUSING & COMMUNITY DEVELOP
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 4000
Substance: Gasoline
Facility Decription: False

Facility ID: 9000222
Owner: DEPT HOUSING & COMMUNITY DEVELOP
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: 1000
Substance: Used Oil
Facility Decription: False

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

FORMER MANHATTAN AUTO INC (Continued)

U003377580

Facility ID: 9000222
 Owner: DEPT HOUSING & COMMUNITY DEVELOP
 Tank ID: 3
Tank Status: Permanently Out of Use
 Tank Capacity: 550
 Substance: Used Oil
 Facility Decription: False

A5
 West
 < 1/8
 30 ft.

DOLLAR DRY CLEANING CO
 1731 7TH PL NW
 WASHINGTON, DC

EDR Historical Cleaners 1009132496
 N/A

Relative:
 Higher

Site 5 of 9 in cluster A

EDR Historical Cleaners:
 Name: ACME CLEANING & DYEING CO
 Year: 1926
 Type: DYERS AND CLEANERS

Actual:
 81 ft.

Name: DOLLAR DRY CLEANING CO
 Year: 1931
 Type: CLOTHES PRESSERS AND CLEANERS

A6
 West
 < 1/8
 30 ft.

RELIABLE CLEANERS
 1728 7TH PL NW
 WASHINGTON, DC

EDR Historical Cleaners 1009134164
 N/A

Relative:
 Higher

Site 6 of 9 in cluster A

EDR Historical Cleaners:
 Name: RELIABLE CLEANERS
 Year: 1964
 Type: CLEANERS AND DYERS

Actual:
 81 ft.

B7
 West
 < 1/8
 30 ft.

CHIN SAM LAUNDRY
 1735 7TH PL NW
 WASHINGTON, DC

EDR Historical Cleaners 1009135607
 N/A

Relative:
 Higher

Site 1 of 2 in cluster B

EDR Historical Cleaners:
 Name: LEE SAM
 Year: 1940
 Type: LAUNDRIES-CHINESE

Actual:
 81 ft.

Name: LEE KIM
 Year: 1954
 Type: LAUNDRIES

Name: CHIN SAM LAUNDRY
 Year: 1964
 Type: LAUNDRIES

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

TUXEDO VALET (Continued)

1000732296

CERC-NFRAP:

Site ID: 0304552
Federal Facility: Not a Federal Facility
NPL Status: Not on the NPL
Non NPL Status: NFRAP

Site Description: Not reported

CERCLIS-NFRAP Assessment History:

Action: DISCOVERY
Date Started: Not reported
Date Completed: 09/15/1991
Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT
Date Started: Not reported
Date Completed: 08/26/1996
Priority Level: NFRAP (No Further Remedial Action Planned)

Action: PRELIMINARY ASSESSMENT
Date Started: 01/03/2000
Date Completed: 03/13/2001
Priority Level: NFRAP (No Further Remedial Action Planned)

Action: ARCHIVE SITE
Date Started: Not reported
Date Completed: 06/20/2001
Priority Level: Not reported

RCRA-NonGen:

Date form received by agency: 10/20/1992
Facility name: TUXEDO VALET
Facility address: 1715 7TH ST NW
WASHINGTON, DC 20001
EPA ID: DCD983967928
Contact: THOMAS ARCHIE
Contact address: 1715 7TH ST NW
WASHINGTON, DC 20001
Contact country: US
Contact telephone: (202) 232-5370
Contact email: Not reported
EPA Region: 03
Land type: Private
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: EDWARD J ARCHIE
Owner/operator address: 1715 7TH ST
WASHINGTON, DC 20001
Owner/operator country: Not reported
Owner/operator telephone: (202) 232-5370
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

TUXEDO VALET (Continued)

1000732296

Handler Activities Summary:

U.S. importer of hazardous waste: Unknown
Mixed waste (haz. and radioactive): Unknown
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: Unknown
Furnace exemption: Unknown
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No
Off-site waste receiver: Commercial status unknown

Hazardous Waste Summary:

Waste code: F002
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Facility Has Received Notices of Violations:

Regulation violated: SR - 262.41
Area of violation: Generators - Records/Reporting
Date violation determined: 04/04/1994
Date achieved compliance: 03/16/1995
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 04/04/1994
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:

Evaluation date: 01/29/1998
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 11/28/1995
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

TUXEDO VALET (Continued)

1000732296

Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 04/04/1994
Evaluation: NON-FINANCIAL RECORD REVIEW
Area of violation: Generators - Records/Reporting
Date achieved compliance: 03/16/1995
Evaluation lead agency: State

C12
East
< 1/8
245 ft.

