



GENERAL SERVICES, INC.

SDB, CBE AND WOMEN-OWNED COMPANY

Construction. Construction Management. Engineering. Design and Build

DC Supply Schedule Contract #: DCSS-2010-D-925-335 (Engineering & Logistic Services)
Dept of Transportation Contract #: DCRA-2010-T-0035 (Building Design Services)
Dept of Public Works Contract #: DCKT-2011-C-0002 (High Voltage Electrical Services)

January 11, 2016

Department of Housing & Community Development
1800 Martin Luther King Jr Ave SE,
Washington, DC 20020

Attn: Mr. Karanja Slaughter
Karanja.Slaughter@dc.gov

Subject: Phase I Environmental Site Assessment
Vacant Parcel
1909 Martin Luther King Junior Avenue SE
Washington, DC 20020

Dear Mr. Slaughter,

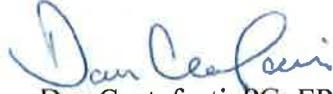
General Services, Inc. (GSI) has completed a Phase I Environmental Site Assessment (ESA) for the property referenced above. Based upon our observations and information gathered during the Phase I ESA, no recognized environmental conditions (RECs) were identified on the subject property in accordance with ASTM Standard Practice E 1527-13.

No further site assessment activities are recommended at this time.

If you have any questions or comments, please feel free to contact us at 706-579-1607.

Sincerely,
General Services, Inc.


Olushola Akinleye, CCM, PSM, Leed^{GA}
Senior Project Manager


Dan Centofanti, PG, EP
Technical Director

Attachments: Phase I ESA Report



G E N E R A L S E R V I C E S , I N C .

SDB, CBE AND WOMEN-OWNED COMPANY

Construction, Construction Management, Engineering, Design and Build

DC Department of Housing & Community Development (DHCD) Environmental Site Assessment (ESA) Contract #: CW37399
DC Department of General Services/Department of Environment Contract #: DCKG-2011-C-0155 (Maintain Storm Water Device)
DC Department of Public Works Contract #: DCKT-2011-C-0002 (High Voltage Electrical Services)

Phase I Environmental Site Assessment

of:

**1909 Martin Luther King Junior Avenue SE
Washington, DC 20020**



Prepared for:
**Department of Housing & Community
Development**
1800 Martin Luther King Jr Ave SE,
Washington, DC 20020

Prepared by:
General Services, Inc.
3613 Georgia Avenue, NW
Washington, DC 20010

**GSI Project # GSI-1502-1
December 2015**

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1 EXECUTIVE SUMMARY

At the request of Department of Housing & Community Development (DHCD), General Services, Inc. (GSI) has completed a Phase I Environmental Site Assessment (ESA) of the property located at 1909 Martin Luther King Jr. Avenue SE, Washington, DC (“the subject property”). The Phase I ESA was performed in accordance with the American Society for Testing and Materials (ASTM) Standard Practice E1527-13. The purpose and scope of work are outlined in Section 3 of this report.

The subject property is identified by the District of Columbia Tax Assessor’s office as SSL ID #5770 0829. The property is bordered to the east by Martin Luther King Junior (MLK Jr.) Avenue Southeast (SE), to the south by a parking lot from DC Auto Truck Fleet Repairs, to the north by a parking lot occupied by construction materials and vehicles from Prince Construction Company, Inc., and to the west by DC Auto Truck Fleet Repairs. The subject property consists of vacant land, with some demolition debris and solid waste from a former building scattered throughout the parcel. A chain link fence surrounds the property. No significant structures or improvements were observed at the subject property.

Based upon historical aerial photographs, city directories, and historical fire insurance maps, the subject property was occupied with a building from 1949 to 2009, and was vacant from 2009 until the present. The subject property is located in a largely commercial and residential area of Washington, DC with minor industrial development.

The subject property was not identified in any of the environmental databases reviewed, but was listed as a paint store in the 1960 Sanborn Map report. The on-site paint store would not be expected to cause a significant environmental condition due to the small containers typically used for paint sales, the small size of the operation, and the long time since the operation was present on the property. GSI’s site reconnaissance did not identify any on-site “recognized environmental conditions” (RECs) for the subject property.

GSI’s research identified many vicinity properties in the regulatory databases searched. Of the properties listed, the following are relevant to the subject property:

- The presence of Brownfields sites located to the north and northeast of the subject property.

The Brownfields properties to the north and northeast are located topographically downgradient of the subject property and contamination from these off-site locations would not be expected to impact the subject property based on topographic positioning.

- The identification of underground storage tanks (USTs) on vicinity properties to the south and southeast of the subject property.

These properties are upgradient and cross gradient from the subject property, but based on the size of the USTs, the distance to the subject property, and the low volume of fuel used for the listed tanks sizes, it is our opinion that these off-site USTs present a low risk to the subject property.

- The identification of a historic dry cleaner located approximately 200 feet upgradient of the subject property from before 1960 until 1998.

The dry cleaning facility has the potential to impact the subject property, but due to the topographic location, distance, and lack of reported violations or releases, it is our opinion that the dry cleaning facility presents a low risk to the subject property.

GSI has **not** identified the presence of any RECs as defined by ASTM Standard Practice E 1527-13. No further site assessment activities are recommended at this time.

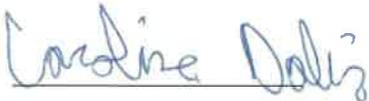
2 CERTIFICATION

We have performed this assessment in accordance with generally accepted environmental practices and procedures as of the date of this report. We have employed the degree of care and skill ordinarily exercised under similar circumstances by reputable environmental professionals practicing in this area. The conclusions contained within this assessment are based upon site conditions we readily observed or were reasonably ascertainable and present at the time of my site inspection, reasonably ascertainable regulatory information, and reasonably ascertainable historical information.

The scope of this assessment does not purport to encompass every report, record, or other form of documentation relevant to the property being evaluated. To the best of my knowledge, this Environmental Site Assessment has been performed in compliance with ASTM Standard E1527-13 for Phase I Environmental Site Assessments.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Professional qualifications are included in **Appendix A**.

Prepared By:



Caroline Dalis
Project Biologist

Reviewed By:



Dan Centofanti, PG, EP
Technical Director

Directed By:



Olushola Akinleye, CCM, PSM, Leed^{GA}
Senior Project Manager

3 INTRODUCTION

General Services, Inc. (GSI) has completed a Phase I Environmental Site Assessment (ESA) for the property located at 1909 Martin Luther King Junior (MLK JR.) Avenue Southeast (SE) Washington, DC (the “subject property”). The Phase I ESA was performed in accordance with the American Society for Testing and Materials (ASTM) Standard Practice E1527-13.

