

BBI HOLDINGS, INC.
VOLUNTARY CLEANUP PROGRAM
APPLICATION TO THE
DISTRICT OF COLUMBIA
DEPARTMENT OF ENERGY AND THE ENVIRONMENT

3418 – 4TH Street, SE

BBI HOLDINGS, INC.
VOLUNTARY CLEANUP PROGRAM
APPLICATION TO THE
DISTRICT OF COLUMBIA
DEPARTMENT OF ENERGY AND THE ENVIRONMENT
TABLE OF CONTENTS

	<u>TAB</u>
Voluntary Cleanup Program Application	1
Appendix II. Applicant	2
Appendix III. Current Property Owner	3
Appendix VII. Historical Property Use	4
Appendix VIII. Future Property Use	5
Appendix IX. Phase I Environmental Report*	6
 Phase II Environmental Report	
Appendix X. Public Involvement Plan	7
Appendix XI. Summary of Corrective Action Plan	8

***Per DOEE instructions, due to the volume of pages, the Phase I submitted in electronic form does not include the appendices. The hard-copy is submitted in its entirety.**

TAB 1

GOVERNMENT OF THE DISTRICT OF COLUMBIA
District Department of the Environment
APPLICATION FOR
VOLUNTARY CLEANUP PROGRAM

Please submit to:

Toxic Substances Division, Land Remediation and Development Branch
1200 First Street, NE, 5th Floor, Washington D.C. 20002-3315
(Please submit either by mail or in person)

**A SEPARATE APPLICATION MUST BE SUBMITTED FOR EACH
PARCEL OR EACH PARCEL OWNED BY A SEPARATE LEGAL ENTITY**

This application will be used to submit a request to participate in the Voluntary Clean-up Program. The information in this application will be used to determine eligibility of the Applicant and the site as provided for under Title III of the Brownfields Revitalization Amendment Act of 2000, D.C. Law 13-312, effective June 15, 2001.

Please type. Please answer each question completely. Please indicate "N/A" where a question is not applicable to the Applicant. Please include a cover letter for the application package.

Until the District has promulgated a final policy or final rulemaking the following interim fee procedure will be adopted. To offset the time spent by the DDOE, in review of ALL site information transmitted along with meetings and site visits, the Applicant will reimburse the District on a preset hourly fee. Time for each project will be recorded using the "Voluntary Cleanup Staff Accounting" form. The Voluntary Cleanup Program Coordinator will maintain this time accounting.

If you have any questions please contact DDOE.

INELIGIBLE APPLICANTS

If a determination is made that either Applicant or the site is ineligible for participation the application will be returned.

NOTIFICATION

DDOE shall approve or deny the application within 90 business days of its receipt. A request by DDOE for additional information shall toll the 90-day review period.

I. Property

Property Name _____

Address 3418 4th Street, NW

City Washington, DC Quadrant SE Zip Code 20032 Ward 8

Square # 5969 Lot # 169 - 187 Acreage 1.325

Has the site had any prior involvement with District or Federal environmental regulatory programs including notices of violation, orders, consent orders, enforcement actions, or environmental permits? (Y/N) unknown

Is the property listed on the National Priority List pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, 42 U.S.C. 9601 *et seq.*? (Y/N) No

Is the property subject of a current cleanup action by the Environmental Protection Agency or the DDOE?
(Y/N) Y

Please include:

Permit numbers, dates, name(s) of program(s), name of regulated entity and
any other information known to the Applicant, and current pictures of the site.

II. Applicant

Name Betty Jo Gaines Title Board Member

(please list principal if corporate entity)

Corporation/Organization BBI Holdings, Inc.

Legal Form of Business Nonprofit

Mailing Address 128 M Street, NW

City Washington, DC State _____ Zip Code 20001

Telephone (202) 842-9091 Fax (_____) _____

E-mail bgaines@brightbeginnings.org

District of Columbia Corporation (Y/N) Y Out of state entity (Y/N) N
(please attach copy of certificate) (please attach copy of D.C. business certificate)

Is the Applicant applying for or does the Applicant plan to apply for grants, loans or property tax credits available for the redevelopment of Brownfields in the District per Title VII Cleanup Incentives of the Act? (Y/N) N

Has the Applicant had any prior involvement with District or Federal environmental regulatory programs including notices of violation, orders, consent orders, enforcement actions, or environmental permits? (Y/N) N (please attach copies of any information listed)

Please include:

List of the financial incentives for which you are planning to apply.
Permit numbers, dates, name(s) of program(s), name of regulated
entity and any other information known to the Applicant.

III. Current Property Owner

Name Steve Taylor Title President, Board of Directors

(please list principal if corporate entity)

Corporation/Organization Southwest Church of Christ, Inc.

Legal Form of Business Church

Mailing Address 3100 13th Street, NW

City Washington, DC State _____ Zip Code 20010

Telephone (202) 234-3936 Fax (_____) N/A

E-mail secretary13thstreetcoc@verizon.net

District of Columbia Corporation (Y/N) Y Out of state entity (Y/N) N
(please attach copy of certificate) (please attach copy of D.C. business certificate)

IV. Other Contacts

Consultant

Name Andre Steuer Title Regional Director/Environmental Servs
(please list principal if corporate entity)
Corporation/Organization Froehling & Robertson
Mailing Address 22923 Quicksilver Drive
City Dulles State Virginia Zip Code 22209
Telephone (443) 829-9341 Fax () N/A
E-mail asteuer@fandr.com

Project Manager

Name Claiborne Williams Title Principal
(please list principal if corporate entity)
Corporation/Organization F.D. Stonewater
Mailing Address 1001 N 19th Street, Suite 900
City Washington, DC State Zip Code 22209
Telephone (703) 537-7633 Fax ()
E-mail cwilliams@fdstonewater.com, smerritt@f

V. Applicant's Interest in Property

Do you own this property? (Y/N) N
(Include copy of deed)
Are you under contract to purchase the property? (Y/N) Y
Are you under contract to sell the property? (Y/N) N
If under contract to sell or purchase the property, has a settlement date been scheduled? (Y/N) N Date: _____
Are you renting or leasing the property? (Y/N) N
Are you considering renting or leasing the property? (Y/N) N
Are you a holder of a mortgage, deed, trust or other security interest in the property? (Y/N) N

Place an "X" in the appropriate blank.

- X Intend to develop site for personal or business purposes.
____ Intend to conduct an investigation of site prior to acquisition or development.
____ Neighboring property owner who was unable to obtain relief from the responsible party.

VI. Current Property Use

Place an "X" in the appropriate blank.

<input type="checkbox"/> Residential	<input type="checkbox"/> Underutilized
<input type="checkbox"/> Industrial	<input type="checkbox"/> Undeveloped
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Idle/Inactive
<input type="checkbox"/> Mixed-Use	<input type="checkbox"/> Other (explain) _____
<input type="checkbox"/> Abandoned	

Current operations on property Vacant/Not in use

Current Operator _____ Title _____
(please list principal if corporate entity)

Number of Employees _____ Type of work performed by employees _____

Recorded deed restrictions on property (Y/N) _____ If yes, explain _____

Are hazardous substances used, generated, treated, stored, disposed or released at the property? (Y/N) _____

If yes, explain See Phase I, Phase II and prior reports submitted to DOEE

Please include:

- Permits for release of hazardous substances.
- Copies of Toxic Release Inventory (TRI).
- Copies of permits for hazardous waste generation.
- Any other relevant local and federal registrations.
- Site map that describes the location(s) of building(s) and operation(s).

VII. Historical Property Use

Have there ever been any hazardous substances used, generated, treated, stored, disposed of, or discharged at the property? (Y/N) Y

If yes, explain Underground Storage Tank

Please list all categories of contaminants that are known to exist on the property (i.e. solvents, metals, inorganics, organics): See Phase I, Phase II and prior reports submitted to DOEE

Please include:

- All available historical information on the property.
- Previous owners and lessors, uses and dates of transfer of ownership of the property.
- Results of a title search for the property.

VIII. Future Property Use

Place an "X" in the appropriate blank.

☐ Unlimited
☐ Residential
☐ Mixed Use
☒ Commercial
☐ Industrial
☐ Undetermined

Please include:

Description of the future use of the property.
Include timelines, types of operations, number of potential employees.
Construction and site plans.

Statement of Certification

I certify under penalty of law that the information provided in this application is, to the best of Applicant's knowledge and belief, accurate and complete.

I certify that I am the Applicant or an authorized representative of the Applicant.

I certify that all information on environmental conditions relevant to the site and known to the Applicant is included in this application.

~~By signing below the Applicant, or the authorized representative acting on behalf of the Applicant, agrees to pay all invoices for the costs of services provided by the DDOE when billed.~~

Printed Name Betty Jo Gaines

Company BBi Holdings, Inc.

Title Board Member

Signature *Betty Jo Gaines*

Date 10/15/15

OFFICE USE

Documents Received by: _____ VCP Case No. _____

Date: _____ Approved _____ Not Approved _____ Resubmit _____

Additional Information Required: _____

TAB 2

BBI HOLDINGS, INC.

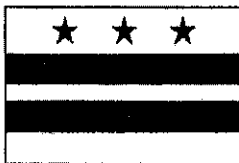
VOLUNTARY CLEANUP PROGRAM

APPENDIX II.

APPLICANT

- **Copy of BBI Holdings' District of Columbia Corporation Certificate**
- **At this time BBI Holdings is not seeking any financial incentives**

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
CORPORATIONS DIVISION



C E R T I F I C A T E

THIS IS TO CERTIFY that all applicable provisions of the District of Columbia Business Organizations Code have been complied with and accordingly, this ***CERTIFICATE OF AMENDMENT*** is hereby issued to:

BBI HOLDINGS, INC.

Effective Date: 8/1/2012

IN WITNESS WHEREOF I have hereunto set my hand and caused the seal of this office to be affixed as of 8/1/2012 5:24 PM



Business and Professional Licensing Administration

A handwritten signature in cursive script, reading 'Patricia E. Grays'.

PATRICIA E. GRAYS
Superintendent of Corporations
Corporations Division

Vincent C. Gray
Mayor

Tracking #: ydChS7lc

TAB 3

BBI HOLDINGS, INC.
VOLUNTARY CLEANUP PROGRAM
APPENDIX III.
CURRENT PROPERTY OWNER

- **Southwest Church of Christ's Certificate of Corporation**

SOUTHWEST CHURCH OF CHRIST) No. 28395

Recorded August 7, 1944
at 11:58 A. M.

CERTIFICATE OF INCORPORATION &
ELECTION OF TRUSTEES OF
SOUTHWEST CHURCH OF CHRIST

This is to certify that on July 12th, 1944, pursuant to Title 29, Chapter 5 of the Code of Laws for the District of Columbia, a regularly called meeting of SOUTHWEST CHURCH OF CHRIST was held at 1702 12th Street, Northwest, Washington, D. C., for the purpose of electing Trustees of said Southwest Church of Christ; that the name of said Church is SOUTHWEST CHURCH OF CHRIST; that the following named persons were elected Trustees of said Church to serve for three years.

C. Earl Johnson

Cliff Winton

John Young,

from July 12th, 1944, or until their successors are elected and qualified. That said Church is a religious society.

IN WITNESS WHEREOF, we have set our hands and seals this 5 day of August A. D. 1944.

C. Earl Johnson

(Seal)

Cliff Winton

(Seal)

John Young

(Seal)

SUBSCRIBED AND SWORN to before me this 5th day of August A. D. 1944.

DISTRICT OF COLUMBIA OFFICE OF PUBLIC RECORDS

To all to whom these presents shall come, Greetings:

By virtue of the authority vested in me by Chapter 29 of the District of Columbia Code, § 1-2902 (c), I certify on my behalf, under the seal of the District of Columbia Office of Public Records, that the attached reproduction(s) is a true and correct copy of documents in my custody.

(seal)

Signature	<i>[Signature]</i>
Name	<i>Shirley J. [Name]</i>
Date	<i>2 Aug. 2011</i>
Title <i>Public Records Administrator</i>	
Name and Address of Depository District of Columbia Office of Public Records 1300 Mayor Court, NW Washington, DC 20001-4121	

TAB 4

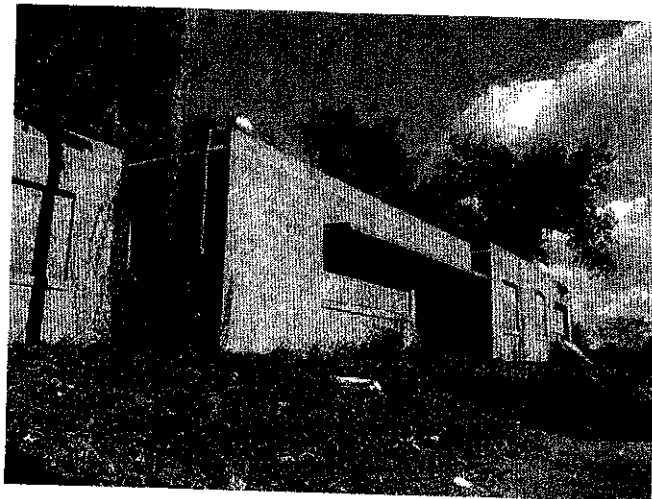
BBI HOLDINGS, INC.
VOLUNTARY CLEANUP PROGRAM
APPENDIX VII.
HISTORICAL PROPERTY USE

- **Historical Property Use (excerpt from Phase I environmental report)**



PHASE I ENVIRONMENTAL SITE ASSESSMENT

Bright Beginnings Inc.
3418 4th Street, SE
Washington, D.C. 20032
BB&T No. OMS-143092 (Report #1)



Prepared for:
BB&T Environmental Risk Management
5130 Parkway Plaza Boulevard
Charlotte, North Carolina 28217

October 8, 2013
IVI Project No.: PC30905993



IVI Assessment Services, Inc.

THIS REPORT IS THE PROPERTY OF IVI AND BB&T ENVIRONMENTAL RISK MANAGEMENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN IVI AND BB&T ENVIRONMENTAL RISK MANAGEMENT AND WITHIN THIS REPORT. THERE SHALL BE NO THIRD PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

TABLE OF CONTENTS

General Information

	Page
1.0 EXECUTIVE SUMMARY	1
2.0 SITE DESCRIPTION.....	5
3.0 HISTORICAL USE INFORMATION	9
4.0 REGULATORY DATABASE LISTINGS	13
5.0 LOCAL AGENCY RECORDS	23
6.0 SITE RECONNAISSANCE.....	24
7.0 NON-ASTM SCOPE ITEMS.....	27
8.0 INTERVIEWS.....	29
9.0 OFF-SITE RECONNAISSANCE	30
10.0 PRODUCT INFORMATION.....	31
11.0 USER PROVIDED INFORMATION.....	34

APPENDICES

Site Photographs	A
Site Maps	B
Aerial Photographs.....	C
Topographic Maps	D
Sanborn Maps	E
City Directories.....	F
Regulatory Records Documentation.....	G
Supporting Documentation	H
Completed BB&T Addendums.....	I
Qualifications of Assessors.....	J

3.0 HISTORICAL USE INFORMATION

Bright Beginnings Inc.
Washington, DC

3.1 HISTORICAL BACKGROUND

The Site was historically a U.S. Government military reservation. The existing buildings were constructed by 1949 and were vacated by the military by 1988. The specific military uses are unknown; however, the Site has reportedly been abandoned since 1988. Southwest Church of Christ reportedly purchased the property in 2007, with plans to erect a church.

3.1.1 City Directories

Historical city directories dated 1922 to 2012 (in approximate five-year intervals) were reviewed and provided by EDR. The Site was listed in one directory, listed in the following:

Smitty Durham (2000)

The listed name is likely a previous property owner, since the property was a vacant government facility in 2000, based on the review of Sanborn maps (Section 3.1.3).

Based on the City Directory Abstract, residential properties and a school (adjacent to the west) have historically been located in the area.

3.1.2 Aerial Photographs

Aerial photographs frequently provide visual documentation of site conditions at the time of the photographs. Activities such as dumping or industrial use of a site can often be discerned through the examination of aerial photographs.

IVI reviewed historic aerial photographs provided by the EDR. The following is a synopsis of the aerial photographs reviewed:

Year	Site	Adjacent and Surrounding Properties
1949 & 1951	The current on-site buildings were present. The remaining portions of the Site consisted of grass-covered land. A vehicle or outbuilding was located north of Building A on the 1949 photograph. Vehicles or yard storage were located along a portion of Site's eastern boundary on the 1951 photograph.	Residential properties were located to the north. The current apartment building to the north was present on the 1951 photograph. Farmland was located to the east; and a farmstead to the west. The properties to the south were not on the photograph. Residential properties, farmland, and undeveloped land were located in the site vicinity.

3.0 HISTORICAL USE INFORMATION

Bright Beginnings Inc.
Washington, DC

Year	Site	Adjacent and Surrounding Properties
1957	Similar to the prior photographs; however, the southern portion of the Site was shrub- and tree-covered land.	Similar to the prior photographs; however, fallow farmland was located to the east and west. Undeveloped land was located to the south.
1960	Similar to the prior photographs; however, the southern portion of the Site was tree-covered land.	Similar to the 1957 photograph; however, the school currently located to the west, was under construction. Residences were also present to the south and east.
1963	Same as above.	Similar to the 1960 photograph; however, the school was present to the west and additional residential properties were located in the vicinity.
1970 & 1981	Similar to the 1963 photograph; however, vehicles or yard storage was located along a portion of the southeastern boundary.	Similar to the 1963 photograph; however, the school to the west had expanded and the current multi-tenant residential buildings to the east and south were present. Additional residential development/re-development was located in the vicinity.
1988	The Site appeared to have been vacated since vegetation overgrowth was observed in the vicinity of the buildings and remaining prior grass-covered land.	Similar to the 1970 and 1981 photographs; additional residential development/re-development was located in the vicinity.
1998 & 2000	The Site was completely overgrown and was tree-covered. The buildings were not visible.	Similar to the 1988 photograph; however, a relatively small parking lot (apparently for the adjacent school) was located on the southern wooded property. Additional residential development/re-development was located in the vicinity.
2005, 2007, 2008, & 2009	The buildings were visible and the northern and central portions had been cleared. Unknown exterior storage/materials were located adjacent to the east of Building A on the 2005 photograph.	Multi-tenant buildings to the north, south, and east; residences to the north and east; a school to the west; and a residential development (currently present and almost completed) under construction was present to the south. The site vicinity consisted of residential properties and schools.
2011 & 2012	Conditions on the Site appeared similar to those during site visit.	Conditions on the adjacent properties and in the site vicinity were similar to those observed during the area reconnaissance

3.1.3 Sanborn Fire Insurance Maps

IVI reviewed Sanborn Maps for the Site area provided by EDR. The findings of this review are summarized in the following table:

3.0 HISTORICAL USE INFORMATION

Bright Beginnings Inc.
Washington, DC

Year	Site	Adjacent and Surrounding Properties
1916, 1927, 1960, 1977, & 1985	The Site was not shown on the map and was illustrated in a shaded or blank area.	Residential properties were located to the north and further. The remaining properties were not shown.
1989, 1990, 1992, 1995, & 1998	The property was illustrated as U.S. Government property and the two current on-site buildings were present and labeled as vacant.	Residential properties to the north and east; and current school to the west. Properties to the south were not shown. Residential properties in the vicinity.

