Appendix A PHOTOGRAPHS OF THE PROPERTY AND VICINITY April 2, 2015

Appendix A PHOTOGRAPHS OF THE PROPERTY AND VICINITY





PHOTO 1

View of northern portion of Service Area, facing northeast from paved road.



PHOTO 2

View of main entrance to Building 46 in northern portion of the Service Area.





PHOTO 3

View of Service Area, facing north from Building 77



PHOTO 4

Vent pipes and fill ports for inactive USTs at southwest corner of Building 46.





PHOTO 5

20,000-gallon heating oil ASTs in lower level of Building 46.



PHOTO 6

Corrosive water treatment chemicals in secondary containment in Building 46.





PHOTO 7

Two silicone oil-filled transformers in vault in Building 46.



PHOTO 8

Lead-acid battery bank in Main Substation (Building 71).





PHOTO 9

Damaged drums of solid waste (soil) along exterior west wall of Building 73.



PHOTO 10

Groundwater monitoring well in service road west of Building 72, facing south.





PHOTO 11

View of drummed waste (labeled non hazardous) on pallets in Building 76.



PHOTO 12

1,000-gallon diesel AST outside of Building 74.





PHOTO 13

Former fuel island area at southwest corner of Building 75.



PHOTO 14

Abandoned hydraulic lifts in floor of Building 76.





PHOTO 15

Fuel and oil containers remaining in flammable storage building (Building 38) in southern portion of Service Area.



PHOTO 16

Greenhouse complex in southern portion of the Service Area facing northwest.





PHOTO 17

Barnes Building (Building 52) and substation (Building 54) in King Health Center area, facing north.



PHOTO 18

Former pesticide storage room in Building 78.





PHOTO 19

Location of former diesel UST for emergency generator at west exterior of Pipes Building (Building 64).



Diesel UST near receiving dock of LaGarde Building (Building 56).

Appendix B HISTORICAL RECORDS April 2, 2015

Appendix B HISTORICAL RECORDS

Armed Forces Retirement Home

3700 N CAPITOL ST NW Washington, DC 20011

Inquiry Number: 4208210.12

February 16, 2015

The EDR Aerial Photo Decade Package



EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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Date EDR Searched Historical Sources:

Aerial Photography February 16, 2015

Target Property:

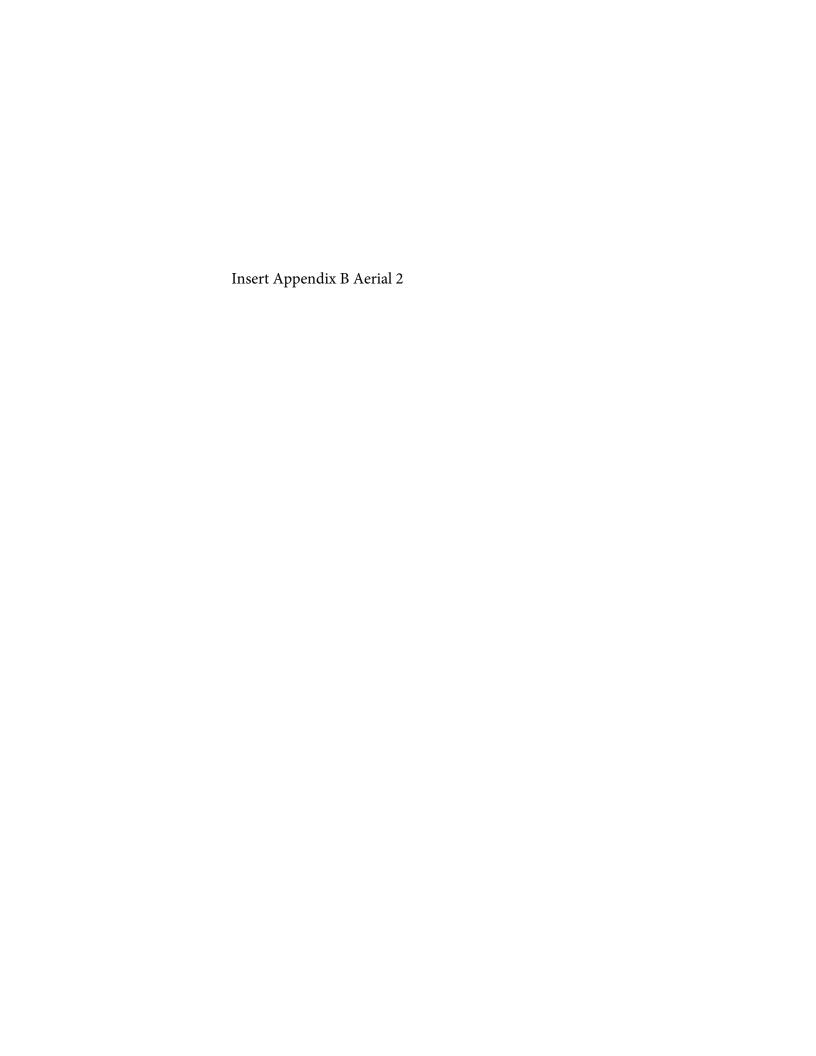
3700 N CAPITOL ST NW

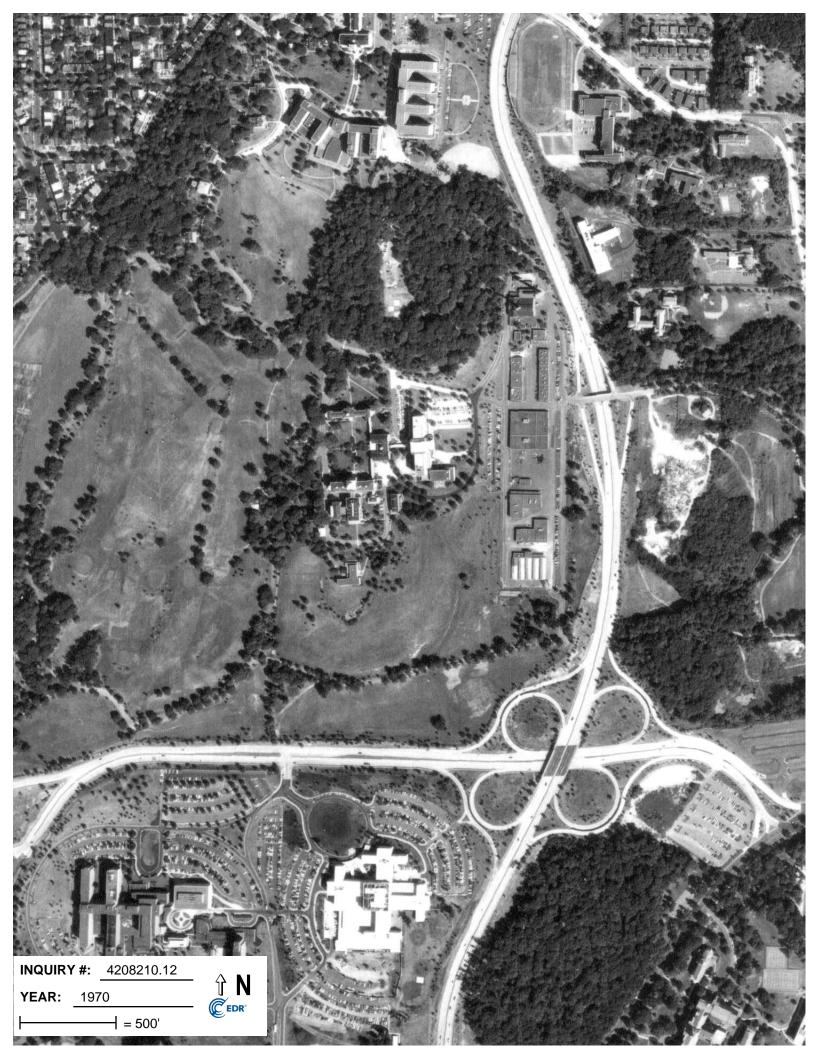
Washington, DC 20011

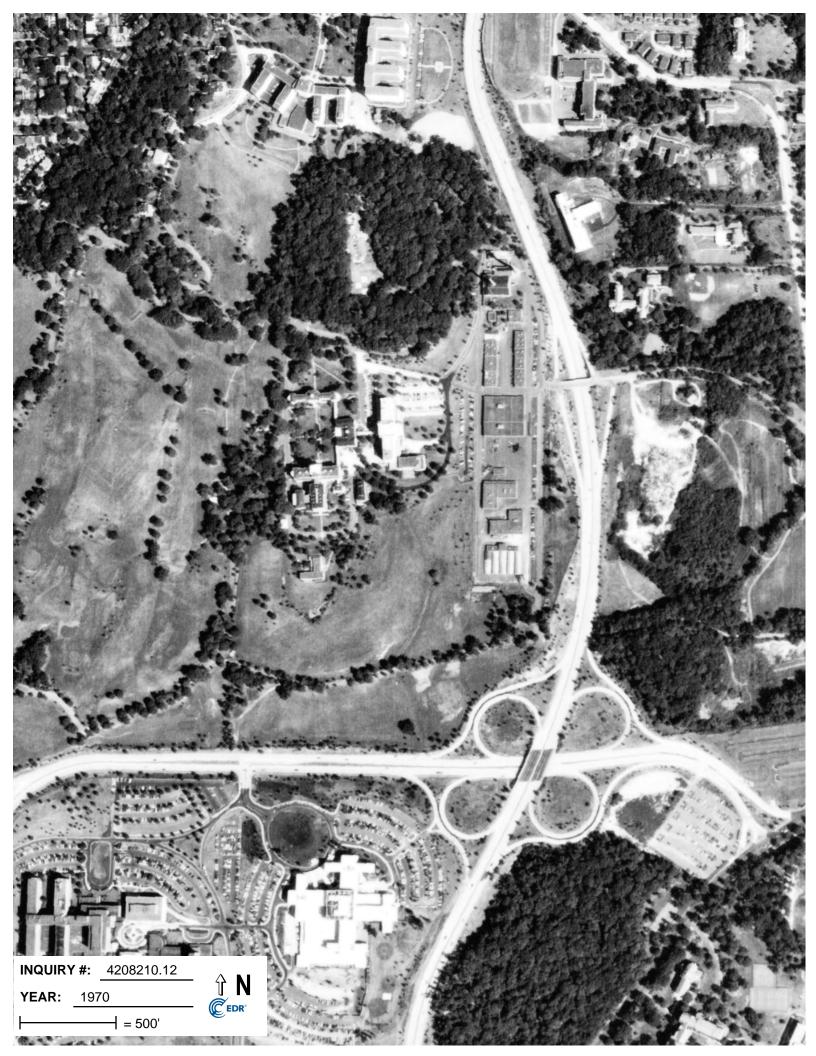
<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1951	Aerial Photograph. Scale: 1"=500'	Flight Date: October 13, 1951	USGS
1957	Aerial Photograph. Scale: 1"=500'	Flight Date: April 30, 1957	USDA
1963	Aerial Photograph. Scale: 1"=500'	Flight Date: October 15, 1963	USDA
1968	Aerial Photograph. Scale: 1"=500'	Flight Date: October 31, 1968	USGS
1970	Aerial Photograph. Scale: 1"=500'	Flight Date: September 01, 1970	EDR
1970	Aerial Photograph. Scale: 1"=500'	Flight Date: September 01, 1970	USDA
1977	Aerial Photograph. Scale: 1"=1000'	Flight Date: March 16, 1977	EDR
1980	Aerial Photograph. Scale: 1"=500'	Flight Date: May 05, 1980	USGS
1988	Aerial Photograph. Scale: 1"=500'	DOQQ - acquisition dates: April 05, 1988	USGS/DOQQ
2000	Aerial Photograph. Scale: 1"=750'	Flight Date: March 24, 2000	EDR
2007	Aerial Photograph. Scale: 1"=500'	Flight Year: 2007	USDA/NAIP
2008	Aerial Photograph. Scale: 1"=500'	Flight Year: 2008	USDA/NAIP
2009	Aerial Photograph. Scale: 1"=500'	Flight Year: 2009	USDA/NAIP
2011	Aerial Photograph. Scale: 1"=500'	Flight Year: 2011	USDA/NAIP