3.1 Purpose

The purpose of this practice is to evaluate the subject property for the presence of “recognized environmental conditions” (RECs) as defined by ASTM. A “recognized environmental condition” is defined by the ASTM as:

“The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to a release to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of future release to the environment. De-minimis conditions are not recognized environmental conditions.”

3.2 Scope of Work

The following tasks were completed during the performance of the Phase I ESA:

- **TASK 1-** Historical Data Review;
- **TASK 2-** Environmental Agency Database Review;
- **TASK 3-** Site Reconnaissance;
- **TASK 4-** Personal Interviews;
- **TASK 5-** Contacts with Local Officials; and
- **TASK 6-** Reporting of Results.

This report contains the results of our database and records review, site reconnaissance, personnel interviews, and additional information obtained during our assessment. Information used to complete this report was reasonably ascertainable and visually observable. This Phase I ESA did not include any testing or sampling of materials (e.g., soil, water, sediment, building materials, etc).

3.3 Limitations

The report and any other information which GSI prepared and submitted to **Department of Housing & Community Development (DHCD)** (the “User”) in connection with this project (the “Report”) are for the sole use and benefit of the User and may not be used or relied upon by any

other person or entity without the prior written consent of the *User* and GSI, except as provided for specifically in the agreement. Any such consent given by GSI will be deemed to be and will be subject to the terms and conditions as GSI may reasonably require, including without limitation a monetary limit to GSI's liability to any person granted such consent (the "*Grantee*"), and any such *Grantee* will be deemed to have agreed to such terms and conditions by its use and reliance on the *Report*. The use or re-use of this document or the findings, conclusions, or recommendations presented herein, by any other party or parties is at the sole risk of said *User*.

GSI and the *User* agree that (1) the information in the *Report* relates only to the subject property specifically described in the *Report* and was presented in accordance with and subject to the scope of work described in the *Report* or specifically agreed to by GSI and the *User*; (2) the information and conclusions provided in the *Report* apply only to the subject property as it existed at the time of GSI's examination of the subject property. Should the subject property use or conditions change or should there be changes in applicable laws, standards, or technology, the information and conclusions in the *Report* may no longer apply; (3) GSI makes no representations regarding the value or marketability of the subject property or its suitability for any particular use, and none should be inferred based on the *Report*; (4) the *Report* is intended to be used in its entirety and no excerpts may be taken to be representative of the findings of this investigation; and (5) environmental land-use issues and constraints of possible relevance (e.g., wetland surveys, sensitive habitats, radon, lead paint, asbestos, etc.), were not included in this scope of services.

3.4 Data Gaps

A data gap is defined by the ASTM Standard E 1527-13 as, "...a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." A data failure is a type of data gap that fails to meet the historical research objectives.

Based on a review of available data, historic resources dating back to the 1940s were reasonably ascertainable, however due to the name change of the street adjacent to the subject property to Martin Luther King Junior (MLK Jr.), the city directory failed to list the addresses and occupants of the subject property and adjoining properties to the north, east, and south of the subject property.

Because the property is currently vacant, there were no facility personnel available to interview concerning the history of the subject property.

These items are considered a data gaps/data failures in accordance with ASTM Standard E 1527-13. The presence of these data gaps will not affect GSI's ability to identify conditions indicative of a release or threatened release of hazardous substances on, at, in, or to the subject property and does not have a material impact on the conclusions of this report.

4 SITE DESCRIPTION

The subject property is identified by the District of Columbia Tax Assessor's office as SSL ID #5770 0829. The property is bordered to the east by Martin Luther King Junior (MLK Jr.) Avenue

SE, to the south by a parking lot from DC Auto Truck Fleet Repairs, to the north by a parking lot occupied by construction materials and vehicles from Prince Construction Company, Inc., and to the west by DC Auto Truck Fleet Repairs. The subject property consists of vacant land, with demolition debris and solid waste from a past building scattered throughout the parcel. The property is enclosed by a chain link fence.

Based upon historical aerial photographs, city directories, and historical fire insurance maps, the subject property was occupied with a building from 1949 to 2009, and has been vacant since 2009. The subject property is located in a largely commercial and residential area of Washington, DC with minor industrial development.

Based on GSI's review of the United States Geologic Survey (USGS) Anacostia, DC topographic quadrangle map, the subject property is situated at an elevation of approximately 17 feet above mean sea level. A topographic map is presented as **Figure 1**. A vicinity map of the area is provided as **Figure 2**. Photographs of the subject property are provided in **Appendix B**.

4.1 Soils and Geology/Hydrogeology

Based on review of available information, the most common soil types found in the vicinity of the subject property belong to the Urban Land soil series. Urban Land soil is soil that has been modified by development activities such as excavation and compaction. The characteristics of Urban Land soils vary according to site-specific modifications.

The subject property is located in the Coastal Plain Physiographic Province of the District of Columbia. The Coastal Plain is characterized by alternating units of sand, limestone, clay, and shale of Late Cretaceous to Holocene age. The subject property is located in the Embayed Section of the Coastal Plain. This section of the Coastal Plain is characterized by large bays, estuaries, and barrier islands.

The Coastal Plain aquifers are generally confined at depth, except near the northern limits where they are exposed or are near land surface. The underlying formations consist of fossiliferous, calcareous siltstone and clayey limestone. Groundwater is found within the surficial sediments and within the deeper Cretaceous-Tertiary age aquifers. The direction of groundwater flow at the site is unknown, however the configuration of the water table is usually a subdued replica of the local topography. Generally, groundwater flows from highlands to lowlands and discharges to streams, lakes, or wetlands. The general groundwater flow in the area is inferred to be to the north and northwest, mimicking topography.

4.2 Site Hydrology

The subject property has a moderate downward gradient to the north. Stormwater inlet drains are located on the eastern side of subject property, along Martin Luther King Jr. Avenue SE. Stormwater run-on and run-off flows to the north and west from the subject property into the municipal stormwater system. The stormwater eventually discharges into the Anacostia River. No RECs related to storm water run-on or run-off were identified at the subject property.