3.1.4 Topographic Maps

IVI reviewed historic USGS *West Washington, Mount Vernon, Washington & Vicinity and Alexandria, Virginia* topographic maps of the Site area provided by EDR. A summary of the topographic map review is provided in the following table:

Year	Site	Adjacent and Surrounding Properties
1885 1894	Undeveloped land and/or farmland. No structures/improvements were illustrated.	Undeveloped land and/or farmland. Roads and railroads were illustrated in the area.
1947	A residential type structure was illustrated in the similar location as the current buildings. The remaining portions were vacant/undeveloped land.	Residential properties and vacant/undeveloped land were present. In addition, Camp Simms and Fort Carroll were located in the site vicinity.
1951	Two buildings were illustrated in the area of the current on-site buildings. The remaining portions were vacant/undeveloped land.	The surrounding area was illustrated in a shaded area, which represents a densely developed area. Residential properties, churches, and vacant/undeveloped land were present. In addition, Fort Carroll was located in the site vicinity.
1956	The current on-site buildings were illustrated. The remaining portions were vacant/undeveloped land.	Similar to the 1951 map; however, schools and a property used by the Bolling Air Force Base (located further west) was located on the adjacent western property, the location of the current school.
1965	The on-site buildings were present and Military Reservation was illustrated across the Site.	Similar to the above; however, the current school was located to the west.
1971, 1972, 1979, & 1983	Similar to the 1965 map; however, wood land was located on the southern portion of the Site.	Similar to the above; however, the school to the west had expanded. Development had increased during this time period.

3.0 HISTORICAL USE INFORMATION

Bright Beginnings Inc.
Washington, DC

Year	Site	Adjacent and Surrounding Properties
1994	The Site was illustrated in a shaded area identified as a Military Reservation. The current buildings were illustrated.	Similar to the 1983 map; however, additional development was present.

3.1.5 Review of Prior Environmental Reports or Investigations

Although requested, no previously prepared environmental reports such as Phase I or II Environmental Site Assessments, lead-based paint surveys, lead-in-water surveys, asbestos surveys or geotechnical reports were provided for our review.

3.2 HISTORICAL SIGNIFICANT OR ENVIRONMENTAL FINDINGS

The Site was historically a U.S. Government military reservation. The existing buildings were constructed by 1949 and were vacated by the military by 1988. The Site has been unoccupied since that time.

Former storage tanks were associated with the prior use and are discussed in Section 6.2.

TAB 5

BBI HOLDINGS, INC.

VOLUNTARY CLEANUP PROGRAM

APPENDIX VIII.

FUTURE PROPERTY USE

- **Description of the future use of the property**
- **Timeline, type of operations, number of potential employees, occupants**
- **Site plan**

Bright Beginnings, Inc.
Voluntary Clean Up Program

Appendix VIII – Future Property Use

Future Use of Property

The Bright Beginnings Southeast Child and Family Development Center will provide 100 homeless infants and toddlers (ages six weeks to 36 months) high quality and developmentally appropriate early education, along with therapeutic services for developmental delays that are prevalent among homeless children due to poor health, poor nutrition, and unstable home environments. Diagnosed delays are addressed on-site by experts in speech/language, motor skill, and child psychology. The new center will also serve the children's parents.

At Bright Beginnings, the average parent is a 27 year-old, African American single mother with three children, living in an emergency shelter. The median family income is \$700 per month, including food stamps. Parents are the most important people in the lives of a young child, so Bright Beginnings focuses considerable attention on the needs of the parents for family stabilization services, including parenting guidance, assistance in identifying and securing housing and educational attainment, and workforce development. Bright Beginnings presently serves almost 150 young children a year through its center in Ward One. It operates at full capacity, serving its clients five days a week year round from 7:30 am to 11:30 pm. All services are free of charge.

Bright Beginnings has a waiting list of over 200 children. With the opening of a second center, BB will serve an additional 100 children and their families. The project brings services closer to the most underserved ward of the District of Columbia and the second center will be in the heart of the highest concentration of Bright Beginnings' waitlisted children.

Time Line for Opening New Center

November 2015 – Complete land purchase and begin permitting process

December 2015 – Ground breaking ceremony

February to October 2016 – Construction

November 2016 – Grand Opening

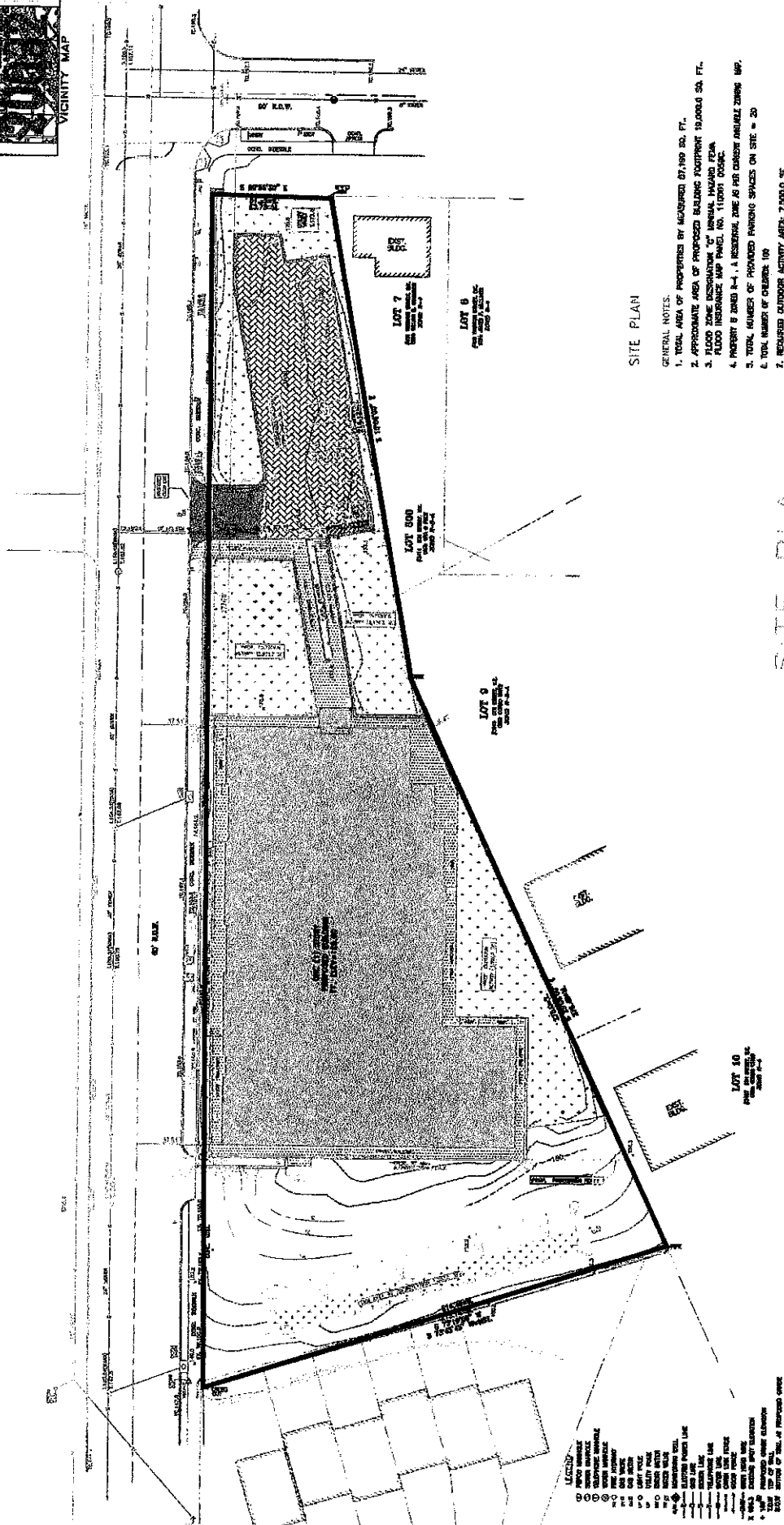
December 2016 – Enroll families up to 48 children for year one and gradually work up to 100 children in 2021

Employees and Clients for Year One – 31 staff to serve 48 children and 60-65 parents

Early Head Start Director
Health/Nutrition/Safety Manager

Family & Community Engagement Mgr
Education Manager
Master Teacher
Center Administrator
Finance Specialist
Administrative Specialist
Administrative Assistant/Receptionist
Family Advocate (social worker)
Family Advocate (social worker)
ERSEA Intake/Outreach Specialist
Social Services Assistant
Licensed Food Handler
Maintenance Worker/Custodian
Development Specialist
Early Head Start Teachers - 16
6 children per classroom/ 2 teachers each
room

VICINITY MAP



GENERAL NOTTS.

1. TOTAL AREA OF PROPERTIES BY MEASURED 57,199 SQ. FT.
2. APPROXIMATE AREA OF PROPOSED BUILDING FOOTPRINT 19,000 SQ. FT.
3. FLOOD ZONE DESIGNATION "C" MINORAL HAZARD FEMA FLOOD INSURANCE MAP PANEL NO. 11099D 0058C.
4. PROPERTY 2 ZONED R-4, 1 RESIDENTIAL ZONE AS PER CURRENT ANNELEXED ZONING MAP.
5. TOTAL NUMBER OF PROPOSED PARKING SPACES ON SITE = 20
6. TOTAL NUMBER OF CHURCHES 100
7. REDUCED OUTDOOR ACTIVITY AREA, 726 SQ. FT. (7% OF OUTDOOR ACTIVITY AREA PER CODE)
8. PROPOSED OUTDOOR ACTIVITY AREA 4,252 SQ. FT.
9. WATER CONNECTION WILL BE FROM THE EXISTING QUINCY WATER VAULT.
10. EXISTING SEWER LINE WILL BE RE-USED OR UPGRADED BASED ON THE CITY.
11. A SAFETY PLAN WILL BE PROVIDED AROUND THE ENTIRE PROPERTY AS SPECIFIED BY THE ARCHITECT.

AAH CONSULTANTS LLC
4600 FORBES BLVD, SUITE 803
LANTHAM, MARYLAND 20708
SEC-468-1790 468-1797 (fax)

**RESEARCH
SOLUTIONS
CONSULTANTS**

BRIGHT BEGINNING DAYCARE
3418 4TH STREET, S.E.
LOTS 169 THRU 187 SQUARE 5869





Legend

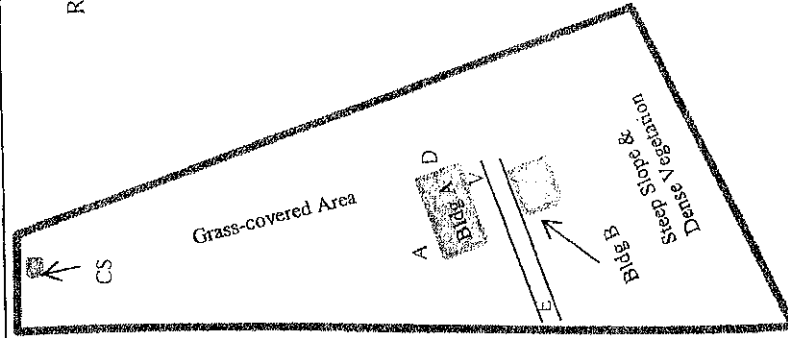
- Site Boundary
- Building
- A: Antennae Pole
- CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System Site
- CS: Concrete Structure
- D: Discarded 55-gallon Drum
- E: Entrance Concrete Drive
- LUST: Leaking UST Case
- RCRA: Hazardous Waste Generator
- UST: Underground Storage Tank
- V: Storage Tank Vent Pipe

Presumed groundwater flow direction



Frank W. Ballou High School
(3720 4th Street)
CERCLIS, LUST, RCRA, UST

4th Street



Residences

Eastside Condominiums
(various addresses -5th Street)

Meadowbrook Apartments
(various addresses - 6th Street)

Multi-tenant residential
buildings under construction
(400 & 401 unknown street
name)

5th Street

Trenton Street

McKinney House multi-tenant
residential building (5330 4th Street)

Residences

SITE PLAN

IVI ASSESSMENT SERVICES, INC.
55 WEST RED OAK LANE
WHITE PLAINS, NY 10604
(914) 694-9600 (TEL)
(914) 694-3727 (FAX)

Project No: PC30905993

Bright Beginnings, Inc.
3418 4th Street, SE
Washington, D.C. 20032

Boundaries are approximate. Not to scale.

TAB 6

BBI HOLDINGS, INC.
VOLUNTARY CLEANUP PROGRAM
APPENDIX IX.
PHASE I/II

- **Copy of Phase I environmental report**
- **Copy of Phase II environmental report**

PHASE I ENVIRONMENTAL REPORT



**PROPERTY CONDITION & ENVIRONMENTAL
DUE-DILIGENCE**

IVI ASSESSMENT SERVICES, INC.

55 West Red Oak Lane
White Plains, New York 10604
914.694.9600 (tel)
914.694.1335 (fax)
www.ivi-intl.com

October 8, 2013

BB&T - Environmental Risk Management
5130 Parkway Plaza Boulevard
Charlotte, NC 28217

Re: Phase I Environmental Site Assessment (ESA)
Bright Beginnings, Inc.
3418 4th Street, SE
Washington, D.C. 20032
IVI Project No.: PC30905993
BB&T No. OMS-143092 (Report #1)

To Whom It May Concern:

IVI Assessment Services, Inc. ("IVI") is pleased to submit the findings, conclusions and recommendations from our Phase I ESA report dated October 8, 2013 of the above-referenced property.

The Bright Beginnings, Inc. property is located at 3418 4th Street SE, in Washington, D.C. 20032 (the "Site"). The Site consists of 1.325 acres of land improved with two former military buildings, approximately 2,800 square feet (Building A) and 1,200 square feet (Building B) in size, on the southern portion of the Site. In addition, an auxiliary building is located on the northern portion of the Site. All of the on-site buildings have been abandoned for over 25 years. The remaining portions of the Site consist of vacant grass/undeveloped land with antennae and wood poles. The Site is located southeast of the intersection of 4th Street and Trenton Streets in an area known as "Congress Heights". The Site is situated in a residential area.

The Site was historically a U.S. Government military reservation. The existing buildings were reportedly constructed by 1949 and were vacated by the military by 1988. The Site has reportedly been unoccupied since that time. It was noted that the property is currently owned by the Southwest Church of Christ, who is selling the land to Bright Beginnings, Inc., who intends to demolish the existing buildings and construct a building to provide Head Start and Pre-Head Start programs for homeless children.



IVI observed evidence of a potential UST in the vicinity of Building A. A vent pipe riser was observed on the exterior of the building. No fill port was observed in the vicinity of the vent pipe or surrounding areas. Evidence of former USTs was not observed in the vicinity of the other on-site structures.

According to an interview with a current owner representative, UST(s) were previously maintained on-site; however, although requested, copies of previous site investigations were not provided for our review. It was also noted that an aboveground storage tank (AST) was previously located inside Building A. Of note, the Site was not identified on the District's list of registered UST or Permitted AST facilities.

Several off-site properties in were identified during IVI's regulatory database. Notwithstanding, given a variety of factors including intervening distance, presumed groundwater flow, and/or regulatory status, these off-site properties are not suspected to represent a REC.

Based on the building construction date of the on-site buildings the potential on-site use of asbestos-containing materials and lead-based paint exists.

FINDINGS, OPINIONS, CONCLUSIONS

This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Site; except for the following:

Former Underground Storage Tanks (USTs)

IVI observed a vent pipe riser, typical of petroleum storage tanks, on the south exterior of Building A. No fill port was observed in the vicinity of the vent pipe or surrounding areas. Based on observations (i.e., orientation of vent pipe, no fill pipe protruding from a wall), it is likely that the vent pipe is associated with a UST. Neither a vent pipe nor fill pipe were observed in the vicinity of Building B. However, it should be noted that dense, overgrown vegetation was present along the exterior of the buildings and a steep slope was located on the southern side of Building B.

According to Ms. Joan Rajah of the Southwest Church of Christ (the current property owner), a prior property assessment was conducted by a past potential purchaser (Valor Group), which revealed the presence of USTs. However, Ms. Rajah stated that that she had no knowledge of UST removals from the Site. In addition, Ms. Rajah reported that an AST was previously located inside Building A, possibly for heating oil. Ms. Rajah did not have copies of previous environmental investigations; however, a geotechnical investigation, dated 2008, was provided. This report did not reveal evidence of environmental concerns; however, soil and groundwater were not analyzed for contaminants.

Of note, the Site was not identified on the District's list of registered UST or Permitted AST facilities. Based on the construction date of the buildings (by 1949), the absence of

regulations at the time of storage tank use, the lack of information regarding the potential tanks (e.g., if removal/closure occurred, tank integrity, etc.) and subsurface conditions, the former storage tanks are considered to be a REC.

In addition, IVI identified the following business environmental risks (BERs):

Asbestos-Containing Materials (ACMs)

Based on the construction date of the on-site buildings, the potential for ACM exists. Interior finishes and materials that may contain asbestos include plasters/drywall, floor tile, mastics, textured ceilings, dropped ceiling tile, and roofing materials. IVI did not have access inside the buildings. The current owner was not aware of any identified ACMs; however, stated that based on a prior roof contractor's inspection, the buildings' roofs may contain asbestos.

Lead-Based Paint (LBP)

Based on the construction date of the on-site buildings, the potential for LBP exists. As previously reported, IVI did not have access inside the buildings. The current owner was not aware of any identified LBP. Significant peeling/flaking paint was not observed on the exterior of the buildings.

RECOMMENDATIONS

Former Underground Storage Tanks (USTs)

Given the level of uncertainty regarding the presence of potential USTs on-site, IVI recommends conducting a Phase II ESA to determine if USTs remain on-site and to determine if soil and groundwater has been impacted by previously undocumented releases. If tanks remain on the property, they should be properly removed prior to redevelopment of the Site.

Asbestos-Containing Materials (ACMs)

Prior to building renovation and/or demolition activities, that require the removal or disturbance of suspect ACMs, IVI recommends that they be characterized for asbestos and properly handled and/or abated. All activities involving ACM should be conducted in accordance with governmental regulations.

Lead-Based Paint (LBP)

Prior to future building renovation and/or demolition which requires the removal or disturbance of any suspect LBP, these materials should be characterized for lead by a reliable method and, if necessary, properly abated in accordance with all applicable regulations regarding lead.

Phase I ESA
Bright Beginnings Inc.

Please contact the undersigned at **703.225.8563** or by email at jeremy.okrasinski@ivi-intl.com should you have any questions.

Sincerely,

IVI Assessment Services, Inc.

A handwritten signature in dark ink, appearing to read 'Jeremy Okrasinski', written over a horizontal line.

Jeremy Okrasinski, LEED AP
Environmental Professional



FROEHLING & ROBERTSON, INC.

**Limited Phase II
Environmental Site Assessment**
OMS-143092-01 Bright Beginnings Inc.
3418 4th Street, Washington, DC
F&R Project No. 72R-3117

Prepared For:

BB&T – Environmental Risk Management
5130 Parkway Plaza Boulevard
Charlotte, North Carolina

Prepared By:

Froehling & Robertson, Inc.
22923 Quicksilver Drive, Suite 111
Phone: 703.996.0123
Fax: 703.996.0124

December 10, 2013

Corporate HQ: 3015 Dumbarton Road Richmond, Virginia 23228 T 804.264.2701 F 804.264.1202 www.fandr.com

VIRGINIA • NORTH CAROLINA • SOUTH CAROLINA • MARYLAND • DISTRICT OF COLUMBIA

A Minority-Owned Business

Table of Contents

1.0	Executive Summary.....	3
2.0	Background.....	3
2.1	Previously Identified Concerns	3
2.2	Scope of Services	3
3.0	Site Survey.....	4
	Ground Penetrating Radar (GPR).....	4
4.0	Soil Sampling and Analysis.....	4
4.1	Laboratory Analysis Results	5
5.0	Conclusions	6
6.0	Limitations.....	6
7.0	Signatures	7

Appendices

Sample Location Map

Laboratory Certificates of Analysis

Boring Logs

Drilling Permit



**Limited Phase II Environmental Site Assessment
OMS-143092-01 Bright Beginnings Inc.
3418 4th Street, SE Washington, DC**

1.0 EXECUTIVE SUMMARY

Froehling & Robertson, Inc. (F&R) has completed a Limited Phase II Environmental Site Assessment (Phase II) in general conformance with the scope and limitations contained in F&R Proposal Number 1472-3127E of Bright Beginnings Inc., a developed parcel of land located at 3418 4th Street, SE, Washington, D.C. The following is a summary of our findings and is not intended to replace more detailed information contained elsewhere in this report:

The Site consists of an triangular shaped parcel of land and developed with two (2) 2,800 square foot former military buildings constructed in 1949. The Site also contains asphalt parking and drive lanes and grassy/wooded areas.