ROYAL SERVICE STATION
1705 6TH ST NW
WASHINGTON, DC

EDR Historical Auto Stations 1009002664
N/A

Site 1 of 2 in cluster C

Relative:
Lower

EDR Historical Auto Stations:
Name: ROYAL SERVICE STATION
Year: 1948
Type: GASOLINE AND OIL SERVICE STATIONS

Actual:
79 ft.

C13
ESE
< 1/8
254 ft.

SHAW ECOVILLAGE CHAIN REACTION
1701 6TH STREET NW
WASHINGTON, DC 20001

FINDS 1005441452
RCRA-CESQG DCR000500256

Site 2 of 2 in cluster C

Relative:
Lower

FINDS:
Other Pertinent Environmental Activity Identified at Site

Actual:
77 ft.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

RCRA-CESQG:

Date form received by agency: 06/27/2002
Facility name: SHAW ECOVILLAGE CHAIN REACTION
Facility address: 1701 6TH STREET NW
WASHINGTON, DC 20001

EPA ID: DCR000500256
Contact: ODINE WILHELM
Contact address: 1701 6TH STREET NW
WASHINGTON, DC 20001

Contact country: US
Contact telephone: (202) 265-8899
Contact email: Not reported
EPA Region: 03
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

SHAW ECOVILLAGE CHAIN REACTION (Continued)

1005441452

land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name: BOARD OF DIRECTORS
Owner/operator address: 1701 6TH STREET NW
WASHINGTON, DC 20001
Owner/operator country: Not reported
Owner/operator telephone: (202) 265-8899
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 01/01/0001
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: Unknown
Mixed waste (haz. and radioactive): Unknown
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: Unknown
Furnace exemption: Unknown
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No
Off-site waste receiver: Commercial status unknown

Hazardous Waste Summary:

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D039
Waste name: TETRACHLOROETHYLENE

Waste code: D040
Waste name: TRICHLOROETHYLENE

Violation Status: No violations found

MAP FINDINGS

Map ID			
Direction			
Distance			
Distance (ft.)			
Elevation	Site	Database(s)	EDR ID Number EPA ID Number

D14	DC PUBLIC LIBRARY	LUST	S105738240
West	1725 8TH STREET NW		N/A
< 1/8	WASHINGTON DC, DC		
328 ft.			

Site 1 of 2 in cluster D

Relative:
Higher

Actual:
83 ft.

LUST:
 Facility ID: 2-000115
 Case Number: 2002089
 Facility Type: DC Govt - other
 Facility Status: Closed
 Product: Heating Oil
 Notification Date: 5/28/2002
 Entry Date: 9/9/2002
 Quadrant: NW
 Ward: 2

D15	WATHA T. DANIEL BRANCH LIBRARY	UST	U003054128
West	1725 8TH ST NW		N/A
< 1/8	WASHINGTON, DC 20001		
328 ft.			

Site 2 of 2 in cluster D

Relative:
Higher

Actual:
83 ft.

UST:
 Facility ID: 2000115
 Owner: D.C. PUBLIC LIBRARY
 Tank ID: 1
Tank Status: Permanently Out of Use
 Tank Capacity: 7500
 Substance: Heating Oil
 Facility Deacription: False

16	WONDERBREAD	UST	U002108189
North	641 S ST NW		N/A
< 1/8	WASHINGTON, DC 20001		
350 ft.			

Relative:
Higher

Actual:
83 ft.

UST:
 Facility ID: 2000167
 Owner: CONTINENTAL BAKING CO.
 Tank ID: 3
Tank Status: Permanently Out of Use
 Tank Capacity: Not reported
 Substance: Heating Oil
 Facility Deacription: False

Facility ID: 2000167
 Owner: CONTINENTAL BAKING CO.
 Tank ID: 2
Tank Status: Permanently Out of Use
 Tank Capacity: 2000
 Substance: Other
 Facility Deacription: False

Facility ID: 2000167
 Owner: CONTINENTAL BAKING CO.
 Tank ID: 1
Tank Status: Permanently Out of Use

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

WONDERBREAD (Continued)

U002108189

Tank Capacity: 5000
Substance: Heating Oil
Facility Deacription: False

E17 FOUNTAIN
North 1801 7TH PL NW
< 1/8 WASHINGTON, DC
362 ft.

EDR Historical Auto Stations 1009002555
N/A

Site 1 of 5 in cluster E

Relative:
Higher

EDR Historical Auto Stations:

Actual:
83 ft.