4.3 Surrounding Land Use

The subject property is located in a commercial, industrial, and residential area of Washington, DC. The land use surrounding the subject property consists of the following:

- North:** Vacant Land, Anacostia Building, IMA Adult Literacy Center, WHS Plumbing and Heating, Prince Construction Company, Inc.
- South:** Parking Lot, Shannon PI SE, Milani Construction, LLC, National Service Contractors Inc.
- East:** Martin Luther King Junior (Jr.) Avenue SE, Jackson Hewitt Tax Service, We Act Radio (WPWC), Anacostia River Realty, LLC, The District Culture
- West:** DC Auto Truck Fleet Repairs, Star Vending

None of the adjoining properties appear likely to impact the subject property. Surrounding land use is illustrated in **Figure 2**.

5 USER PROVIDED INFORMATION

5.1 Purpose of Phase I ESA

The user is completing this Phase I ESA as part of the due diligence process prior to a potential property transaction.

5.2 Information Provided by the User

An Environmental User Questionnaire was completed by Ms. Cassia N. Sookhoo of DHCD. Ms. Sookhoo was unaware of any environmental liens or activity and use limitations at the subject property, and did not identify any specific chemicals, spills, releases, or environmental concerns. A copy of the Environmental User Questionnaire is included in **Appendix C**.

6 INTERVIEWS

Interviews with occupants and local government agencies were conducted in an attempt to obtain information indicating recognized environmental conditions in connection with the subject property. A summary of the interviews is included in the sections below. Interview documentation can be found in **Appendix C**.

6.1 Personal Interviews

Because the property is vacant, there were no facility personnel to interview regarding the history of the subject property. This data gap is discussed further in Section 3.4.

6.2 Agency Contacts

GSI contacted the Department of Energy & Environment and the District of Columbia Fire and EMS by email to obtain information regarding environmental conditions at the subject property.

Ms. Angela Washington of the District of Columbia Fire and EMS stated in an email that no records were found in association with the subject property for incidents that involved underground leaks, spills, or hazardous material releases. Mr. Richard Jackson of the Department of Energy & Environment stated in an email that no records of petroleum storage or the storage hazardous substances were found in association with the subject property. Mr. Jackson also stated that their departments were unaware of any spills, releases, or other environmental concerns for the subject property. Agency correspondence can be found in **Appendix C**.

7 SITE DEVELOPMENT HISTORY

Historic information regarding the subject property was obtained from a review of records available from public sources. GSI attempted to identify all obvious uses of the subject property from the present, back to the subject property's first developed use or 1940, whichever was earlier. Only historic resources that were reasonably ascertainable were reviewed.

7.1 Sanborn Maps

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps were searched for information concerning the subject property. Sanborn maps from 1904, 1960, 1977, 1985, 1989, 1990, 1992, 1995, and 1998 were provided by EDR's Certified Sanborn Map Report. GSI's interpretation of relevant findings from the Sanborn Maps is provided below:

- 1904:** The subject property is depicted in the map as a police station. The adjoining properties are depicted as residences and stores. Monroe St., known presently as Martin Luther King Jr. (MLK JR) Avenue SE, is depicted to the east of the subject property. Williamson Coal and Wood Yard is depicted to the southeast from the property, as well as a hardware store that sells paint and oil.
- 1960:** The subject property is depicted in this map as a paint store, with a garage located to the west of the property. Nichols Avenue SE, known presently as Martin Luther King Jr. (MLK JR) Avenue SE, is depicted to the east of the subject property. The adjoining properties to the north and east are depicted as stores, while the adjoining properties to the south are depicted as restaurants. A drycleaner is shown southeast of the subject property. An auto repair building is located to the north of the subject property.
- 1977:** The subject property is labeled as public or institutional use. The adjoining properties to the south and east are labeled as commercial use or are depicted as stores. A building labeled "DC Government Occupancy" is depicted on the adjoining property to the west. Martin Luther King Jr. (MLK JR) Avenue SE is depicted to the east of the property. A drycleaner is located to the southeast, beyond Nichols Avenue. An auto repair building and a lumber shed is located on surrounding properties to the north and northwest from the subject property.

- 1985:** Conditions on the subject property and surrounding properties appear similar to those that appeared on the previous map, with the exception of the lumber shed being absent on the adjoining property to the northwest.
- 1989:** Conditions on the subject property and surrounding properties appear similar to those that appeared on the previous map.
- 1990:** Conditions on the subject property and surrounding properties appear similar to those that appeared on the previous map.
- 1992:** Conditions on the subject property and surrounding properties appear similar to those that appeared on the previous map.
- 1995:** Conditions on the subject property and surrounding properties appear similar to those that appeared on the previous map.
- 1998:** Conditions on the subject property and surrounding properties appear similar to those that appeared on the previous map.

The presence of a paint store located on the subject property in the 1960 map presents a low risk due to the small containers typically used, the small size of the operation, and the long time since the operation was present on the property.

The dry cleaning facility has the potential to impact the subject property, but due to the topographic location, distance, and lack of reported violations or releases, it is our opinion that the dry cleaning facility presents a low risk to the subject property.

The Certified Sanborn Map Report is included as **Appendix D**.

7.2 City Directory Image Report

City Directories including businesses, addresses, cross-references, and telephone numbers were reviewed for information related to the historical use of the subject property and surrounding properties. Records were available for the years 1922, 1926, 1931, 1936, 1940, 1943, 1948, 1954, 1960, 1964, 1969, 1973, 1978, 1983, 1993, 2000, 2006, 2008, and 2013. The following sections summarize the findings of the City Directory research. The information regarding the subject property and adjoining properties in the City Directory Image Report is as follows:

Due to name changes of the street adjacent to the subject property, city directory reports failed to list the addresses and occupants of the subject property prior to 1993 and failed to list adjoining properties to the north, east, and south of the subject property. The data gap is discussed further in Section 3.4.

7.2.1 Subject Property

The subject property was not listed in the City Directory Image Reports due to the change of the street name from Monroe St. (1904). to Nichols Ave. (1960) to MLK, Jr. (1977) and because the property was vacant during years that MLK Jr. Ave was listed in the reports.

7.2.2 Adjoining Properties

City Directory listings were reviewed for the adjoining properties on Good Hope Road and U Street SE. The following are relevant findings of our search.

1113 Good Hope Road (adjoining northern property):

- Southeast Auto Radiator Shop (1993)
- Ellis Auto Service (1978)
- Rock Allen Auto Repair (1964, 1960, 1948, 1943, 1940)
- Mathieson Raymond Sheet Metal (1931)
- Anacostia Garage (1922)

1115 Good Hope Road (adjoining northern property):

- Model Tire & Battery Shop Inc. (1926)

1117 Good Hope Road (adjoining northern property):

- Model Tire & Battery Shop Inc. (1926)

The adjoining northern properties are topographically downgradient of the subject property and would not be expected to be a risk to the subject property.