One (1) suspect UST was identified using ground penetrating radar (GPR) located on the Site to the south of Building A. After obtaining the required permits from the District of Columbia, three (3) soil borings were advanced at the site and soil and groundwater was collected. Based on laboratory analysis the following analytes exceeded the District Department of the Environment risk based corrective action levels for groundwater and soil: TPH-DRO, Ethylbenzene and xylenes.

2.0 BACKGROUND

2.1 Previously Identified Concerns

Based on previous environmental investigations provided to F&R, potential areas that may contain USTs were identified at the Site.

2.2 Scope of Services

F&R's scope of service included collecting soil and water samples at the Property for chemical analyses. Ground Penetrating Radar (GPR) was utilized to identify potential UST areas. Borings were located in the areas of concern at the Site based on the identified concerns. A GeoProbe® was used to install three (3) borings and soil cores were recovered continuously throughout the length of the borings. Borings were extended up to 27.5 feet below the ground surface (ft bgs). Soil samples were screened in the field with a photoionization detector (PID) for the presence of volatile organic compounds (VOCs) by head space analysis. Three (3) soil samples and three (3) groundwater samples were submitted for analysis for the following parameters: benzene, toluene,



ethylbenzene, xylenes (BTEX), and total petroleum hydrocarbons diesel range organics (TPH DRO) in accordance with EPA Methods 8260B and 8015MB.

3.0 SITE SURVEY

Ground Penetrating Radar (GPR)

F&R mobilized to the Site on December 3, 2013 to conduct ground penetrating radar (GPR) survey to attempt to locate underground utilities and former UST locations. A Geophysical Survey Systems Inc. (GSSI) SIR-3000 Radar unit was used. The survey results and data were interpreted in real time. Scans were performed two (2) feet apart using the SIR-3000 with a 400MHz antenna to locate utilities beneath the surface within the pre-designated area. This process consisted of running scans in a grid pattern to check for items in all directions. When scanning for utilities a signal is sent into the subsurface and reflects back in a hyperbola showing the top of utilities. The 400MHz was able to read to a depth of five (5) to six (6) feet below ground surface (bgs). Identified utilities were marked prior to conducting the borings.

The results of the GPR survey did detect anomalies indicative of a UST on the Property. Specifically, one area to the south of the northern building (Building A) is suspected to contain UST. Borings were adjusted based on the anomalies. Please refer to the Boring Location Map located in Appendix C.

4.0 SOIL SAMPLING AND ANALYSIS

F&R mobilized to the Site on December 6, 2013, to conduct sampling activities. Three (3) soil borings were advanced using direct push technology labeled SB-1 through SB-3. Boring locations were selected based on GPR survey and field conditions such as utilities and subsurface features. Boring SB-1 was advanced to the southwest of the suspected UST location behind building A. SB-2 and SB-3 were advanced to the southwest and southeast of SB-1, respectively.

Soil borings were screened in the field with a photoionization detector (PID) for the presence of volatile organic compounds (VOCs) via head space analysis. Soil from each 4 foot sampling depth was placed in a plastic bag and allowed to volatilize for approximately 10 minutes after which time the PID was used to screen for volatile organic compounds (VOCs) in the soil samples.

Approximately one foot of soil from each boring was collected for the samples submitted. Groundwater samples were collected from SB-1 through SB-3. The soil borings were advanced to depths of 27.0 – 27.5 ft bgs.

Subsurface soils consisted of brown/tan silt with sand grading to a red/brown silty sand with



depth. Bedrock refusal was not encountered in any of the three borings. One soil sample was collected from each boring and submitted for laboratory analysis. A petroleum odor was observed in SB-1 at 6 to 12- ft bgs, a soil sample was collected at that depth. No other noticeable odors were observed and therefore, all other soil samples consisted of the soil at the boring termination.

The samples were collected, placed in appropriate pre-labeled sample containers and transported to Maryland Spectral Services located in Baltimore, Maryland under chain of custody protocol for analysis. Soil and groundwater samples from SB-1, SB-2, and SB-3 were analyzed for benzene, toluene, ethylbenzene, xylenes (BTEX), and total petroleum hydrocarbons diesel range organics (TPH DRO) in accordance with EPA Methods 8260B and 8015MB. Please refer to the Sample Location Map for the boring locations.

4.1 Laboratory Analysis Results

Table 1: Soil Analytical Results reported December 9, 2013 (ppm)

Analyte	SB-01	SB-02	SB-03	DCRBCA Guidelines*
TPH-DRO	2,060	ND	ND	100
Benzene	ND	ND	ND	0.005
Toluene	ND	ND	ND	9.60
Ethylbenzene	3,210	ND	ND	0.40
Xylenes	2,630	ND	ND	3.86

Notes:

mg/kg - milligram per kilogram = parts per million (ppm)

TPH- Total petroleum hydrocarbon-gasoline range organics

TPH- Total petroleum hydrocarbon-diesel range organics

ND – Not Detected at the Practical Quantitation Limit or the Minimum Detection Limit

*District of Columbia Underground Storage Tank Regulations, Title 20 DC Municipal Regulations (DCMR) §§ 6208, 6209 and 6210, the Toxic Substances Division, Underground Storage Tank (UST) Branch.

District of Columbia Risk-Based Corrective Action (DCRBCA) Levels

Table 2: Ground Water Analytical Results reported December 9, 2013 (ppm)

Analyte	SB-01	SB-02	SB-3	DCRBCA Guidelines*
TPH-DRO	1.05	0.41	ND	34.5
Benzene	ND	ND	ND	0.005
Toluene	ND	ND	ND	1.00
Ethylbenzene	6.9	ND	ND	0.70
Xylenes, Total	1.05	ND	ND	1.00

Notes:

mg/kg - milligram per kilogram = parts per million (ppm)

TPH- Total petroleum hydrocarbon-gasoline range organics

TPH- Total petroleum hydrocarbon-diesel range organics

ND – Not Detected at the Practical Quantitation Limit or the Minimum Detection Limit



*District of Columbia Underground Storage Tank Regulations, Title 20 DC Municipal Regulations (DCMR) §§ 6208, 6209 and 6210, the Toxic Substances Division, Underground Storage Tank (UST) Branch.
District of Columbia Risk-Based Corrective Action (DCRBCA) Levels

5.0 CONCLUSIONS

Three (3) soil borings were advanced at various locations at the site. Based on laboratory analysis the following analytes exceeded the District Department of the Environment Risk based corrective action levels for groundwater and soil: TPH-DRO, Ethylbenzene and xylenes. Additionally, one UST is suspected to be located on the Site to the south of Building A.

6.0 LIMITATIONS

This report has been prepared for the exclusive use of BB&T or their agents. This report has been prepared in accordance with generally accepted environmental practices. No other warranty, expressed or implied, is made. Our conclusions and recommendations are based, in part, upon information provided to us by others and our site observations. We have not verified the completeness or accuracy of the information provided by others.

Our observations and recommendations are based upon conditions readily visible at the site at the time of our site visit, analytical tests and upon current accepted industry standards. F&R's scope of services is limited to the services outlined in our original proposal for performing this assessment.

The data provided in this study is only indicative of conditions sampled at the immediate time of the study. Professional services and scientific analyses have been performed with customary principles in the fields of engineering and analytical science. This warranty is in lieu of all other warranties expressed or implied. The work performed in conjunction with this assessment and the data developed is intended as a description of available information at the dates and locations given. This report does not warrant against future operations or conditions nor does it warrant against extant or future conditions of a type or at a location not investigated.

F&R, by virtue of providing the services described in this report, does not assume the responsibility of the person(s) in charge of the site or otherwise undertake responsibility for reporting to any local, state, or federal public agencies any conditions at the site that may present a potential danger to public health, safety or the environment. In areas that require notification of local, state or federal agencies as required by law, it is the client's responsibility to so notify. Under this scope of services, F&R assumes no responsibility regarding any response actions or additional studies which may be required as a result of these findings. Response actions are the sole responsibility of the Client and should be conducted in accordance with local, state and/or federal requirements and should be performed by appropriate trained and qualified personnel as warranted.



7.0 SIGNATURES

We appreciate the opportunity to work with you as your Environmental Consultant and look forward to a continued cordial working relationship with you on future projects. If you should have any questions concerning this or other reports, please contact us.

Report Prepared By:

Andre Steuer
Environmental Project Manager

Report Reviewed By:

Christy L. Slaw
Senior Environmental Professional

Residential Dwellings

4th Street SE

Building A

SB-01

Building B

SB-02

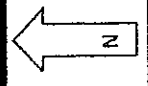
SB-03

Residential Dwellings

Residential Dwellings

UST

Boring Location



FROEHLING & ROBERTSON, INC.
Engineering • Environmental • Geotechnical
22923 Quicksilver, Drive, Suite 111, Dulles, VA USA
T 703.996.0123 F 703.996.0124

OMS-143092-01 Bright Beginnings Inc.
Sample Location Map
3418 4th Street
Washington, DC

Project No.:	72R-3117	Scale:	NTS
Date:	9-DEC-2013	Drawn:	MQ
Drawing No.:	1	Checked:	APS

09 December 2013

Megghan Oksanen
Froehling & Robertson, Inc.
3015 Dumbarton Road
Richmond, VA 23228
RE: BRIGHT BEGINNINGS INC

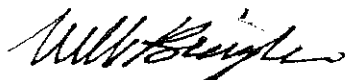
Enclosed are the results of analyses for samples received by the laboratory on 12/06/13 16:35.

Maryland Spectral Services, Inc. is a National Environmental Laboratory Accreditation Program (NELAP) accredited laboratory. Certification status for analytes included in this report will be provided upon request.

Please visit our website at www.mdspectral.com for a complete listing of our NELAP accreditations.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Brewington".

Will Brewington
Staff Chemist

Analytical Results

Project: BRIGHT BEGINNINGS INC

Project Number: 72R-3117

Project Manager: Megghan Oksanen

Reported:

12/09/13 15:26

Client Sample ID	Alternate Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SB-01		3120608-01	Soil	12/06/13 10:50	12/06/13 16:35
SB-01		3120608-02	Water	12/06/13 10:50	12/06/13 16:35
SB-02		3120608-03	Soil	12/06/13 12:30	12/06/13 16:35
SB-02		3120608-04	Water	12/06/13 12:30	12/06/13 16:35
SB-03		3120608-05	Soil	12/06/13 13:30	12/06/13 16:35
SB-03		3120608-06	Water	12/06/13 13:30	12/06/13 16:35



Will Brewington, Staff Chemist

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Analytical Results

Project: BRIGHT BEGINNINGS INC

Project Number: 72R-3117

Project Manager: Meghan Oksanen

Reported:

12/09/13 15:26

SB-01

3120608-01 (Soil)

Sample Date: 12/06/13

Analyte	Result	Units	Reporting Limit	Dilution	Prepared	Analyzed	Analyst	Notes
VOLATILE ORGANICS BY EPA METHOD 8021B								
Benzene	ND	ug/kg dry	284	125	12/06/13	12/06/13 22:45	ECM	
Toluene	ND	ug/kg dry	284	125	12/06/13	12/06/13 22:45	ECM	
Ethylbenzene	3210	ug/kg dry	284	125	12/06/13	12/06/13 22:45	ECM	
Xylenes, Total	2630	ug/kg dry	568	125	12/06/13	12/06/13 22:45	ECM	
Surrogate: o,a,a-Trifluorotoluene	85-115		109 %		12/06/13	12/06/13 22:45		
DIESEL RANGE ORGANICS BY EPA 3540/8015B								
Diesel-Range Organics	2060	mg/kg dry	11	1	12/06/13	12/07/13 15:09	CMK	
Surrogate: o-Terphenyl	70-130		82 %		12/06/13	12/07/13 15:09		
PERCENT SOLIDS								
Percent Solids	88	%		1	12/06/13	12/08/13 08:31	WB	



Will Brewington, Staff Chemist

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Analytical Results

Project: BRIGHT BEGINNINGS INC

Project Number: 72R-3117

Project Manager: Meghan Oksanen

Reported:
12/09/13 15:26

SB-01

3120608-02 (Water)

Sample Date: 12/06/13

Analyte	Result	Units	Reporting		Prepared	Analyzed	Analyst	Notes
			Limit	Dilution				
VOLATILE ORGANICS BY EPA METHOD 8021B								
Benzene	ND	ug/L	2.0	1	12/06/13	12/06/13 18:54	ECM	
Toluene	ND	ug/L	2.0	1	12/06/13	12/06/13 18:54	ECM	
Ethylbenzene	6.9	ug/L	2.0	1	12/06/13	12/06/13 18:54	ECM	
Xylenes, Total	ND	ug/L	4.0	1	12/06/13	12/06/13 18:54	ECM	
Surrogate: a,a,a-Trifluorotoluene		85-115	65 %		12/06/13	12/06/13 18:54		S-04
DIESEL RANGE ORGANICS BY EPA 3510/8015B								
Diesel-Range Organics	1.05	mg/L	0.25	1	12/07/13	12/07/13 17:26	CMK	
Surrogate: o-Terphenyl		60-120	108 %		12/07/13	12/07/13 17:26		



Will Brewington, Staff Chemist

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Analytical Results

Project: BRIGHT BEGINNINGS INC

Project Number: 72R-3117

Project Manager: Meghan Oksanen

Reported:

12/09/13 15:26

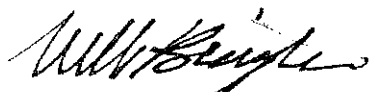
SB-02

3120608-03 (Soil)

Sample Date: 12/06/13

Analyte	Result	Units	Reporting Limit	Dilution	Prepared	Analyzed	Analyst	Notes
VOLATILE ORGANICS BY EPA METHOD 8021B								
Benzene	ND	ug/kg dry	2.3	1	12/09/13	12/09/13 15:17	ECM	
Toluene	ND	ug/kg dry	2.3	1	12/09/13	12/09/13 15:17	ECM	
Ethylbenzene	ND	ug/kg dry	2.3	1	12/09/13	12/09/13 15:17	ECM	
Xylenes, Total	ND	ug/kg dry	4.6	1	12/09/13	12/09/13 15:17	ECM	
Surrogate: <i>a,a,a</i> -Trifluorotoluene		85-115	100 %		12/09/13	12/09/13 15:17		
DIESEL RANGE ORGANICS BY EPA 3540/8015B								
Diesel-Range Organics	ND	mg/kg dry	11	1	12/06/13	12/07/13 15:36	CMK	
Surrogate: <i>o</i> -Terphenyl		70-130	106 %		12/06/13	12/07/13 15:36		
PERCENT SOLIDS								
Percent Solids	87	%		1	12/06/13	12/08/13 08:31	WB	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



Will Brewington, Staff Chemist

Analytical Results

Project: BRIGHT BEGINNINGS INC

Project Number: 72R-3117

Project Manager: Meghan Oksanen

Reported:

12/09/13 15:26

SB-02

3120608-04 (Water)

Sample Date: 12/06/13

Analyte	Result	Units	Reporting		Prepared	Analyzed	Analyst	Notes
			Limit	Dilution				
VOLATILE ORGANICS BY EPA METHOD 8021B								
Benzene	ND	ug/L	2.0	1	12/06/13	12/06/13 19:33	ECM	
Toluene	ND	ug/L	2.0	1	12/06/13	12/06/13 19:33	ECM	
Ethylbenzene	ND	ug/L	2.0	1	12/06/13	12/06/13 19:33	ECM	
Xylenes, Total	ND	ug/L	4.0	1	12/06/13	12/06/13 19:33	ECM	
Surrogate: <i>a,a,a</i> -Trifluorotoluene		85-115	72 %		12/06/13	12/06/13 19:33		S-04
DIESEL RANGE ORGANICS BY EPA 3510/8015B								
Diesel-Range Organics	0.41	mg/L	0.38	1	12/07/13	12/07/13 17:54	CMK	
Surrogate: <i>o</i> -Terphenyl		60-120	105 %		12/07/13	12/07/13 17:54		

Will Brewington

Will Brewington, Staff Chemist

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Analytical Results

Project: BRIGHT BEGINNINGS INC

Project Number: 72R-3117

Project Manager: Meghan Oksanen

1500 Caton Center Dr Suite G
Baltimore MD 21227
410-247-7600
www.mdspectral.com

Reported:

12/09/13 15:26

SB-03

3120608-05 (Soil)

Sample Date: 12/06/13

Analyte	Result	Units	Reporting		Prepared	Analyzed	Analyst	Notes
			Limit	Dilution				
VOLATILE ORGANICS BY EPA METHOD 8021B								
Benzene	ND	ug/kg dry	2.4	1	12/06/13	12/06/13 18:32	ECM	
Toluene	ND	ug/kg dry	2.4	1	12/06/13	12/06/13 18:32	ECM	
Ethylbenzene	ND	ug/kg dry	2.4	1	12/06/13	12/06/13 18:32	ECM	
Xylenes, Total	ND	ug/kg dry	4.7	1	12/06/13	12/06/13 18:32	ECM	
Surrogate: a,a,a-Trifluorotoluene		85-115	108 %		12/06/13	12/06/13 18:32		
DIESEL RANGE ORGANICS BY EPA 3540/8015B								
Diesel-Range Organics	ND	mg/kg dry	12	1	12/06/13	12/07/13 16:04	CMK	
Surrogate: o-Terphenyl		70-130	99 %		12/06/13	12/07/13 16:04		
PERCENT SOLIDS								
Percent Solids	85	%		1	12/06/13	12/08/13 08:31	WB	

Will Brewington

Will Brewington, Staff Chemist

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Analytical Results

Project: BRIGHT BEGINNINGS INC

Project Number: 72R-3117

Project Manager: Megghan Oksanen

Reported:

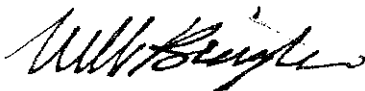
12/09/13 15:26

SB-03

3120608-06 (Water)

Sample Date: 12/06/13

Analyte	Result	Units	Reporting Limit	Dilution	Prepared	Analyzed	Analyst	Notes
VOLATILE ORGANICS BY EPA METHOD 8021B								
Benzene	ND	ug/L	2.0	1	12/06/13	12/06/13 20:11	ECM	
Toluene	ND	ug/L	2.0	1	12/06/13	12/06/13 20:11	ECM	
Ethylbenzene	ND	ug/L	2.0	1	12/06/13	12/06/13 20:11	ECM	
Xylenes, Total	ND	ug/L	4.0	1	12/06/13	12/06/13 20:11	ECM	
Surrogate: <i>a,a,a</i> -Trifluorotoluene		85-115	9 %		12/06/13	12/06/13 20:11		S-04
DIESEL RANGE ORGANICS BY EPA 3510/8015B								
Diesel-Range Organics	ND	mg/L	0.34	1	12/07/13	12/07/13 18:21	CMK	
Surrogate: <i>o</i> -Terphenyl		60-120	116 %		12/07/13	12/07/13 18:21		



Will Brewington, Staff Chemist

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Analytical Results

Project: BRIGHT BEGINNINGS INC

Project Number: 72R-3117

Project Manager: Megghan Oksanen

Reported:

12/09/13 15:26

Notes and Definitions

S-04	The surrogate recovery for this sample is outside of established control limits due to a sample matrix effect.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference




Will Brewington, Staff Chemist

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Depth From (ft bgs)	Depth From (ft bgs)	Lithological Description	PID (ppm)	Sample ID
0	0.16	No Recovery	-	
0.16	0.2	Brown topsoil with roots and gravel	0	
0.2	3	Dry Sand: coarse grained white sand	0	
3	4.5	Moist Silt with Sand: tan and brown silt and sand	0	
4.5	6	Moist Sand: coarse grained sand with gravel	0	
6	9	Moist Silt with Sand: brown silt and sand	774	SB-02 @ 8 to 9 ft bgs
9	12	Moist Sand: coarse grained white sand with gravel	940	
12	13	No Recovery	-	
13	14	Moist Sand: medium grained sand with gravel	46	
14	16	Moist Sand: coarse grained sand with gravel	48	
16	17	No Recovery	-	
17	18	Dry Sand: medium grained brown and tan sand with gravel	10	
18	18.5	Dry Sand: coarse grained white sand with gravel	18	
18.5	19.5	Dry Silt with Sand: brown silt and sand	10	
19.5	20	Dry Sand with Silt: medium grained sand and silt with gravel	11	
20	22	No Recovery	-	
22	22.5	Dry Silt with Sand: red silt and sand with gravel	10	
22.5	23.5	Moist Sand: coarse grained sand with gravel	12	
23.5	24	Saturated Sand: coarse grained sand with gravel	14	
24	25	No Recovery	-	
25	25.5	Moist Silt with Sand: red and brown silt and sand	7	
25.5	27	Saturated Sand: coarse grained sand with gravel	7	
27	28	Moist Clay with Sand	7	

ft bgs—feet below the ground surface

ppm—parts per million

 FROEHLING & ROBERTSON, INC. Engineering • Environmental • Geotechnical 3015 Dumbarton Road Richmond, Virginia 23228-5831 USA T 804.264.2701 F 804.266.1275	Soil Boring SB-01 OMS-143092-01 Bright Beginnings Inc. PII 3418 4th Street Washington, DC		
	Drawn: MO	Scale: NTS	Project No.: 72R-3117
	Checked: AS	Date: 9-DEC-2013	Drawing No.: 1

Depth From (ft bgs)	Depth From (ft bgs)	Lithological Description	PID (ppm)	Sample ID
0	0.167	Brown top soil with roots and gravel	0	
0.167	4	Moist Silt with Sand: mottled red, tan and brown silt with sand	0	
4	5	Moist Clay: red clay	0	
5	6	Moist Sand with Clay: coarse grained mottled red, tan and brown sand and red clay	0	
6	8	Moist Sand with Clay: coarse grained white sand with red clay and gravel	0	
8	9	Dry Sand: Coarse grained red sand with gravel	0.5	
9	12	Dry Sand: Coarse grained white and tan sand with gravel	0.3	
12	13	No Recovery	-	
13	13.5	Moist Sand: Coarse grained red sand	0.5	
13.5	16	Dry Sand: Medium grained mottled white tan and brown sand	0.4	
16	16.5	No Recovery	-	
16.5	17.5	Dry Sand: fine grained tan sand with gravel	0.5	
17.5	18.5	Moist Clay: mottled red and tan clay	0.5	
18.5	20	Dry Sand: fine grained tan sand with gravel	0.6	
20	21	No Recovery	-	
21	21.5	Moist Silt with sand: tan sand and silt	0.7	
21.5	22.5	Saturated Sand: medium grained red sand	0.7	
22.5	24	Saturated Sand: coarse grained red and brown sand	0.7	
24	25	No Recovery	-	
25	27	Saturated Sand: coarse grained red and brown sand	0	SB-01 @ 25 to 26 ft bgs
27	28	Saturated Clay and Sand: brown clay and sand	0	

ft bgs—feet below the ground surface

ppm—parts per million



FROEHLING & ROBERTSON, INC.

Engineering • Environmental • Geotechnical
3015 Dumbarton Road
Richmond, Virginia 23228-5831 USA
T 804.264.2701 | F 804.266.1275

Soil Boring SB-02


OMS-143092-01 Bright Beginnings Inc. PII
3418 4th Street
Washington, DC

Drawn:	MO	Scale:	NTS	Project No.:	72R-3117
Checked:	AS	Date:	9-DEC-2013	Drawing No.:	1

Depth From (ft bgs)	Depth From (ft bgs)	Lithological Description	PID (ppm)	Sample ID
0	0.08	No Recovery	-	
0.08	0.166	Brown topsoil with roots and gravel	0	
0.166	6	Dry Silt with Sand: tan and brown silt and sand	0.1	
6	7	Dry Silt with Sand: red and brown silt and sand	0	
7	8	Dry Sand: coarse grained white and tan sand with gravel	0.1	
8	8.5	Dry Silt with Sand: red and brown silt and sand	0.1	
8.5	12	Dry Sand: coarse grained white and tan sand with gravel	0	
12	14	No Recovery	-	
14	17	Dry Sand: medium grained white, brown and tan sand with gravel	0.3	
17	18.5	Moist Sand: mottled white and tan sand	0	
18.5	20	Moist Silt with Sand: brown silt and sand	0.1	
20	21	No Recovery	-	
21	23	Dry Sand: coarse grained white and tan sand with gravel	0	
23	24	Saturated Sand: medium grained brown sand	0.2	
24	25	No Recovery	-	
25	27.5	Saturated Sand: coarse grained sand	0	SB-03 @ 26 to 27 ft bgs
27.5	28	Saturated Clay with Sand	0	

ft bgs—feet below the ground surface

ppm—parts per million

 FROEHLING & ROBERTSON, INC. Engineering • Environmental • Geotechnical 3015 Dumbarton Road Richmond, Virginia 23228-5831 USA T 804.264.2701 F 804.266.1275	Soil Boring SB-03 OMS-143092-01 Bright Beginnings Inc. PII 3418 4th Street Washington, DC		
	Drawn: MO	Scale: NTS	Project No.: 72R-3117
	Checked: AS	Date: 9-DEC-2013	Drawing No.: 1

GOVERNMENT OF THE DISTRICT OF COLUMBIA

District Department of the Environment
Natural Resources Administration
Water Quality Division



JB140077

WELL AND SOIL BORING PERMIT CONDITIONS
(Conditions must be attached to each permit at all times)

DISTRICT OF COLUMBIA
PERMIT OPERATIONS DIVISION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCTION
DEPARTMENT OF THE DISTRICT OF COLUMBIA

LOCATION: 3418 4TH ST SE

- 1) All drill cuttings and investigation derived wastes from potentially contaminated sites or known contaminated sites **be containerized and laboratory tested for offsite disposal.**
- 2) In addition to standard disposal testing, soils with **suspected petroleum contamination** shall be tested using USEPA Method 8015M and shall **not be used as backfill or placed on the ground** if the concentrations exceed standards for soil quality stated in 21 DCMR 6208.1. Non-hazardous soils with Total Petroleum Hydrocarbons concentrations less than 100 ppm may be used as backfill or placed on the site. Soils shall **not be stockpiled** but spread in a manner consistent with DC Erosion and Sediment Control Standards.
- 3) **Ground water** and/or any liquid wastes generated by the boring or well drilling and testing activities (such as decontamination water, purge water, well development water, dewatering effluent and mud slurries) shall be **laboratory tested** for chemical analytes known or suspected to be at the site and the results compared to the DC Ground Water Standards (21 DCMR 11) and the DC Underground Storage Tank Regulation for Total Petroleum Hydrocarbons in ground water [21 DCMR 6209.1(b)]. If these values are not exceeded, the water may be slowly placed on the ground surface in such a manner as to **not produce ponding or a discharge** onto adjacent properties or into nearby surface water bodies or into a storm drain or stormwater catchment basin. For discharges to the storm sewer system, contact The District Department of the Environment, Water Quality Division (DDOE WQD) at (202) 671-3033.
- 4) A well shall be grouted as soon as possible but not later than twenty-four (24) hours after the well casing has been set in place unless otherwise permitted in writing from DDOE WQD. If construction activities halt before the well is grouted, the open annular space shall be covered and protected from contamination from any source, including surface water drainage, and the well casing capped.
- 5) In accordance with DC Law § 8-103.13a, **wells or borings shall be drilled/installed, maintained and abandoned in a manner to prevent contamination of ground water resources and cross-contamination of ground water aquifers** (also see DDOE's Well Construction Requirements). **Five (5) days** of advanced notice of drilling activities shall be given to DDOE. **Within 60 days** of installation, well owner(s) contact information, the horizontal locations of the wells or borings using either the Maryland State Plane Coordinate System or latitude and longitude, vertical elevations including the reference datum used, well construction details and lithologic boring logs shall submitted to DDOE WQD, Ground Water Protection Program, 1200 First St. NE, 5th Floor, Washington, DC 20002.
- 6) **Prior to sealing a well**, the owner shall ensure that all obstructions which may interfere with the effective sealing operations are removed. Appurtenant structures, including terminal structures and any well casing shall be removed. If removal of the casing is not possible, the casing shall be ripped or perforated.
- 7) **Abandoned wells and boreholes shall be filled using bentonite slurry (two pounds bentonite powder to one gallon water).** Sealing materials must be introduced at the bottom of the well or borehole and placed progressively upward. The owner shall **report any abandoned wells within 60 days of abandonment to the DDOE WQD, Ground Water Protection Program, 1200 First St. NE, 5th Floor, Washington, DC 20002.**
- 8) **Vertical, closed-loop ground source heat pump wells shall be constructed using high density polyethylene pipes (HDPE), an anti-freeze solution, preferably < 20% propylene glycol and, inert bentonite or thermally-enhanced low permeability grout** that would not allow groundwater flow through the grout to exceed 1×10^{-7} cm/s. Geothermal systems shall not be abandoned without first obtaining approval from DDOE WQD.

Note: granting of well permit does not constitute approval of workplan for regulatory groundwater sampling requirements. For more information please contact the Water Quality Division of the DDOE.

DDOE WQD APPROVED

DATED: 12/13/13 SIGNED: Adam Rettig, DDOE WQD



FROEHLING & ROBERTSON, INC.

Engineering Stability Since 1881

22923 Quicksilver Drive
Suite 111
Dulles, Virginia 20166-2013
T 703.996.0123 | F 703.996.0124

Limited Phase II Work Plan

Bright Beginnings, Inc.

**3418 4th Street, SE
Washington, DC 20032**

Prepared For:

District Department of the Environment

Water Quality Division

1200 First Street, NE 6th Floor

Washington, DC 20002

Phone: 202.281.3963

Fax: 202.535.1363

November 11, 2013

F&R Project #: 72R3117

Corporate HQ: 3015 Dumbarton Road Richmond, Virginia 23228 T 804.264.2701 F 804.264.1202 www.fandr.com

VIRGINIA • NORTH CAROLINA • SOUTH CAROLINA • MARYLAND • DISTRICT OF COLUMBIA

A Minority-Owned Business



1.0 Purpose and Scope

Froehling & Robertson, Inc. (F&R) has prepared this Limited Phase II Environmental Assessment Work Plan (Work Plan) to determine whether the Property has been impacted by the Site's past uses. The proposed work will be conducted on the southern portion of the Property. Locations of the borings are depicted on the attached Site Location Map. This Work Plan will define the following: locations of subsurface borings, soil sampling procedures, and backfilling procedures.

The purpose of this site investigation is to determine whether contamination is present in the soils and groundwater beneath the Site.

2.0 Owner/Agent Information

2.1 Owner Information

The Southwest Church of Christ, Inc.
3100 13th Street, NW
Washington, DC 20010

Contact: Ms. Joan Rajah 202.234.3936

2.2 Driller Information

Froehling & Robertson, Inc.
22923 Quicksilver Dr, Suite 111
Dulles, Virginia 20166

Contact: Matt Emery 443.733.1011 memery@fandr.com

3.0 Site Details

3.1 Site Description

The Site is located southeast of the intersection between 4th street and Trenton Street, SE. The test borings will be conducted on the southern portion of the Property. The southern portion of the Property consists of two buildings surrounded by grass and wooded areas. The southern portion of the Property is generally flat.



3.2 Site Geology

The site is expected to be underlain by fill materials and unconsolidated coastal plain deposits.

4.0 Proposed Subsurface Investigation

4.1 Exploration Goals

The purpose of this site investigation is to determine whether contamination is present in the soils and groundwater beneath the Site. This information will be used to determine whether the Property has been impacted by the Site's past uses.

4.2 Soil Investigation Activities

Three (3) soil borings, identified as SB-1, SB-2, and SB-3, are proposed to evaluate the subsurface conditions at the Site. F&R will advance the soil borings to groundwater depth or refusal, whichever occurs first, utilizing two inch diameter direct push drilling technology. Soil cores will be collected continuously. During the advancement of the borings, soil samples will be screened in the field with a photoionization detector (PID) for the presence of volatile organic compounds (VOCs) by head space analysis. Soil samples will be taken from either the terminal depth of the boring or at a depth where obvious indicators of contamination are present. Three (3) soil samples and up to three groundwater samples will be collected. Groundwater samples will be obtained with a polytube or peristaltic pump. Please refer to the attached Site Location Map for specific site and boring locations.

4.3 Investigative-Derived Waste Management

All Investigation-derived waste (IDW) due to well construction, operation, maintenance or abandonment from the site will be containerized and laboratory tested for off-site disposal. The test borings will be backfilled with bentonite slurry (2:1, 2 pounds bentonite to 1 gallon water ratio) immediately upon completion. The bentonite slurry will be placed in the test borings from the bottom up to the surface with a tremie pipe. Test borings conducted within existing paved area will be patched with asphalt "cold" patch and/or concrete patch, whichever is appropriate.

4.4 Utility Clearance



Attachments:

Site Location Map (1)

DC Well Construction Application Form (1)

DC Well Application Schematic Boring (1)

DC Business License (1)

VA Contractors License (1)



Miss Utility will be notified a minimum of 72 hours in advance of planned drilling activities to clear the proposed boring locations. Drilling will commence at the Site within 5 working days of utility clearance.

4.5 Quality Control/Assurance

Quality assurance and quality control (QA/QC) of the field work will be performed in accordance with F&R's Environmental Standard Operating Procedures for Field Instrumentation, Sampling and Equipment Decontamination. There is no evidence of contamination on site. Therefore, we will not conduct decontamination procedures on the equipment unless necessary. If it is found that the site is contaminated, drilling operations will cease and a decontamination plan will be established and implemented and all cleaning fluid will be containerized. All sampling equipment to be decontaminated using an alconox solution and rinse between sampling intervals. GeoProbe equipment and sampling tools will be decontaminated using same procedure between holes.

Directions: Make up cleaning solution as in mixing directions, or use undiluted detergent on a warm, wet cloth or sponge for non-abrasive scouring. Clean as follows:

- Wet the article with solution by dunking or using a soaked cloth or sponge.
- Clean with a cloth, sponge, cotton swab, brush or pad that agitates surface soils without marring the surface.
- Rinse thoroughly with distilled water for at least 10 seconds. Wear gloves/eye protection.

5.0 Anticipated Schedule

Drilling activities are scheduled to occur after the DDOE permit has been received. DDOE will be notified of the scheduled date after these permits are approved. The current planned date is November 20, 2013.

6.0 Signatures of Preparers

Prepared By:

Matt Emery

Environmental Scientist

EDOE AND APPROVED
DATE 11/11/13 SIGNED AT

D.C. WELL CONSTRUCTION APPLICATION FORM

DO NOT USE FOR
GEOTHERMAL WELLS

Please Fill Out As Thoroughly As Possible. Asterisks indicate where additional information is needed
in the Comments Section. Attach site plan, well application schematic form, additional comments and details.

Well (hole) Owner – Property Owner:

Name(s) The Southwest Church of Christ (Pam Jones)

Mailing Address 3100 13th St NW City, St., Zip Washington DC 20010

Phone (202) 234-3936 Email pmj734@yahoo.com

Driller/Company responsible for plugging and sealing the well: DCRA Business License No. 69006433

NAME(s) Froehling & Robertson, Inc. License State & No. VA 2701-030496A
(Matt Emery)

Mailing Address 22923 Quicksilver Dr, St 111 City, St., Zip Dulles, VA 20166

Phone (703) 996-0123 Email MEmary@FandR.com

General Well Information: Intended Well Use VOC screening and groundwater

Type of Well (circle all applicable): Monitoring Geotechnical Dewatering Injection Supply Other*

Are wells required as part of a regulatory action? Yes ☐ No ☒

If Yes, identify the regulatory agency and division _____

Well Information:

Well Physical Address 3418 4th St, SE City, St., Zip Washington, DC 20032

Lot 0180 Square 5969 Topography (circle one): hilltop flat slope valley stream channel local depression

Geology (circle one): Unconsolidated consolidated Aquifer penetrated (circle one) single multiple

Geologic Formation (if known) unknown Aquifer name(s) (if known) NA

Drilling Method: (circle all applicable): Hollow-Stem Auger Mud rotary Air rotary Sonic Geoprobe Other*

Will drilling fluids/muds include additives other than potable water? Yes ☐ No ☒ If yes, provide details and attach manufacturer's specifications and Materials Safety Data Sheet

Is the site potentially or known-to-be contaminated? Yes ☒ No ☐ If yes, attach details See Work Plan

If yes, will investigation Derived Waste be containerized, laboratory tested and taken offsite for proper disposal?

Yes ☒ No ☐ If no, attach disposal details. Will permanent casing be used to prevent aquifer cross contamination where known or suspected contamination exists? Yes ☐ No ☒ If yes or no, attach details

See attached Well Application Schematic Forms

Will the following be placed in well?(circle all applicable): downhole pumps liners monitoring equipment other*

NA

Please attach details about well development and any other relevant information.

*Comments (add an additional sheet if necessary):

All borings to be backfilled with bentonite slurry (2:1, 2 pounds bentonite to 1 gallon water ratio).

DOCE-WOD APPROVED
DATE 12/3/13 SIGNED [Signature]

I declare that the information provided is accurate, true and complete to the best of my knowledge and belief. I agree to comply with all applicable laws and regulations of the District of Columbia.

Name (print) Matt Emery Signature [Signature] Date 11/12/2013

Owner ☐

Agent for owner ☐

Well Driller Performing Work ☒

DDOE WELL APPLICATION SCHEMATIC

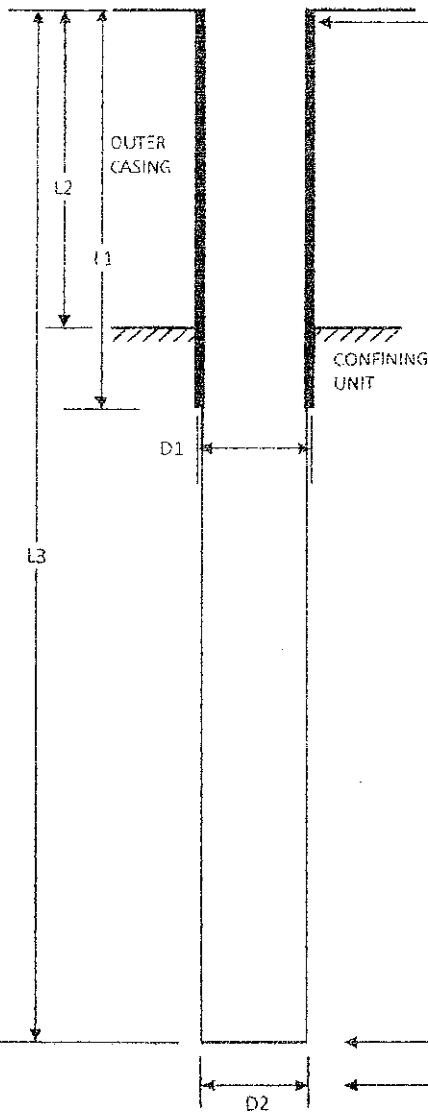
Geotechnical / Geophysical Boring

Confining Unit

Soil Borings

Check one: Application ☒ As-Built ☐

GROUND SURFACE



OUTER CASING (USE IF AREA IS CONTAMINATED)

MATERIAL NA
 DIAMETER (D1) (inches) NA
 LENGTH (L1) (feet) NA
 DEPTH TO TOP OF CONFINING UNIT (L2) (feet) NA

WILL WELL BE OPEN MORE THAN 24 CONSECUTIVE HOURS?