Name: FERGUSON WM T
Year: 1940
Type: GASOLINE AND OIL SERVICE STATIONS

Name: FERGUSON WM T
Year: 1943
Type: GASOLINE AND OIL SERVICE STATIONS

Name: FOUNTAIN
Year: 1948
Type: GASOLINE AND OIL SERVICE STATIONS

18 FOSTER HOUSE APARTMENTS
WSW 801 RHODE ISLAND AV NW
< 1/8 WASHINGTON, DC 20001
381 ft.

UST U003764097
N/A

Relative:
Higher

UST:

Actual:
84 ft.

Facility ID: 9000302
Owner: CRAWFORD EDGEWOOD MANAGERS INC
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: Not reported
Substance: Heating Oil
Facility Deacription: False

Facility ID: 9000302
Owner: CRAWFORD EDGEWOOD MANAGERS INC
Tank ID: 2
Tank Status: Permanently Out of Use
Tank Capacity: Not reported
Substance: Heating Oil
Facility Deacription: False

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

E19 **THOMPSON LUTHER** **EDR Historical Cleaners** **1009135335**
North **1806 7TH PL NW** **N/A**
< 1/8 **WASHINGTON, DC**
397 ft.
Site 2 of 5 in cluster E
Relative: EDR Historical Cleaners:
Higher Name: THOMPSON LUTHER
Actual: Year: 1954
83 ft. Type: CLEANERS AND DYERS

E20 **J & W SERVICE STATION** **EDR Historical Auto Stations** **1009003341**
North **1817-25 7TH PL NW** **N/A**
< 1/8 **WASHINGTON, DC**
456 ft.
Site 3 of 5 in cluster E
Relative: EDR Historical Auto Stations:
Higher Name: J & W SERVICE STATION
Actual: Year: 1960
83 ft. Type: GASOLINE STATIONS

E21 **DIXIE MOTOR INC** **EDR Historical Auto Stations** **1009002595**
North **1817 7TH PL NW** **N/A**
< 1/8 **WASHINGTON, DC**
456 ft.
Site 4 of 5 in cluster E
Relative: EDR Historical Auto Stations:
Higher Name: MELVIN & HORTON
Actual: Year: 1948
83 ft. Type: GASOLINE AND OIL SERVICE STATIONS
Name: MELVIN AUGUSTUS
Year: 1954
Type: GASOLINE STATIONS
Name: DIXIE MOTOR INC
Year: 1964
Type: AUTOMOBILE REPAIRING

E22 **LAUBGROSS MARVIN** **EDR Historical Cleaners** **1009134073**
North **1820 7TH PL NW** **N/A**
< 1/8 **WASHINGTON, DC**
479 ft.
Site 5 of 5 in cluster E
Relative: EDR Historical Cleaners:
Higher Name: LAUBGROSS MARVIN
Actual: Year: 1954
83 ft. Type: LAUNDRIES-SELF SERVE
Name: LAUBGROSS MARVIN
Year: 1960
Type: LAUNDRIES SELF SERVE

MAP FINDINGS

Map ID			
Direction			
Distance			
Distance (ft.)			EDR ID Number
Elevation	Site	Database(s)	EPA ID Number

F23 **TOM S AUTO SERVICE INC** **EDR Historical Auto Stations** **1009002618**
South **685 Q LN NW** **N/A**
< 1/8 **WASHINGTON, DC**

501 ft.

Site 1 of 2 in cluster F

Relative: **EDR Historical Auto Stations:**
Higher **Name:** TOM S AUTO SERVICE INC

Actual: **Year:** 1943
82 ft. **Type:** AUTOMOBILE REPAIRING

24 **HING LEE** **EDR Historical Cleaners** **1009133694**
SSW **730 Q LN NW** **N/A**
< 1/8 **WASHINGTON, DC**

515 ft.

Relative: **EDR Historical Cleaners:**
Higher **Name:** HING LEE

Actual: **Year:** 1926
83 ft. **Type:** LAUNDRIES-CHINESE

F25 **JOHNSON WALTER** **EDR Historical Cleaners** **1009135407**
SSE **653 Q LN NW** **N/A**
< 1/8 **WASHINGTON, DC**

522 ft.

Site 2 of 2 in cluster F

Relative: **EDR Historical Cleaners:**
Higher **Name:** JOHNSON WALTER

Actual: **Year:** 1926
82 ft. **Type:** DYERS AND CLEANERS

G26 **HOSKINS DEMUS** **EDR Historical Auto Stations** **1009002335**
East **1703 5TH ST NW** **N/A**
< 1/8 **WASHINGTON, DC**

526 ft.

