Phoenix Noise & Vibration, LLC
5216 Chairmans Court, Suite 107
Frederick, Maryland 21703
301.846.4227 (phone)
301.846.4355 (fax)
www.phoenixnv.com

21 September 2012

Calvert Tract, LLC
c/o Calvin Cafritz Enterprises
Attn: Calvin Cafritz
1828 L Street NW, Suite #703
Washington, District of Columbia 20036

Reference: Cafritz Property
Updated Vibration Analysis

Dear Mr. Cafritz:

In January 2008, Phoenix Noise & Vibration conducted an analysis of railroad vibration impact upon the Cafritz Property in Prince George's County, Maryland. This analysis included on-site measurements of ground vibration levels generated by freight and commuter trains traveling on the railroad east of the site. Vibration measurements were made in locations chosen to represent those proposed building locations closest to the railroad tracks (see enclosed Drawing 1), thereby accounting for the highest vibration impact upon future site buildings.

Measurement results were presented in a letter dated 6 February 2008, in which it was stated that railroad vibration impact upon Cafritz Property building structures would not exceed limits defined by the International Organization for Standardization (ISO) and Federal Transit Administration (FTA) for vibration impact upon occupied residential and occupied buildings. Furthermore, the measured vibration levels did not require any additional mitigation of railroad generated vibration.

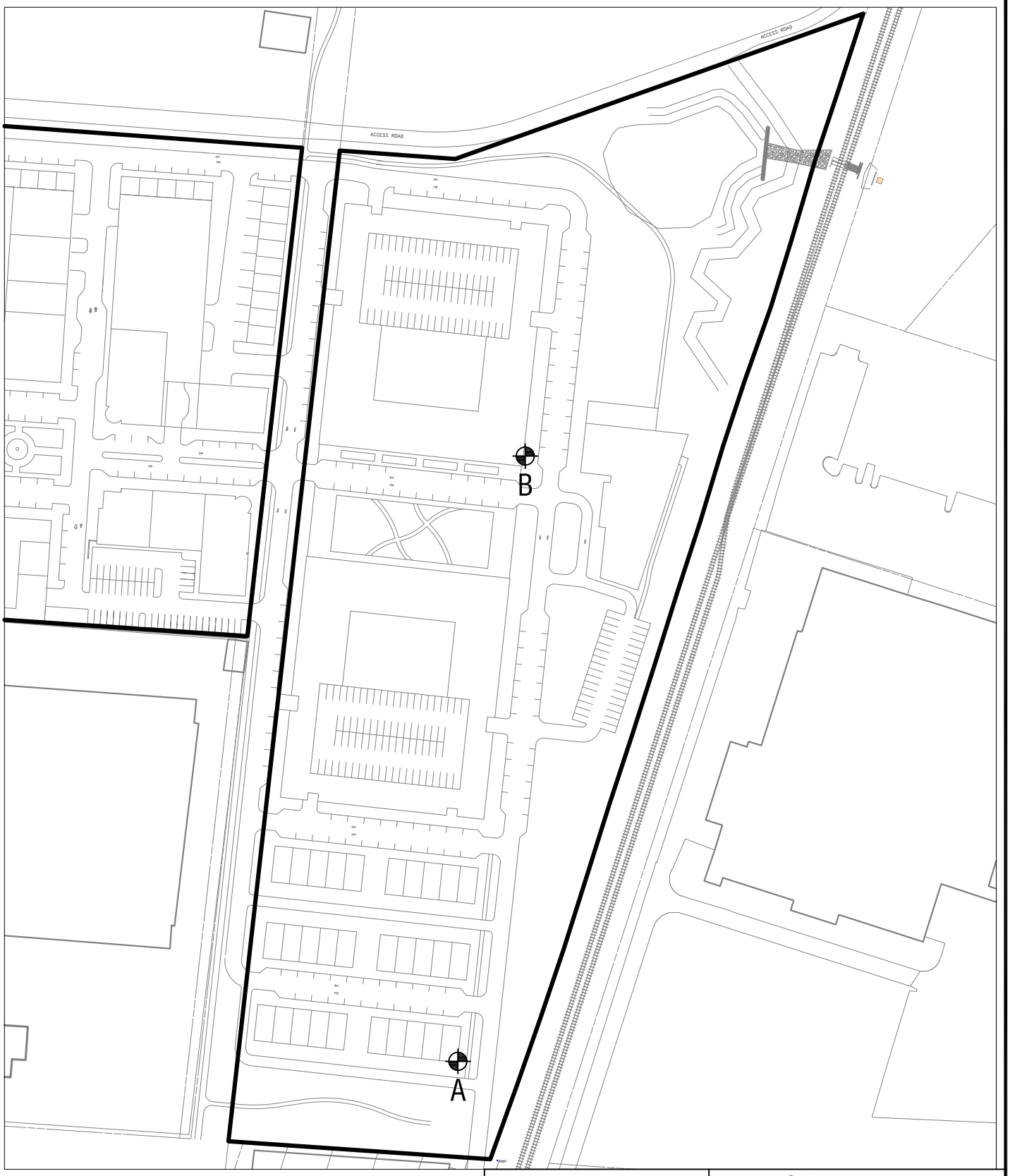
The proposed site layout has changed slightly since the original vibration study (shown in enclosed Drawing 2), particularly in the area of the site adjacent to the railroad tracks; however these site changes, including the new building layout, do not significantly impact the previous results. Even with the new site layout, railroad activity will not generate vibration levels exceeding the ISO and FTA standards for acceptable vibration levels in residential and commercial building structures. Mitigation of railway vibration is still not required.

If you have any questions, please contact me directly.

Sincerely,

Josh Curley
Senior Engineer

Encl: Drawing 1: Cafritz Property (Old Site) Vibration Measurement Locations
Drawing 2: Cafritz Property (Updated Site) Vibration Measurement Locations




On Site Vibration Measurement Point

X

PHOENIX noise & vibration

930 North East Street, Suite 4
Frederick, Maryland 21701
301-846-4227

# Cafritz Property Vibration Measurement Locations

| DWG. NO. | DATE |
|---|---|
| 1 | 20 Feb. 2008 |
| SCALE | DRAWN BY |
| NTS | SMB |


On Site Vibration Measurement Point

X

PHOENIX noise & vibration
930 North East Street, Suite 4
Frederick, Maryland 21701
301-846-4227

# Cafritz Property (Updated Site) Vibration Measurement Locations

| DWG. NO. | DATE |
|---|---|
| 2 | 20 Sept. 2012 |
| SCALE | DRAWN BY |
| NTS | JVC |