YES* ☐ NO ☒

If yes, how will open annular space be covered and protected?

WILL WELL BE ABANDONED ACCORDING TO WELL ABANDONMENT REQUIREMENTS, SECTION 8 IN DDOE WELL CONSTRUCTION REQUIREMENTS?

YES ☒ NO ☐

WHAT TYPE OF GROUT AND GROUT:WATER RATIOS WILL BE USED?

Bentonite slurry (2:1, 2 lbs. bentonite to 1 gallon water ratio)

DDOE-WQP APPROVED

DATE 12/8/00 BY AK

DEPTH TO THE BOTTOM OF HOLE (L3) (feet)

To groundwater or refusal. (Assume 25'-30')

DIAMETER OF BOREHOLE (D2) (inches)

2 Inches

Rev. 05-17-12

WELL ID(S): SB-1, SB-2, and SB-3

WELL ADDRESS: 3418 4th St. SE
Washington, D.C. 20032

WELL OWNER: The Southwest Church of Christ

OWNER ADDRESS: 3100 13th St. NW
Washington DC 20016

LOT NUMBER: 0180

SQUARE NUMBER: 5969

SIGNATURE: [Signature]



GOVERNMENT
OF THE
DISTRICT OF
COLUMBIA
Vincent C. Gray,

Department of Consumer and
Regulatory Affairs
Business License Division
1100 4th Street S.W.
Washington DC 20024

Date Issued: 5/20/2013
Category: 4003
License#: 69006433
License Period: 7/1/2013 - 6/30/2015

BASIC BUSINESS LICENSE

Billing Name and Address:
FROEHLING & ROBERTSON, INC.

Premise/Application's Name and Address:
FROEHLING & ROBERTSON, INC.

Registered Agent's Name and Address
Ct Corporation System

3015 Dumbarton Rd
Richmond, VA 23228

3015 DUMBARTON RD -
RICHMOND, VA 23228

1015 15th St Nw Suit/Unit# 1000
Washington DC 20005

Owner's Name
Corp. Name FROEHLING & ROBERTSON, INC.
Trade Name

CofO/HOP#	SSL: NA	Zone:	Ward:	ANC:	PERM NO.

General Business - General Business Licenses

-- THE LAW REQUIRES THIS LICENSE TO BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES --

*License Effective from the later of Issued or Start of License Period Date

Nicholas A. Majett
Director
Nicholas A. Majett

DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION
COMMONWEALTH OF VIRGINIA

EXPIRES ON
08-31-2015

9960 Mayland Dr., Suite 400, Richmond, VA 23233
Telephone: (804) 367-8500

NUMBER
2701030496

BOARD FOR CONTRACTORS
CLASS A CONTRACTOR
CLASSIFICATIONS H/H

FROEHLING & ROBERTSON INC
3015 DUMBARTON RD
RICHMOND, VA 23228



Gordon N. Dixon
Gordon N. Dixon, Director

ALTERATION OF THIS DOCUMENT, USE AFTER EXPIRATION, OR USE BY PERSONS OR FIRMS OTHER THAN THOSE NAMED MAY RESULT IN CRIMINAL PROSECUTION UNDER THE CODE OF VIRGINIA

(SEE REVERSE SIDE FOR NAME AND/OR ADDRESS CHANGE)

FOURTH CARD

DEPARTMENT OF

COMMONWEALTH OF VIRGINIA
CLASS A BOARD FOR CONTRACTORS
CONTRACTOR

DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION
9960 Mayland Dr., Suite 400, Richmond, VA 23233

CLASSIFICATIONS H/H
NUMBER: 2701030496 EXPIRES: 08-31-2015

FROEHLING & ROBERTSON INC
3015 DUMBARTON RD
RICHMOND, VA 23228



ALTERATION OF THIS DOCUMENT, USE AFTER EXPIRATION, OR USE BY PERSONS OR FIRMS OTHER THAN THOSE NAMED MAY RESULT IN CRIMINAL PROSECUTION UNDER THE CODE OF VIRGINIA

**ENVIRONMENTAL HEALTH ADMINISTRATION
CONSTRUCTION PERMIT APPLICATION - SUPPLEMENTAL FORM - ENVIRONMENTAL QUESTIONNAIRE**

PROJECT ADDRESS: 3418 4th St. SE LOT: 0180 SQUARE: 5869
PROJECT DESCRIPTION: Sol. Bldg for Phase II ESA

Note: please answer all 12 questions in this questionnaire, by checking either column "Yes" or "No" for each question. If you answer "Yes" to any of the questions, you should contact the corresponding office(s) indicated in column "contact person/office" as soon as possible. Until this application is reviewed and approved by the concerned office(s), the permit will not be issued.

SCOPE OF PROJECT	YES	NO	CONTACT PERSON/OFFICE	OFFICE USE (Initial/Date)
1. Does the total cost of the project exceed \$1 million (based on 1985 dollars)? <u>In 2000, this cost is \$1,358,000. This does not apply if the project is an internal renovation only and there will be no change in the use of the building.</u>		<input checked="" type="checkbox"/>	(202) 442-4455, EIS Coordinator, DCRA	
2. Is this project located in an Economic Development Zone, as defined in D.C. Law 7-177?		<input checked="" type="checkbox"/>	(202) 442-4455, EIS Coordinator, DCRA	
3. Is this project located within the Central Employment Area as defined in the D.C. Zoning regulations?		<input checked="" type="checkbox"/>	(202) 442-4455, EIS Coordinator, DCRA	
4. Will the proposed use involve the construction of a facility for the handling, transfer, storage, disposal or treatment of solid waste, medical waste, or recyclable materials?		<input checked="" type="checkbox"/>	(202) 535-2289, EIS Coordinator, EHA	
5. Will the work to be performed involve the assessment or clean-up of soils associated with the release of materials from an underground storage tank (UST)?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(202) 535-2525, Underground Storage Tank Division, EHA	
			(202) 535-2250, Air Quality Division, EHA	
6. Will the work to be performed involve the assessment or clean-up of groundwater associated with the release of materials from an underground storage tank (UST)?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(202) 535-2525, Underground Storage Tank Division, EHA	
			(202) 535-2190, Water Quality Division, EHA	
7. Will the proposed project involve the installation or drilling of wells other than for the purposes stated in questions 3 and 4?		<input checked="" type="checkbox"/>	(202) 535-2190, Water Quality Division, EHA	
8. Will the proposed project involve the generation, treatment, storage, disposal or transportation of chemicals or other substances which may be considered hazardous?		<input checked="" type="checkbox"/>	(202) 535-2290, Hazardous Waste Division, EHA	
9. Will the proposed project involve construction which will disturb the sediment in rivers, streams or wetlands?		<input checked="" type="checkbox"/>	(202) 535-2190, Water Quality Division, EHA	
10. Will the work to be performed involve the installation, removal, abandonment, or repair of an underground storage tank (UST) system?		<input checked="" type="checkbox"/>	(202) 535-2525, Underground Storage Tank Division, EHA	
11. Will the proposed project result in the discharge into the air of gases, dust, or the creation of any objectionable odors?		<input checked="" type="checkbox"/>	(202) 535-2250, Air Quality Division, EHA	
12. Will the proposed project involve the removal, handling, transportation, disposal, or encapsulation of asbestos? <small>*Please bring with you a copy of your asbestos survey, ten-day notification form, and asbestos abatement permit fee</small>		<input checked="" type="checkbox"/>	(202) 535-2250, Air Quality Division, EHA	
13. Was the building built before 1978? (Lead paint may be present.)	<input checked="" type="checkbox"/>		(202) 535-1940, Lead Poisoning Prevention Division, EHA	
14. Will the proposed project create dust that may contain lead, disturb known or suspected lead-based paint, require cleanup of dust or debris that may contain lead, or disturb known or suspected lead-contaminated soil?		<input checked="" type="checkbox"/>	(202) 535-1940, Lead Poisoning Prevention Division, EHA	

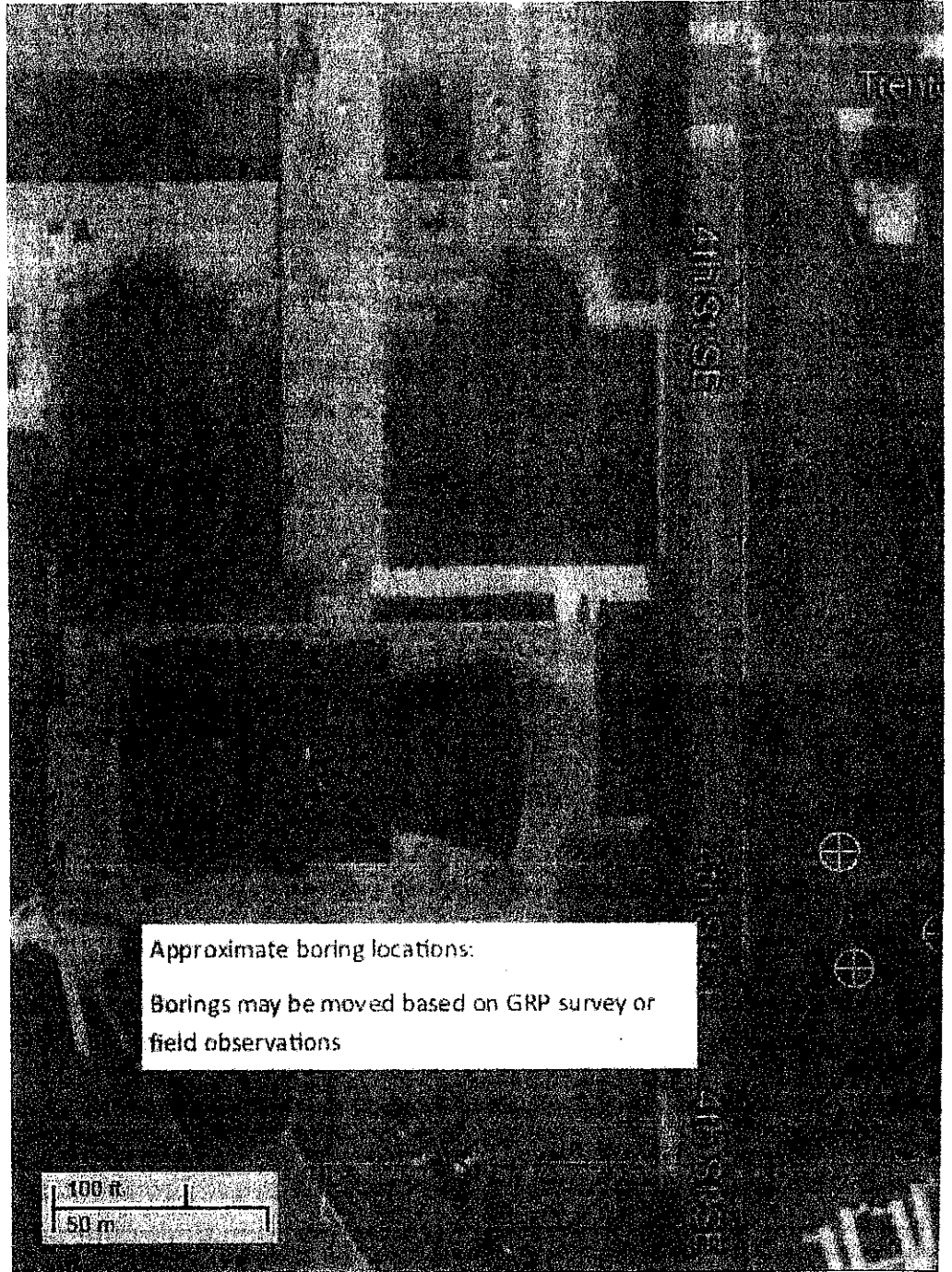
AFFIDAVIT

I hereby certify that I have the authority of the owner of the property to make this application. I declare that the answers to the above questions in this Questionnaire are complete and correct to the best of my knowledge.

Signature: [Signature] Name (print): Math Emery
Address: 3418 4th St. SE, Jessup MD Date: 12/3/13 Phone: 410-241-5038

OFFICE USE ONLY

COMMENTS AND PERMIT RESTRICTIONS:



FROEHLING & ROBERTSON, INC.

Engineering • Environmental • Geotechnical
22923 Quicksilver, Drive, Suite 111, Dulles, VA USA
T 703.996.0123 F 703.996.0124



DISTRICT OF COLUMBIA
PERMIT OPERATIONS DIVISION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCTION
BENJAMIN JOHNSON
Structural Eng. Section

013

CONSTRUCTION
DIVISION
Section

Bright Beginnings
Location Map
3418 4th Street, SE
Washington, DC

Project No.:	72R-1117	Scale:	See scale bar
Date:	2-DEC-2013	Drawn:	ME
Drawing No.:	1	Checked:	APS

DOCS NOT ATTACHED
DATE 12/10/2013 BY 46

PHASE II ENVIRONMENTAL REPORT



FROEHLING & ROBERTSON, INC.

**Limited Phase II
Environmental Site Assessment
OMS-143092-01 Bright Beginnings Inc.
3418 4th Street, Washington, DC
F&R Project No. 72R-3117**

Prepared For:

**BB&T – Environmental Risk Management
5130 Parkway Plaza Boulevard
Charlotte, North Carolina**

Prepared By:

**Froehling & Robertson, Inc.
22923 Quicksilver Drive, Suite 111
Phone: 703.996.0123
Fax: 703.996.0124**

December 10, 2013

Corporate HQ: 3015 Dumbarton Road Richmond, Virginia 23228 T 804.264.2701 F 804.264.1202 www.fandr.com

VIRGINIA • NORTH CAROLINA • SOUTH CAROLINA • MARYLAND • DISTRICT OF COLUMBIA

A Minority-Owned Business

Table of Contents

1.0	Executive Summary	3
2.0	Background	3
2.1	Previously Identified Concerns	3
2.2	Scope of Services	3
3.0	Site Survey.....	4
	Ground Penetrating Radar (GPR).....	4
4.0	Soil Sampling and Analysis.....	4
4.1	Laboratory Analysis Results	5
5.0	Conclusions	6
6.0	Limitations.....	6
7.0	Signatures	7

Appendices

Sample Location Map

Laboratory Certificates of Analysis

Boring Logs

Drilling Permit



**Limited Phase II Environmental Site Assessment
OMS-143092-01 Bright Beginnings Inc.
3418 4th Street, SE Washington, DC**

1.0 EXECUTIVE SUMMARY

Froehling & Robertson, Inc. (F&R) has completed a Limited Phase II Environmental Site Assessment (Phase II) in general conformance with the scope and limitations contained in F&R Proposal Number 1472-3127E of Bright Beginnings Inc., a developed parcel of land located at 3418 4th Street, SE, Washington, D.C. The following is a summary of our findings and is not intended to replace more detailed information contained elsewhere in this report:

The Site consists of an triangular shaped parcel of land and developed with two (2) 2,800 square foot former military buildings constructed in 1949. The Site also contains asphalt parking and drive lanes and grassy/wooded areas.

One (1) suspect UST was identified using ground penetrating radar (GPR) located on the Site to the south of Building A. After obtaining the required permits from the District of Columbia, three (3) soil borings were advanced at the site and soil and groundwater was collected. Based on laboratory analysis the following analytes exceeded the District Department of the Environment risk based corrective action levels for groundwater and soil: TPH-DRO, Ethylbenzene and xylenes.

2.0 BACKGROUND

2.1 Previously Identified Concerns

Based on previous environmental investigations provided to F&R, potential areas that may contain USTs were identified at the Site.

2.2 Scope of Services

F&R's scope of service included collecting soil and water samples at the Property for chemical analyses. Ground Penetrating Radar (GPR) was utilized to identify potential UST areas. Borings were located in the areas of concern at the Site based on the identified concerns. A GeoProbe® was used to install three (3) borings and soil cores were recovered continuously throughout the length of the borings. Borings were extended up to 27.5 feet below the ground surface (ft bgs). Soil samples were screened in the field with a photoionization detector (PID) for the presence of volatile organic compounds (VOCs) by head space analysis. Three (3) soil samples and three (3) groundwater samples were submitted for analysis for the following parameters: benzene, toluene,



ethylbenzene, xylenes (BTEX), and total petroleum hydrocarbons diesel range organics (TPH DRO) in accordance with EPA Methods 8260B and 8015MB.

3.0 SITE SURVEY

Ground Penetrating Radar (GPR)

F&R mobilized to the Site on December 3, 2013 to conduct ground penetrating radar (GPR) survey to attempt to locate underground utilities and former UST locations. A Geophysical Survey Systems Inc. (GSSI) SIR-3000 Radar unit was used. The survey results and data were interpreted in real time. Scans were performed two (2) feet apart using the SIR-3000 with a 400MHz antenna to locate utilities beneath the surface within the pre-designated area. This process consisted of running scans in a grid pattern to check for items in all directions. When scanning for utilities a signal is sent into the subsurface and reflects back in a hyperbola showing the top of utilities. The 400MHz was able to read to a depth of five (5) to six (6) feet below ground surface (bgs). Identified utilities were marked prior to conducting the borings.

The results of the GPR survey did detect anomalies indicative of a UST on the Property. Specifically, one area to the south of the northern building (Building A) is suspected to contain UST. Borings were adjusted based on the anomalies. Please refer to the Boring Location Map located in Appendix C.

4.0 SOIL SAMPLING AND ANALYSIS

F&R mobilized to the Site on December 6, 2013, to conduct sampling activities. Three (3) soil borings were advanced using direct push technology labeled SB-1 through SB-3. Boring locations were selected based on GPR survey and field conditions such as utilities and subsurface features. Boring SB-1 was advanced to the southwest of the suspected UST location behind building A. SB-2 and SB-3 were advanced to the southwest and southeast of SB-1, respectively.

Soil borings were screened in the field with a photoionization detector (PID) for the presence of volatile organic compounds (VOCs) via head space analysis. Soil from each 4 foot sampling depth was placed in a plastic bag and allowed to volatilize for approximately 10 minutes after which time the PID was used to screen for volatile organic compounds (VOCs) in the soil samples.

Approximately one foot of soil from each boring was collected for the samples submitted. Groundwater samples were collected from SB-1 through SB-3. The soil borings were advanced to depths of 27.0 – 27.5 ft bgs.

Subsurface soils consisted of brown/tan silt with sand grading to a red/brown silty sand with



depth. Bedrock refusal was not encountered in any of the three borings. One soil sample was collected from each boring and submitted for laboratory analysis. A petroleum odor was observed in SB-1 at 6 to 12- ft bgs, a soil sample was collected at that depth. No other noticeable odors were observed and therefore, all other soil samples consisted of the soil at the boring termination.

The samples were collected, placed in appropriate pre-labeled sample containers and transported to Maryland Spectral Services located in Baltimore, Maryland under chain of custody protocol for analysis. Soil and groundwater samples from SB-1, SB-2, and SB-3 were analyzed for benzene, toluene, ethylbenzene, xylenes (BTEX), and total petroleum hydrocarbons diesel range organics (TPH DRO) in accordance with EPA Methods 8260B and 8015MB. Please refer to the Sample Location Map for the boring locations.

4.1 Laboratory Analysis Results

Table 1: Soil Analytical Results reported December 9, 2013 (ppm)

Analyte	SB-01	SB-02	SB-03	DCRBCA Guidelines*
TPH-DRO	2,060	ND	ND	100
Benzene	ND	ND	ND	0.005
Toluene	ND	ND	ND	9.60
Ethylbenzene	3,210	ND	ND	0.40
Xylenes	2,630	ND	ND	3.86

Notes:

mg/kg - milligram per kilogram = parts per million (ppm)

TPH- Total petroleum hydrocarbon-gasoline range organics

TPH- Total petroleum hydrocarbon-diesel range organics

ND – Not Detected at the Practical Quantitation Limit or the Minimum Detection Limit

*District of Columbia Underground Storage Tank Regulations, Title 20 DC Municipal Regulations (DCMR) §§ 6208, 6209 and 6210, the Toxic Substances Division, Underground Storage Tank (UST) Branch.