7.2.3 Vicinity Properties

Because a dry cleaning facility was identified on Sanborn Maps in the vicinity of the subject property, an additional search was completed and revealed the following information.

1101 U Street SE:

- Tower Cleaners and Launderers (1960, 1964, 1973, 1978, 1983)

The Tower Cleaners property is discussed further in Section 7.1. Due to the topographic location, distance, and lack of reported violations or releases, it is our opinion that the dry cleaning facility presents a low risk to the subject property.

The EDR City Directory is included in **Appendix E**.

7.3 Online Aerial Photographs

GSI reviewed and interpreted historical aerial photographs for indications of past land use or site activities that represent potential areas of environmental concern to the subject site. Aerial photograph prints from 1949, 1951, 1957, 1963, 1964, 1980, 1988, 1994, 2002, 2005, 2007, 2009, 2011, and 2013 were reviewed. GSI's interpretation of the aerial photography is provided below:

1949: Source: NETR Online
 Quality: Fair

A multi-tenant building is visible on the subject property covering the entire parcel. The adjoining properties also appear to be commercially developed. Martin Luther King Junior

(MLK Jr.) is visible to the east of the subject property, and Good Hope Road is visible to the north of the property.

1951: Source: NETR Online
Quality: Fair

Conditions on the subject property appear to be similar to those depicted on the 1949 photograph. Commercial buildings are depicted on the adjoining properties with a courtyard visible on the western property line adjacent to the subject property.

1957: Source: NETR Online
Quality: Good

Conditions on the subject property and surrounding properties appear to be similar to those depicted on the 1951 photograph.

1963: Source: NETR Online
Quality: Poor

Conditions on the subject property and surrounding properties appear to be similar to those depicted on the 1957 photograph, with the exception that the building on the adjoining property to the west of the subject property had increased in size.

1964: Source: NETR Online
Quality: Good

Conditions on the subject property and surrounding properties appear to be similar to those depicted on the 1963 photograph.

1980: Source: NETR Online
Quality: Fair

Conditions on the subject property appear to be similar to those depicted on the 1964 photograph. The buildings on the southern adjacent property from the subject property had been replaced with a parking lot.

1988: Source: NETR Online
Quality: Poor

Conditions on the subject property and surrounding properties appear to be similar to those depicted on the 1980 photograph.

1994: Source: NETR Online
Quality: Poor

The quality of this photo is very poor and details of the subject property cannot be seen, although it appears that conditions on the subject property and surrounding properties are similar to those depicted on the 1988 photograph.

2002: Source: NETR Online
Quality: Good

Conditions on the subject property and surrounding properties appear to be similar to those depicted on the 1994 photograph, with the exception of no buildings are depicted on the northeastern properties from the subject property.

2005: Source: NETR Online
Quality: Good

Conditions on the subject property and surrounding properties appear to be similar to those depicted on the 2002 photograph.

2007: Source: NETR Online
Quality: Poor

Due to the low quality of the photograph, details of the subject property cannot be seen, although it appears the building on the property is undergoing demolition. Conditions on the surrounding properties appear to be similar to those depicted on the 2005 photograph, with the exception of commercial development is depicted on the northeastern properties from the subject property.

2009: Source: NETR Online
Quality: Fair

The subject property appears to have recently been graded or razed. Conditions on the surrounding properties appear to be similar to those depicted in the 2007 photograph, with high commercial development.

2011: Source: NETR Online
Quality: Fair

Conditions on the subject property and surrounding properties appear to be similar to those depicted on the 2009 photograph.

2013: Source: NETR Online
Quality: Fair

Conditions on the subject property and surrounding properties appear to be similar to those depicted present day. No structures or buildings appear to be visible on the subject property. Commercial development is visible surrounding the subject property with the exception of the parking lot on the adjacent southern property.

The historical aerial photographs agree with the other historical data in that the subject property was occupied with a building from 1949 to 2009, and was vacant from 2009 until the present.

7.4 Tax Records

The District of Columbia Tax Assessor's database was searched for records containing information about the past uses and development history of the subject property. The results of this database search indicate that the subject property is identified as SSL ID #5770 0829.

Property improvement information was not included in tax records. The most recent owner of the subject property listed in the tax records is District of Columbia. Sales records were not included in the tax records. Tax documentation is included in **Appendix F**.

7.5 Environmental Liens and Activity and Use Limitations

A deed search for environmental liens (ELs) and activity and use limitations (AULs) was not included in the scope of work for this Phase I ESA report. However, a variety of state and federal databases (including the CERCLA Liens database, federal and state institutional controls databases, and Brownfield sites databases) were searched as part of the regulatory agency database review detailed in Section 9 of this report. A discussion of identified AUL's is included in section 9.2.4.

7.6 Chain of Property Ownership

A chain of title was not included in the scope of services for this assessment. As such, GSI did not review the property chain of title.

8 PREVIOUS REPORTS AND RECORDS REVIEW

No previous environmental reports for the subject property were provided by the user or current owner.

9 ENVIRONMENTAL DATABASE REVIEW

GSI utilized Environmental Data Resources, Inc. (EDR), a national environmental database research provider, to provide a Radius Map Report for the Property. This database report is used to provide a summary of regulatory agency database entries regarding facilities within the ASTM E1527-13 search radii. The EDR research addresses state and federal databases that identify potential environmental sites of concern near the Property. The requirements outlined in ASTM E1527-13 state that certain databases must be searched. The databases to be searched are as follows:

- Federal National Priority List (NPL) and equivalent State and Tribal databases;
- Federal Delisted NPL sites;
- Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) and equivalent State and Tribal databases;
- Federal CERCLIS No Further Remedial Action Planned (NFRAP) database;
- Federal Resource Conservation and Recovery Act (RCRA) Corrective Action (CORRACTS) database;
- Federal RCRA non-CORRACTS Hazardous Waste Treatment, Storage, and Disposal (TSD) facility database;
- Federal RCRA Hazardous Waste Generators database;
- Federal Engineering and Institutional Controls Site Lists and equivalent State and Tribal databases;
- Federal Emergency Response Notification System (ERNS) database;
- State and Tribal Solid Waste Landfill (SWLF) and Solid Waste Disposal Sites database;
- State and Tribal Leaking Underground Storage Tank (LUST) database;
- State and Tribal Registered Underground Storage Tank (UST) database;
- State and Tribal Registered Above Ground Storage Tank (AST) database;
- State and Tribal Voluntary Cleanup Sites database; and

- State and Tribal Brownfield Sites database.