Site 1 of 3 in cluster G

Relative: **EDR Historical Auto Stations:**
Lower **Name:** HOSKINS DEMUS

Actual: **Year:** 1940
77 ft. **Type:** AUTOMOBILE REPAIRING

Name: HOSKINS DEMUS
Year: 1943
Type: AUTOMOBILE REPAIRING

Name: HOSKINS DEMUS
Year: 1948
Type: AUTOMOBILE REPAIRING

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

G27 **WALTON BROTHERS GARAGE** **EDR Historical Auto Stations** **1009005728**
East **1701 5TH ST NW** **N/A**
< 1/8 **WASHINGTON, DC**

528 ft.
Site 2 of 3 in cluster G

Relative:
Lower

EDR Historical Auto Stations:

Actual: **Name:** TOLSON PHILIP A
78 ft. **Year:** 1940
Type: GASOLINE AND OIL SERVICE STATIONS

Name: TOLSON PHILIP A
Year: 1940
Type: AUTOMOBILE REPAIRING

Name: TOLSON PIDISH A
Year: 1943
Type: GASOLINE AND OIL SERVICE STATIONS

Name: TOLSON S GARAGE
Year: 1948
Type: AUTOMOBILE REPAIRING

Name: PHILIP A
Year: 1948
Type: GASOLINE AND OIL SERVICE STATIONS

Name: WALTON BROS GARAGE
Year: 1954
Type: AUTOMOBILE REPAIRING

Name: WALTON BROS FILLING STATION
Year: 1954
Type: GASOLINE STATIONS

Name: WALTON BROTHERS GARAGE
Year: 1960
Type: AUTOMOBILE REPAIRING

Name: WALTON BROTHERS GARAGE
Year: 1964
Type: AUTOMOBILE REPAIRING

G28 **C. BOWDOIN TRAIN**
East **500 R ST NW**
< 1/8 **WASHINGTON, DC 20001**
528 ft.

UST **U002109442**
N/A

Site 3 of 3 in cluster G

Relative:
Lower

UST:

Actual: **Facility ID:** 2004604
78 ft. **Owner:** C. BOWDOIN TRAIN
Tank ID: 1
Tank Status: Permanently Out of Use
Tank Capacity: 5000
Substance: Other
Facility Description: False

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

H29
SSE
< 1/8
539 ft.
BEATTY ROBT H REAR
639 Q LN NW
WASHINGTON, DC
EDR Historical Auto Stations
1009004170
N/A
Site 1 of 5 in cluster H
Relative:
Higher
EDR Historical Auto Stations:
Name: BEATTY ROBT H REAR
Year: 1931
Actual:
82 ft. Type: AUTOMOBILE REPAIRING

H30
SSE
< 1/8
545 ft.
AMATUCCI THOS
635 Q LN NW
WASHINGTON, DC
EDR Historical Auto Stations
1009004168
N/A
Site 2 of 5 in cluster H
Relative:
Higher
EDR Historical Auto Stations:
Name: AMATUCCI THOS
Year: 1931
Actual:
82 ft. Type: AUTOMOBILE REPAIRING

H31
SSE
< 1/8
550 ft.
CHOW WOOD
630 Q LN NW
WASHINGTON, DC
EDR Historical Cleaners
1009134793
N/A
Site 3 of 5 in cluster H
Relative:
Higher
EDR Historical Cleaners:
Name: LEE POY
Year: 1940
Actual:
82 ft. Type: LAUNDRIES-CHINESE
Name: CHOW WOOD
Year: 1948
Type: LAUNDRIES

H32
SSE
< 1/8
558 ft.
STANDARD AUTO GLASS
624 Q LN NW
WASHINGTON, DC
EDR Historical Auto Stations
1009003003
N/A
Site 4 of 5 in cluster H
Relative:
Higher
EDR Historical Auto Stations:
Name: STANDARD AUTO GLASS
Year: 1954
Actual:
81 ft. Type: AUTOMOBILE REPAIRING