District of Columbia Risk-Based Corrective Action (DCRBCA) Levels

Table 2: Ground Water Analytical Results reported December 9, 2013 (ppm)

Analyte	SB-01	SB-02	SB-03	DCRBCA Guidelines*
TPH-DRO	1.05	0.41	ND	34.5
Benzene	ND	ND	ND	0.005
Toluene	ND	ND	ND	1.00
Ethylbenzene	6.9	ND	ND	0.70
Xylenes, Total	1.05	ND	ND	1.00

Notes:

mg/kg - milligram per kilogram = parts per million (ppm)

TPH- Total petroleum hydrocarbon-gasoline range organics

TPH- Total petroleum hydrocarbon-diesel range organics

ND – Not Detected at the Practical Quantitation Limit or the Minimum Detection Limit



*District of Columbia Underground Storage Tank Regulations, Title 20 DC Municipal Regulations (DCMR) §§ 6208, 6209 and 6210, the Toxic Substances Division, Underground Storage Tank (UST) Branch.
District of Columbia Risk-Based Corrective Action (DCRBCA) Levels

5.0 CONCLUSIONS

Three (3) soil borings were advanced at various locations at the site. Based on laboratory analysis the following analytes exceeded the District Department of the Environment Risk based corrective action levels for groundwater and soil: TPH-DRO, Ethylbenzene and xylenes. Additionally, one UST is suspected to be located on the Site to the south of Building A.

6.0 LIMITATIONS

This report has been prepared for the exclusive use of BB&T or their agents. This report has been prepared in accordance with generally accepted environmental practices. No other warranty, expressed or implied, is made. Our conclusions and recommendations are based, in part, upon information provided to us by others and our site observations. We have not verified the completeness or accuracy of the information provided by others.

Our observations and recommendations are based upon conditions readily visible at the site at the time of our site visit, analytical tests and upon current accepted industry standards. F&R's scope of services is limited to the services outlined in our original proposal for performing this assessment.

The data provided in this study is only indicative of conditions sampled at the immediate time of the study. Professional services and scientific analyses have been performed with customary principles in the fields of engineering and analytical science. This warranty is in lieu of all other warranties expressed or implied. The work performed in conjunction with this assessment and the data developed is intended as a description of available information at the dates and locations given. This report does not warrant against future operations or conditions nor does it warrant against extant or future conditions of a type or at a location not investigated.

F&R, by virtue of providing the services described in this report, does not assume the responsibility of the person(s) in charge of the site or otherwise undertake responsibility for reporting to any local, state, or federal public agencies any conditions at the site that may present a potential danger to public health, safety or the environment. In areas that require notification of local, state or federal agencies as required by law, it is the client's responsibility to so notify. Under this scope of services, F&R assumes no responsibility regarding any response actions or additional studies which may be required as a result of these findings. Response actions are the sole responsibility of the Client and should be conducted in accordance with local, state and/or federal requirements and should be performed by appropriate trained and qualified personnel as warranted.



7.0 SIGNATURES

We appreciate the opportunity to work with you as your Environmental Consultant and look forward to a continued cordial working relationship with you on future projects. If you should have any questions concerning this or other reports, please contact us.

Report Prepared By:

Andre Steuer
Environmental Project Manager

Report Reviewed By:

Christy L. Slaw
Senior Environmental Professional

Residential Dwellings

Residential Dwellings

4th Street SE

Building A

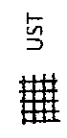
SB-01

SB-03

SB-02

Building B

Residential Dwellings



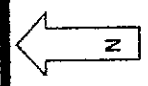
UST



Boring Location



SINCE 1881



FROEHLING & ROBERTSON, INC.
Engineering • Environmental • Geotechnical
22923 Quicksilver, Drive, Suite 111, Dulles, VA USA
T 703.996.0123 | F 703.996.0124

OMS-143092-01 Bright Beginnings Inc.
Sample Location Map
3418 4th Street
Washington, DC

Project No.:	72R-3117	Scale:	NTS
Date:	9-DEC-2013	Drawn:	MO
Drawing No.:	1	Checked:	APS

09 December 2013

Megghan Oksanen
Froehling & Robertson, Inc.
3015 Dumbarton Road
Richmond, VA 23228
RE: BRIGHT BEGINNINGS INC

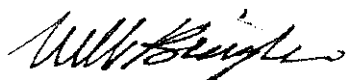
Enclosed are the results of analyses for samples received by the laboratory on 12/06/13 16:35.

Maryland Spectral Services, Inc. is a National Environmental Laboratory Accreditation Program (NELAP) accredited laboratory. Certification status for analytes included in this report will be provided upon request.

Please visit our website at www.mdspectral.com for a complete listing of our NELAP accreditations.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Will Brewington
Staff Chemist

Analytical Results

Project: BRIGHT BEGINNINGS INC


Project Number: 72R-3117

Project Manager: Meghan Oksanen

Reported:

12/09/13 15:26

Client Sample ID	Alternate Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
SB-01		3120608-01	Soil	12/06/13 10:50	12/06/13 16:35
SB-01		3120608-02	Water	12/06/13 10:50	12/06/13 16:35
SB-02		3120608-03	Soil	12/06/13 12:30	12/06/13 16:35
SB-02		3120608-04	Water	12/06/13 12:30	12/06/13 16:35
SB-03		3120608-05	Soil	12/06/13 13:30	12/06/13 16:35
SB-03		3120608-06	Water	12/06/13 13:30	12/06/13 16:35



Will Brewington, Staff Chemist

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Analytical Results

Project: BRIGHT BEGINNINGS INC

Project Number: 72R-3117

Project Manager: Meghan Oksanen

Reported:

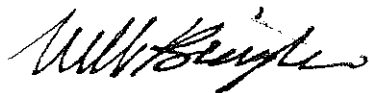
12/09/13 15:26

SB-01

3120608-01 (Soil)

Sample Date: 12/06/13

Analyte	Result	Units	Reporting Limit	Dilution	Prepared	Analyzed	Analyst	Notes
VOLATILE ORGANICS BY EPA METHOD 8021B								
Benzene	ND	ug/kg dry	284	125	12/06/13	12/06/13 22:45	ECM	
Toluene	ND	ug/kg dry	284	125	12/06/13	12/06/13 22:45	ECM	
Ethylbenzene	3210	ug/kg dry	284	125	12/06/13	12/06/13 22:45	ECM	
Xylenes, Total	2630	ug/kg dry	568	125	12/06/13	12/06/13 22:45	ECM	
Surrogate: a,a,a-Trifluorotoluene	85-115		109 %		12/06/13	12/06/13 22:45		
DIESEL RANGE ORGANICS BY EPA 3540/8015B								
Diesel-Range Organics	2060	mg/kg dry	11	1	12/06/13	12/07/13 15:09	CMK	
Surrogate: o-Terphenyl	70-130		82 %		12/06/13	12/07/13 15:09		
PERCENT SOLIDS								
Percent Solids	88	%		1	12/06/13	12/08/13 08:31	WB	



Will Brewington, Staff Chemist

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Analytical Results

Project: BRIGHT BEGINNINGS INC

Project Number: 72R-3117

Project Manager: Meghan Oksanen

Reported:

12/09/13 15:26

SB-01

3120608-02 (Water)

Sample Date: 12/06/13

Analyte	Result	Units	Reporting Limit	Dilution	Prepared	Analyzed	Analyst	Notes
VOLATILE ORGANICS BY EPA METHOD 8021B								
Benzene	ND	ug/L	2.0	1	12/06/13	12/06/13 18:54	ECM	
Toluene	ND	ug/L	2.0	1	12/06/13	12/06/13 18:54	ECM	
Ethylbenzene	6.9	ug/L	2.0	1	12/06/13	12/06/13 18:54	ECM	
Xylenes, Total	ND	ug/L	4.0	1	12/06/13	12/06/13 18:54	ECM	
Surrogate: a,a,a-Trifluorotoluene	85-115		65 %		12/06/13	12/06/13 18:54		S-04
DIESEL RANGE ORGANICS BY EPA 3510/8015B								
Diesel-Range Organics	1.05	mg/L	0.25	1	12/07/13	12/07/13 17:26	CMK	
Surrogate: o-Terphenyl	60-120		108 %		12/07/13	12/07/13 17:26		



Will Brewington, Staff Chemist

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Analytical Results

Project: BRIGHT BEGINNINGS INC

Project Number: 72R-3117

Project Manager: Meghan Oksanen

Reported:

12/09/13 15:26

SB-02

3120608-03 (Soil)

Sample Date: 12/06/13

Analyte	Result	Units	Reporting Limit	Dilution	Prepared	Analyzed	Analyst	Notes
VOLATILE ORGANICS BY EPA METHOD 8021B								
Benzene	ND	ug/kg dry	2.3	1	12/09/13	12/09/13 15:17	ECM	
Toluene	ND	ug/kg dry	2.3	1	12/09/13	12/09/13 15:17	ECM	
Ethylbenzene	ND	ug/kg dry	2.3	1	12/09/13	12/09/13 15:17	ECM	
Xylenes, Total	ND	ug/kg dry	4.6	1	12/09/13	12/09/13 15:17	ECM	
Surrogate: <i>a,a,a</i> -Trifluorotoluene		85-115	100 %		12/09/13	12/09/13 15:17		
DIESEL RANGE ORGANICS BY EPA 3540/8015B								
Diesel-Range Organics	ND	mg/kg dry	11	1	12/06/13	12/07/13 15:36	CMK	
Surrogate: <i>o</i> -Terphenyl		70-130	106 %		12/06/13	12/07/13 15:36		
PERCENT SOLIDS								
Percent Solids	87	%		1	12/06/13	12/08/13 08:31	WB	

Will Brewington

Will Brewington, Staff Chemist

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Analytical Results

Project: BRIGHT BEGINNINGS INC

Project Number: 72R-3117
Project Manager: Megghan Oksanen

Reported:
12/09/13 15:26

SB-02

3120608-04 (Water)
Sample Date: 12/06/13

Analyte	Result	Units	Reporting		Prepared	Analyzed	Analyst	Notes
			Limit	Dilution				
VOLATILE ORGANICS BY EPA METHOD 8021B								
Benzene	ND	ug/L	2.0	1	12/06/13	12/06/13 19:33	ECM	
Toluene	ND	ug/L	2.0	1	12/06/13	12/06/13 19:33	ECM	
Ethylbenzene	ND	ug/L	2.0	1	12/06/13	12/06/13 19:33	ECM	
Xylenes, Total	ND	ug/L	4.0	1	12/06/13	12/06/13 19:33	ECM	
Surrogate: <i>a,a,a</i> -Trifluorotoluene	85-115		72 %		12/06/13	12/06/13 19:33		S-04
DIESEL RANGE ORGANICS BY EPA 3510/8015B								
Diesel-Range Organics	0.41	mg/L	0.38	1	12/07/13	12/07/13 17:54	CMK	
Surrogate: <i>n</i> -Terphenyl	60-120		105 %		12/07/13	12/07/13 17:54		



Will Brewington, Staff Chemist

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Analytical Results

Project: BRIGHT BEGINNINGS INC

Project Number: 72R-3117

Project Manager: Meghan Oksanen

1500 Caton Center Dr Suite G

Baltimore MD 21227

410-247-7600

www.mdspectral.com

Reported:

12/09/13 15:26

SB-03

3120608-05 (Soil)

Sample Date: 12/06/13

Analyte	Result	Units	Reporting Limit	Dilution	Prepared	Analyzed	Analyst	Notes
VOLATILE ORGANICS BY EPA METHOD 8021B								
Benzene	ND	ug/kg dry	2.4	1	12/06/13	12/06/13 18:32	ECM	
Toluene	ND	ug/kg dry	2.4	1	12/06/13	12/06/13 18:32	ECM	
Ethylbenzene	ND	ug/kg dry	2.4	1	12/06/13	12/06/13 18:32	ECM	
Xylenes, Total	ND	ug/kg dry	4.7	1	12/06/13	12/06/13 18:32	ECM	
Surrogate: <i>a,a,a</i> -Trifluorotoluene		85-115	108 %		12/06/13	12/06/13 18:32		
DIESEL RANGE ORGANICS BY EPA 3540/8015B								
Diesel-Range Organics	ND	mg/kg dry	12	1	12/06/13	12/07/13 16:04	CMK	
Surrogate: <i>o</i> -Terphenyl		70-130	99 %		12/06/13	12/07/13 16:04		
PERCENT SOLIDS								
Percent Solids	85	%		1	12/06/13	12/08/13 08:31	WB	

Will Brewington

Will Brewington, Staff Chemist

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Analytical Results

Project: **BRIGHT BEGINNINGS INC**

Project Number: 72R-3117

Project Manager: Megghan Oksanen

Reported:

12/09/13 15:26

SB-03

3120608-06 (Water)

Sample Date: 12/06/13

Sample Date: 12/06/13								
Analyte	Result	Units	Reporting		Prepared	Analyzed	Analyst	Notes
			Limit	Dilution				
VOLATILE ORGANICS BY EPA METHOD 8021B								
Benzene	ND	ug/L	2.0	1	12/06/13	12/06/13 20:11	ECM	
Toluene	ND	ug/L	2.0	1	12/06/13	12/06/13 20:11	ECM	
Ethylbenzene	ND	ug/L	2.0	1	12/06/13	12/06/13 20:11	ECM	
Xylenes, Total	ND	ug/L	4.0	1	12/06/13	12/06/13 20:11	ECM	
Surrogate: <i>m,p</i> -Trifluorotoluene		85-115	9 %		12/06/13	12/06/13 20:11		S-04
DIESEL RANGE ORGANICS BY EPA 3510/8015B								
Diesel-Range Organics	ND	mg/L	0.34	1	12/07/13	12/07/13 18:21	CMK	
Surrogate: <i>o</i> -Terphenyl		60-120	116 %		12/07/13	12/07/13 18:21		

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



Will Brewington, Staff Chemist

Analytical Results

Project: BRIGHT BEGINNINGS INC

Project Number: 72R-3117

Project Manager: Meghan Oksanen

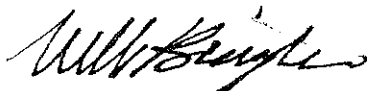
Reported:

12/09/13 15:26

Notes and Definitions

S-04	The surrogate recovery for this sample is outside of established control limits due to a sample matrix effect.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.




Will Brewington, Staff Chemist

[illegible]


Depth From (ft bgs)	Depth From (ft bgs)	Lithological Description	PID (ppm)	Sample ID
0	0.16	No Recovery	-	
0.16	0.2	Brown topsoil with roots and gravel	0	
0.2	3	Dry Sand: coarse grained white sand	0	
3	4.5	Moist Silt with Sand: tan and brown silt and sand	0	
4.5	6	Moist Sand: coarse grained sand with gravel	0	
6	9	Moist Silt with Sand: brown silt and sand	774	SB-02 @ 8 to 9 ft bgs
9	12	Moist Sand: coarse grained white sand with gravel	940	
12	13	No Recovery	-	
13	14	Moist Sand: medium grained sand with gravel	46	
14	16	Moist Sand: coarse grained sand with gravel	48	
16	17	No Recovery	-	
17	18	Dry Sand: medium grained brown and tan sand with gravel	10	
18	18.5	Dry Sand: coarse grained white sand with gravel	18	
18.5	19.5	Dry Silt with Sand: brown silt and sand	10	
19.5	20	Dry Sand with Silt: medium grained sand and silt with gravel	11	
20	22	No Recovery	-	
22	22.5	Dry Silt with Sand: red silt and sand with gravel	10	
22.5	23.5	Moist Sand: coarse grained sand with gravel	12	
23.5	24	Saturated Sand: coarse grained sand with gravel	14	
24	25	No Recovery	-	
25	25.5	Moist Silt with Sand: red and brown silt and sand	7	
25.5	27	Saturated Sand: coarse grained sand with gravel	7	
27	28	Moist Clay with Sand	7	

ft bgs—feet below the ground surface ppm—parts per million

 FROEHLING & ROBERTSON, INC. Engineering • Environmental • Geotechnical 3015 Dumbarton Road Richmond, Virginia 23228-5831 USA T 804.264.2701 F 804.266.1275	Soil Boring SB-01 OMS-143092-01 Bright Beginnings Inc. PII 3418 4th Street Washington, DC		
	Drawn: MO	Scale: NTS	Project No.: 72R-3117
Checked: AS	Date: 9-DEC--2013	Drawing No.: 1	


Depth From (ft bgs)	Depth From (ft bgs)	Lithological Description	PID (ppm)	Sample ID
0	0.167	Brown top soil with roots and gravel	0	
0.167	4	Moist Silt with Sand: mottled red, tan and brown silt with sand	0	
4	5	Moist Clay: red clay	0	
5	6	Moist Sand with Clay: coarse grained mottled red, tan and brown sand and red clay	0	
6	8	Moist Sand with Clay: coarse grained white sand with red clay and gravel	0	
8	9	Dry Sand: Coarse grained red sand with gravel	0.5	
9	12	Dry Sand: Coarse grained white and tan sand with gravel	0.3	
12	13	No Recovery	-	
13	13.5	Moist Sand: Coarse grained red sand	0.5	
13.5	16	Dry Sand: Medium grained mottled white tan and brown sand	0.4	
16	16.5	No Recovery	-	
16.5	17.5	Dry Sand: fine grained tan sand with gravel	0.5	
17.5	18.5	Moist Clay: mottled red and tan clay	0.5	
18.5	20	Dry Sand: fine grained tan sand with gravel	0.6	
20	21	No Recovery	-	
21	21.5	Moist Silt with sand: tan sand and silt	0.7	
21.5	22.5	Saturated Sand: medium grained red sand	0.7	
22.5	24	Saturated Sand: coarse grained red and brown sand	0.7	
24	25	No Recovery	-	
25	27	Saturated Sand: coarse grained red and brown sand	0	SB-01 @ 25 to 26 ft bgs
27	28	Saturated Clay and Sand: brown clay and sand	0	

ft bgs—feet below the ground surface ppm—parts per million

 FROEHLING & ROBERTSON, INC. Engineering • Environmental • Geotechnical 3015 Dumbarton Road Richmond, Virginia 23228-5831 USA T 804.264.2701 F 804.266.1275	Soil Boring SB-02 OMS-143092-01 Bright Beginnings Inc. PII 3418 4th Street Washington, DC		
	Drawn: MO Checked: AS	Scale: NTS Date: 9-DEC-2013	Project No.: 72R-3117 Drawing No.: 1

Depth From (ft bgs)	Depth From (ft bgs)	Lithological Description	PID (ppm)	Sample ID
0	0.08	No Recovery	-	
0.08	0.166	Brown topsoil with roots and gravel	0	
0.166	6	Dry Silt with Sand: tan and brown silt and sand	0.1	
6	7	Dry Silt with Sand: red and brown silt and sand	0	
7	8	Dry Sand: coarse grained white and tan sand with gravel	0.1	
8	8.5	Dry Silt with Sand: red and brown silt and sand	0.1	
8.5	12	Dry Sand: coarse grained white and tan sand with gravel	0	
12	14	No Recovery	-	
14	17	Dry Sand: medium grained white, brown and tan sand with gravel	0.3	
17	18.5	Moist Sand: mottled white and tan sand	0	
18.5	20	Moist Silt with Sand: brown silt and sand	0.1	
20	21	No Recovery	-	
21	23	Dry Sand: coarse grained white and tan sand with gravel	0	
23	24	Saturated Sand: medium grained brown sand	0.2	
24	25	No Recovery	-	
25	27.5	Saturated Sand: coarse grained sand	0	SB-03 @ 26 to 27 ft bgs
27.5	28	Saturated Clay with Sand	0	

ft bgs—feet below the ground surface ppm—parts per million

 FROEHLING & ROBERTSON, INC. Engineering • Environmental • Geotechnical 3015 Dumbarton Road Richmond, Virginia 23228-5831 USA T 804.264.2701 F 804.266.1275	Soil Boring SB-03 OMS-143092-01 Bright Beginnings Inc. PII 3418 4th Street Washington, DC		
	Drawn: MO Checked: AS	Scale: NTS Date: 9-DEC--2013	Project No.: 72R-3117 Drawing No.: 1

