



November 16, 2020

Mr. Kokeb Tarekegn
District Department of the Environment
Voluntary Cleanup Program
1200 1st Street, NE
Washington, D.C. 20002

**Re: Voluntary Cleanup Program (VCP) Application Package
SW Land Holder LLC c/o Akridge
100 V Street, SW
Square 611 Lot 19 and a Portion of Square 609 Lot 810
Washington, DC 20024
AEC Project No. 20-238**

Dear Mr. Tarekegan:

Advantage Environmental Consultants, LLC (AEC) has been contracted by SW Land Holder LLC c/o Akridge to enroll the above referenced Site in the District Department of Energy and Environment Voluntary Cleanup Program (VCP). The application fee check (\$10,000.00), the VCP application and application appendices are provided with this letter. Also attached is a work plan for the development of a comprehensive site assessment (Appendix XI). Please contact me at (301) 776-0500 or jstein@aec-env.com if you have any questions regarding this submittal.

Sincerely,

ADVANTAGE ENVIRONMENTAL CONSULTANTS, LLC

A handwritten signature in black ink that reads 'Jeffery S Stein'.

Jeffery Stein
Senior Project Manager

cc: Andrei Ponomarev, Akridge
Andrew Christopher, Akridge

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

Please submit to:

Toxic Substances Division, Land Remediation and Development Branch
1200 First St., NE, 5th Floor, Washington D.C. 20002
(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 100 V Street

Address 101 V St. SW

City Washington Quadrant SW Zip Code 20024 Ward 6

Square # Sqs 611, 609 Lot # 19, Portion 810 Acreage ~3.6

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) N

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) N

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

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 Adam Gooch Title Authorized Representative

(please list principal if corporate entity)

Corporation/Organization SW Land Holder, LLC

Legal Form of Business Limited Liability Company

Mailing Address Akridge 601 13th St NW Ste 300

City Washington State DC Zip Code 20005

Telephone (202) 638-3000 Fax ()

E-mail agooch@akridge.com

District of Columbia Corporation (Y/N) N Out of state entity (Y/N) Y
(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 SW Land Holder, LLC Title n/a

(please list principal if corporate entity)

Corporation/Organization N/A

Legal Form of Business Limited Liability Corp.

Mailing Address Akridge 601 13th St. NW Ste. 300

City Washington State DC Zip Code 20005

Telephone (202) 638-3000 Fax ()

E-mail agooch@akridge.com

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

IV. Other Contacts

Consultant

Name Jeff Stein Title Principal
(please list principal if corporate entity)

Corporation/Organization Advantage Environmental Consultants

Mailing Address 8610 Washington Blvd, #217

City Jessup State MD Zip Code 20794

Telephone (410) 320-8742 Fax (301) 776-1123

E-mail jstein@aec-env.com

Project Manager

Name Same as Above Title _____
(please list principal if corporate entity)

Corporation/Organization _____

Mailing Address _____

City _____ State _____ Zip Code _____

Telephone (_____) _____ Fax (_____) _____

E-mail _____

V. Applicant's Interest in Property

Do you own this property? (Y/N) Y
(Include copy of deed)

Are you under contract to purchase the property? (Y/N) N

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: N/A

Are you renting or leasing the property? (Y/N) Y

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) Y

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 checked="" type="checkbox"/> Undeveloped
<input 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 Surface Parking Lot

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

Number of Employees None Type of work performed by employees _____

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

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

If yes, explain _____

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 There was an Aboveground Storage Tank on the site until 2006.

Please list all categories of contaminants that are known to exist on the property (i.e. solvents, metals, inorganics, organics): Low levels of TPH, lead and arsenic in soil. No VOCs/TPH were found in groundwater.

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 Adam M. Gooch

Company SW Land Holder LLC **Title** Authorized Representative

Signature  **Date** October 27, 2020

OFFICE USE

Documents Received by: _____ VCP Case No. _____

Date: _____ Approved _____ Not Approved _____ Resubmit _____

Additional Information Required: _____

CERTIFICATION OF FINANCIAL RESPONSIBILITY

SW Land Holder LLC hereby certifies that he/she/it is in compliance with the financial
[Applicant]j
responsibility requirements of 20 DCMR Chapter 67.

The financial assurance mechanism(s) used to demonstrate financial responsibility under 20 DCMR Chapter 67 are as follows:

[Type of mechanisms] General Liability Insurance

[Name of issuer] _____

[Mechanism number (if applicable)] _____

[Amount of coverage] _____

[Effective period of coverage] _____

Whether mechanism covers "taking correction action" or compensating third parties for bodily injury and property damage caused by either "sudden accidental releases" or "non-sudden accidental releases."

[Signature of Applicant] Adam Gooch

[Name of Applicant] Adam M. Gooch for SW Land Holder LLC

[Title] Authorized Representative

[Date] October 27, 2020

[Signature of witness or notary] _____

[Name of witness or notary] _____

[Date] _____

The Applicant must update this Certification whenever the financial assurance mechanism(s) used to demonstrate financial responsibility changes.

Appendix A Property

There are no environmental permits associated with this site. Photographs of the site are presented in this Appendix.



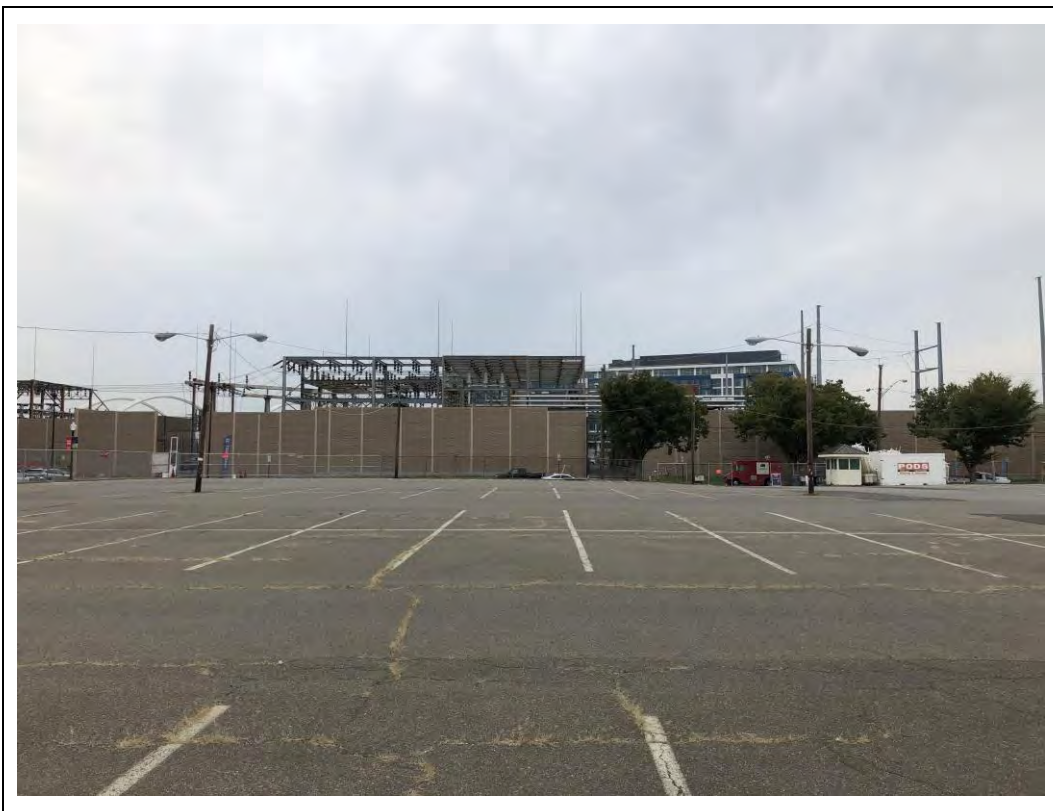
View of the construction trailers present on the southwestern portion of the Site, looking northeast



View of the southern portion of the Site, looking west



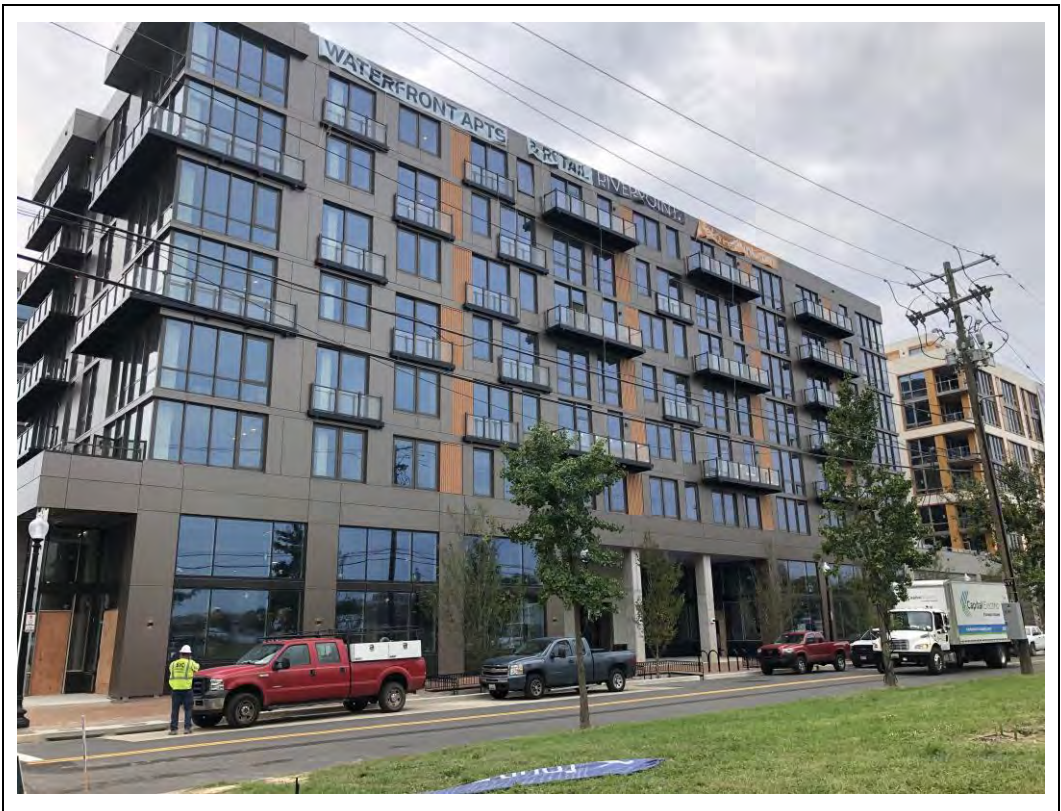
View of the construction materials stored on the central portion of the Site



View of the Pepco Generating Station located east of the Site, across 1st Street SW



View looking towards the northern portion of the Site, form the north adjoining parking lot



View of the apartment buildings located south of the Site, across V Street SW



View of the parking lot and Audi Field located north of the Site



View of the properties located west and northwest of the Site



View of the Peppo Generating Station located east of the Site, across 1st Street SW

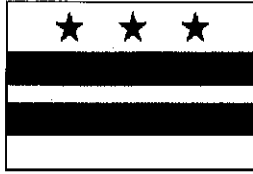


View of the marina parking lot located southwest of the Site

Appendix B Applicant

A copy of SW Land Holder LLC DC Corporation Certificate of Registration is attached. No financial incentives will be used for the project. No construction or other permits have been procured for the project.

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



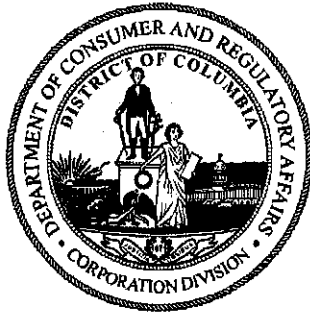
C E R T I F I C A T E

THIS IS TO CERTIFY that the attached is a true and correct copy of the documents for this entity as shown by the records of this office.

SW LAND HOLDER LLC

IN TESTIMONY WHEREOF I have hereunto set my hand and caused the seal of this office to be affixed as of 8/6/2020 5:33 AM

Business and Professional Licensing Administration



Josef G. Gasimov

JOSEF G. GASIMOV
Superintendent of Corporations,
Corporations Division

Muriel Bowser
Mayor

Tracking #: acY6cSeE

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

L24931



C E R T I F I C A T E

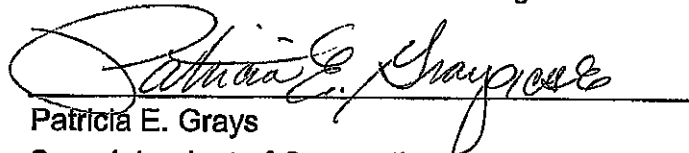
THIS IS TO CERTIFY that all applicable provisions of the District of Columbia Limited Liability Company Act have been complied with and accordingly, this **CERTIFICATE OF REGISTRATION** is hereby issued to:

SW LAND HOLDER, LLC

IN WITNESS WHEREOF I have hereunto set my hand and caused the seal of this office to be affixed as of the **24th** day of **August**, 2005.

Patrick J. Canavan, Psy. D.
Director

John T. Drann
Administrator
Business and Professional Licensing Administration



Patricia E. Grays
Superintendent of Corporations
Corporations Division

Anthony A. Williams
Mayor



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUSINESS AND PROFESSIONAL LICENSING ADMINISTRATION
CORPORATIONS DIVISION
341 NORTH CAPITOL STREET, N.E.
WASHINGTON, D.C. 20002

Government
of the
District of Columbia

**APPLICATION FOR CERTIFICATE OF REGISTRATION
FOR A FOREIGN LIMITED LIABILITY COMPANY**

Pursuant to the provisions of The District of Columbia Limited Liability Company Act of 1994, Title 29, Chapter 10, of the Code of laws of the District of Columbia, the undersigned foreign limited liability company hereby applies for a certificate of registration to transact business in the District of Columbia:

1. The real name of the limited liability company is
SW Land Holder, LLC

2. (A) If the real name of the limited liability company is available in the District of Columbia, but does not contain the words, "Limited Liability Company" (or abbreviation "L.L.C.,") or A "Professional Limited Liability Company" (or abbreviation "P.L.L.C."), then the name of the foreign limited liability company with the words or abbreviation which it elects to add thereto for use in the District of Columbia is:

Or (B) if the real name is not available in the District of Columbia then set forth the name under which the foreign limited liability company will qualify and transact business in the District of Columbia.

3. The date of its organization is and the period of duration is. (State term of years or other duration authorized in its home jurisdiction.) August 22, 2005; perpetual

4. The address of its principal office in the state or country under the laws of which it is organized is:
1209 Orange Street, Wilmington, Delaware 19801

5. The address (including street and number, if any, and zip code) of its office required to be maintained in the state, country or other foreign jurisdiction of it organization or, if not so required, of its principal office, is:
1101 F Street, NW, Suite 600, Washington, DC 20004

6. The address (including street and number, if any, and zip code) of its proposed registered office in the District of Columbia (P.O. Box is not sufficient) is
1015 15th Street, NW, Suite 1000, Washington, DC 20005

7. The name of its proposed registered agent in the District of Columbia at such address is

AUG 24 2005

DLW

CT Corporation System

8. The purpose or purposes of the foreign limited liability company which it proposes to pursue in the transaction of business in the District of Columbia are:

Real estate investment

9. It is authorized to pursue such purpose in the state or country under the laws of which it is organized.

10. The names and respective addresses of its managers are

SW Land Investors, LLC, 601 13th St., NW, Suite 300N, Washington, DC 20005

NAME, ADDRESS (city and state), OFFICE

NAME, ADDRESS (city and state), OFFICE

NAME, ADDRESS (city and state), OFFICE

11. This application is accompanied by recent dated certificate of good standing.

By: SW Land Investors, LLC, By: ~~JACO SW Land, L.L.C., By: JACO SW Land, L.L.C.~~ *[Signature]*

By: JACO Manager, Inc., By: *[Signature]*; *Matthew Kleig, President*

An Authorized Manager or Member

MAIL, DUPLICATE ORIGINALS (TWO MANUALLY SIGNED SETS) TO:

**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUSINESS AND PROFESSIONAL LICENSING ADMINISTRATION**

CORPORATIONS DIVISION

941 NORTH CAPITOL STREET, N.E.

WASHINGTON, D.C. 20002

FEES DUE

Filing Fee\$200

Make Check Payable to D.C. Treasurer

GENERAL INFORMATION: SUPERINTENDENT OF CORPORATIONS, 202 442

4432. Also used this telephone number for Organization Information and Name

Availability.