In addition, ASTM E 1527-13 states that other record sources should be searched, provided that they are reasonably ascertainable, sufficiently useful, and generally used during similar Phase I Environmental Site Assessments. A partial listing of additional record sources reviewed by GSI includes the following:

- Department of Defense Sites (DOD) and Formerly Used Defense Sites (FUDS) databases;
- Superfund Consent Decree (CONSENT) database;
- Records of Decision (RODS) database;
- Toxic Chemical Release Inventory System (TRIS) database;
- Toxic Substances Control Act (TSCA) database;
- PCB Activity Database (PADS);
- Facility Index System/Facility Registry System (FINDS) database;
- Spills Information (SPILLS) database; and
- Drycleaners Database (DRYCLEANERS).

A complete listing of all databases searched during the environmental agency database review and a detailed listing of all findings is provided in the Environmental Data Resources Radius Map Report included as **Appendix G**.

9.1 Subject Property

The subject property was not identified in the search results.

9.2 Off-Site Properties

Several off-site properties were identified in the search results. Results for relevant off-site properties identified within the applicable ASTM search radii are listed below.

9.2.1 Federal CERCLIS List

The Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons. CERCLIS contains sites which are on the National Priorities List (NPL) as well as sites which are in the screening and assessment phase for possible inclusion on the NPL. A review of the CERCLIS list, as provided by EDR has revealed that there is one (1) NPL site within approximately 0.5 miles of the subject property. This site is identified as:

- Washington Navy Yard, 901 M Street SE.

Based on GSI's review of the data provided, the distance, and topography relative to the subject property, it appears that activities at this off-site property has a low potential to impact the subject property.

A review of the CERCLIS list, as provided by EDR has revealed that there three (3) CERCLIS sites within approximately 0.5 miles of the subject property. These sites are identified as:

- Washington Navy Yard, 901 M Street SE;
- Poplar Point Nursery, 1900 Anacostia Drive SE; and
- NPS-Anacostia Park Sections E & F, 1900 Anacostia Drive SE.

Based on GSI's review of the data provided, the distance, and topography relative to the subject property, it appears that activities at these off-site properties have a low potential to impact the subject property.

9.2.2 RCRA Info

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). RCRA CORRACTS is a list of handlers with RCRA Corrective Action Activity. A review of the RCRA-CORRACTS list has identified that there is one (1) RCRA-CORRACTS site within approximately 1.00 mile of the subject property. This property is identified as:

- Washington Navy Yard, 901 M Street SE.

Based on GSI's review of the data provided, the distance, and topography relative to the subject property, it appears that activities at this off-site property has a low potential to impact the subject property.

RCRA Conditionally Exempt Small Quantity Generator (RCRA CESQG) sites are facilities that generate less than 100 kilograms (kg) of hazardous waste, or less than one (1) kg of acutely hazardous waste per month. A review of the RCRA CESQG list has identified four (4) RCRA CESQG sites within approximately 0.25-miles of the subject property. These properties are identified as:

- PNC Bank-Anacostia Branch, 2000 Martin Luther King Jr. Avenue SE;
- Department of Housing & Community Development, 1800 Martin Luther King Jr. Avenue SE;
- Bank of America- Anacostia, 2100 Martin Luther King Jr. Avenue SE; and
- Real Cleaners, 1319 Good Hope Road SE.

Based on GSI's review of the data provided, the distance, and topography relative to the subject property, it appears that activities at these off-site properties have a low potential to impact the subject property.

RCRA Non-Gen/NLR sites are facilities that no longer generate waste or are sites that use or store chemicals that are no longer regulated. A review of the RCRA Non-Gen/NLR database has revealed eleven (11) sites located within 0.25 miles of the subject property. Of the eleven (11) sites,

GSI considered the following to be of potential concern due to the proximity and topography relative to the subject property. These sites are identified as:

- Far Southeast Family Strengthening Collaborative, Inc. (FSFS), 2006 Martin Luther King Jr. Avenue SE;
- JR's Auto Clinique, 2016 Shannon Place SE;
- Mack's Auto Clinic, 2030 Shannon Place SE;

Based on GSI's review of the data provided, it appears that activities at these off-site properties have a low potential to impact the subject property.

9.2.3 US Engineering Controls

The US ENG CONTROLS database is a listing of sites with engineering controls in place. A review of this database has revealed one (1) site within 0.5 miles of the subject property. This site is identified as:

- Washington Navy Yard, 901 M Street SE.

Based on GSI's review of the data provided and the distance, and/or topography relative to the subject property, it appears that activities at this off-site property have a low potential to impact the subject property.

9.2.4 Leaking Underground Storage Tank (LUST) Sites

The LUST database contains an inventory of reported leaking underground storage tanks incidents. A review of this database identified nine (9) LUST sites within 0.5 miles of the subject property. Of the nine (9) LUST sites, two (2) are identified as being within 0.125 miles from the subject property:

- Amoco, 1234 Good Hope Road SE; and
- Sunoco – Former, 1750 Martin Luther King Jr. Avenue SE.

Based on GSI's review of the data provided, the distance, and/or topography relative to the subject property, it appears that activities at these off-site properties have a low potential to impact the subject property.

Of the nine (9) LUST sites, One (1) is identified as being within 0.25 miles from the subject property:

- Linens of the Week, 1330 Railroad Avenue SE.

Based on GSI's review of the data provided, the distance, and/or topography relative to the subject property, it appears that activities at this off-site property have a low potential to impact the subject property.

Of the nine (9) LUST sites, six (6) are identified as being within 0.5 miles from the subject property:

- DC Public Schools, 2400 Shannon Place SE;
- Morgan's Fish Fry, 2323 Martin Luther King Jr. Avenue SE;
- Anacostia High School, 1645 16th Street SE;
- Anacostia Chrysler Plymouth, 1710 Good Hope Road SE;
- Anacostia Chrysler Plymouth Inc., 1708 Good Hope Road SE; and
- Chevron, 2502 Martin Luther King Jr. Avenue SE.

Based on GSI's review of the data provided, the distance, and/or topography relative to the subject property, it appears that activities at these off-site properties have a low potential to impact the subject property.