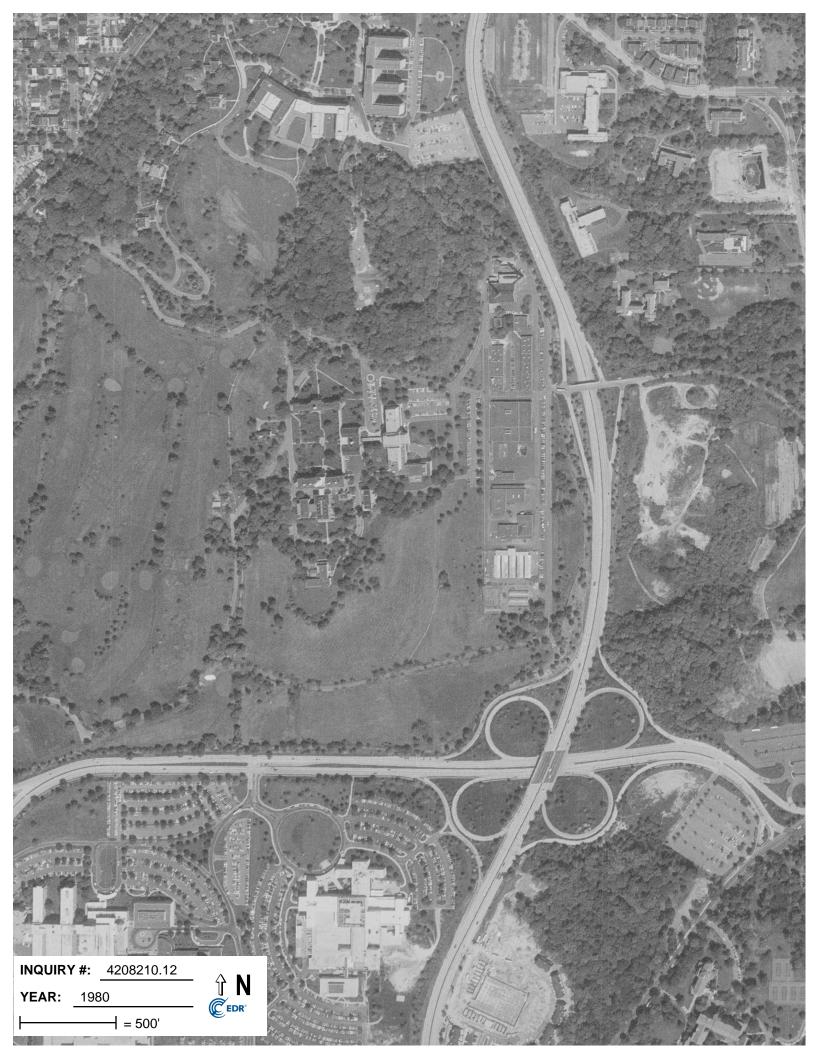












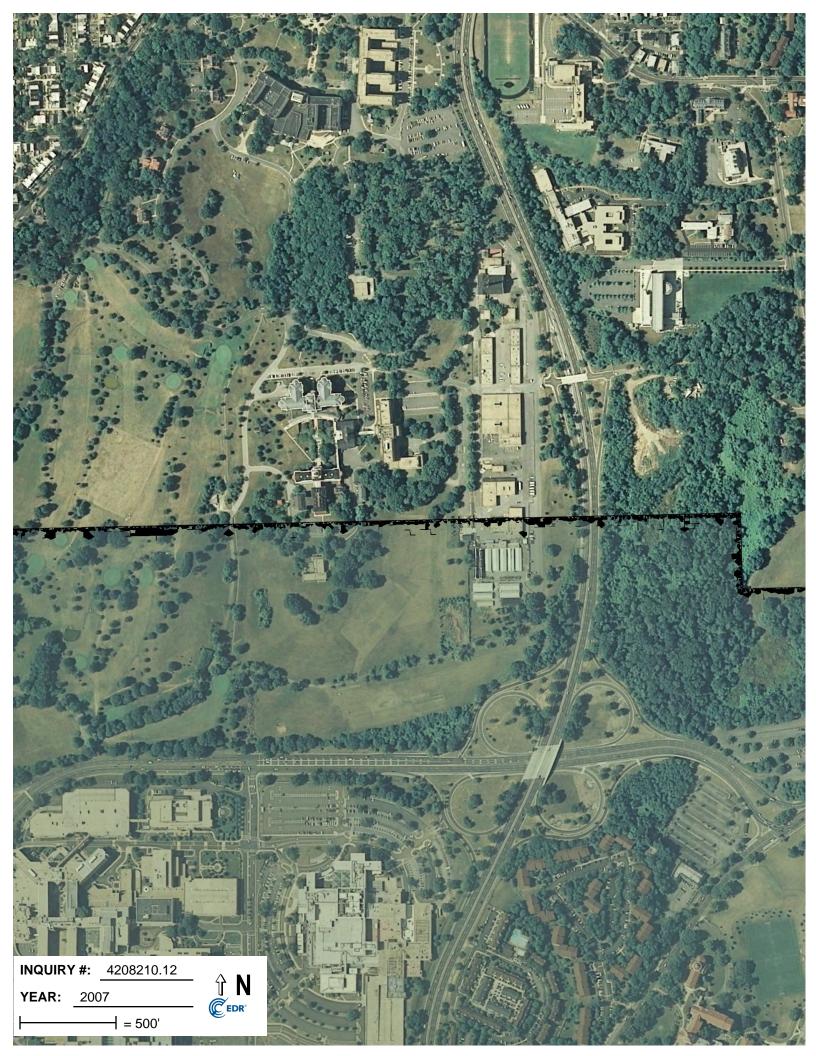




INQUIRY #: 4208210.12

YEAR: 2000

Î N = 750'



Appendix C ENVIRONMENTAL AGENCY DATABASE SEARCH REPORT April 2, 2015

Appendix C ENVIRONMENTAL AGENCY DATABASE SEARCH REPORT

Appendix D USER PROVIDED RECORDS April 2, 2015

Appendix D
USER PROVIDED RECORDS



PHASE I ESA USER'S QUESTIONNAIRE

In order to qualify for protection from land owner liability under CERCLA as an *innocent landowner, bona fide prospective purchaser*, or *contiguous property owner*, ASTM standard practice E1527-13 and the federal AAI rule (40 CFR 312) require that the User of the Phase I ESA report provide certain information (if available) to the Environmental Professional completing the assessment. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete. Information that is not or cannot be provided to the Environmental Professional may be identified as a "data gap" in the Phase I ESA report.