[Handwritten initials]

Delaware

PAGE 1

The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "SW LAND HOLDER, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-SECOND DAY OF AUGUST, A.D. 2005.



4002907 8300

050692213

Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 4108345

DATE: 08-22-05

ARNOLD & PORTER LLP

202.942.5000
202.942.5999 Fax

655 Twelfth Street, NW
Washington, DC 20004-1206

August 24, 2005

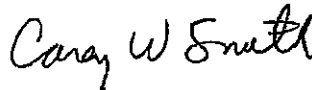
Department of Consumer and Regulatory Affairs
Business and Professional Licensing Administration
Corporations Division
941 North Capitol Street, N.E.
Washington, D.C. 20002

**Re: SW Land Holder, LLC
SW Land Investors, LLC**

Ladies and Gentlemen:

This will authorize Walter Smith to file an Application for Certificate of Registration for each of the above-referenced limited liability companies, for which an Application for Name Reservation was filed on July 20, 2005.

Sincerely,



Carey W. Smith
Partner



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUSINESS AND PROFESSIONAL LICENSING ADMINISTRATION
CORPORATIONS DIVISION
941 NORTH CAPITOL STREET, N.E.
WASHINGTON, D.C. 20002

Government
of the
District of Columbia

APPLICATION FOR NAME RESERVATION

Domestic Entity
 Foreign Entity

Pursuant to the provisions of the District of Columbia Statute, we, the undersigned hereby apply for reservation of name for the following organization for a period of sixty (60) days.

IF FOREIGN, WHAT STATE ORGANIZED IN: Delaware

1. The name of the entity: SW Land Holder, LLC

2. Date: July 20, 2005

By Carey W Smith
Signature Name Carey W. Smith
Partner

Title Arnold & Porter LLP, Attorneys for applicant
(Type or print)

Make check payable to DC Treasurer, and mail form and payment to:

Filing Fee: \$35.00 for Business Corporations and Limited Liability Companies
\$65.00 for Nonprofit Corporations
\$70.00 for Limited Partnerships

Please file in duplicate with original signatures on each form. Upon receipt of reservation request we will process and mail a Certificate of Name Reservation.

Mailing Address:
DCRA/BPLA
Corporations Division
941 North Capital Street, NE
Washington, D.C. 20002
(202) 442-4400

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUSINESS AND PROFESSIONAL LICENSING ADMINISTRATION
CORPORATIONS DIVISION
941 NORTH CAPITOL STREET, N.E.
WASHINGTON, D.C. 20002

Government
of the
District of Columbia

WRITTEN CONSENT TO ACT AS REGISTERED AGENT

TO:
The Superintendent of Corporations
Department of Consumer and Regulatory Affairs
Business and Professional Licensing Administration,
Corporations Division
941 North Capitol Street, N.E.
Washington, D.C. 20002

(A) BY A DISTRICT OF COLUMBIA RESIDENT
PURSUANT TO D.C. CODE TITLE 29, and TITLE 41

I, _____
A Bona fide Resident of the District of Columbia Herein Consent to Act as a
Registered Agent For:

Name of Business

SIGNATURE OF REGISTERED AGENT

DATE: _____

(B) BY A LEGALLY AUTHORIZED CORPORATION

THE CORPORATION HEREIN NAMED IS:

An Authorized Corporate Registered Agent in the District of Columbia, per
Signatures of its President/Vice-President and Secretary/Assistant Secretary,
Herein Consents to Act as Registered Agent For:
SW Land Holder, LLC

NAME OF COMPANY

Judith B. Argao
Asst. Secretary & V. President

SIGNATURE:  _____
OF PRESIDENT OR VICE-PRESIDENT OR AUTHORIZE OFFICIAL

ATTEST: _____

OF SECRETARY OR ASSISTANT SECRETARY (If applicable)

DATE: 8/24/05

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "SW LAND HOLDER, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE FIFTH DAY OF AUGUST, A.D. 2020.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.




Jeffrey W. Bullock, Secretary of State

4002907 8300

SR# 20206592858

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 203412004

Date: 08-05-20

Appendix C

Current Property Owner

The current owner of the Site is SW Land Holder LLC (c/o Akridge 601 13th Street, NW, Suite 300 North, Washington, D.C. 20005).

Appendix D Other Contacts

No additional information necessary.

Appendix E
Applicant's Interest in Property

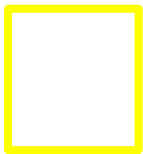
No additional information necessary.

Appendix F Current Property Use

The subject property consists of an approximately 3.6-acre asphalt paved parking lot with the south-southeastern portion consisting of grass covered land. The current site use is a parking lot. Temporary construction trailers are located on the southwestern portion of the Site. Site maps are included in this Appendix.

The immediately surrounding properties consist of the following: North – adjacent lot followed by T Street SW followed by Audi Field (100 Potomac Ave. SW, 1714 2nd St. SW, 1711 1st St. SW); East - 1st Street SW followed by Buzzard Point Pepco power plant (100, 180 S St. SW; 1930 1st Street SW); South - V Street SW followed by River Point apartment building (2121 1st St. SW); Southeast - Intersection of V Street SW and 1st St. SW followed by Peninsula 88 condominium (88 V St. SW); Southwest - Intersection of V Street SW and 1st St. SW followed by James Creek Marina (200 V St. SW); and, West - 2nd Street SW followed by National Defense University (300 5th Ave. SW).

There are no environmental or hazardous waste related permits associated with the Site.



Site Boundary



8610 Washington Boulevard, Suite 217
 Jessup, Maryland 20794
 Phone: 301-776-0500 Fax: 301-776-1123

**Figure 1 - Site Vicinity Map
 100 V Street SW
 Washington DC**

AEC Project No.:
 05-093

Report Date:
 Sept 2020

Drawn By:
 AJC

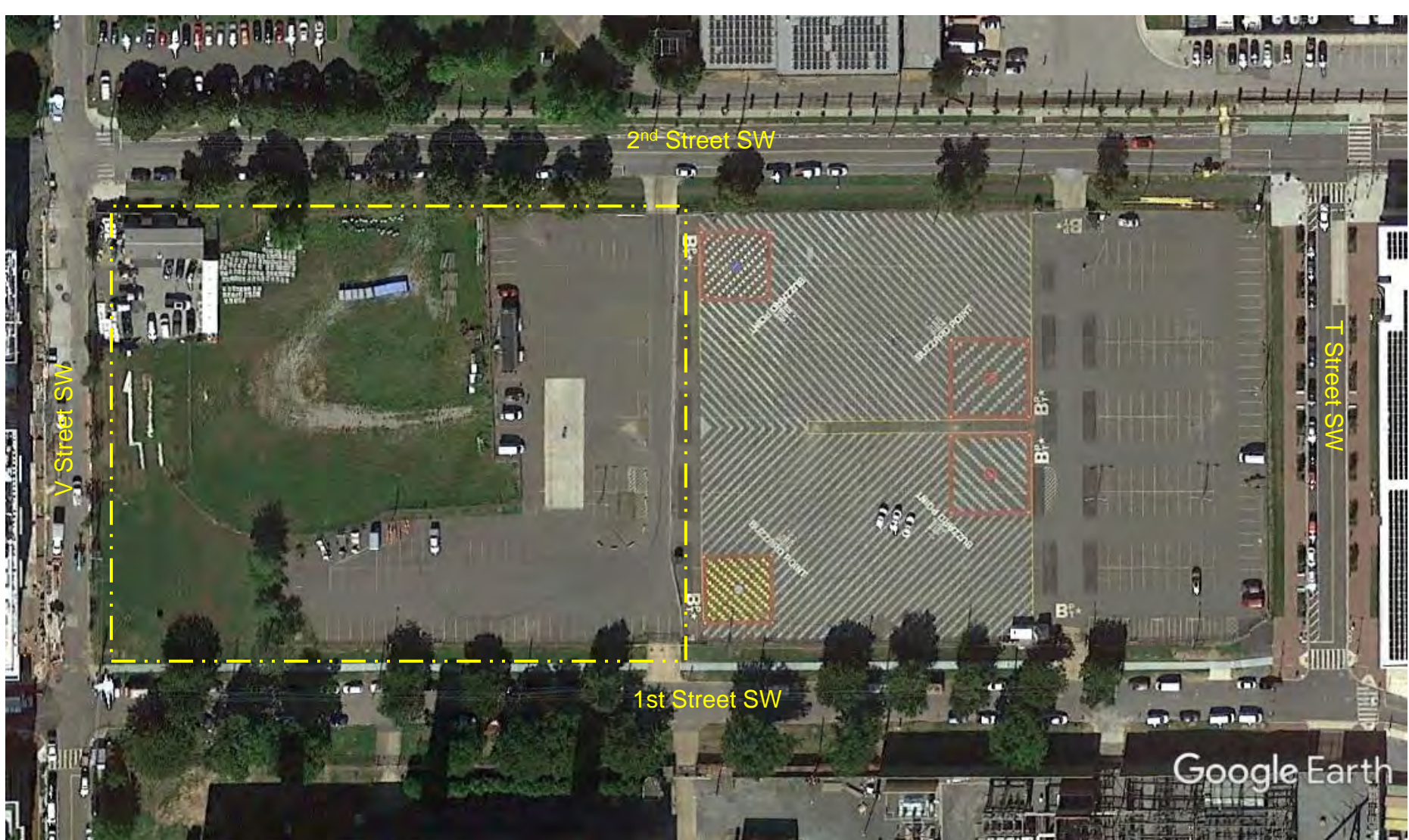

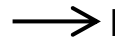


Image from Google Earth

AEC Advantage Environmental Consultants, LLC
 8610 Washington Boulevard, Suite 217
 Jessup, Maryland 20794
 Phone: 301-776-0500 Fax: 301-776-1123

Legend

 Site Boundary

 N

0 100
 Scale in Feet

Figure 2 - Site Map
100 V Street SW
Washington DC

AEC Project No.: 05-093	Report Date: 9-10-20	Drawn By: JS
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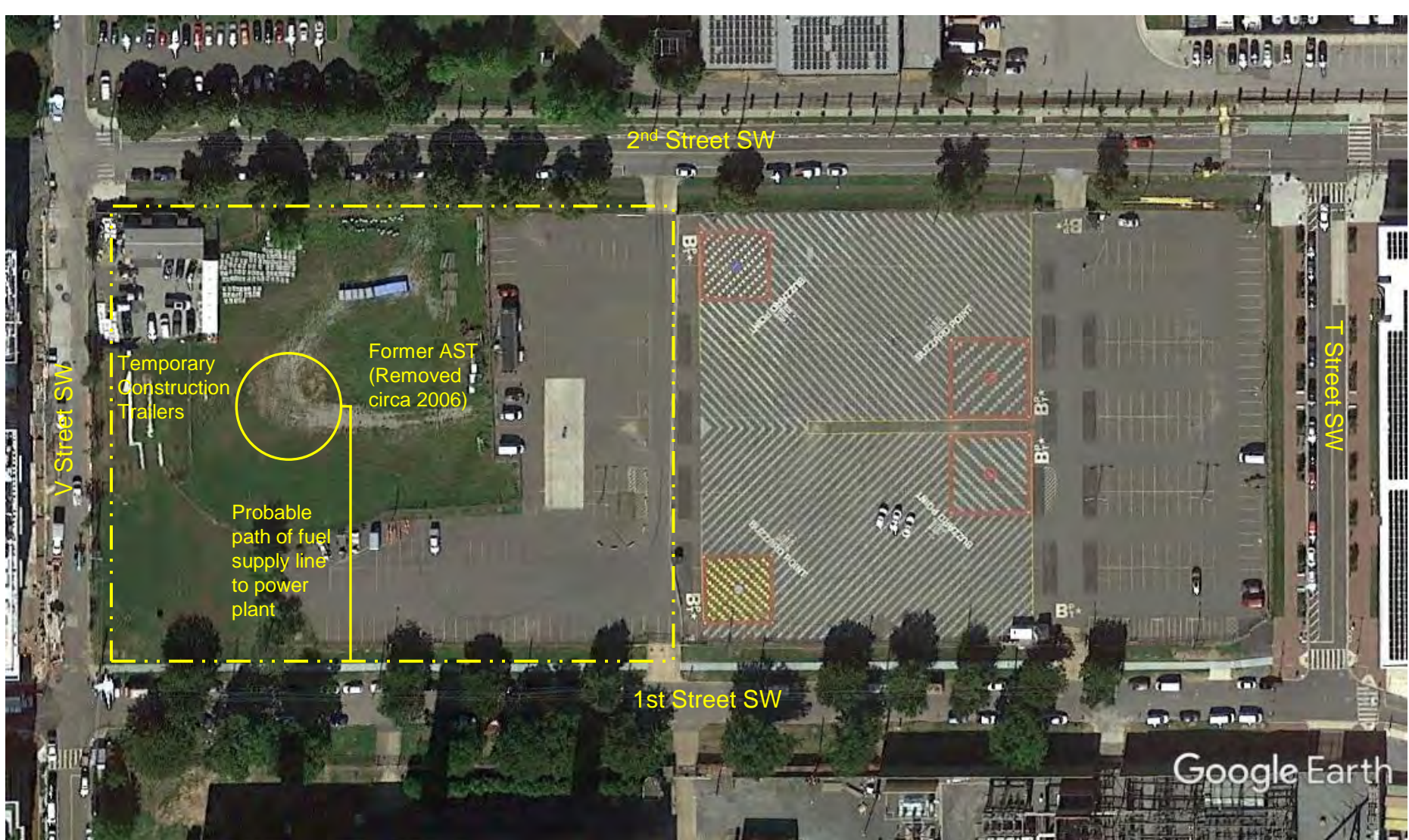




Image from Google Earth

AEC Advantage Environmental Consultants, LLC
 8610 Washington Boulevard, Suite 217
 Jessup, Maryland 20794
 Phone: 301-776-0500 Fax: 301-776-1123

Legend

 Site Boundary

 N

0 100
 Scale in Feet

Figure 3 - Site Features Map
100 V Street SW
Washington DC

AEC Project No.: 05-093	Report Date: 9-10-20	Drawn By: JS
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Appendix G Historical Property Use

The past uses of the Site, as determined by a review of reasonably ascertainable historical information, are summarized in the following table:

Historical Use of the Site	
Years	Site Use
1927	Agricultural land
1928-2004	Storage/coal lot associated with power plant to the east - land use included development of several small buildings, a rail spur and large AST
2005-Present	Current parking lot

The subject property once functioned as a coal yard associated with the east adjoining Pepco generating station (power plant). In the 1960's or 1970's, the generation station switched from being coal powered to being fuel fired; at that time one 1.9 million-gallon steel AST was constructed on the southwestern portion of the subject property. The AST contained fuel oil that fired the power plant's oil-fired steam generators through an underground pipe line that ran beneath 1st Street SW. All coal piles were removed from the subject property by 1980 and the AST was then retired and associated underground pipeline filled in after the power plant was decommissioned in 1981. The tank was removed in 2006. Title Insurance is presented as part of this Appendix.