GOVERNMENT OF THE DISTRICT OF COLUMBIA

District Department of the Environment
Natural Resources Administration
Water Quality Division

★ ★ ★

JB140077

WELL AND SOIL BORING PERMIT CONDITIONS
(Conditions must be attached to each permit at all times)

DISTRICT OF COLUMBIA
PERMIT OPERATIONS DIVISION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCTION
DEPARTMENT OF THE DISTRICT OF COLUMBIA

LOCATION:

3418 4TH ST SE

- 1) All drill cuttings and investigation derived wastes from potentially contaminated sites or known contaminated sites shall be containerized and laboratory tested for offsite disposal.
- 2) In addition to standard disposal testing, soils with suspected petroleum contamination shall be tested using USEPA Method 8015M and shall not be used as backfill or placed on the ground if the concentrations exceed standards for soil quality stated in 21 DCMR 6208.1. Non-hazardous soils with Total Petroleum Hydrocarbons concentrations less than 100 ppm may be used as backfill or placed on the site. Soils shall not be stockpiled but spread in a manner consistent with DC Erosion and Sediment Control Standards.
- 3) Ground water and/or any liquid wastes generated by the boring or well drilling and testing activities (such as decontamination water, purge water, well development water, dewatering effluent and mud slurries) shall be laboratory tested for chemical analytes known or suspected to be at the site and the results compared to the DC Ground Water Standards (21 DCMR 11) and the DC Underground Storage Tank Regulation for Total Petroleum Hydrocarbons in ground water [21 DCMR 6209.1(b)]. If these values are not exceeded, the water may be slowly placed on the ground surface in such a manner as to not produce ponding or a discharge onto adjacent properties or into nearby surface water bodies or into a storm drain or stormwater catchment basin. For discharges to the storm sewer system, contact The District Department of the Environment, Water Quality Division (DDOE WQD) at (202) 671-3033.
- 4) A well shall be grouted as soon as possible but not later than twenty-four (24) hours after the well casing has been set in place unless otherwise permitted in writing from DDOE WQD. If construction activities halt before the well is grouted, the open annular space shall be covered and protected from contamination from any source, including surface water drainage, and the well casing capped.
- 5) In accordance with DC Law § 8-103.13a, wells or borings shall be drilled/installed, maintained and abandoned in a manner to prevent contamination of ground water resources and cross-contamination of ground water aquifers (also see DDOE's Well Construction Requirements). Five (5) days of advanced notice of drilling activities shall be given to DDOE. Within 60 days of installation, well owner(s) contact information, the horizontal locations of the wells or borings using either the Maryland State Plane Coordinate System or latitude and longitude, vertical elevations including the reference datum used, well construction details and lithologic boring logs shall submitted to DDOE WQD, Ground Water Protection Program, 1200 First St. NE, 5th Floor, Washington, DC 20002.
- 6) Prior to sealing a well, the owner shall ensure that all obstructions which may interfere with the effective sealing operations are removed. Appurtenant structures, including terminal structures and any well casing shall be removed. If removal of the casing is not possible, the casing shall be ripped or perforated.
- 7) Abandoned wells and boreholes shall be filled using bentonite slurry (two pounds bentonite powder to one gallon water). Sealing materials must be introduced at the bottom of the well or borehole and placed progressively upward. The owner shall report any abandoned wells within 60 days of abandonment to the DDOE WQD, Ground Water Protection Program, 1200 First St. NE, 5th Floor, Washington, DC 20002.
- 8) Vertical, closed-loop ground source heat pump wells shall be constructed using high density polyethylene pipes (HDPE), an anti-freeze solution, preferably < 20% propylene glycol and, inert bentonite or thermally-enhanced low permeability grout that would not allow groundwater flow through the grout to exceed 1×10^{-7} cm/s. Geothermal systems shall not be abandoned without first obtaining approval from DDOE WQD.

Note: granting of well permit does not constitute approval of workplan for regulatory groundwater sampling requirements. For more information please contact the Water Quality Division of the DDOE.

DOE AND APPROVED
SIGNED
Adam Rettig, DDOE WQD



FROEHLING & ROBERTSON, INC.
Engineering Stability Since 1881

22923 Quicksilver Drive
Suite 111
Dulles, Virginia 20166-2013
T 703.996.0123 | F 703.996.0124

Limited Phase II Work Plan

Bright Beginnings, Inc.

3418 4th Street, SE
Washington, DC 20032

Prepared For:

District Department of the Environment

Water Quality Division

1200 First Street, NE 6th Floor

Washington, DC 20002

Phone: 202.281.3963

Fax: 202.535.1363

November 11, 2013

F&R Project #: 72R3117

Corporate HQ: 3015 Dumbarton Road Richmond, Virginia 23228 T 804.264.2701 F 804.264.1202 www.fandr.com

VIRGINIA • NORTH CAROLINA • SOUTH CAROLINA • MARYLAND • DISTRICT OF COLUMBIA

A Minority-Owned Business



1.0 Purpose and Scope

Froehling & Robertson, Inc. (F&R) has prepared this Limited Phase II Environmental Assessment Work Plan (Work Plan) to determine whether the Property has been impacted by the Site's past uses. The proposed work will be conducted on the southern portion of the Property. Locations of the borings are depicted on the attached Site Location Map. This Work Plan will define the following: locations of subsurface borings, soil sampling procedures, and backfilling procedures.

The purpose of this site investigation is to determine whether contamination is present in the soils and groundwater beneath the Site.

2.0 Owner/Agent Information

2.1 Owner Information

The Southwest Church of Christ, Inc.
3100 13th Street, NW
Washington, DC 20010

Contact: Ms. Joan Rajah 202.234.3936

2.2 Driller Information

Froehling & Robertson, Inc.
22923 Quicksilver Dr, Suite 111
Dulles, Virginia 20166

Contact: Matt Emery 443.733.1011 memery@fandr.com

3.0 Site Details

3.1 Site Description

The Site is located southeast of the intersection between 4th street and Trenton Street, SE. The test borings will be conducted on the southern portion of the Property. The southern portion of the Property consists of two buildings surrounded by grass and wooded areas. The southern portion of the Property is generally flat.



3.2 Site Geology

The site is expected to be underlain by fill materials and unconsolidated coastal plain deposits.

4.0 Proposed Subsurface Investigation

4.1 Exploration Goals

The purpose of this site investigation is to determine whether contamination is present in the soils and groundwater beneath the Site. This information will be used to determine whether the Property has been impacted by the Site's past uses.

4.2 Soil Investigation Activities

Three (3) soil borings, identified as SB-1, SB-2, and SB-3, are proposed to evaluate the subsurface conditions at the Site. F&R will advance the soil borings to groundwater depth or refusal, whichever occurs first, utilizing two inch diameter direct push drilling technology. Soil cores will be collected continuously. During the advancement of the borings, soil samples will be screened in the field with a photoionization detector (PID) for the presence of volatile organic compounds (VOCs) by head space analysis. Soil samples will be taken from either the terminal depth of the boring or at a depth where obvious indicators of contamination are present. Three (3) soil samples and up to three groundwater samples will be collected. Groundwater samples will be obtained with a polytube or peristaltic pump. Please refer to the attached Site Location Map for specific site and boring locations.

4.3 Investigative-Derived Waste Management

All Investigation-derived waste (IDW) due to well construction, operation, maintenance or abandonment from the site will be containerized and laboratory tested for off-site disposal. The test borings will be backfilled with bentonite slurry (2:1, 2 pounds bentonite to 1 gallon water ratio) immediately upon completion. The bentonite slurry will be placed in the test borings from the bottom up to the surface with a tremie pipe. Test borings conducted within existing paved area will be patched with asphalt "cold" patch and/or concrete patch, whichever is appropriate.

4.4 Utility Clearance



Attachments:

Site Location Map (1)

DC Well Construction Application Form (1)

DC Well Application Schematic Boring (1)

DC Business License (1)

VA Contractors License (1)



Miss Utility will be notified a minimum of 72 hours in advance of planned drilling activities to clear the proposed boring locations. Drilling will commence at the Site within 5 working days of utility clearance.

4.5 Quality Control/Assurance

Quality assurance and quality control (QA/QC) of the field work will be performed in accordance with F&R's Environmental Standard Operating Procedures for Field Instrumentation, Sampling and Equipment Decontamination. There is no evidence of contamination on site. Therefore, we will not conduct decontamination procedures on the equipment unless necessary. If it is found that the site is contaminated, drilling operations will cease and a decontamination plan will be established and implemented and all cleaning fluid will be containerized. All sampling equipment to be decontaminated using an alconox solution and rinse between sampling intervals. GeoProbe equipment and sampling tools will be decontaminated using same procedure between holes.

Directions: Make up cleaning solution as in mixing directions, or use undiluted detergent on a warm, wet cloth or sponge for non-abrasive scouring. Clean as follows:

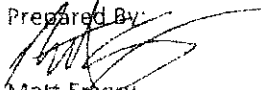
- Wet the article with solution by dunking or using a soaked cloth or sponge.
- Clean with a cloth, sponge, cotton swab, brush or pad that agitates surface soils without marring the surface.
- Rinse thoroughly with distilled water for at least 10 seconds. Wear gloves/eye protection.

5.0 Anticipated Schedule

Drilling activities are scheduled to occur after the DDOE permit has been received. DDOE will be notified of the scheduled date after these permits are approved. The current planned date is November 20, 2013.

6.0 Signatures of Preparers

Prepared By:


Matt Emery
Environmental Scientist

DATE APPROVED
DATE 11/11/13 BY DDOE AA

D.C. WELL CONSTRUCTION APPLICATION FORM

DO NOT USE FOR
GEOTHERMAL WELLS

Please Fill Out As Thoroughly As Possible. Asterisks indicate where additional information is needed
in the Comments Section. Attach site plan, well application schematic form, additional comments and details.

Well (hole) Owner – Property Owner:

Name(s) The Southwest Church of Christ (Pam Jones)

Mailing Address 3100 13th St NW City, St., Zip Washington DC 20010

Phone (202) 234-3936 Email pmj734@yahoo.com

Driller/Company responsible for plugging and sealing the well: DCRA Business License No. 69006423

NAME(s) Froehling & Robertson, Inc. License State & No. VA 2701-030496A
(Matt Emery)

Mailing Address 22923 Quicksilver Dr, St 111 City, St., Zip Dalles, VA 20166

Phone (703) 996-0123 Email MEEmery@FandR.com

General Well Information:

Intended Well Use VOC screening and groundwater

Type of Well (circle all applicable): Monitoring ^{sampling} Geotechnical/Dewatering/Injection/Supply/Other*

Are wells required as part of a regulatory action? Yes ☐ No ☒

If Yes, identify the regulatory agency and division _____

Well Information:

Well Physical Address 3418 4th St, SE City, St., Zip Washington, DC 20032

Lot 0180 Square 5969 Topography (circle one): hilltop flat slope, valley, stream channel, local depression

Geology (circle one): unconsolidated/consolidated Aquifer penetrated (circle one) single/multiple

Geologic Formation (if known) unknown Aquifer name(s) (if known) NA

Drilling Method: (circle all applicable): Hollow-Stem Auger/Mud rotary/Air rotary/Sonic/Geoprobe/Other*

Will drilling fluids/muds include additives other than potable water? Yes ☐ No ☒ If yes, provide details and attach manufacturer's specifications and Materials Safety Data Sheet

Is the site potentially or known-to-be contaminated? Yes ☒ No ☐ If yes, attach details See Work Plan

If yes, will Investigation Derived Waste be containerized, laboratory tested and taken offsite for proper disposal?

Yes ☒ No ☐ If no, attach disposal details. Will permanent casing be used to prevent aquifer cross contamination where known or suspected contamination exists? Yes ☐ No ☒ If yes or no, attach details

See attached Well Application Schematic Forms

Will the following be placed in well?(circle all applicable): downhole pumps/liners/monitoring equipment/other*

NA

Please attach details about well development and any other relevant information.

*Comments (add an additional sheet if necessary):

All borings to be backfilled with bentonite slurry (2:1, 2 pounds bentonite to 1 gallon water ratio).

IDOE-WOD APPROVED

DATE 12/10 SIGNED W

I declare that the information provided is accurate, true and complete to the best of my knowledge and belief. I agree to comply with all applicable laws and regulations of the District of Columbia.

Name (print) Matt Emery Signature [Signature] Date 11/12/2013

Owner ☐

Agent for owner ☐

Well Driller Performing Work ☒

DDOE WELL APPLICATION SCHEMATIC

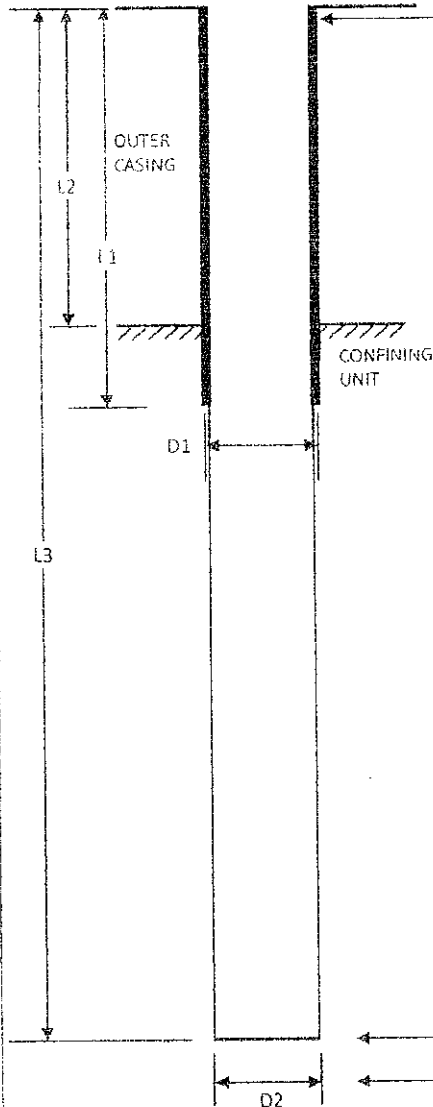
Geotechnical / Geophysical Boring

Confining Unit

Soil Borings

Check one: Application ☒ As-Built ☐

GROUND SURFACE



OUTER CASING (USE IF AREA IS CONTAMINATED)

MATERIAL NA
 DIAMETER (D1) (inches) NA
 LENGTH (L1) (feet) NA
 DEPTH TO TOP OF CONFINING UNIT (L2) (feet) NA

WILL WELL BE OPEN MORE THAN 24 CONSECUTIVE HOURS?

YES* ☐ NO ☒

If yes, how will open annular space be covered and protected?

WILL WELL BE ABANDONED ACCORDING TO WELL ABANDONMENT REQUIREMENTS, SECTION 8 IN DDOE WELL CONSTRUCTION REQUIREMENTS?

YES ☒ NO ☐

WHAT TYPE OF GROUT AND GROUT:WATER RATIOS WILL BE USED?

Bentonite slurry (2:1, 2 lbs. bentonite to 1 gallon water ratio)

DEPTH TO THE BOTTOM OF HOLE (L3) (feet)

To groundwater or refusal (Assume 25'-30')

DIAMETER OF BOREHOLE (D2) (inches)

2 inches

Rev. 05-17-12

WELL ID(S): SB-1, SB-2, and SB-3

WELL ADDRESS: 3418 4th St. SE
Washington, D.C. 20032

LOT NUMBER: Q180

SQUARE NUMBER: 5969

WELL OWNER:

The Southwest Church of Christ

OWNER ADDRESS: 3100 13th St. NW
Washington DC 20016

SIGNATURE:

[Signature]



GOVERNMENT
OF THE
DISTRICT OF
COLUMBIA
Vincent C. Gray,

Department of Consumer and
Regulatory Affairs
Business License Division
1100 4th Street S.W.
Washington DC 20024

Date Issued: 5/20/2013
Category: 4003
License#: 69006433
License Period: 7/1/2013 - 6/30/2015

BASIC BUSINESS LICENSE

Billing Name and Address:
FROEHLING & ROBERTSON, INC.

Premise/Application's Name and Address:
FROEHLING & ROBERTSON, INC.

Registered Agent's Name and Address
Ct Corporation System

3015 Dumbarton Rd
Richmond, VA 23228

3015 DUMBARTON RD -
RICHMOND, VA 23228

1015 15th St Nw Suit/Unit# 1000
Washington DC 20005

Owner's Name
Corp. Name FROEHLING & ROBERTSON, INC.
Trade Name

Cofo/HOP#:	SSL: NA	Zone:	Ward:	ANC:	PERM NO.

General Business - General Business Licenses

THE LAW REQUIRES THIS LICENSE TO BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES -

*License Effective from the later of Issued or Start of License Period Date

Nicholas A. Majett
Director
Nicholas A. Majett

DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION

COMMONWEALTH OF VIRGINIA

9960 Mayland Dr., Suite 400, Richmond, VA 23233
Telephone: (804) 367-8500

EXPIRES ON
08-31-2015

NUMBER
2701030496

BOARD FOR CONTRACTORS
CLASS A CONTRACTOR
CLASSIFICATIONS H/H

FROEHLING & ROBERTSON INC
3015 DUMBARTON RD
RICHMOND, VA 23228



Gordon N. Dixon
Gordon N. Dixon, Director

ALTERATION OF THIS DOCUMENT, USE AFTER EXPIRATION, OR USE BY PERSONS OR FIRMS OTHER THAN THOSE NAMED MAY RESULT IN CRIMINAL PROSECUTION UNDER THE CODE OF VIRGINIA

(SEE REVERSE SIDE FOR NAME AND/OR ADDRESS CHANGE)

FRONT CARD

COMMONWEALTH OF VIRGINIA
CLASS A BOARD FOR CONTRACTORS
CONTRACTOR

CLASSIFICATIONS H/H
NUMBER: 2701030496 EXPIRES: 08-31-2015

FROEHLING & ROBERTSON INC
3015 DUMBARTON RD
RICHMOND, VA 23228



REVERSE CARD

DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION
9960 Mayland Dr., Suite 400, Richmond, VA 23233

ALTERATION OF THIS DOCUMENT, USE AFTER EXPIRATION, OR USE BY PERSONS OR FIRMS OTHER THAN THOSE NAMED MAY RESULT IN CRIMINAL PROSECUTION UNDER THE CODE OF VIRGINIA

**ENVIRONMENTAL HEALTH ADMINISTRATION
CONSTRUCTION PERMIT APPLICATION - SUPPLEMENTAL FORM - ENVIRONMENTAL QUESTIONNAIRE**

PROJECT ADDRESS: 3418 4th St. SE LOT: 0180 SQUARE: 5969
PROJECT DESCRIPTION: Sail Boring for Phase II ESA

Note: please answer all 12 questions in this questionnaire, by checking either column "Yes" or "No" for each question. If you answer "Yes" to any of the questions, you should contact the corresponding office(s) indicated in column 'contact person/office' as soon as possible. Until this application is reviewed and approved by the concerned office(s), the permit will not be issued.