MAP FINDINGS

Map ID Direction Distance Distance (ft.) Elevation	Site	Database(s)	EDR ID Number EPA ID Number
I33 North < 1/8 560 ft.	ROBINSON MAURICE J 1835 7TH PL NW WASHINGTON, DC Site 1 of 3 in cluster I	EDR Historical Cleaners	1009134710 N/A
Relative: Higher	EDR Historical Cleaners: Name: ROBINSON MAURICE J Year: 1931 Type: CLOTHES PRESSERS AND CLEANERS		
Actual: 84 ft.	Name: ROBINSON MAURICE J Year: 1940 Type: CLOTHES PRESSERS AND CLEANERS		
<hr/>			
H34 SSE < 1/8 577 ft.	UNITY AUTO SERVICE REAR 619 Q LN NW WASHINGTON, DC Site 5 of 5 in cluster H	EDR Historical Auto Stations	1009004993 N/A
Relative: Higher	EDR Historical Auto Stations: Name: WORTHAM RICHD REAR Year: 1943 Type: AUTOMOBILE REPAIRING		
Actual: 81 ft.	Name: WORTHAM RICHD REAR Year: 1948 Type: AUTOMOBILE REPAIRING		
	Name: UNITY AUTO SERVICE REAR Year: 1954 Type: AUTOMOBILE REPAIRING		
<hr/>			
35 SSE < 1/8 595 ft.	JONES LEROY 614 Q LN NW WASHINGTON, DC	EDR Historical Cleaners	1009132997 N/A
Relative: Higher	EDR Historical Cleaners: Name: THOMPSON ANNIE MRS Year: 1940 Type: CLOTHES PRESSERS AND CLEANERS		
Actual: 80 ft.	Name: JONES LEROY Year: 1954 Type: CLEANERS AND DYERS		

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

136 **CHIN EDW** **EDR Historical Cleaners** **1009133362**
North **1843 7TH PL NW** **N/A**
< 1/8 **WASHINGTON, DC**

606 ft.

Site 2 of 3 in cluster I

Relative:
Higher

EDR Historical Cleaners:

Name: CHIN LEE
 Year: 1922
 Type: LAUNDRIES CHINESE

Actual:
85 ft.

Name: CHIN EDW
 Year: 1926
 Type: LAUNDRIES-CHINESE

Name: CHIN EDW
 Year: 1931
 Type: LAUNDRIES-CHINESE

37 **TOY S LAUNDRY** **EDR Historical Cleaners** **1009132976**
West **1721 9TH PL NW** **N/A**
< 1/8 **WASHINGTON, DC**

617 ft.

Relative:
Higher

EDR Historical Cleaners:

Name: SAM CHIN
 Year: 1922
 Type: LAUNDRIES CHINESE

Actual:
85 ft.

Name: CHIN SAM
 Year: 1926
 Type: LAUNDRIES-CHINESE

Name: SAM CHIN
 Year: 1931
 Type: LAUNDRIES-CHINESE

Name: CHIN SAM
 Year: 1940
 Type: LAUNDRIES-CHINESE

Name: CHIN SAM
 Year: 1948
 Type: LAUNDRIES

Name: CHIN SAM LAUNDRY
 Year: 1954
 Type: LAUNDRIES

Name: TOY S LAUNDRY
 Year: 1960
 Type: LAUNDRIES

Name: TOY S LAUNDRY
 Year: 1964
 Type: LAUNDRIES

MAP FINDINGS

Map ID			
Direction			
Distance			
Distance (ft.)			
Elevation	Site	Database(s)	EDR ID Number EPA ID Number

I38 North < 1/8 618 ft.	SEVENTH & T CLEANERS & DYERS 1845 7TH PL NW WASHINGTON, DC	EDR Historical Cleaners	1009134188 N/A
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Site 3 of 3 in cluster I

Relative: Higher

Actual: 85 ft.

EDR Historical Cleaners:

Name:	SEVENTH & T CLEANERS & DYERS
Year:	1954
Type:	CLEANERS AND DYERS
Name:	SEVENTH & T CLEANERS & DYERS
Year:	1960
Type:	CLEANERS AND DYERS
Name:	SEVENTH & T CLEANERS & DYERS
Year:	1964
Type:	CLEANERS AND DYERS

J39 ESE < 1/8 621 ft.	BATTISTA C JOHN 1624 5TH ST NW WASHINGTON, DC	EDR Historical Auto Stations	1009002464 N/A
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Site 1 of 2 in cluster J

Relative: Lower

Actual: 75 ft.

EDR Historical Auto Stations:

Name:	BATTISTA C JOHN
Year:	1936
Type:	GASOLINE AND OIL SERVICE STATIONS

J40 ESE < 1/8 624 ft.	GAS STATION 1620-1624 5TH ST NW WASHINGTON, DC 20001	UST	U003541216 N/A
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Site 2 of 2 in cluster J

Relative: Lower

Actual: 75 ft.

UST:

Facility ID:	2003630
Owner:	MANNA
Tank ID:	2
Tank Status:	Permanently Out of Use
Tank Capacity:	1000
Substance:	Gasoline
Facility Deacription:	False
Facility ID:	2003630
Owner:	MANNA
Tank ID:	1
Tank Status:	Permanently Out of Use
Tank Capacity:	3000
Substance:	Gasoline
Facility Deacription:	False