LOAN POLICY OF TITLE INSURANCE

Issued by Fidelity National Title Insurance Company



Fidelity National Title
Insurance Company

POLICY NUMBER: DC1901968-L

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 17 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures as of Date of Policy and, to the extent stated in Covered Risks 11, 13, and 14, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. The invalidity or unenforceability of the lien of the Insured Mortgage upon the Title. This Covered Risk includes but is not limited to insurance against loss from any of the following impairing the lien of the Insured Mortgage
 - (a) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (b) failure of any person or Entity to have authorized a transfer or conveyance;
 - (c) the Insured Mortgage not being properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (d) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (e) a document executed under a falsified, expired, or otherwise invalid power of attorney;

- (f) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (g) a defective judicial or administrative proceeding.
10. The lack of priority of the lien of the Insured Mortgage upon the Title over any other lien or encumbrance.
 11. The lack of priority of the lien of the Insured Mortgage upon the Title
 - (a) as security for each and every advance of proceeds of the loan secured by the Insured Mortgage over any statutory lien for services, labor, or material arising from construction of an improvement or work related to the Land when the improvement or work is either
 - (i) contracted for or commenced on or before Date of Policy; or
 - (ii) contracted for, commenced, or continued after Date of Policy if the construction is financed, in whole or in part, by proceeds of the loan secured by the Insured Mortgage that the Insured has advanced or is obligated on Date of Policy to advance; and
 - (b) over the lien of any assessments for street improvements under construction or completed at Date of Policy.
 12. The invalidity or unenforceability of any assignment of the Insured Mortgage, provided the assignment is shown in Schedule A, or the failure of the assignment shown in Schedule A to vest title to the Insured Mortgage in the named Insured assignee free and clear of all liens.
 13. The invalidity, unenforceability, lack of priority, or avoidance of the lien of the Insured Mortgage upon the Title
 - (a) resulting from the avoidance in whole or in part, or from a court order providing an alternative remedy, of any transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction creating the lien of the Insured Mortgage because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the Insured Mortgage constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
 14. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 13 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the Insured Mortgage in the Public Records.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.


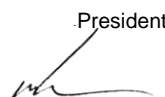
IN WITNESS WHEREOF, the Company has caused this policy to be signed with the facsimile signatures of its President and Secretary and sealed as required by its By-Laws.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Countersigned:

By:  _____
 Authorized Signatory



By: 
 _____ President
 Attest: 
 _____ Secretary

ALTA Loan Policy (06/17/06) – DC Mod. (Arbitration Deleted)

ORIGINAL

Valid only if Schedules A and B are attached.



EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b) or decreased by Section 10 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Indebtedness": The obligation secured by the Insured Mortgage including one evidenced by electronic means authorized by law, and if that obligation is the payment of a debt, the Indebtedness is the sum of
 - (i) the amount of the principal disbursed as of Date of Policy;
 - (ii) the amount of the principal disbursed subsequent to Date of Policy;
 - (iii) the construction loan advances made subsequent to Date of Policy for the purpose of financing in whole or in part the construction of an improvement to the Land or related to the Land that the Insured was and continued to be obligated to advance at Date of Policy and at the date of the advance;
 - (iv) interest on the loan;
 - (v) the prepayment premiums, exit fees, and other similar fees or penalties allowed by law;
 - (vi) the expenses of foreclosure and any other costs of enforcement;
 - (vii) the amounts advanced to assure compliance with laws or to protect the lien or the priority of the lien of the Insured Mortgage before the acquisition of the estate or interest in the Title;
 - (viii) the amounts to pay taxes and insurance; and
 - (ix) the reasonable amounts expended to prevent deterioration of improvements;but the Indebtedness is reduced by the total of all payments and by any amount forgiven by an Insured.
- (e) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) the owner of the Indebtedness and each successor in ownership of the Indebtedness, whether the owner or successor owns the Indebtedness for its own account or as a trustee or other fiduciary, except a successor who is an obligor under the provisions of Section 12(c) of these Conditions;
 - (B) the person or Entity who has "control" of the "transferable record," if the Indebtedness is evidenced by a "transferable record," as these terms are defined by applicable electronic transactions law;
 - (C) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (D) successors to an Insured by its conversion to another kind of Entity;
 - (E) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured, or
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity;
 - (F) any government agency or instrumentality that is an insurer or guarantor under an insurance contract or guaranty insuring or guaranteeing the Indebtedness secured by the Insured Mortgage, or any part of it, whether named as an Insured or not;
 - (ii) With regard to (A), (B), (C), (D), and (E) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured, unless the successor acquired the Indebtedness as a purchaser for value without Knowledge of the asserted defect, lien, encumbrance, or other matter insured against by this policy.
- (f) "Insured Claimant": An Insured claiming loss or damage.
- (g) "Insured Mortgage": The Mortgage described in paragraph 4 of Schedule A.

- (h) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (i) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (j) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (k) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (l) "Title": The estate or interest described in Schedule A.
- (m) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title or a prospective purchaser of the Insured Mortgage to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured after acquisition of the Title by an Insured or after conveyance by an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured of any claim of title or interest that is adverse to the Title or the lien of the Insured Mortgage, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title or the lien of the Insured Mortgage, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to

establish the Title or the lien of the Insured Mortgage, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title, the lien of the Insured Mortgage, or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance or to Purchase the Indebtedness.
 - (i) To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or
 - (ii) To purchase the Indebtedness for the amount of the Indebtedness on the date of purchase, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of purchase and that the Company is obligated to pay. When the Company purchases the Indebtedness, the Insured shall transfer, assign, and convey to the Company the Indebtedness and the Insured Mortgage, together with any collateral security.

Upon the exercise by the Company of either of the options

provided for in subsections (a)(i) or (ii), all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in those subsections, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

- (i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
- (ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the least of
- (i) the Amount of Insurance,
 - (ii) the Indebtedness,
 - (iii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy, or
 - (iv) if a government agency or instrumentality is the Insured Claimant, the amount it paid in the acquisition of the Title or the Insured Mortgage in satisfaction of its insurance contract or guaranty.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title or the lien of the Insured Mortgage, as insured,
- (i) the Amount of Insurance shall be increased by 10%, and
 - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In the event the Insured has acquired the Title in the manner described in Section 2 of these Conditions or has conveyed the Title, then the extent of liability of the Company shall continue as set forth in Section 8(a) of these Conditions.
- (d) In addition to the extent of liability under (a), (b), and (c), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, or establishes the lien of the Insured Mortgage, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title or to the lien of the Insured Mortgage, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

- (a) All payments under this policy, except payments made for costs,

attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment. However, any payments made prior to the acquisition of Title as provided in Section 2 of these Conditions shall not reduce the Amount of Insurance afforded under this policy except to the extent that the payments reduce the Indebtedness.

- (b) The voluntary satisfaction or release of the Insured Mortgage shall terminate all liability of the Company except as provided in Section 2 of these Conditions.

11. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

12. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

- (a) The Company's Right to Recover
Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title or Insured Mortgage and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

- (b) The Insured's Rights and Limitations
- (i) The owner of the Indebtedness may release or substitute the personal liability of any debtor or guarantor, extend or otherwise modify the terms of payment, release a portion of the Title from the lien of the Insured Mortgage, or release any collateral security for the Indebtedness, if it does not affect the enforceability or priority of the lien of the Insured Mortgage.
 - (ii) If the Insured exercises a right provided in (b)(i), but has Knowledge of any claim adverse to the Title or the lien of the Insured Mortgage insured against by this policy, the Company shall be required to pay only that part of any losses insured against by this policy that shall exceed the amount, if any, lost to the Company by reason of the impairment by the Insured Claimant of the Company's right of subrogation.

- (c) The Company's Rights Against Noninsured Obligors
The Company's right of subrogation includes the Insured's rights against non-insured obligors including the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights. The Company's right of subrogation shall not be avoided by acquisition of the Insured Mortgage by an obligor (except an obligor described in Section 1(e)(i)(F) of these Conditions) who acquires the Insured Mortgage as a result of an indemnity, guarantee, other policy of insurance, or bond, and the obligor will not be an Insured under this policy.

13. ARBITRATION – Provision Intentionally Removed

14. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or lien of the Insured Mortgage or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

15. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

16. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title or

the lien of the Insured Mortgage that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

17. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: Fidelity National Title Insurance Company, P.O. Box 45023, Jacksonville, Florida 32232-5023, Attn: Claims Department.



**FIDELITY NATIONAL TITLE INSURANCE COMPANY
LOAN POLICY OF TITLE INSURANCE**

SCHEDULE A

Amount of Insurance: **\$26,737,585.00**
Date of Policy: **September 29, 2020 at 3:30 p.m.**

1. Name of Insured:

The Union Labor Life Insurance Company, a Maryland corporation, on behalf of one or more of its separate accounts, its successors and/or assigns as their interests may appear

2. The estate or interest in the Land that is encumbered by the Insured Mortgage is:
Fee Simple

3. Title is vested in:
SW LAND HOLDER, LLC, a Delaware limited liability company, as trustee under Nominee Agreement dated as of August 25, 2015, by virtue of the Special Warranty Deed dated August 25, 2005 and recorded August 26, 2005 as Instrument No. 2005120010, among the Land Records of the District of Columbia.


Note: SW LAND INVESTORS, LLC, a Delaware limited liability company, beneficial owner under said Nominee Agreement.

4. The Insured Mortgage and its assignments, if any, are described as follows:
Deed of Trust, Security Agreement and Fixture Filing from SW LAND HOLDER, LLC, a Delaware limited liability company, and SW LAND INVESTORS, LLC, a Delaware limited liability company, to Lawyers Title Realty Services, Inc., a Virginia corporation, as Trustee, for the benefit of The Union Labor Life Insurance Company, a Maryland corporation, on behalf of one or more of its separate accounts, securing a maximum principal indebtedness of \$26,737,585.00, dated September 29, 2020 and recorded September 29, 2020 as Instrument No. 2020118181, among the Land Records of the District of Columbia.

5. The Land referred to in this policy is situate in the District of Columbia and is described as follows: **See attached Exhibit "A"**

Issued by:
Fidelity National Title Insurance Company
1620 L Street, N.W., 4th Floor
Washington, DC 20036
Phone: (202) 737-4747

Countersigned:



Mark Badanowski, Vice President
Authorized Officer or Authorized Signatory
Valid Only If Schedule B and Cover Are Attached

**FIDELITY NATIONAL TITLE INSURANCE COMPANY
SCHEDULE B
EXCEPTIONS FROM COVERAGE**

Part I

NOTE: Any exception contained in this Policy for covenants, conditions or restrictions expressly omits any covenants, conditions or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant, condition or restriction is permitted by applicable law.

Except as provided in Schedule B – Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys’ fees, or expenses that arise by reason of:

1. Intentionally Deleted.
2. Rights of tenants in possession, as tenants only under written leases.
3. Real estate taxes and general and special assessments, if any, subsequent to September 30, 2020, a lien not yet due and payable; and in addition thereto, possible future tax levies or possible public charges that have been levied or assessed but are not due and payable at Date of Policy, a lien not yet due and payable.
4. Any tax lien or special assessment arising or filed subsequent to Date of Policy under D.C. PACE (Property Assessed Clean Energy) or similar programs pursuant to Title 8, Chapter 17R – Energy Efficiency Financing (Sections 8-1778.01 *et seq.*) or levied pursuant to Title 47, Chapter 8, Subchapter IX (Sections 47-895.31 *et seq.*) of the District of Columbia Code, as may be amended, a lien not yet due and payable.
5. Capitol Riverfront Business Improvement District Taxes arising subsequent to March 31, 2021, a lien not yet due and payable.
6. Water and sewer charges arising in connection with the Land subsequent to the original Date of Policy, a lien not yet due and payable.
7. Stormwater fees and any water and sewer System Availability Fee arising or assessed against the Land subsequent to Date of Policy, a lien not yet due and payable.
8. Unrecorded easements for utilities and/or pipelines (if any) located within that portion of the alley closed per plat recorded in [Book 96 at page 163](#), among the records of the Office of the Surveyor for the District of Columbia.
9. Unrecorded easements for utilities and/or pipelines (if any) located within that portion of U Street, S.W. closed per plat recorded in [Book 112 at page 89](#), among the records of the Office of the Surveyor for the District of Columbia.

**FIDELITY NATIONAL TITLE INSURANCE COMPANY
SCHEDULE B
EXCEPTIONS FROM COVERAGE**

Part I

10. Terms, conditions, provisions, restrictions, and easements that burden contained in the Easement Agreement dated August 25, 2005 and recorded August 26, 2005 as [Instrument No. 2005120011](#).
11. Terms, covenants, conditions, restrictions, and provisions contained in the Construction Covenant dated December 31, 2019 and recorded January 13, 2020 as [Instrument No. 2020004748](#).
12. Terms, covenants, conditions, restrictions, and provisions contained in the Affordable Housing Covenant dated December 31, 2019 and recorded January 13, 2020 as [Instrument No. 2020004749](#).
13. Terms, conditions, restrictions, building restriction lines, building restriction areas, and easements contained in the Declaration of Taking recorded January 30, 2020 as [Instrument No. 2020012220](#); as affected by the Consent Order and Final Judgment recorded February 19, 2020 as [Instrument No. 2020023091](#); and shown on the ALTA/NSPS Land Title Survey entitled, “Akridge Buzzard Point” prepared by Bohler Engineering, dated September 4, 2020 and last revised September 14, 2020, designated as SRW1620423, and consisting of two (2) sheets (the “Survey”).
14. Intentionally Deleted.
15. The following matters shown and/or noted the Survey:
 - A. 100 year flood plains;
 - B. Various sized RCPs and PVCs located outside of recorded easement areas;
 - C. Overhead lines located outside of recorded easement areas;
 - D. Utility poles and light poles located outside of recorded easement areas;
 - E. The rights of others to the public sidewalks located within the boundary lines of the Land;
 - F. Misalignments and encroachments of the 6’ chain link fence along the boundary line of the Land; and
 - G. The rights of others to the facilities, utilities, and equipment as evidenced by the storm drain manholes, trench drains, grate inlets, sanitary manholes, curb inlets, grates, utility poles, and electric meters located outside of recorded easement area(s).

(End of Schedule B, Part I)

**FIDELITY NATIONAL TITLE INSURANCE COMPANY
SCHEDULE B
EXCEPTIONS FROM COVERAGE**

Part II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

1. Assignment of Rents, Leases and Profits from SW LAND HOLDER, LLC, a Delaware limited liability company, and SW LAND INVESTORS, LLC, a Delaware limited liability company, to The Union Labor Life Insurance Company, a Maryland corporation, on behalf of one or more of its separate accounts, dated September 29, 2020 and recorded September 29, 2020 as Instrument No. 2020118182, among the Land Records of the District of Columbia.
2. UCC-1 Financing Statement naming SW LAND HOLDER, LLC and SW LAND INVESTORS, LLC, as Debtors, and The Union Labor Life Insurance Company, as Secured Party, and recorded September 29, 2020 as Instrument No. 2020118183, among the Land Records of the District of Columbia.

(End of Schedule B, Part II)

Exhibit "A"
Legal Description

All that certain lot or parcel of land together with all improvements thereon located and being in the City of Washington in the District of Columbia and being more particularly described as follows:

Parcel One:

All of Original Lots One (1) through Fourteen (14), both inclusive, in Square numbered Six Hundred Nine (609).

NOTE: At the date hereof the above described property is designated on the Records of the Assessor for the District of Columbia for assessment and taxation purposes as Lot numbered Eight Hundred Four (804) in Square numbered Six Hundred Nine (609).

Parcel Two:

Lot numbered Nineteen (19) in Square numbered Six Hundred Eleven (611) in the subdivision made by Potomac Electric Power Company, as per plat recorded in the Office of the Surveyor for the District of Columbia in [Liber 156 at folio 110](#).

Parcel Three:

All that portion of U Street Closed, which vested in the owner(s) in the abutting property Lot 804 in Square 609 and Lot 809 in Square 611, as per plat entitled "Closing of Part of U Street, S.W." filed in the Office of the Surveyor for the District of Columbia in [Liber 112 at folio 89](#).

NOTE: At the date hereof the above described property is designated on the Records of the Assessor for the District of Columbia for assessment and taxation purposes as Lot numbered Eight Hundred Ten (810) in Square numbered Six Hundred Eleven (611), as depicted on [A&T Drawing 3085-C](#) in the aforesaid Surveyor's Office records.

(End of Exhibit "A")

ALTA ENDORSEMENT – FORM 8.2-06 – COMMERCIAL ENVIRONMENTAL PROTECTION LIEN



Issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY

File No: DC1901968

Attached to and made a part of Policy Number: DC1901968-L

The Company insures against loss or damage sustained by the Insured by reason of an environmental protection lien that, at Date of Policy, is recorded in the Public Records or filed in the records of the clerk of the United States district court for the district in which the Land is located, unless the environmental protection lien is set forth as an exception in Schedule B.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

IN WITNESS WHEREOF, the Company has caused this Endorsement to be signed with the facsimile signatures of its President and Secretary and sealed as required by its By-Laws.