9.2.5 Underground Storage Tank (UST) Sites

The UST database maintains a file of registered underground storage tank site locations. Storage tank sites removed from the UST database are added to the HIST UST database. A review of the UST database has identified sixteen (16) sites within approximately 0.25 miles of the subject property. Of the sixteen (16) sites, GSI considered the following to be of potential concern due to the proximity and topography relative to the subject property. These sites are identified as:

- Curtis Properties, Inc., 2012 Shannon Place SE;
- LTD Partnership Associates, 2100 Martin Luther King Jr. Avenue SE;
- Curtis Furniture, 1112 V Street SE;
- Curtis Properties Incorporated, 2030 Shannon Place SE/ 2041 Martin Luther King Jr. Avenue SE; and
- D.C. Lottery Building, 2101 Martin Luther King Jr. Avenue SE.

Based on GSI's review of the data provided, it appears that activities at these off-site properties have a low potential to impact the subject property.

- Arch Development Corporation, 1920 Martin Luther King Jr. Avenue SE;
- Heung-Lho Yoon MD PC, 2007 Martin Luther King Jr. Avenue SE;

These properties are upgradient and cross gradient from the subject property, but based on the size of the USTs, the distance to the subject property, and the low volume of fuel used for the listed tanks sizes, it is our opinion that these off-site USTs present a low risk to the subject property.

9.2.6 Above Ground Storage Tank (AST) Sites

The AST database is a listing of above ground storage tank site locations. A review of this list has identified one (1) site within approximately 0.25 miles of the subject property. This site is identified as:

- Anacostia Lodge Building Corporation, 2010 Martin Luther King Jr. Avenue SE.

Based on GSI's review of the data provided, the distance, and topography relative to the subject property, it appears that activities at this off-site property have a low potential to impact the subject property.

9.2.7 US Brownfields

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. The EPA's listing of Brownfields properties from the Cleanups in My Community program, which provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. A review of the US BROWNFIELDS list has revealed there are fifteen (15) DC BROWNFIELDS sites within 0.5-miles of the subject property. Of the fifteen (15) sites, GSI considered the following to be of potential concern due to the proximity and topography relative to the subject property. These sites are identified as:

- 1905-1907 Martin Luther King Jr. Avenue SE;
- 1901-1903 Martin Luther King Jr. Avenue SE;
- 1203 Good Hope Road SE;
- 1205 Good Hope Road SE;
- 1209 Good Hope Road SE; and
- Amoco, 1234 Good Hope Road.

The Brownfield properties to the north and northeast are located topographically downgradient of the subject property and contamination from these off-site locations would not be expected to impact the subject property.

9.2.8 Historic Underground Storage Tank List (HIST UST)

During the process of the database upgrade, all facilities that the UST Program was unable to confirm their existence were removed from the working revelation UST Database before the conversion and put into an excel spreadsheet. These facilities became known as "Project Unknown". This listing is not current and has not been updated. A review of the HIST UST list has identified ten (10) HIST UST sites within approximately 0.25-miles of the subject property. Of the ten (10) sites, GSI considered the following to be of potential concern due to the proximity and topography relative to the subject property. These sites are identified as:

- Unknown, 1231 Good Hope Road SE;
- Unknown, 2031 Martin Luther King Jr. Avenue SE;
- Unknown, 2021 Shannon Place NW;
- Unknown, 2024 Shannon Place NW;

- Unknown, 1110 V Street SE; and
- Unknown, 2106 Martin Luther King Jr. Avenue SE.

Based on GSI's review of the data, it appears that conditions at these off-site properties have a low potential to impact the subject property.

9.2.9 Department of Defense (DOD) Sites Database

Department of Defense (DOD) consists of federally owned or administered lands, administered by the DOD, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands. A review of the DOD list, as provided by EDR has revealed that there is one (1) DOD site within approximately 1.00 mile of the subject property. The site is identified as:

- Naval Station Anacostia, Naval Station Anacostia (County), DC.

Based on GSI's review of the data provided, the distance, and topography relative to the subject property, it appears that activities at this off-site property have a low potential to impact the subject property.

9.2.10 Formerly Used Defense Sites (FUDS) Database

The Formerly Used Defense Sites (FUDS) listing includes locations of FUDS Properties where the U.S. Army Corps of Engineers is actively working or will take necessary cleanup actions. A review of the FUDS list, as provided by EDR has revealed that there is one (1) FUDS site within approximately 1.00 mile of the subject property. The site is identified as:

- Washington Navy Yard, Washington, DC.

Based on GSI's review of the data provided, the distance, and topography relative to the subject property, it appears that activities at this off-site property have a low potential to impact the subject property.

9.2.11 Record of Decision (ROD)

Record of Decision (ROD) documents mandate a permanent remedy at National Priority List (NPL-Superfund) sites containing technical and health information to aid the cleanup. A review of the ROD list, as provided by EDR has revealed that there are two (2) ROD sites within approximately 1.00 mile of the subject property. These sites are identified as:

- Washington Navy Yard, 901 M Street SE; and
- Washington Gas Light Site, 12th & M Street SE.

Based on GSI's review of the data provided, the distance, and topography relative to the subject property, it appears that activities at these off-site properties have a low potential to impact the subject property.

9.2.12 NJ Manifest

The NJ Manifest listing includes hazardous waste manifest information. A review of the NJ MANIFEST list, as provided by EDR, has revealed that there is one (1) NJ MANIFEST site within approximately 0.25 miles of the subject property. This site is identified as:

- Hungerford Printers, 2207 Shannon Place SE.

Based on GSI's review of the data provided, the distance, and topography relative to the subject property, it appears that activities at this off-site property have a low potential to impact the subject property.

9.2.13 PA Manifest

The PA Manifest listing includes hazardous waste manifest information. A review of the PA MANIFEST list, as provided by EDR, has revealed that there is one (1) PA MANIFEST site within approximately 0.25 miles of the subject property. This site is identified as:

- United Healthcare at Anacostia, 1328 W Street SE.

Based on GSI's review of the data provided, the distance, and topography relative to the subject property, it appears that activities at this off-site property have a low potential to impact the subject property.

9.2.14 EDR Proprietary Manufactured Gas Plant Database

The EDR Proprietary Manufactured Gas Plant Database (EDR MGP) includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination. A review of the EDR MGP list, as provided by EDR, has revealed that there is one (1) EDR MGP site within approximately 1.00 mile of the subject property.

- Washington Gas Light CO, 1240 12th Street SE.

Based on GSI's review of the data provided, the distance, and topography relative to the subject property, it appears that activities at this off-site property have a low potential to impact the subject property.

9.2.15 EDR US Historic Auto Station Database

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers.

EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches. A review of this database identified seven (7) EDR US Historic Auto Station sites within 0.25-miles of the subject property. These sites are identified as:

- Shives & Henderson, 1231 Good Hope Road SE;
- Rock Allen, 1113 Good Hope Road SE;
- Mandell Chevrolet CO, 1234 Good Hope Road SE;
- Riverside Auto Detailing, 2011 Martin Luther King Jr. Avenue SE;
- Jack's Service, 1914 13th Place SE;
- Fosters Auto Center, 1305 Good Hope Road SE; and
- Anacostia Motor CO, 1301 Good Hope Road SE.

Based on GSI's review of the data provided, the distance, or the topography relative to the subject property, it appears that activities at these off-site properties have a low potential to impact the subject property.

9.2.16 US Historical Cleaners List

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches. A review of the EDR US Hist Cleaners list, as provided by EDR, has identified six (6) EDR US Hist Cleaners sites within approximately 0.25-miles of the subject property. These sites are identified as:

- Dave's Cleaners & Launderers, 1208 Good Hope Road SE;
- Crow Theo, 1225 Good Hope Road SE;
- Glick Jos, 1243 Good Hope Road SE;
- Tower Cleaners & Launderers, 2026 Martin Luther King Jr. Avenue SE. Additional discussions of this listing at the address of 1101 U St. are presented in Sections 7.1 and 7.2.3;
- Moy Cheuk K, 1308 Good Hope Road SE; and

- Real Cleaners, 1319 Good Hope Road SE.

Based on GSI's review of the data provided, the distance, or the topography relative to the subject property, it appears that activities at these off-site properties have a low potential to impact the subject property.

9.3 Orphan and Un-plotted Sites

Nineteen (19) orphan and un-plotted sites are listed in the EDR database search. An orphan site is one with insufficient address information to be mapped in the database report. GSI reviewed the available information and conducted a field reconnaissance and map search in an attempt to determine if the orphan site was located within applicable search distances from the subject property. It appears that the orphan site is not an adjoining property and it is not in the near vicinity of the subject property. As such, activities at the orphan site have a low potential to impact the subject property. A copy of the Environmental Database Report is included as **Appendix G**.

10 SITE RECONNAISSANCE

On December 07, 2015 GSI conducted a physical reconnaissance of the subject property to evaluate for the presence of "recognized environmental conditions". The observations made during the site reconnaissance are described below.

10.1 Hazardous Chemical or Petroleum Storage

No evidence of hazardous chemicals or petroleum storage was observed at the subject property.

10.2 Potential Polychlorinated Biphenyls (PCBs)

No pole-mounted transformers were observed at the subject property.

10.3 Hydraulic Equipment

No hydraulic equipment was observed at the subject property. No stains, leaks, or evidence indicative of the former use of hydraulic equipment was present.

10.4 Drains and Sumps

Two iron drain pipes were identified at the subject property and are believed to be historic municipal sanitary sewer collection pipes for the subject property.

10.5 Pits, Ponds, or Lagoons

No evidence of pits, ponds, or lagoons was observed at the subject property.

10.6 Wastewater

No evidence of a wastewater system was observed at the subject property.

10.7 Structural Staining or Corrosion

No structural staining and corrosion was observed at the subject property.

10.8 Stained Soil or Pavement

An area of stained soil and pavement was observed on the southeast corner of the property. This staining appears to be the result of automobile repair operations conducted on the DC Fleet Maintenance facility parking lot. The staining appeared to be the result of draining automotive oils or fuels directly on to the ground surface on the subject property's southern boundary. Based on the volume of fuel or oil present in a typical automobile (less than 25 gallons), and the size of the observed spill, this condition is considered "*de minimis*" and would not be subject to an enforcement action if brought to the attention of regulatory agencies.

10.9 Stressed Vegetation

No evidence of stressed vegetation was observed at the subject property.

10.10 Solid Waste

Demolition debris and solid waste from a past building are scattered throughout the parcel.

10.11 Wells

No evidence of wells were observed at the subject property.

10.12 Septic Systems

No evidence of a septic system was observed at the subject property.

11 VAPOR ENCROACHMENT CONDITIONS

GSI conducted a vapor migration screening survey of the subject property to assess the risk of "vapor encroachment conditions" (VECs) on the subject property. The scope of this screening was limited to visual observations and review of the environmental database records, and did not include the collection and laboratory analysis of air samples to confirm the presence of airborne contaminants by vapor intrusion. A VEC is defined by ASTM Standard E2600-10 standard as, "the presence or likely presence of chemicals of concern (COC) vapors in the sub-surface of the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject property..." Based on the ASTM Standard E 1527-13 definition of a REC (as defined in Section 3.1), a VEC constitutes a REC. It is important to note that this vapor migration screening survey is not intended to satisfy ASTM Standard E2600-10, a Tier 1 or Tier 2 investigation, nor does it imply that ASTM Standard E2600-10 must be applied to achieve compliance with all appropriate inquires.

Based on GSI's site observations and review of available environmental databases, GSI did not identify any conditions on the subject property or on adjoining properties that would indicate a REC relative to vapor migration exists at the subject property.

12 ADDITIONAL CONSIDERATIONS

The following sections address environmental issues or conditions at the subject property that parties may wish to assess in connection with commercial real estate that are outside the scope of ASTM Practice E 1527-13.

12.1 Asbestos Containing Materials

Asbestos is a term used to describe a group of six naturally occurring crystalline fiber minerals that were commonly used in building materials in structures that were constructed prior to 1989. Asbestos-containing materials (ACM) are generally classified as friable or non-friable. Friable materials are those which can be crumbled, pulverized, or reduced to powder by hand pressure, or by normal use or maintenance can be expected to emit asbestos fibers into the air. Non-friable ACM is a potential concern if it is damaged by maintenance work, demolition, or other activities, at which time it may be considered friable.

A limited visual screening for ACMs was conducted as part of this assessment. Since there is no building currently on the property, GSI personnel visually scanned the building debris on the property for potential ACMs. The results of the visual screening identified minor amounts of non-friable composite flooring material (potential ACM) on the northeast corner of the property in demolition debris. The volumes observed were very low (less than 161 square feet) and were mixed in with brick, wood, and other inert debris. The possibility exists for ACM to be present in the piles of building debris that were not accessed by GSI personnel. However, based on the observation that the building appeared to have burned down, the small amount of brick and rubble present, and the very small amount of potential ACM observed, it is our opinion that additional ACM testing is not necessary for this property.

GSI recommends that properly trained and certified demolition contractors remove any potential ACMs from the building debris by hand during the cleaning phase of the redevelopment project. The removal or disturbance of ACM or suspect ACM should be performed by properly trained personnel and in compliance with federal, state, and local regulations.