SCOPE OF PROJECT	YES	NO	CONTACT PERSON/OFFICE	OFFICE USE (Initial/Date)
1. Does the total cost of the project exceed \$1 million (based on 1989 dollars)? <u>In 2009, this cost is \$1,388,000.</u> This does not apply if the project is an internal renovation only and there will be no change in the use of the building.		X	(202) 442-4455, EIS Coordinator, DCRA	
2. Is this project located in an Exclusion Development Zone, as defined in D.C. Law 7-177?		X	(202) 442-4455, EIS Coordinator, DCRA	
3. Is this project located within the Central Employment Area as defined in the D.C. Zoning regulations?		X	(202) 442-4455, EIS Coordinator, DCRA	
4. Will the proposed use involve the construction of a facility for the handling, transfer, storage, disposal or treatment of solid waste, medical waste, or recyclable materials?		X	(202) 535-2280, EIS Coordinator, EHA	
5. Will the work to be performed involve the assessment or clean-up of soils associated with the release of materials from an underground storage tank (UST)?	X	<u>NA</u>	(202) 535-2525, Underground Storage Tank Division, EHA (202) 535-2250, Air Quality Division, EHA	
6. Will the work to be performed involve the assessment or clean-up of groundwater associated with the release of materials from an underground storage tank (UST)?	X	<u>NA</u>	(202) 535-2525, Underground Storage Tank Division, EHA (202) 535-2190, Water Quality Division, EHA	
7. Will the proposed project involve the installation or drilling of wells other than for the purposes stated in questions 3 and 4?		X	(202) 535-2190, Water Quality Division, EHA	
8. Will the proposed project involve the generation, treatment, storage, disposal or transportation of chemicals or other substances which may be considered hazardous?		X	(202) 535-2290, Hazardous Waste Division, EHA	
9. Will the proposed project involve construction which will disturb the sediment in rivers, streams or wetlands?		X	(202) 535-2190, Water Quality Division, EHA	
10. Will the work to be performed involve the installation, removal, abandonment, or repair of an underground storage tank (UST) system?		X	(202) 535-2525, Underground Storage Tank Division, EHA	
11. Will the proposed project result in the discharge into the air of gases, dust, or the creation of any objectionable odors?		X	(202) 535-2250, Air Quality Division, EHA	
12. Will the proposed project involve the removal, handling, transportation, disposal, or encapsulation of asbestos? *Please bring with you a copy of your asbestos survey, ten-day notification form, and asbestos abatement permit fee		X	(202) 535-2250, Air Quality Division, EHA	
13. Was the building built before 1978? (Lead paint may be present.)	X		(202) 535-1940, Lead Poisoning Prevention Division, EHA	
14. Will the proposed project create dust that may contain lead, disturb known or suspected lead-based paint, require cleanup of dust or debris that may contain lead, or disturb known or suspected lead-contaminated soil?		X	(202) 535-1940, Lead Poisoning Prevention Division, EHA	

AFFIDAVIT

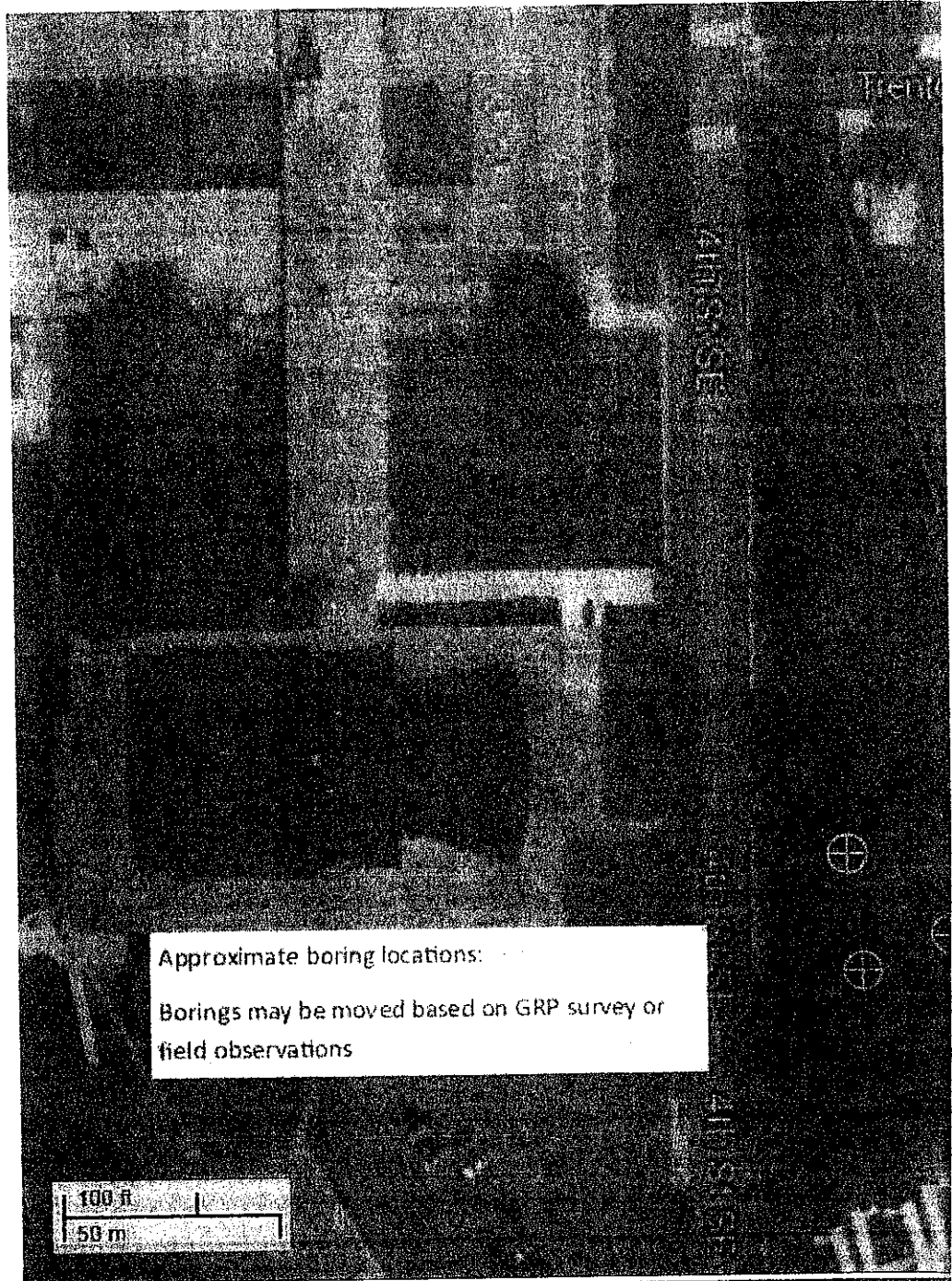
I hereby certify that I have the authority of the owner of the property to make this application. I declare that the answers to the above questions in this Questionnaire are complete and correct to the best of my knowledge.

Signature: [Signature] Name (print): Math E. Enery
Address: 3418 7th St. Waterloos Rd. Jessup MD Date: 12/3/13 Phone: 410-241-5038

OFFICE USE ONLY

COMMENTS AND PERMIT RESTRICTIONS:

(USE REVERSE IF NECESSARY)
EHA Form # 99-1200 - Revised 9/90

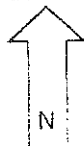


Approximate boring locations:

Borings may be moved based on GRP survey or
field observations



SINCE 1881



FROEHLING & ROBERTSON, INC.

Engineering • Environmental • Geotechnical
22923 Quicksilver, Drive, Suite 111, Dulles, VA USA
T 703.996.0123 | F 703.996.0124



DISTRICT OF COLUMBIA
PERMIT OPERATIONS SECTION
STRUCTURAL WORK IN GENERAL
APPROVED SUBJECT TO THE
FURTHER APPROVAL OF CONSTRUCTION
BENJAMIN JOHNSON
Structural Engineering Section

1/3

STRUCTURAL
ENGINEERING
SECTION

Bright Beginnings
Location Map
3418 4th Street, SE
Washington, DC

Project No.:	72R-1117	Scale:	See scale bar
Date:	2-DEC-2013	Drawn:	ME
Drawing No.:	1	Checked:	APS

DO NOT WRITE OVER
DATE 12/11/13 11:46

TAB 7

BBI HOLDINGS, INC.
VOLUNTARY CLEANUP PROGRAM
APPENDIX X.
PUBLIC INVOLVEMENT PLAN

- **Letters of Community Support**

Advisory Neighborhood Commission 8C

3125 MARTIN LUTHER KING AVENUE, S.E.
WASHINGTON, D.C. 20032
(202) 562-1188-89



RESOLUTION IN SUPPORT OF ZONING APPLICATION FOR DEVELOPMENT OF VACANT SITE TO INCLUDE THE CONSTRUCTION OF A NEW EARLY CHILDHOOD DEVELOPMENT CENTER TO BE OPERATED BY BRIGHT BEGINNINGS, INC.

Whereas, representatives of Bright Beginnings, Inc., the proposed developer of a vacant lot Square 5969 Lot 0180, known as 3418 4th Street, SE Washington, DC, in the R-4 Zone attended the April 2, 2014 meeting of ANC 8C, as well as prior introductory meetings and phone conferences with affected Commissioners, to present their proposed development plans:

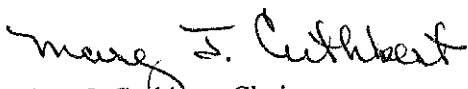
Whereas, at the ANC Meeting, the Applicant presented a detailed analysis of the project, as well as a discussion on the zoning application process and responded to questions raised by the Commissioners and the community;

Whereas, the Applicant is specifically seeking support of the ANC for the zoning application to be submitted in late May for a special exception to develop vacant site for an early childhood development center to serve up to 200 children from homeless and low-income families.

Whereas, the application for a special exception is specifically seeking flexibility from the following zoning requirement in connection with the project: As a matter of right, the R-4 Zone permits child development care centers, where such centers are limited to 16 individuals, however, with approval from the Board of Zoning Adjustment, child development centers that exceed 16 individuals may be developed subject to certain restrictions on the mass of the building and its layout.

Whereas, the overall presentation and the information presented demonstrate to ANC 8C that approval of the project will have a significant positive impact on the development of the community, particularly given Bright Beginnings' commitment to providing public benefits to the community, given the burgeoning homeless population.

Whereas, Commission ANC 8C support the Project Bright Beginnings, Inc.


Mary J. Cuthbert, Chair

ADVISORY NEIGHBORHOOD COMMISSION 8C

3125 MARTIN LUTHER KING AVENUE, S. E.
WASHINGTON, D. C. 20032
(202) 562-1188 • FAX (202) 562-6038



March 11, 2014

Dr. Bettie J. Gaines
Bright Beginnings, Inc.
128 M Street, NW, Suite 150
Washington, DC 20001

Re: Support of Redevelopment Application

Dear Dr. Gaines:

This letter is written to support your pending application to the Board of Zoning and Adjustment to redevelop the site at 3418 4th Street, SE to create a state-of-the-art early childhood development center in our Ward. As a long term Congress Heights resident and Chair of ANC8C, I applaud your efforts to create a safe, nurturing, highly accredited early childhood development environment in our community.

As a representative of a community with a largest number of youth and shrinking numbers of quality early childhood compounded by a ballooning homeless populations, I firmly support this redevelopment of this vacant site. Your commitment to providing quality early childhood education services, with a special sensitivity to children who come from families who are homeless is to be commended. I especially appreciate the corporate philosophy of hiring highly qualified staff that is proven by the fact that each staff member holds at least one credential. I fully support and eagerly anticipate the great things that are expected of this development team.

If there is anything that I can do to assist in this effort, please call.

Sincerely,

A handwritten signature in cursive script that reads "Mary Cuthbert".

Mary Cuthbert, Chair
Neighborhood Advisory Commission 8C

MOORE, Inc.

*3337 5th Street, SE
Washington, DC 20032*

March 11, 2014

Dr. Bettie J. Gaines
Bright Beginnings, Inc.
128 M Street, NW, Suite 150
Washington, DC 20001

Re: Support of Redevelopment Application

Dear Dr. Gaines:

What an exciting opportunity has been presented to our community! This letter is written to support your pending application to Board of Zoning and Adjustment to redevelop the site at 3418 4th Street, SE. As a long term Congress Heights resident and business owner, I applaud your efforts to create a safe, nurturing, highly accredited early childhood development environment for children without homes to develop this site. I am increasingly interested in the revitalization of this community and the ward at large.

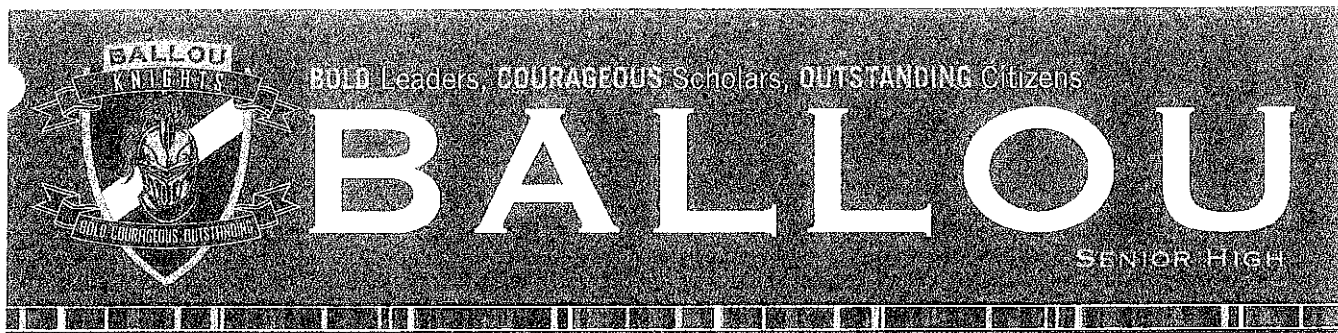
Your commitment to this community and to this burgeoning vulnerable population. I fully support and eagerly anticipate the great things that are expected of this development team.

If there is anything that I can do to assist in this effort, please call.

Sincerely,



Robert James
President



March 27, 2014

Dr. Betty J. Gaines
Bright Beginnings, Inc
128 M Street, NW, Suite 150
Washington DC, 20001

Good Day Dr. Gaines:

This letter is written with full support to your pending application to the Board of Zoning and Adjustment to redevelop the site at 3418 4th Street, SE to a well needed state-of-the-art early childhood development center in our Ward. As a longtime principal and educator of the District of Columbia I applaud your efforts to create a safe, nurturing, highly accredited early childhood development environment in our community.

Our community is battled with a substantial large number of youth and shrinking numbers of quality early childhood programs combined with an immense number of homeless families, I would like to firmly offer my support in this redevelopment of this vacant site located directly across the street from our facility. Your commitment to providing quality early childhood education services, with a special sensitivity to children who come from families who are homeless is to be applauded.

I fully support your facility and the great things that this project will bring to our community and to our youth.

If there is anything that I can do to assist in this effort, please call do not hesitate to contact.

Sincerely,


Rahman Branch

3401 4th Street, SE
Washington, DC 20032
202-645-3400 main
202-645-3397 fax
www.balloudc.org


WE ARE
BALLOU

8C Advisory Neighborhood Commission
3109 Martin Luther King Avenue SE Suite B Washington DC 20032



Executive Committee
Chairwoman:
Mary Cuthbert
Vice Chairman &
Secretary:
Derrick Colbert
Treasurer:
Jeffery McCoy

Commissioners
Jeffery McCoy
SMD 8C01
Teresa Stith
SMD 8C02
Mary Cuthbert
SMD 8C03
Derrick Colbert
SMD 8C04
Lloyd Logan
SMD 8C05
Naomi Carthens
SMD 8C06
Pho Palmer
SMD 8C07

To: Whom this may concern

From: Commissioner Derrick A Colbert

Date: March 20, 2014

RE: Support for Bright Beginnings Child Development Center

As the Advisory Neighborhood Commissioner for Single Member District 8C04 and Vice Chairman and Secretary for Commission 8C, I'm writing to express my Full Support for Bright Beginnings Child Development Center.

Upon during my research on the Core Principals of Bright Beginnings Child Development Center, I discovered that this Project will serve as a great benefit to the Community. My discovery also lead to believe, that this project would not only assist our most vulnerable citizens with the needed support of becoming self-sufficient, but will also offer a needed benefit to Community Residents that might be in need of Quality, Affordable, and Convenient Child Care.

In addition to aforementioned benefits that Bright Beginnings will bring into the community, it will also aluminare a vacant parcel of land that has served as eye sore with-in this community for over 20 years. With the possibility of creating new jobs and economic opportunities with –in the Ward 8 Community.

So in conclusion it's my hope that you will approve this Special Request for this project to be developed.

Cordially,
Derrick A Colbert

Commissioner, SMD 8C04
Derrick A Colbert

Phone: 202-905-8810
Email: 8C04@anc.dc.gov

COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, N.W., SUITE 102
WASHINGTON, D.C. 20004



COUNCILMEMBER MARION BARRY

Former Mayor
Councilmember, Ward 8
(202) 724-8045 (voice)
(202) 724-8055 (fax)
mbarry@dccouncil.us

Committee Member

Education
Human Services
Finance and Revenue

February 18, 2014

Dr. Bettie Jo Gaines, Executive Director
Bright Beginnings, Inc.
128 M Street, N.W.
Washington, D.C. 20001

Re: Potential Development Site
3400 4th Street, SE (Parcel)

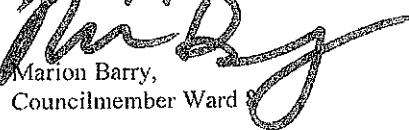
Dear Ms. Gaines:

I am very excited to hear that Bright Beginnings is considering expanding your services into Ward 8. As the Councilmember for this great ward, I deeply understand the critical nature of early childhood development. Youth in our neighborhood are entering kindergarten not functioning at kindergarten level, primarily as a result of the lack of a quality pre-school environment. The socialization and education that our youth receive in high-quality early childhood environments cannot be under-estimated, especially for children from low-income families. Studies have shown that youth from low-income families start school far behind their counterparts. Thus, high-quality early childhood centers are critical for establishing strong building blocks for youth in Ward 8.

Your center is unique in that it strives to address some of our most vulnerable families and I commend your organization in attempting to bring your services to where the need is most obviously present. With a growing number of homeless families with children, additional services are sorely needed.

The site that you are considering is one that has for too long, sat vacant and undeveloped. I fully support your organization's zoning application to construct a day care center that serves up to 200 children. This facility not only reactivates a parcel of land too long off our tax rolls, but also creates additional job opportunities for our residents. With your commitment to our neighborhood, I am confident that Bright Beginnings can create a warm, nurturing, educational environment for youth so in need of your services. If I can be of additional support throughout this process, please do not hesitate to call my office.

Sincerely,


Marion Barry,
Councilmember Ward 8

TAB 8

BBI HOLDINGS, INC.
VOLUNTARY CLEANUP PROGRAM
APPENDIX XI.

- **Summary of Corrective Action Plan**



FROEHLING & ROBERTSON, INC.

Engineering • Environmental • Geotechnical

22923 Quicksilver Drive, Suite 111
Dulles, Virginia 23228
T 703.996.0123 | P 703.996.0124

F&R Project: Proposed Bright Beginnings Site

October 15, 2015

Proposed CAP Summary:

The owner plans to incorporate an appropriate design for a vapor barrier and sub-slab mitigation system to prevent possible exposure to future occupants. However, the design and specifications will not be provided until the HHRA is completed and the pathways and risk to human health are identified.

Following the completion of the CAP an appropriately designed mitigation system will be designed and incorporated into the building design. Design will be based on the most recent guidance from the Environmental Protection Agency.

Corporate HQ: 3015 DUMBARTON ROAD RICHMOND, VA 23228 USA T 804.264.2701 F 804.264.1202 www.fandr.com

VIRGINIA • NORTH CAROLINA • SOUTH CAROLINA • MARYLAND • DISTRICT OF COLUMBIA

A Minority-Owned Business