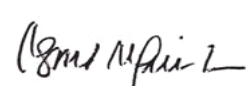
FIDELITY NATIONAL TITLE INSURANCE COMPANY

Dated: September 29, 2020

Countersigned:

By:  Authorized Officer or Agent



By: 
President

Attest: 
Secretary



ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY

File No.: DC1901968

Attached to and made a part of Policy No.: DC1901968-L

1. The insurance provided by this endorsement is subject to the exclusions in Section 5 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For the purposes of this endorsement only:
 - a. "Covenant" means a covenant, condition, limitation or restriction in a document or instrument in effect at Date of Policy.
 - b. "Improvement" means an improvement, including any lawn, shrubbery, or trees, affixed to either the Land or adjoining land at Date of Policy that by law constitutes real property.
3. The Company insures against loss or damage sustained by the Insured by reason of:
 - a. A violation of a Covenant that:
 - i. divests, subordinates, or extinguishes the lien of the Insured Mortgage,
 - ii. results in the invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage, or
 - iii. causes a loss of the Insured's Title acquired in satisfaction or partial satisfaction of the Indebtedness;
 - b. A violation on the Land at Date of Policy of an enforceable Covenant, unless an exception in Schedule B of the policy identifies the violation;
 - c. Enforced removal of an Improvement located on the Land as a result of a violation, at Date of Policy, of a building setback line shown on a plat of subdivision recorded or filed in the Public Records, unless an exception in Schedule B of the policy identifies the violation; or
 - d. A notice of a violation, recorded in the Public Records at Date of Policy, of an enforceable Covenant relating to environmental protection describing any part of the Land and referring to that Covenant, but only to the extent of the violation of the Covenant referred to in that notice, unless an exception in Schedule B of the policy identifies the notice of the violation.
4. The Company insures against loss or damage sustained by reason of:
 - a. An encroachment of:
 - i. an Improvement located on the Land, at Date of Policy, onto adjoining land or onto that portion of the Land subject to an easement; or
 - ii. an Improvement located on adjoining land onto the Land at Date of Policyunless an exception in Schedule B of the policy identifies the encroachment otherwise insured against in Sections 4.a.i. or 4.a.ii.;

[continued]

- b. A final court order or judgment requiring the removal from any land adjoining the Land of an encroachment identified in Schedule B; or
 - c. Damage to an Improvement located on the Land, at Date of Policy:
 - i. that is located on or encroaches onto that portion of the Land subject to an easement excepted in Schedule B, which damage results from the exercise of the right to maintain the easement for the purpose for which it was granted or reserved; or
 - ii. resulting from the future exercise of a right to use the surface of the Land for the extraction or development of minerals or any other subsurface substances excepted from the description of the Land or excepted in Schedule B.
5. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:
- a. any Covenant contained in an instrument creating a lease;
 - b. any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land;
 - c. except as provided in Section 3.d., any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances;
 - d. contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence; or
 - e. negligence by a person or an Entity exercising a right to extract or develop minerals or other subsurface substances.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

IN WITNESS WHEREOF, the Company has caused this Endorsement to be signed with the facsimile signatures of its President and Secretary and sealed as required by its By-Laws.


FIDELITY NATIONAL TITLE INSURANCE COMPANY

Dated: September 29, 2020

Countersigned:

By: 
Authorized Officer or Agent



By: 
President

Attest: 
Secretary

ALTA ENDORSEMENT – FORM 14.1-06 – FUTURE ADVANCE – KNOWLEDGE (DC MOD.)



Issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY

File No.: DC1901968

Attached to and made a part of Policy No.: DC1901968-L

1. The insurance for Advances added by Sections 2 and 3 of this endorsement is subject to the exclusions in Section 4 of this endorsement and the Exclusions from Coverage in the Policy, except Exclusion 3(d), the provisions of the Conditions, and the exceptions contained in Schedule B.
 - a. "Agreement," as used in this endorsement, shall mean the note or loan agreement, the repayment of Advances under which is secured by the Insured Mortgage.
 - b. "Advance," as used in this endorsement, shall mean only an advance of principal made after the Date of Policy as provided in the Agreement, including expenses of foreclosure, amounts advanced pursuant to the Insured Mortgage to pay taxes and insurance, assure compliance with laws, or to protect the lien of the Insured Mortgage before the time of acquisition of the Title, and reasonable amounts expended to prevent deterioration of improvements, together with interest on those advances.
 - c. "Changes in the rate of interest," as used in this endorsement, shall mean only those changes in the rate of interest calculated pursuant to a formula provided in the Insured Mortgage or the Agreement at Date of Policy.
2. The Company insures against loss or damage sustained by the Insured by reason of:
 - a. The invalidity or unenforceability of the lien of the Insured Mortgage as security for each Advance.
 - b. The lack of priority of the lien of the Insured Mortgage as security for each Advance over any lien or encumbrance on the Title.
 - c. The invalidity or unenforceability or lack of priority of the lien of the Insured Mortgage as security for the Indebtedness, Advances and unpaid interest resulting from (i) re-Advances and repayments of Indebtedness, (ii) earlier periods of no Indebtedness owing during the term of the Insured Mortgage, or (iii) the Insured Mortgage not complying with the requirements of state law of the state in which the Land is located to secure Advances.
3. The Company also insures against loss or damage sustained by the Insured by reason of:
 - a. The invalidity or unenforceability of the lien of the Insured Mortgage resulting from any provisions of the Agreement that provide for (i) interest on interest, (ii) changes in the rate of interest, or (iii) the addition of unpaid interest to the Indebtedness.
 - b. Lack of priority of the lien of the Insured Mortgage as security for the Indebtedness, including any unpaid interest that was added to principal in accordance with any provisions of the Agreement, interest on interest, or interest as changed in accordance with the provisions of the Insured Mortgage, which lack of priority is caused by (i) changes in the rate of interest, (ii) interest on interest, or (iii) increases in the Indebtedness resulting from the addition of unpaid interest.
4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) resulting from:
 - a. The invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as security for any Advance made after a Petition for Relief under the Bankruptcy Code (11 U.S.C.) has been filed by or on behalf of the mortgagor;
 - b. The lien of real estate taxes or assessments on the Title imposed by governmental authority arising after Date of Policy;

[continued]

- c. The lack of priority of the lien of the Insured Mortgage as security for any Advance to a federal tax lien, which Advance is made after the earlier of (i) actual knowledge of the Insured that a federal tax lien was filed against the mortgagor, or (ii) the expiration, after notice of a federal tax lien filed against the mortgagor, of any grace period for making disbursements with priority over the federal tax lien provided in the Internal Revenue Code (26 U.S.C.);
- d. Any federal or state environmental protection lien;
- e. The lack of priority of any Advance made after the Insured has Knowledge of the existence of liens, encumbrances or other matters affecting the Land intervening between Date of Policy and the Advance, as to the intervening lien, encumbrance or other matter;
- f. Usury, or any consumer credit protection or truth-in-lending law;
- g. Any mechanic's or materialmen's lien;
- h. Judgment liens, notice of which have been given to the noteholder of record in accordance with Section 42-2303 of the District of Columbia Code; or
- i. The loss of priority of an Advance of principal indebtedness to any purchase money security interest in goods and fixtures.

5. The Indebtedness includes Advances.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

IN WITNESS WHEREOF, the Company has caused this Endorsement to be signed with the facsimile signatures of its President and Secretary and sealed as required by its By-Laws.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Dated: September 29, 2020

Countersigned:

By:  _____
Authorized Officer or Agent



By:



President

Attest:



Secretary

ALTA ENDORSEMENT – FORM 17-06 – ACCESS AND ENTRY



Issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY

File No: DC1901968

Attached to and made a part of Policy Number: DC1901968-L

The Company insures against loss or damage sustained by the Insured if, at Date of Policy (i) the Land does not abut and have both actual vehicular and pedestrian access to and from 1st Street, S.W. and 2nd Street, S.W. (collectively, the "Street"), (ii) the Street is not physically open and publicly maintained, or (iii) the Insured has no right to use existing curb cuts or entries along that portion of the Street abutting the Land; and

The Company insures against loss or damage sustained by the Insured if, at Date of Policy (i) the Land does not abut and have actual pedestrian access to and from V Street, S.W. and T Street, S.W. (collectively, the "P-Street"), (ii) the P-Street is not physically open and publicly maintained, or (iii) the Insured has no right to use existing curb cuts or entries along that portion of the P-Street abutting the Land.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.


IN WITNESS WHEREOF, the Company has caused this Endorsement to be signed with the facsimile signatures of its President and Secretary and sealed as required by its By-Laws.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Dated: September 29, 2020

Countersigned:

By:


Authorized Officer or Agent



By:



President

Attest:



Secretary

ALTA ENDORSEMENT – FORM 17.2-06 – UTILITY ACCESS



Issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY

File No: DC1901968

Attached to and made a part of Policy Number: DC1901968-L

The Company insures against loss or damage sustained by the Insured by reason of the lack of a right of access to the following utilities or services:

- ✓ Electrical power service
- ✓ Storm water drainage

either over, under or upon rights-of-way or easements for the benefit of the Land because of:

- (1) a gap or gore between the boundaries of the Land and the rights-of-way or easements;
- (2) a gap between the boundaries of the rights-of-way or easements ; or
- (3) a termination by a grantor, or its successor, of the rights-of-way or easements.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

IN WITNESS WHEREOF, the Company has caused this Endorsement to be signed with the facsimile signatures of its President and Secretary and sealed as required by its By-Laws.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Dated: September 29, 2020

Countersigned:

By: 
Authorized Officer or Agent



By: 
President

Attest: 
Secretary

ALTA ENDORSEMENT – FORM 18.1-06 – MULTIPLE TAX PARCEL



Issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY

File No: DC1901968

Attached to and made a part of Policy Number: DC1901968-L

The Company insures against loss or damage sustained by the Insured by reason of:

1. those portions of the Land identified below not being assessed for real estate taxes under the listed tax identification numbers or those tax identification numbers including any additional land:

Parcel: Parcel One	Tax Identification Numbers: Square 0609 / Lot 0804
Parcel: Parcel Two	Tax Identification Numbers: Square 0609 / Lot 0019
Parcel: Parcel Three	Tax Identification Numbers: Square 0609 / Lot 0810

2. the easements, if any, described in Schedule A being cut off or disturbed by the nonpayment of real estate taxes, assessments or other charges imposed on the servient estate by a governmental authority.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

IN WITNESS WHEREOF, the Company has caused this Endorsement to be signed with the facsimile signatures of its President and Secretary and sealed as required by its By-Laws.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Dated: September 29, 2020

Countersigned:

By: 
Authorized Officer or Agent



By:

President

Attest:

Secretary

ALTA ENDORSEMENT – FORM 19-06 – CONTIGUITY – MULTIPLE PARCELS



Issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY

File No: DC1901968

Attached to and made a part of Policy Number: DC1901968-L

The Company insures against loss or damage sustained by the Insured by reason of:

1. the failure of Parcel One, as described in Schedule A, to be contiguous to Parcel Three, as described in Schedule A, along their respective common boundary line(s);
2. the failure of Parcel Two, as described in Schedule A, to be contiguous to Parcel Three, as described in Schedule A, along their respective common boundary line(s);
3. the failure of Parcel Three, as described in Schedule A, to be contiguous to Parcel One and Parcel Two, as described in Schedule A, along their respective common boundary line(s); or
4. the presence of any gaps, strips, or gores separating any of the contiguous boundary lines described above.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

IN WITNESS WHEREOF, the Company has caused this Endorsement to be signed with the facsimile signatures of its President and Secretary and sealed as required by its By-Laws.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Dated: September 29, 2020

Countersigned:

By: 
Authorized Officer or Agent



By:



President

Attest:



Secretary

ALTA ENDORSEMENT – FORM 24-06 – DOING BUSINESS



Issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY

File No: DC1901968

Attached to and made a part of Policy Number: DC1901968-L

The Company insures against loss or damage sustained by the Insured by reason of the invalidity or unenforceability of the lien of the Insured Mortgage on the ground that making the loan secured by the Insured Mortgage constituted a violation of the "doing - business" laws of the State where the Land is located because of the failure of the Insured to qualify to do business under those laws.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

IN WITNESS WHEREOF, the Company has caused this Endorsement to be signed with the facsimile signatures of its President and Secretary and sealed as required by its By-Laws.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Dated: September 29, 2020

Countersigned:

By: 
Authorized Officer or Agent



By: 
President

Attest: 
Secretary

ALTA ENDORSEMENT – FORM 25-06 – SAME AS SURVEY



Issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY

File No: DC1901968

Attached to and made a part of Policy Number: DC1901968-L

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land as described in Schedule A to be the same as that identified on the ALTA/NSPS Land Title Survey entitled, "Akridge Buzzard Point" prepared by Bohler Engineering, dated September 4, 2020 and last revised September 14, 2020, designated as SRW1620423, and consisting of two (2) sheets.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

IN WITNESS WHEREOF, the Company has caused this Endorsement to be signed with the facsimile signatures of its President and Secretary and sealed as required by its By-Laws.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Dated: September 29, 2020

Countersigned:

By:  Authorized Officer or Agent



By:



President

Attest:



Secretary

ALTA ENDORSEMENT – FORM 38-06 – MORTGAGE TAX



Issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY

File No: DC1901968

Attached to and made a part of Policy Number: DC1901968-L

1. The insurance provided by this endorsement is subject to the exclusions in Sections 4 and 5 of this endorsement, the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For the purposes of this endorsement only, "Mortgage Tax" means a recordation, registration or related tax or charge required to be paid when the Insured Mortgage is recorded in the Public Records.
3. Upon payment of any deficiency in the Mortgage Tax, including interest and penalties, by the Insured, the Company insures against loss or damage sustained by the Insured by reason of:
 - a. the invalidity or unenforceability of the lien of the Insured Mortgage as security for the Indebtedness resulting from the failure to pay, at the time of recording, any portion of the Mortgage Tax; or
 - b. the lack of priority of the lien of the Insured Mortgage as security for the Indebtedness resulting from the failure to pay, at the time of recording, any portion of the Mortgage Tax.
4. The Company does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from the failure of the Insured to pay the Mortgage Tax deficiency, together with interest and penalties.
5. The Company is not liable for the payment of any portion of the Mortgage Tax, including interest or penalties.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

IN WITNESS WHEREOF, the Company has caused this Endorsement to be signed with the facsimile signatures of its President and Secretary and sealed as required by its By-Laws.

FIDELITY NATIONAL TITLE INSURANCE COMPANY


Dated: September 29, 2020

Countersigned:

By: 
Authorized Officer or Agent



By: 
President

Attest: 
Secretary

ALTA 39-06 Policy Authentication (4-2-13)

Issued by **FIDELITY NATIONAL TITLE INSURANCE COMPANY**



File No.: DC1901968

Attached to and made a part of Policy No.: DC1901968-L

When the policy is issued by the Company with a policy number and Date of Policy, the Company will not deny liability under the policy or any endorsements issued with the policy solely on the grounds that the policy or endorsements were issued electronically or lack signatures in accordance with the Conditions.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

IN WITNESS WHEREOF, the Company has caused this Endorsement to be signed with the facsimile signatures of its President and Secretary and sealed as required by its By-Laws.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Dated: September 29, 2020

Countersigned:

By:  _____
Authorized Officer or Agent



By:



President

Attest:



Secretary

**FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE**

At Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, “FNF”, “our” or “we”), we value the privacy of our customers. This Privacy Notice explains how we collect, use, and protect your information and explains the choices you have regarding that information. A summary of our privacy practices is below. We also encourage you to read the complete Privacy Notice following the summary.

