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).

PHOTO 20

Diesel UST near receiving dock of LaGarde Building (Building 56).
Appendix B
HISTORICAL RECORDS
April 2, 2015
Armed Forces Retirement Home
3700 N CAPITOL ST NW
Washington, DC 20011

Inquiry Number: 4208210.12
February 16, 2015
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.

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

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

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2015 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.
**Date EDR Searched Historical Sources:**
Aerial Photography February 16, 2015

**Target Property:**
3700 N CAPITOL ST NW  
Washington, DC 20011

<table>
<thead>
<tr>
<th>Year</th>
<th>Scale</th>
<th>Details</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>1951</td>
<td>Aerial Photograph. Scale: 1&quot;=500'</td>
<td>Flight Date: October 13, 1951</td>
<td>USGS</td>
</tr>
<tr>
<td>1957</td>
<td>Aerial Photograph. Scale: 1&quot;=500'</td>
<td>Flight Date: April 30, 1957</td>
<td>USDA</td>
</tr>
<tr>
<td>1963</td>
<td>Aerial Photograph. Scale: 1&quot;=500'</td>
<td>Flight Date: October 15, 1963</td>
<td>USDA</td>
</tr>
<tr>
<td>1968</td>
<td>Aerial Photograph. Scale: 1&quot;=500'</td>
<td>Flight Date: October 31, 1968</td>
<td>USGS</td>
</tr>
<tr>
<td>1970</td>
<td>Aerial Photograph. Scale: 1&quot;=500'</td>
<td>Flight Date: September 01, 1970</td>
<td>EDR</td>
</tr>
<tr>
<td>1970</td>
<td>Aerial Photograph. Scale: 1&quot;=500'</td>
<td>Flight Date: September 01, 1970</td>
<td>USDA</td>
</tr>
<tr>
<td>1977</td>
<td>Aerial Photograph. Scale: 1&quot;=1000'</td>
<td>Flight Date: March 16, 1977</td>
<td>EDR</td>
</tr>
<tr>
<td>1980</td>
<td>Aerial Photograph. Scale: 1&quot;=500'</td>
<td>Flight Date: May 05, 1980</td>
<td>USGS</td>
</tr>
<tr>
<td>1988</td>
<td>Aerial Photograph. Scale: 1&quot;=500'</td>
<td>DOQQ - acquisition dates: April 05, 1988</td>
<td>USGS/DOQQ</td>
</tr>
<tr>
<td>2000</td>
<td>Aerial Photograph. Scale: 1&quot;=750'</td>
<td>Flight Date: March 24, 2000</td>
<td>EDR</td>
</tr>
<tr>
<td>2007</td>
<td>Aerial Photograph. Scale: 1&quot;=500'</td>
<td>Flight Year: 2007</td>
<td>USDA/NAIP</td>
</tr>
<tr>
<td>2008</td>
<td>Aerial Photograph. Scale: 1&quot;=500'</td>
<td>Flight Year: 2008</td>
<td>USDA/NAIP</td>
</tr>
<tr>
<td>2009</td>
<td>Aerial Photograph. Scale: 1&quot;=500'</td>
<td>Flight Year: 2009</td>
<td>USDA/NAIP</td>
</tr>
<tr>
<td>2011</td>
<td>Aerial Photograph. Scale: 1&quot;=500'</td>
<td>Flight Year: 2011</td>
<td>USDA/NAIP</td>
</tr>
</tbody>
</table>
Insert Appendix B Aerial 2
ARMED FORCES RETIREMENT HOME (AFRH) DEVELOPMENT SITE - PHASE I ENVIRONMENTAL SITE ASSESSMENT

Appendix C
ENVIRONMENTAL AGENCY DATABASE SEARCH REPORT
April 2, 2015
Appendix D
USER PROVIDED RECORDS
April 2, 2015
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 SEFFENS
   - Company/Organization/Title: CORPORATE FACILITY MANAGER
   - Phone #: 202-541-7548 E-Mail Address: JUSTIN.SEFFENS@AFRH.GOV

3. **Contact For Site Access (if different from Key Site Manager)**
   - 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?
   - Yes [ ] No [X]
   - If yes, describe or attach details of the lien:
Add Additional Appendix D 3 other document
5. **Activity and Land Use Limitations**

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?

Yes [ ] No [x]

If yes, describe or attach details of the limitations:

__________________________________________________________________________

__________________________________________________________________________

6. **Specialized Knowledge or Experience**

As the User of this ESA, do you have any specialized knowledge or experience related to the property or 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?

Yes [ ] No [x]

If yes, describe or attach details of your specialized knowledge or experience:

__________________________________________________________________________

__________________________________________________________________________

7. **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 be present at the property.

No [ ] I have no 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.

[ ] Not applicable. User is not involved in a purchase or sale of the property.

8. **Commonly Known or Reasonably Ascertainable Information**

Are you aware of commonly known or reasonably ascertainable information about the property that would help the Environmental Professional to identify conditions indicative of releases or threatened releases of hazardous substances or petroleum products? For example:

Do you know the past uses of the property?

Yes [x] No [ ]
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?

- [x] Yes  
- [ ] No

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?

- [ ] Yes  
- [x] No

If yes, describe:

---

Do you know of any environmental cleanups that have taken place at the property?

- [x] Yes  
- [ ] No

If yes, describe: **REMOVAL OF UNDERGROUND STORAGE TANKS**

---

9. **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 indicators that point to the presence or likely presence of contamination at the property?

- [ ] Yes  
- [x] No

If yes, describe:

---
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

   If yes, please identify and provide copies, if available: **2004 PHASE I ENVIRONMENTAL SITE ASSESSMENT BY GREENHORNE & O'MARA AND 2007 PHASE II ENVIRONMENTAL SITE ASSESSMENT BY MACTECH.**

   **Signature:**

   **Name (printed):** JUSTIN SEFFENS

   **Company:** ARMED FORCES RETIREMENT HOME

   **Title:** CORPORATE FACILITY MANAGER

   **Date:** 3/25/15