Please answer the following questions as completely as possible. Attach additional pages as needed. Return the completed questionnaire to Stantec along with the executed Authorization for Services form.

1.	Property Information
	Property Name: ARMED FORCES RETIREMENT HOME - WASHINGTON
	Property Address: 3700 NORTH CAPITOL ST. NW
	City: WASHINGTON State: DC Zip: 20011-8400
	Property Owner Name: ARMED FORCES RETIREMENT HOME
	Property Owner Phone #: 202-541-7548
2.	Key Site Manager This should be an individual with good knowledge of the uses and physical characteristics of the property, and the processes or activities currently conducted at the property. Often this will be the property manager, chief physical plant supervisor, or head maintenance person.
	Name: JUSTIN SEPFENS
	Company/Organization/Title: CORPORATE FACILITY MANAGER
	Phone #: 202-541-7548 E-Mail Address: JUSTIN, SUFFENS@AFRH. GOV
3.	Contact For Site Access (if different from Key Site Manager) SAME Name:
	Company/Organization/Title:
	Phone #: E-Mail Address:
4.	Environmental Cleanup Liens Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?
	YesNo
	If yes, describe or attach details of the lien:





Are you aware of any activity and use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded as applicable to the property as a result of environmental contamination, investigation, cleanup, or related matters?
YesNo
If yes, describe or attach details of the limitations:
Specialized Knowledge or Experience As the User of this ESA, do you have any specialized knowledge or experience related to the property of nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property, such that you would have specialized knowledge about chemicals and processes used by this type of business?
YesNo
If yes, describe or attach details of your specialized knowledge or experience:
Relationship of Purchase Price to Fair Market Value of Property Does the purchase price being paid for this property reasonably reflect the fair market value of the
property? If you conclude that there is a difference, do you have any reason to believe that the reduced purchase price may be related to contamination known or believed to be present at the property? Yes, I have reason to believe that the purchase price for the property has been reduced in comparison with the fair market value due to contamination known or believed to
property? If you conclude that there is a difference, do you have any reason to believe that the reduced purchase price may be related to contamination known or believed to be present at the property? Yes, I have reason to believe that the purchase price for the property has been reduced in comparison with the fair market value due to contamination known or believed to be present at the property? No, I have no reason to believe that the purchase price for the property has been
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property? If you conclude that there is a difference, do you have any reason to believe that the reduced purchase price may be related to contamination known or believed to be present at the property?



If yes, describe: GASOLINE STATION FOR DISPENSING GASOLINE TO				
VEHICLES AND LAUNDRY SERVICES				
Do you know of chemicals, hazardous substances or petroleum products that are present or once were present at the property?				
If yes, describe: UNDERGROUND GASOLINE STORAGE TANKS AND				
CHEMICALS FOR LAUNDRY SERVICES				
Do you know of spills or other releases of chemicals, hazardous substances or petroleum products that have taken place at the property?				
YesNo				
If yes, describe:				
Do you know of any environmental cleanups that have taken place at the property?				
If yes, describe: REMOUAL OF UNDER GROUND STORAGE TANKS				
The Degree of Obviousness of Contamination. E1527-05 and the federal AAI rule (40 CFR 312.31) require that the Phase I ESA consider the degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation. Based on your knowledge and experience related to the property, are there any obvious indictors that point to the presence or likely presence of contamination at the property?				
YesNo				
If yes, describe:				

9.



10. Availability of Previous Environmental Reports Are you aware of previous environmental site assessment reports, other environmental reports,
documents, correspondence, etc. concerning the property and its environmental condition?
Yes No
165
If yes, please identify and provide copies, if available: 2004 PHASE 1 ENVIRONMENTS L SITE
ASSESSMENT BY GREENHORNE & O'MERA AND 2007 PHASE IL
ENIRONMENTAL SITE &SSESSMENT BY MACTECH.
Signature: Art Caff
Name (printed): JUSTIN SEFFENS
Company: ARMED FORCES RETTREMENT HOME
Title: CORPORATE FACILITY MANAGER
Date: $3/25/15$