<p><u>Types of Information Collected.</u> You may provide us with certain personal information, like your contact information, social security number (SSN), driver’s license, other government ID numbers, and/or financial information. We may also receive information from your Internet browser, computer and/or mobile device.</p>	<p><u>How Information is Collected.</u> We may collect personal information directly from you from applications, forms, or communications we receive from you, or from other sources on your behalf, in connection with our provision of products or services to you. We may also collect browsing information from your Internet browser, computer, mobile device or similar equipment. This browsing information is generic and reveals nothing personal about the user.</p>
<p><u>Use of Your Information.</u> We may use your information to provide products and services to you (or someone on your behalf), to improve our products and services, and to communicate with you about our products and services. We do not give or sell your personal information to parties outside of FNF for their use to market their products or services to you.</p>	<p><u>Security Of Your Information.</u> We utilize a combination of security technologies, procedures and safeguards to help protect your information from unauthorized access, use and/or disclosure. We communicate to our employees about the need to protect personal information.</p>
<p><u>Choices With Your Information.</u> Your decision to submit personal information is entirely up to you. You can opt-out of certain disclosures or use of your information or choose to not provide any personal information to us.</p>	<p><u>When We Share Information.</u> We may disclose your information to third parties providing you products and services on our behalf, law enforcement agencies or governmental authorities, as required by law, and to parties with whom you authorize us to share your information.</p>
<p><u>Information From Children.</u> We do not knowingly collect information from children under the age of 13, and our websites are not intended to attract children.</p>	<p><u>Privacy Outside the Website.</u> We are not responsible for the privacy practices of third parties, even if our website links to those parties’ websites.</p>
<p><u>Access and Correction.</u> If you desire to see the information collected about you and/or correct any inaccuracies, please contact us in the manner specified in this Privacy Notice.</p>	<p><u>Do Not Track Disclosures.</u> We do not recognize “do not track” requests from Internet browsers and similar devices.</p>
<p><u>The California Online Privacy Protection Act.</u> Certain FNF websites collect information on behalf of mortgage loan servicers. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through those websites.</p>	<p><u>International Use.</u> By providing us with your information, you consent to the transfer, processing and storage of such information outside your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.</p>
<p><u>Your Consent To This Privacy Notice.</u> By submitting information to us and using our websites, you are accepting and agreeing to the terms of this Privacy Notice.</p>	<p><u>Contact FNF.</u> If you have questions or wish to contact us regarding this Privacy Notice, please use the contact information provided at the end of this Privacy Notice.</p>

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- social security number (SSN), driver’s license, and other government ID numbers; and
- financial account or loan information.

Browsing Information. The types of browsing information FNF collects may include, but are not limited to:

- Internet Protocol (or IP) address or device ID/UDID, protocol and sequence information;
- browser language;
- browser type;
- domain name system requests;
- browsing history;
- number of clicks;
- hypertext transfer protocol headers; and
- application client and server banners.

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In the course of our business, we may collect *Personal Information* about you from the following sources:

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- communications to us from you or others;
- information about your transactions with, or services performed by, us, our affiliates or others; and
- information from consumer or other reporting agencies and public records that we either obtain directly from those entities, or from our affiliates or others.

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- **Cookies.** From time to time, FNF may send a “cookie” to your computer when you visit the Website. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer’s hard drive. When you visit the Website again, the cookie allows the Website to recognize your computer, with the goal of providing an optimized user experience. Cookies may store user preferences and other information. You can choose not to accept cookies by changing the settings of your Internet browser. If you choose not to accept cookies, then some functions of the Website may not work as intended.

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- To communicate with you and to inform you about FNF’s products and services.

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- to third-party contractors or service providers who provide services or perform other functions on our behalf;
- to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders; and/or
- to other parties authorized to receive the information in connection with services provided to you or a transaction involving you.

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- enforce this Privacy Notice;
- investigate or respond to claims that any information provided by you violates the rights of a third party; or
- protect the rights, property or personal safety of FNF, its users or the public.

We make efforts to ensure third party contractors and service providers who provide services or perform functions on our behalf protect your information. We limit use of your information to the purposes for which the information was provided. We do not give or sell your information to third parties for their own direct marketing use.

We reserve the right to transfer your Personal Information, Browsing Information, as well as any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors. You expressly agree and consent to the use and/or transfer of this information in connection with any of the above-described proceedings. We cannot and will not be responsible for any breach of security by any third party or for any actions of any third party that receives any of the information that is disclosed to us.

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Because FNF’s headquarters is located in the United States, we may transfer your Personal Information and/or Browsing Information to the United States. By using our website and providing us with your Personal Information and/or Browsing Information, you understand and consent to the transfer, processing and storage of such information outside your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.

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Currently, our policy is that we do not recognize “do not track” requests from Internet browsers and similar devices.

The California Online Privacy Protection Act

For some websites which FNF or one of its companies owns, such as the Customer CareNet (“CCN”), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer, including:

- first and last name;
- property address;
- user name and password;
- loan number;
- social security number - masked upon entry;
- email address;
- security questions and answers; and
- IP address.

The information you submit is then transferred to your mortgage loan servicer by way of CCN. **The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.**

CCN does not share consumer information with third parties, other than those with which the mortgage loan servicer has contracted to interface with the CCN application. All sections of this Privacy Notice apply to your interaction with CCN, except for the sections titled Choices with Your Information, and Access and Correction. If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, contact your mortgage loan servicer.

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Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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Contact FNF

Please send questions and/or comments related to this Privacy Notice by email at privacy@fnf.com or by mail at:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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EFFECTIVE AS OF APRIL 1, 2016

Appendix H Future Property Use

SW Land Holder LLC c/o Akridge plans to develop new Class A office/residential buildings including ground floor retail and a below grade parking garage (2 levels). This new building will be constructed lot line to lot line. An anticipated construction start date is in August 2021.

Appendix I

CSA Work Plan, Phase I/II ESAs

The following environmental documents are attached:

- Comprehensive Site Assessment Work Plan, 100 V Street, SW, Square 611 Lot 19 and a Portion of Square 609 Lot 810, Washington, DC 20024.
- Phase I Environmental Site Assessment conducted on 100 V Street SW, Square 611 Lot 19 and a Portion of Square 609 Lot 810, Washington, DC 20024, Advantage Environmental Consultants, LLC Project No. 20-150 dated September 21, 2020.
- Data Package for Phase II Subsurface Investigation conducted on the site by Advantage Environmental Consultants, LLC, dated May 2005.

***A*dvantage *E*nvironmental *C*onsultants, LLC**

Comprehensive Site Assessment Work Plan

**100 V Street, SW
Square 611 Lot 19 and a Portion of Square 609 Lot 810
Washington, DC 20024**

AEC Project No. 20-238

Prepared for:

**District of Columbia
Department of Energy and Environment
Voluntary Cleanup Program
1200 First Street NE, 5th Floor
Washington, DC 20002**

And

**SW Land Holder LLC c/o Akridge
601 13th Street, NW, Suite 300 North
Washington, D.C. 20005**

Prepared by:

**Advantage Environmental Consultants, LLC
8610 Washington Boulevard, Suite 217
Jessup, Maryland 20794
Phone – (301)-776-0500
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October 6, 2020

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FIGURES

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FIGURE 2: SITE MAP

FIGURE 3: SITE FEATURES MAP

FIGURE 4: PROPOSED BORING LOCATION MAP

FIGURE 5: PROPOSED MONITORING WELL LOCATION MAP

1.0 INTRODUCTION

1.1 Introduction and Purpose

Advantage Environmental Consultants, LLC (AEC) has prepared this Work Plan (WP) to describe the means and methods for the completion of a Comprehensive Site Assessment (CSA) at 100 V Street, SW (i.e., the Site). Laboratory analysis of groundwater and soil samples obtained during boring advancement and monitoring well installation will be used to assess potential residual contamination from previous Site use. The information from this investigation will be used to prepare the CSA to be used as part of the application process for the District Department of Energy and Environment's (DOEE) Voluntary Cleanup Program (VCP).

As discussed below, a comprehensive soil and groundwater testing program occurred in 2005. Since this data was collected, site use has not changed. The site has remained paved and used as a surface parking lot for surrounding businesses and venues. The scope is designed to investigate potential contaminants of concern (COCs) and to determine if these COCs, if present, will present a complete pathway of exposure for future use of the site.

Once development is complete, the entire site will be capped, and exposure to underlying soil and groundwater will not be possible thereby removing these pathways of concern. The remaining potential pathway is vapor intrusion into the occupied space, but past testing has indicated a lack of Volatile Organic Compounds (VOCs) below the site. Testing has indicated sporadic low-level metals and Total Petroleum Hydrocarbon (TPH) Diesel Range Organics (DRO) exceedances in the shallow soil. These levels may create soil disposal issues during construction, but will not constitute an environmental condition once the development is complete since all of these materials will be removed.

1.2 Site Location and Description

The subject property consists of 3.6-acre asphalt paved parking lot with the south-southeastern portion consisting of grass covered land. The current site use is a parking lot. Temporary construction trailers are located on the southwestern portion of the Site.

The immediately surrounding properties consist of the following: North – adjacent lot followed by T Street SW followed by Audi Field; East - 1st Street SW followed by Pepco power plant; South - V Street SW followed by an apartment building (2121 1st Street SW); Southeast - Intersection of V Street SW and 1st Street SW followed by a condominium building (88 V Street SW); Southwest - Intersection of V Street SW and 1st Street SW followed by James Creek Marina (200 V Street SW); and, West - 2nd Street SW followed by National Defense University (300 5th Avenue SW). A Site Vicinity Map showing the approximate site location is included as Figure 1 in Appendix A. A Site Map and Site Features Map are included as Figures 2 and 3 in Appendix A.

1.3 Site History

The past uses of the Site, as determined by a review of reasonably ascertainable historical information, are summarized in the following table:

Historical Use of the Site	
Years	Site Use
1927	Agricultural land
1928-2004	Storage/coal lot associated with power plant to the east – land use included development of several small buildings and large above-ground storage tank (AST)
2005-Present	Current parking lot

The subject property once functioned as a coal yard associated with the east adjoining Pepco generating station. In the 1960's or 1970's, the generation station switched from being coal powered to being fuel fired; at that time one 1.9 million-gallon steel AST was constructed on the southwestern portion of the subject property. The AST contained fuel oil that supplied the generating station's oil-fired steam generators through an underground pipe line that ran beneath 1st Street SW. All coal piles were removed from the subject property by 1980 and the AST was then retired and associated underground pipeline filled in after the generating station was decommissioned in 1981. The AST was removed in 2006.

1.4 Previous Investigation

In May of 2005 twelve soil borings were advanced on the Site in a general grid pattern. The borings were advanced using a Geoprobe rig. Tables and Figures summarizing the investigation are included in Appendix B.

1.4.1 Field Methodology Summary

In general, soil samples were collected at the Site from three depth intervals: surface soil (0.5 to 2 feet below ground surface (bgs)); shallow soil (2 to 3 feet bgs); and, deep soil (from zones exhibiting elevated photoionization detector (PID) readings or directly above the water table). Grab soil samples were collected from all of the borings from varying intervals, including shallow and deeper zones. Groundwater samples were also collected from multiple locations at the Site using temporary PVC wells. The soil samples were analyzed for TPH Gasoline Range Organics (GRO) and DRO, VOCs, priority pollutant metals (PPM), poly-chlorinated biphenols (PCBs), and Toxicity Characteristic Leachate Procedure (TCLP) metals. The groundwater samples were analyzed for TPH DRO and VOCs.

1.4.2 Soil Analytical Results Summary

The results of the TPH GRO and DRO in soils analyses identified TPH DRO concentrations in two of the nine soil samples collected from the Site. None of the soil samples indicated TPH GRO concentrations. The TPH DRO concentrations above the

laboratory detection limit in the soil samples ranged from 15 milligrams per kilograms (mg/kg) in sample B-16 (2.5') to 50 mg/kg in sample B-21 (7'). None of the TPH GRO or DRO sample analysis results exceed the regulatory standards.

The VOC concentrations in all three of the soil samples collected from the Site were below the laboratory detection limits.

All of the metal concentrations in the two soil samples collected from the site were below the TCLP metals regulatory limits (pass as opposed to fail).

The priority pollutant metals analysis for the two soil samples collected at the site indicated arsenic and lead exceedances. The arsenic concentration was 8.2 mg/kg in sample B-24 (7-8') and 4.2 mg/kg in sample B-18 (3-4'). The range of arsenic concentrations in the eastern United States presented in Elements in North American Soils (Dragun and Chiasson, 1991) is <1.0 mg/kg to 73 mg/kg with a mean of 7.4 mg/kg. Therefore, arsenic in Site soils appears to be naturally occurring. The lead concentration in one of the two samples analyzed was 1,000 mg/kg in sample B-24 (7-8') which exceeds the 400 mg/kg standard.

The PCB concentrations in all five of the soil samples collected by AEC from the Site were below the laboratory detection limits.

1.4.3 Groundwater Analytical Results Summary

The TPH DRO and VOC concentrations in all five of the groundwater samples collected from the Site were below the laboratory detection limits.

1.5 Site Condition Summary

Based on previous sub-surface soil testing, low levels of TPH in soil have been detected in isolated areas of the Site. In general, the TPH in soil are found primarily in the upper 12 feet in the urban fill material. Low levels of lead in soil and low levels of arsenic in soil have also been detected in the fill material. No VOCs or TPH were detected in the groundwater samples.

2.0 DESCRIPTION OF INVESTIGATIVE METHODS

2.1 Proposed Scope

The development plan includes construction of a mixed-use building with a two-level basement parking garage. As part of this development, it is planned to excavate all of the subsurface materials to depths between 25-30 feet bgs. The proposed CSA scope will entail soil sampling and installing and sampling five monitoring wells and collecting groundwater flow data.

2.2 Soil Boring Advancement and Soil Sampling

AEC and a drilling subcontractor will mobilize to the Site for the advancement of five soil borings for monitoring well installation. Monitoring well borings will be advanced using hollow stem auger methods to a depth of approximately 35 feet bgs. Additional soil borings will be advanced to a depth of approximately 15 feet bgs.

All drilling work will be performed under the direction of a licensed well driller and appropriate well permits will be obtained. A Site Map showing proposed monitoring well locations is attached (Figure 4). Actual boring locations will depend on Site conditions and utility clearances, where necessary.

During the advancement of the borings, soil core samples will be taken using split spoons every five feet on center. The hollow-stem auger/split-spoon sample collection method will be performed in substantial accordance with American Society of Testing and Materials (ASTM) Method D1586-84. An AEC Field Geologist will log the geologic conditions of the borings and field screen soil cores for VOCs using a PID.

Two soil samples from each boring will be retained for laboratory analysis. Samples for laboratory analysis will be collected from 1 to 2 feet bgs and the zone immediately above the water table (approximately 13 feet bgs).

Each soil sample will be identified by its boring number and depth interval (e.g., B-1@12'). All samples will be placed in appropriate pre-cleaned, laboratory-supplied, four-ounce glassware. Soil will be packed tightly to fill the entire sample container and the lid will be closed firmly. Sample labels will be firmly attached to the container side, and the following information will be legibly and indelibly written on the labels: facility name; sample identification; sampling date and time; and, sample collector's initials. After the samples are sealed and labeled, they will be packaged for transport to the analytical laboratory. The following packaging procedures will be followed: samples will be packaged to prevent leakage or vaporization from the containers; samples will be cushioned to avoid breakage; and, ice will be added to the cooler to keep the samples cool.

The soil samples will be analyzed for TPH DRO using Environmental Protection Agency (EPA) Analytical Method 8015B, VOCs, including fuel oxygenates and naphthalene, via

EPA Analytical Method 8260, Polycyclic Aromatic Hydrocarbons (PAHs) via EPA Analytical Method 8270B, and priority pollutant metals (PPM) via EPA Analytical Method 6010/6020.

Prior to arriving at the Site and between each soil boring, all hand augers, core barrels, cutting shoes, probe rods, tips, sleeves, pushrods, samplers, tools, and other down hole equipment will be washed using a water rinse. Fuel, lubricants, and other similar substances will be handled in a manner consistent with accepted safety procedures and standard operating practices. Public utility clearances will be obtained prior to the initiation of field activities. This will entail contacting Miss Utility at least 72 hours prior to drilling activities.

2.3 Monitoring Well Construction

The monitoring wells will be constructed of 2-inch diameter polyvinyl chloride (PVC) well screen and casing. The screened section of each monitoring well will be installed from 5 to 35 feet bgs. Based on depth to water measurements during the previous investigations it is anticipated that groundwater will be encountered between 12 and 14 feet bgs. A sand filter pack will be placed to 2-foot above the top of the screen. A 2-foot thick bentonite seal will be placed above the sand by dropping bentonite pellets into the annular space and hydrating in place. The remainder of the annular space above the bentonite seal will be grouted to the surface. Each monitoring well will be secured with a locking cap and housed within an eight-inch diameter man-hole.