13 FINDINGS

The following is a summary of the findings of this assessment:

- Based upon historical aerial photographs, city directories, and historical fire insurance maps, the subject property was occupied with a building from 1949 to 2009, and was vacant land from 2009 until present;
- The subject property was identified as a paint store in the 1960 Sanborn Map Report. This listing is considered a low risk for the subject property.
- The subject property was not identified in any of the regulatory database reports.
- Several off-site properties were identified within the database reports, however all of the listings have a low potential to impact the subject property;

- An area of stained soil and pavement was observed on the property from an automotive fluid spill. Based on the estimated volume of the spill, it is considered “*de minimis*” and would not be subject to an enforcement action if brought to the attention of regulatory agencies.
- Site reconnaissance did not identify any “recognized environmental conditions” on the property as defined by the ASTM.

The findings listed above were used to develop the conclusions and recommendations in the following section.

14 CONCLUSIONS AND RECOMMENDATIONS

GSI has performed a Phase I Environmental Site Assessment of the property located at 1909 Martin Luther King Jr. Avenue SE, Washington, DC in conformance with the scope and limitations ASTM Practice E1527-13. Any exceptions to, or deletions from, this practice are described in Section 3.3 of this report.

GSI has **not** identified the presence of any RECs for this property and no further site assessment activities are recommended at this time.

GSI recommends that properly trained and certified demolition contractors remove any potential ACMs from the building debris by hand during the cleaning phase of the redevelopment project.

15 REFERENCES

ASTM, 2013. American Society for Testing and Materials (ASTM). Standard E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," 2013.

Environmental Data Resources, Inc. (EDR) The EDR Certified Sanborn® Map Report, dated December 07, 2015, Inquiry Number: 4484874.3

Environmental Data Resources, Inc. (EDR) The EDR Radius Map™ Report, dated December 07, 2015, Inquiry Number: 4484874.2s

Environmental Data Resources, Inc. (EDR) The EDR City Directory Image Report, dated December 07, 2015, Inquiry Number: 4484874.5

USGS 1:24,000 scale topographic maps titled "Anacostia, DC", 2014.

Figures



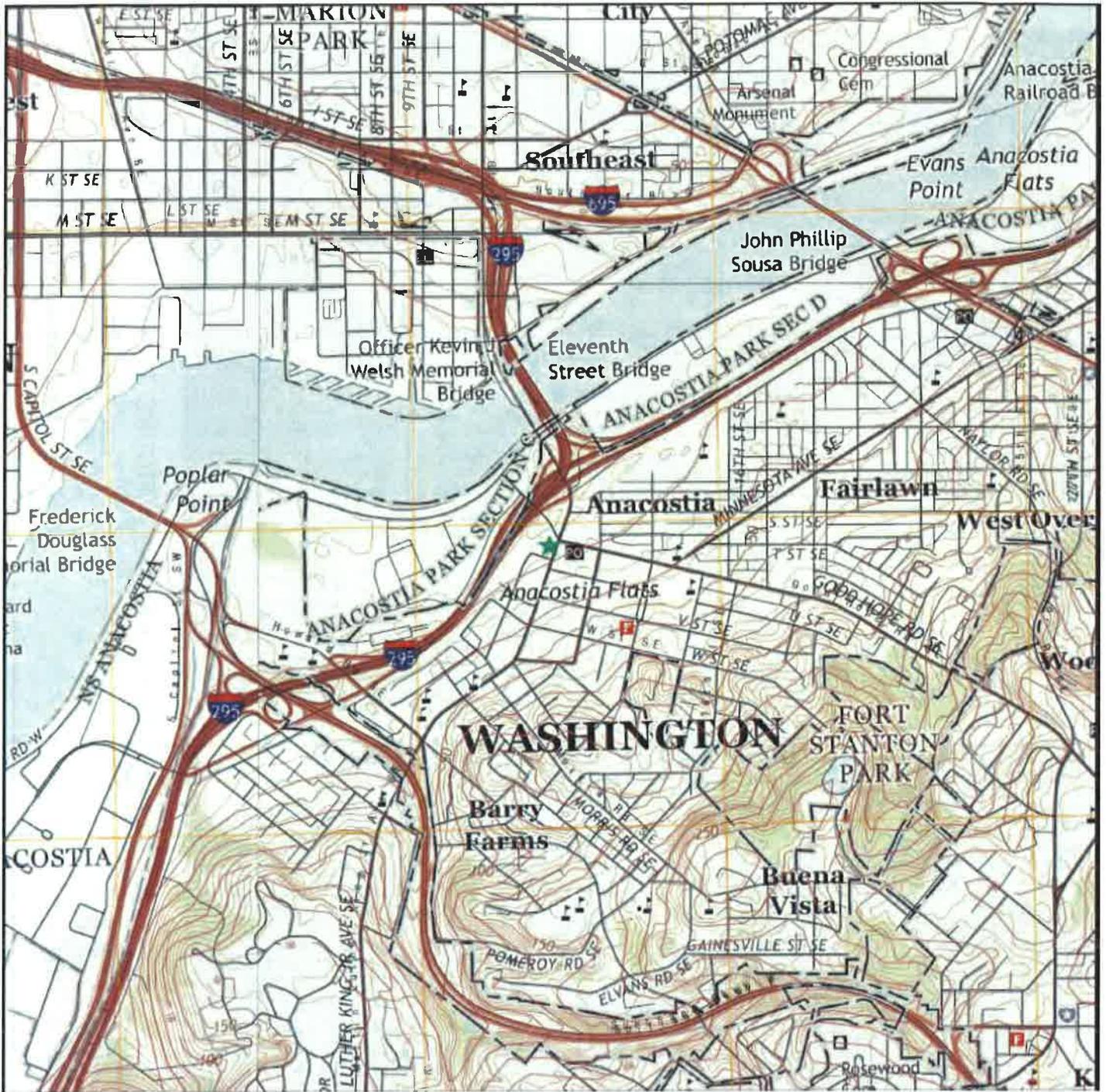
FIGURE 2: SITE VICINITY MAP

MLK Vacant Parcel
 1909 MLK Jr. Avenue SE
 Washington, DC 20020

GENERAL SERVICES, INC.
100% GSE AND WORKER-OWNED COMPANY



Photo Source: Google Earth
 Property Boundary Approximate



Boundaries are approximate



FIGURE 1: TOPOGRAPHIC MAP

**MLK Vacant Parcel
1909 MLK Jr. Avenue SE
Washington, DC 20020
GSI-1502-1**