The wells will be developed using surge block and aggressive bailing techniques between one week after installation. The development water will be containerized in 55-gallon drums and handled as discussed below.

2.4 Groundwater Sample Collection

Samples from the monitoring wells will be collected one week after development. Prior to the collection of groundwater samples, AEC will purge at least three well volumes from each monitoring well. The purge water will be containerized in 55-gallon drums and handled as discussed below. New sections of nylon rope will be used for the pre-cleaned disposal high-density polyethylene (HDPE) bailers at each sample location. In addition, a clean pair of new, disposable nitrile gloves will be worn each time a groundwater sample is collected.

Sample bottles for VOCs will be filled so that there will be no headspace or air bubbles within the container and placed in a cooler on ice pending laboratory analysis. The analytical laboratory will provide pre-preserved sample containers where appropriate. Sample labels will be attached to the container side, and the following information will be legibly and indelibly written on the labels: facility name; sample identification; sampling date and time; preservatives added; and, sample collector's initials. After the samples are sealed and labeled, they will be packaged for transport to the analytical laboratory. The following packaging procedures will be followed: samples will be packaged to prevent leakage or vaporization from the containers; samples will be

cushioned to avoid breakage; and, ice will be added to the cooler to keep the samples cool. The groundwater samples will be analyzed for VOCs via EPA Analytical Method 8260 and PAHs via EPA Analytical Method 8270.

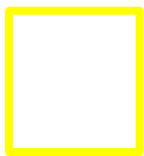
On the day of sampling, the relative elevation of the monitoring wells' top of casing will be determined to within 0.01 feet using a rod and transit. Groundwater levels within each monitoring well associated with the Site will be measured using an electronic water level indicator accurate to 0.01 feet. The groundwater levels will be correlated with the well head elevations for use in developing a groundwater gradient map.

2.5 Investigation Derived Waste Management

Development and purge water will be containerized in 55-gallon drums, labeled (date of generation, site name/address, source, contents) and staged on the property. The laboratory analytical data from the groundwater sampling will be used for disposal characterization purposes. Soil cuttings generated from the HSA drilling effort will be containerized in 55-gallon drums, labeled (date of generation, site name/address, source, contents) and staged on the property. The soil cuttings will be composite sampled and analyzed for VOCs and TPH DRO per USEPA Analytical Methods 8260 and 8015, respectively.

These materials will be staged no longer than 90 days before they are characterized, transported and disposed according to applicable United States Department of Transportation (USDOT), USEPA and DC regulations. The criteria for the disposition of the material will be based on a review of applicable regulated and hazardous waste regulations.

APPENDIX A
FIGURES



Site Boundary



8610 Washington Boulevard, Suite 217
 Jessup, Maryland 20794
 Phone: 301-776-0500 Fax: 301-776-1123

**Figure 1 - Site Vicinity Map
 100 V Street SW
 Washington DC**

AEC Project No.:
 05-093

Report Date:
 Sept 2020

Drawn By:
 AJC

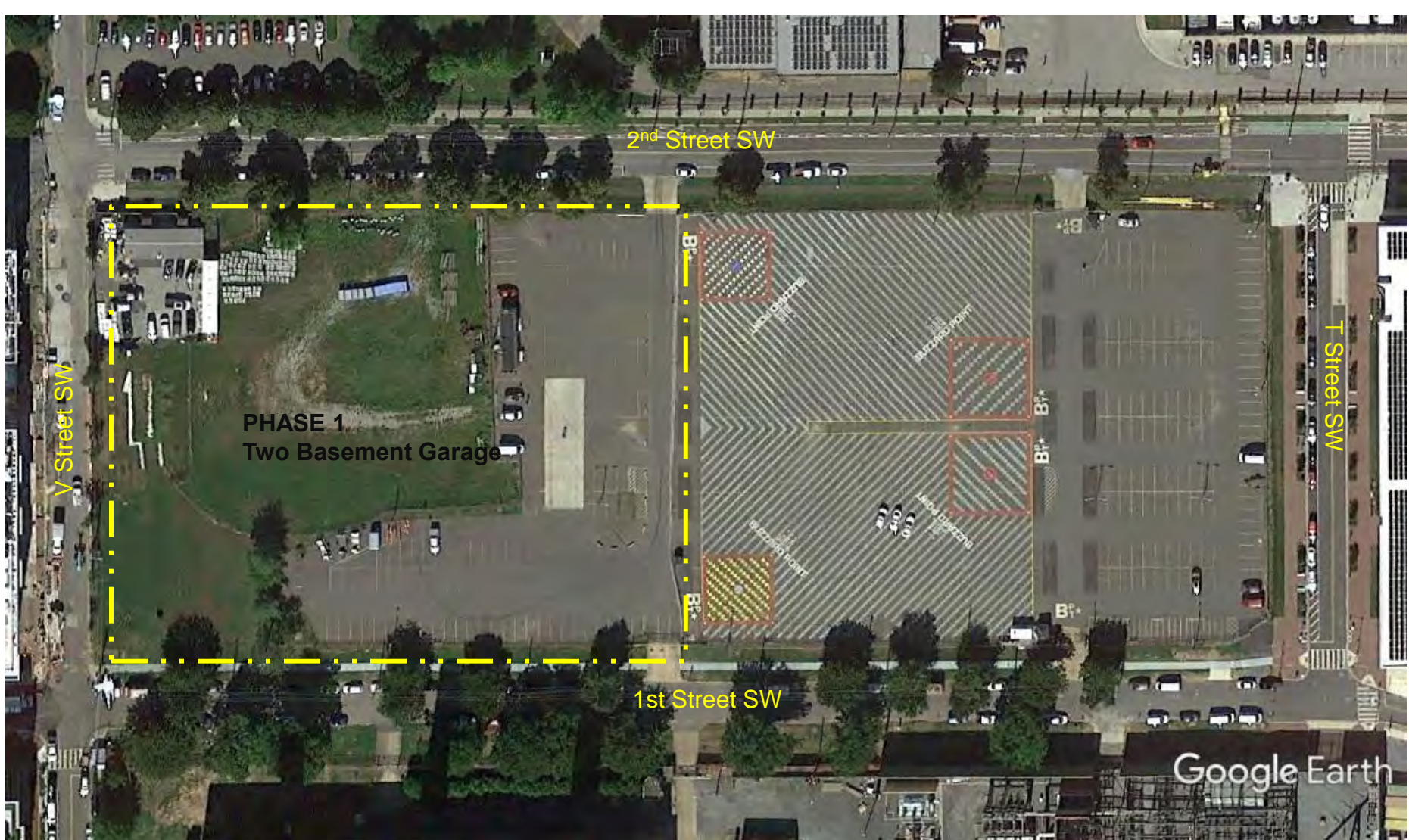


Image from Google Earth

AEC Advantage Environmental Consultants, LLC
 8610 Washington Boulevard, Suite 217
 Jessup, Maryland 20794
 Phone: 301-776-0500 Fax: 301-776-1123

Legend

Basement Outline

→ N

0 100
Scale in Feet

Figure 2 – Site Map
100 V Street SW
Washington DC

AEC Project No.: 05-093	Report Date: 9-10-20	Drawn By: JS
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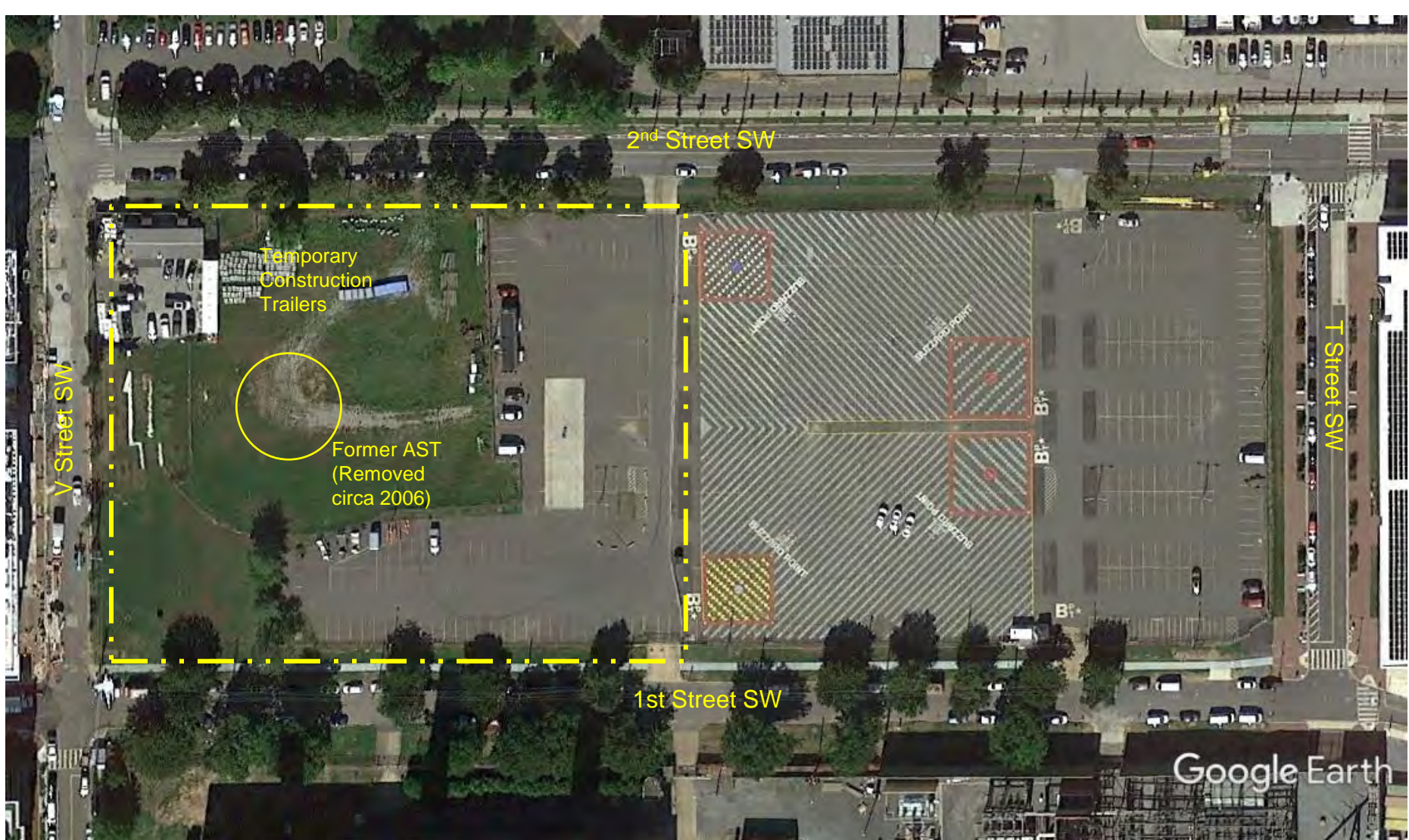




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Legend

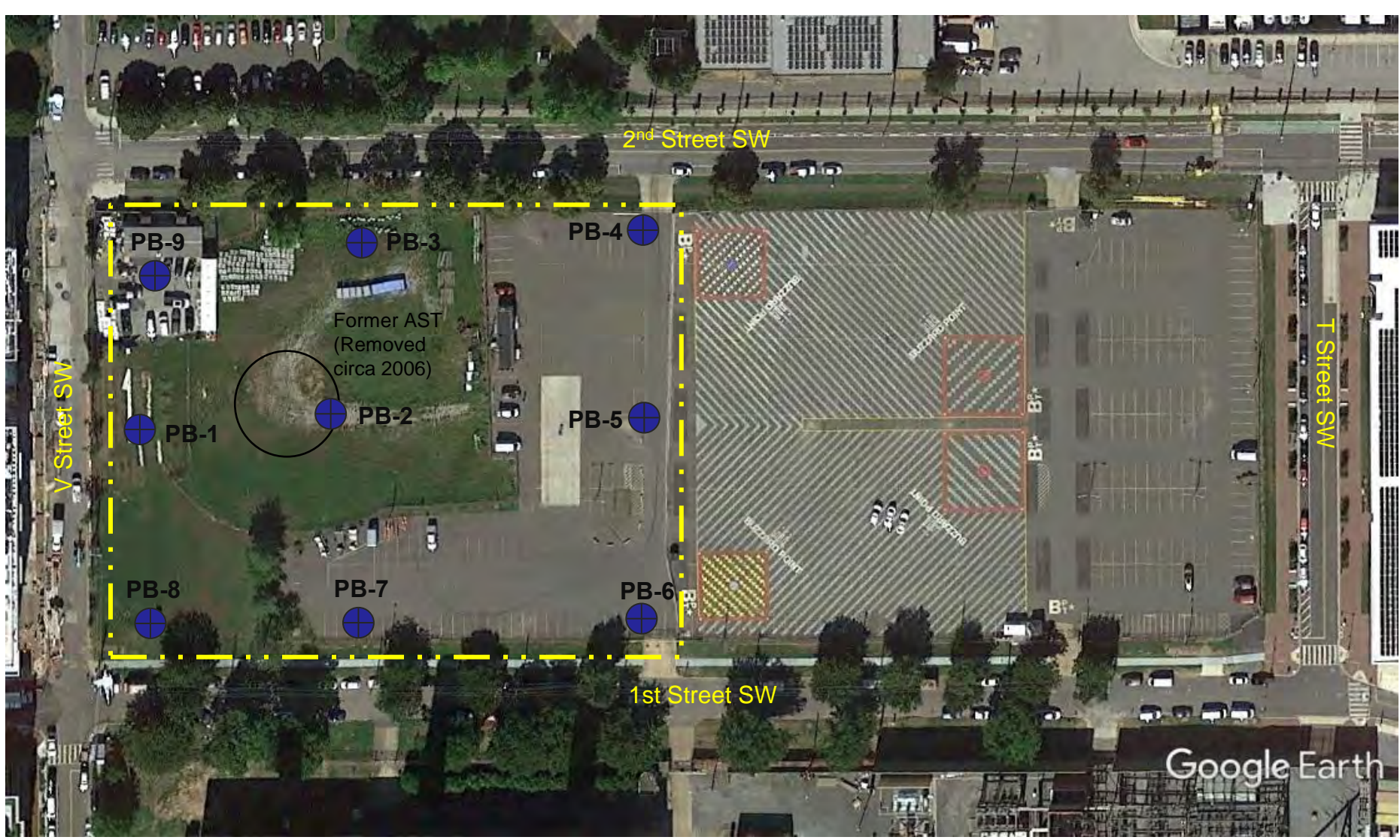
 Basement Outline

 N

0 100
 Scale in Feet

Figure 2 - Site Features Map
100 V Street SW
Washington DC

AEC Project No.: 05-093	Report Date: 9-10-20	Drawn By: JS
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Legend

● = Proposed Soil Boring

Proposed Analytical Suite:
 VOCs – Volatile Organic Compounds
 PAHs - Polycyclic Aromatic Hydrocarbons
 PPM – Priority Pollutant Metals
 Samples to be collected at 1-2 and 13 feet bgs

**Figure 4 - Proposed Soil Boring Location Map
 100 V Street SW
 Washington DC**

AEC Project No.: 05-093	Report Date: 9-10-20	Drawn By: JS
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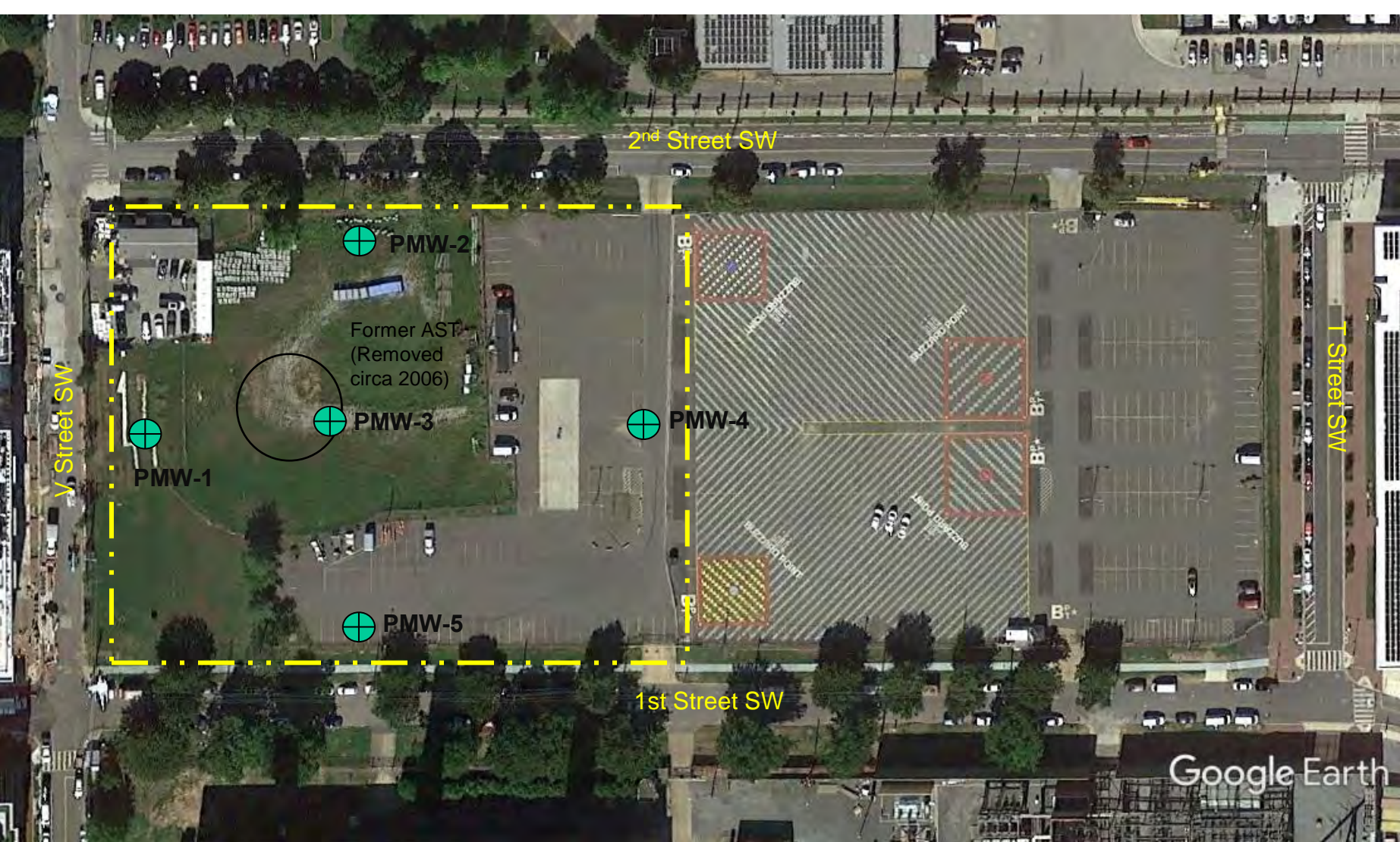


Image from Google Earth → N

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Legend
 = Proposed Well

Proposed Analytical Suite:
 VOCs – Volatile Organic Compounds
 PAHs - Polyaromatic Hydrocarbons

0 ——— 100
 Scale in Feet

Figure 5 - Proposed Groundwater Well Location Map
100 V Street SW
Washington DC

AEC Project No.: 05-093	Report Date: 9-10-20	Drawn By: JS
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APPENDIX B

**PREVIOUS SOIL AND GROUNDWATER ANALYTICAL RESULTS AND
ASSOCIATED MAPS**

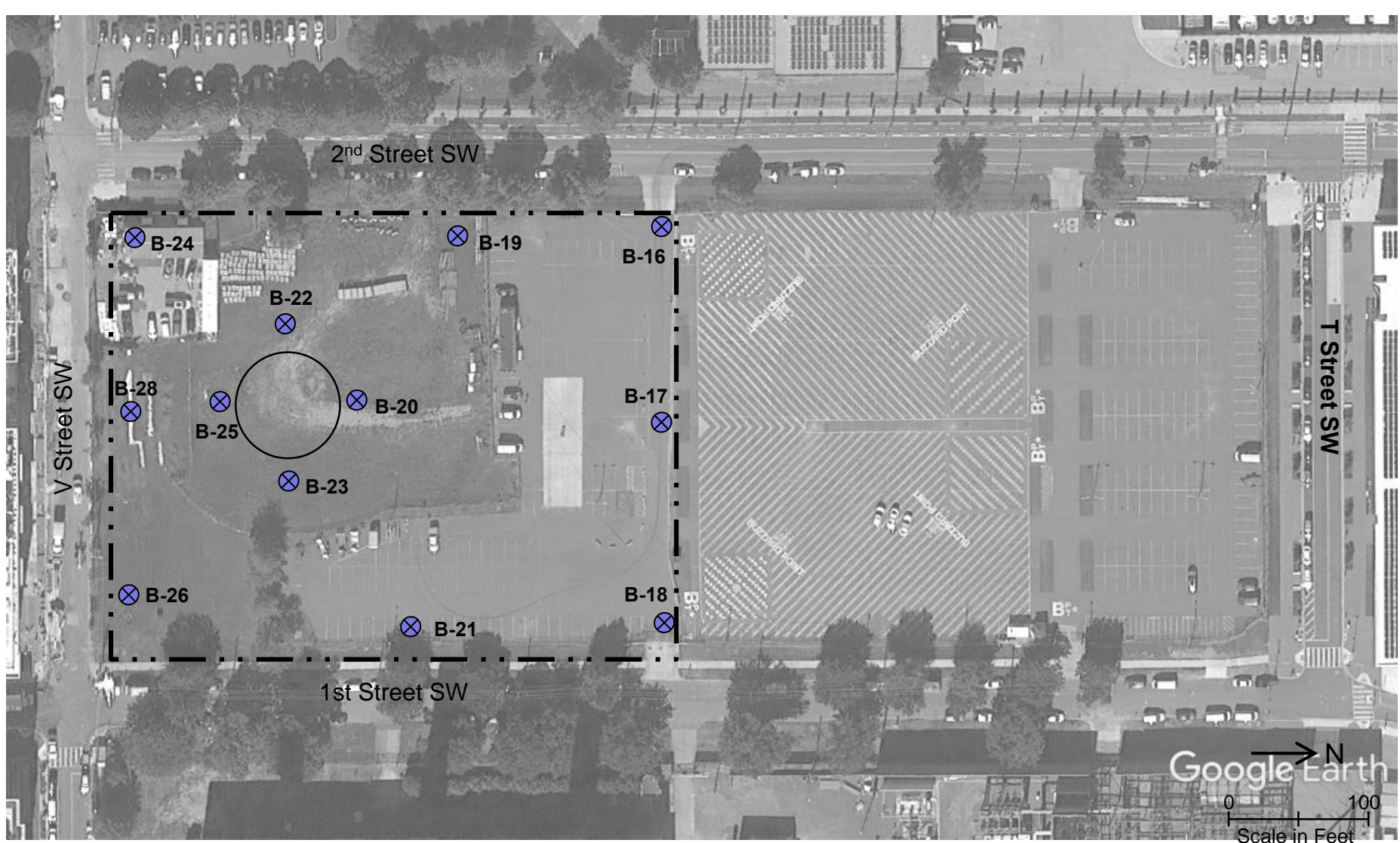


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Legend
 ⊗ = Soil Boring

Soil Boring Location Map – 2005 Study
100 V Street SW
Washington DC

AEC Project No.: 05-093	Report Date: 9-10-20	Drawn By: JS
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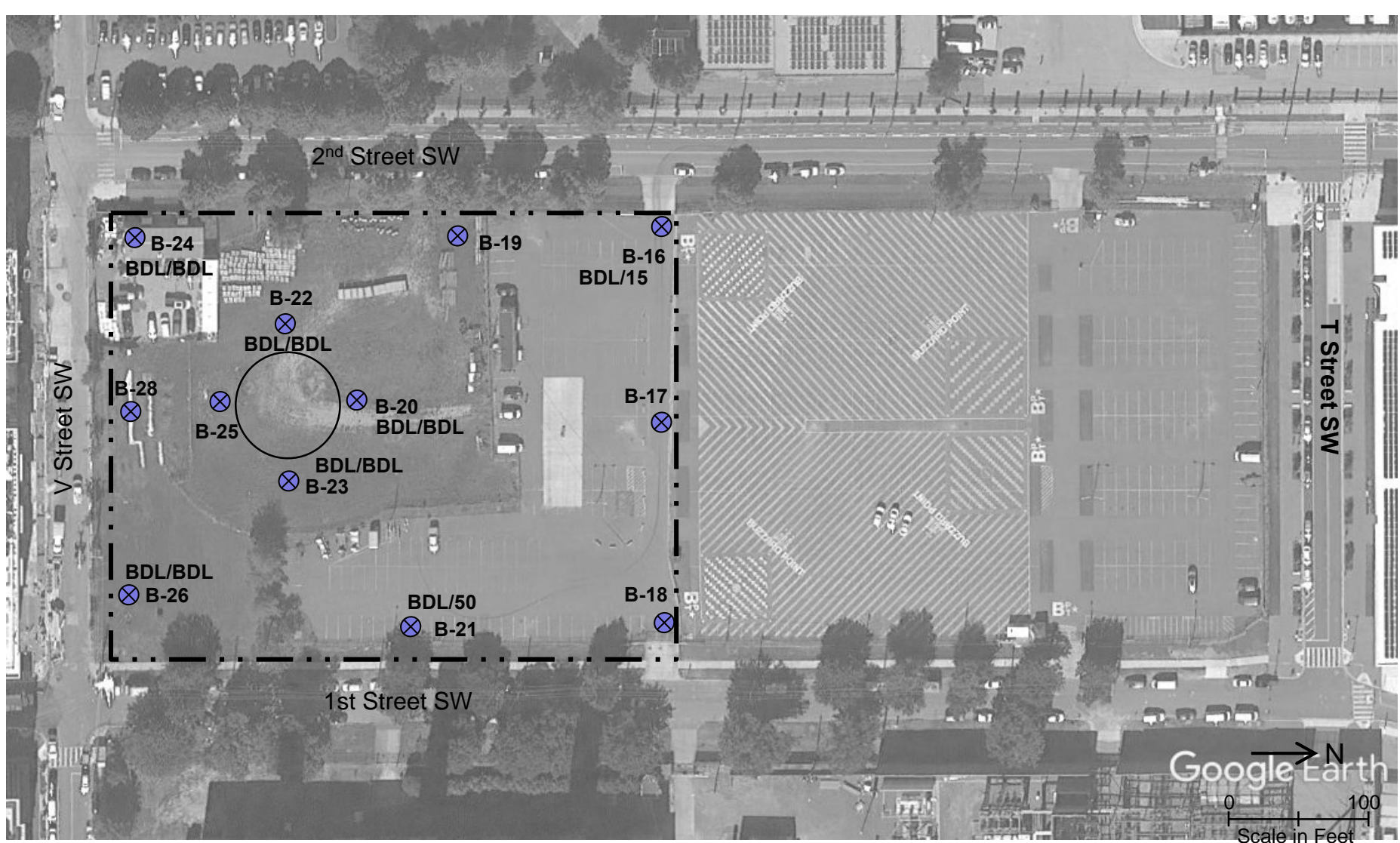


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Legend
 ⊗ = Soil Boring
 Total Petroleum Hydrocarbons (TPH)
 Gasoline Range Organics (GRO)
 Diesel Range Organics (DRO)
 GRO/DRO in mg/kg
 Below Detection Limits (BDL)

Soil Quality Map – 2005 Study
TPH GRO/DRO – Shallow (0-8')
100 V Street SW
Washington DC

AEC Project No.: 05-093	Report Date: 9-10-20	Drawn By: JS
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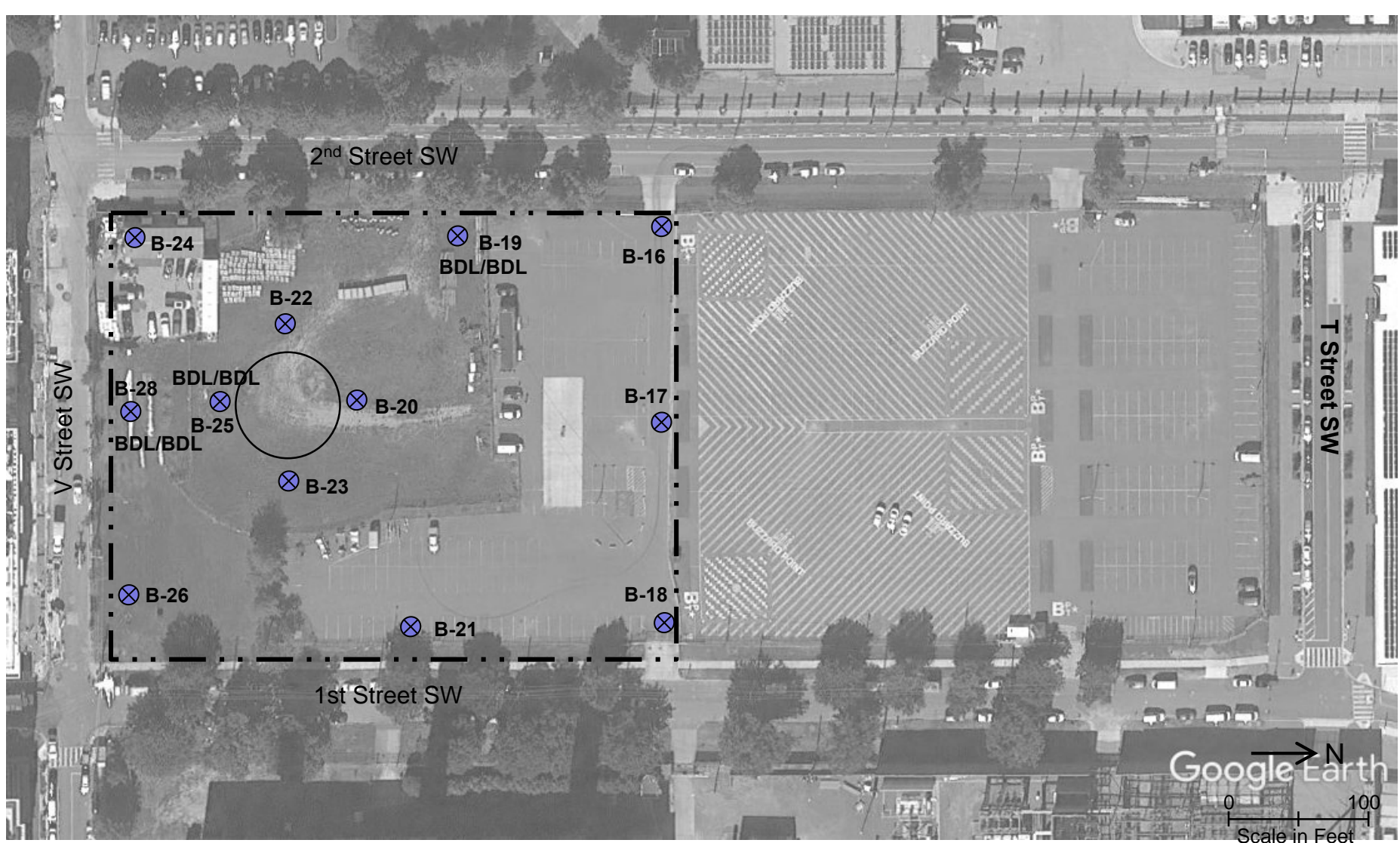


Image from Google Earth

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 8610 Washington Boulevard, Suite 217
 Jessup, Maryland 20794
 Phone: 301-776-0500 Fax: 301-776-1123

Legend
 ⊗ = Soil Boring
 Total Petroleum Hydrocarbons (TPH)
 Gasoline Range Organics (GRO)
 Diesel Range Organics (DRO)
 GRO/DRO in mg/kg

Soil Quality Map – 2005 Study
TPH GRO/DRO – Deep (>8')
100 V Street SW
Washington DC

AEC Project No.: 05-093	Report Date: 9-10-20	Drawn By: JS
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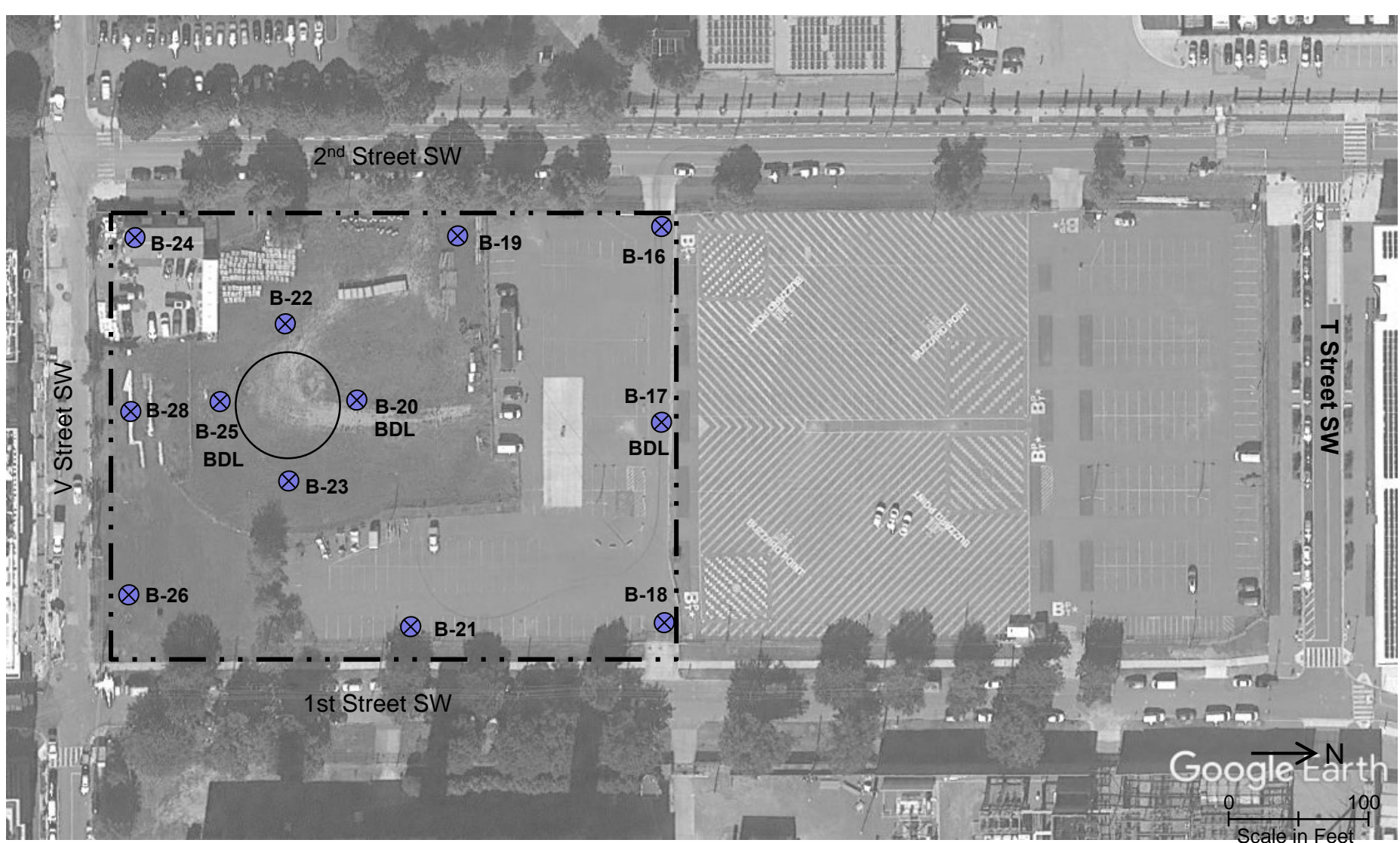


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Legend
 ⊗ = Soil Boring
 Volatile Organic Compounds (VOCs) in ug/kg

Soil Quality Map – 2005 Study		
VOCs		
100 V Street SW		
Washington DC		
AEC Project No.: 05-093	Report Date: 9-10-20	Drawn By: JS

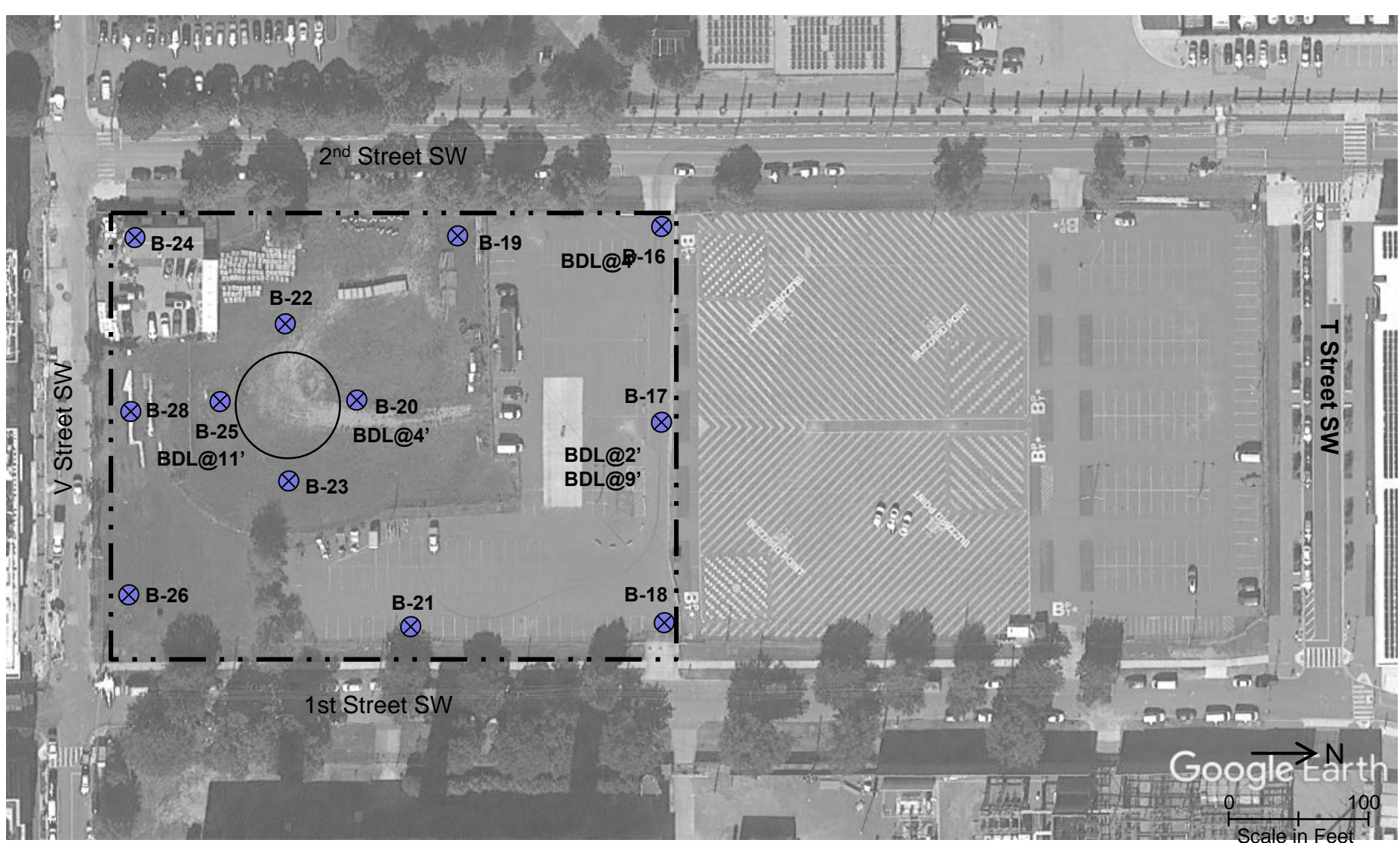


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Legend
 ⊗ = Soil Boring
 Polychlorinated Bi-phenols (PCBs) in ug/kg
 Below Detection Limits (BDL)

Soil Quality Map – 2005 Study		
PCBs		
100 V Street SW		
Washington DC		
AEC Project No.: 05-093	Report Date: 9-10-20	Drawn By: JS

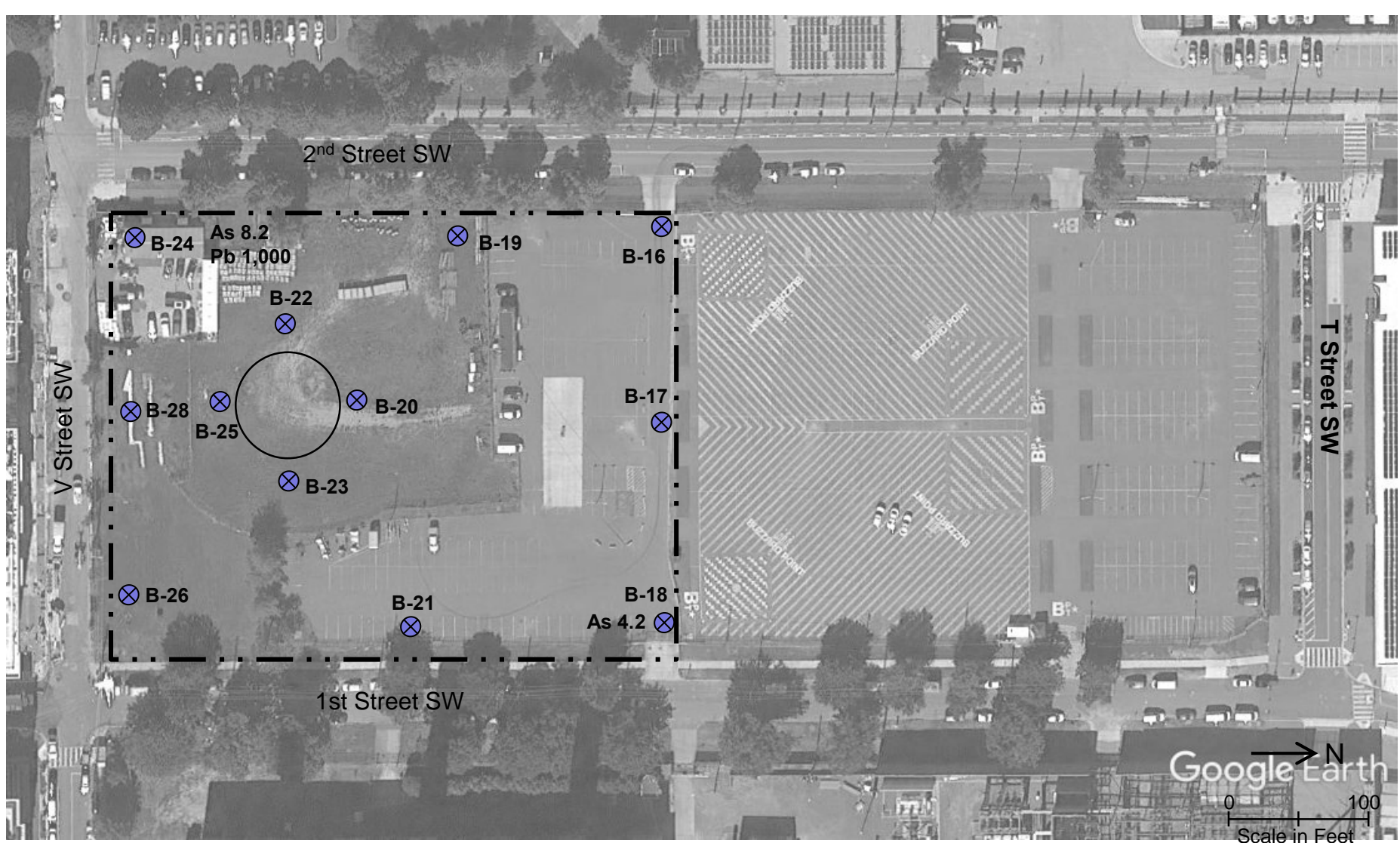


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Legend
 ⊗ = Soil Boring
 Priority Pollutant Metals (PPM) in mg/kg
 Only metal concentrations above the EPA RSLs are shown (Arsenic (As)).

Soil Quality Map – 2005 Study		
PPM		
100 V Street SW		
Washington DC		
AEC Project No.: 05-093	Report Date: 9-10-20	Drawn By: JS

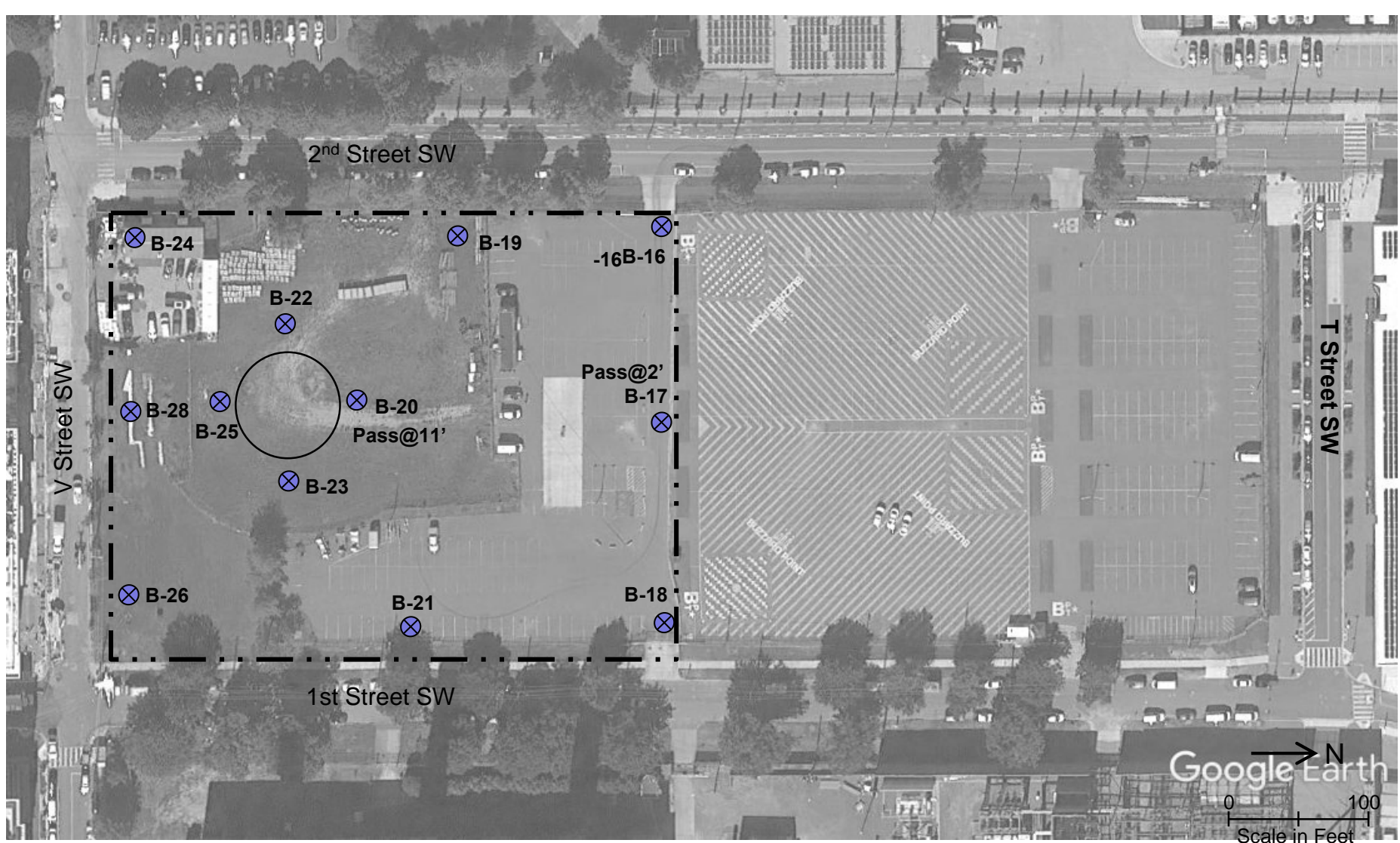


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Legend
 ⊗ = Soil Boring
 Toxicity Characteristic Leachate Procedure (TCLP)

Soil Quality Map – 2005 Study		
TCLP Metals		
100 V Street SW		
Washington DC		
AEC Project No.: 05-093	Report Date: 9-10-20	Drawn By: JS

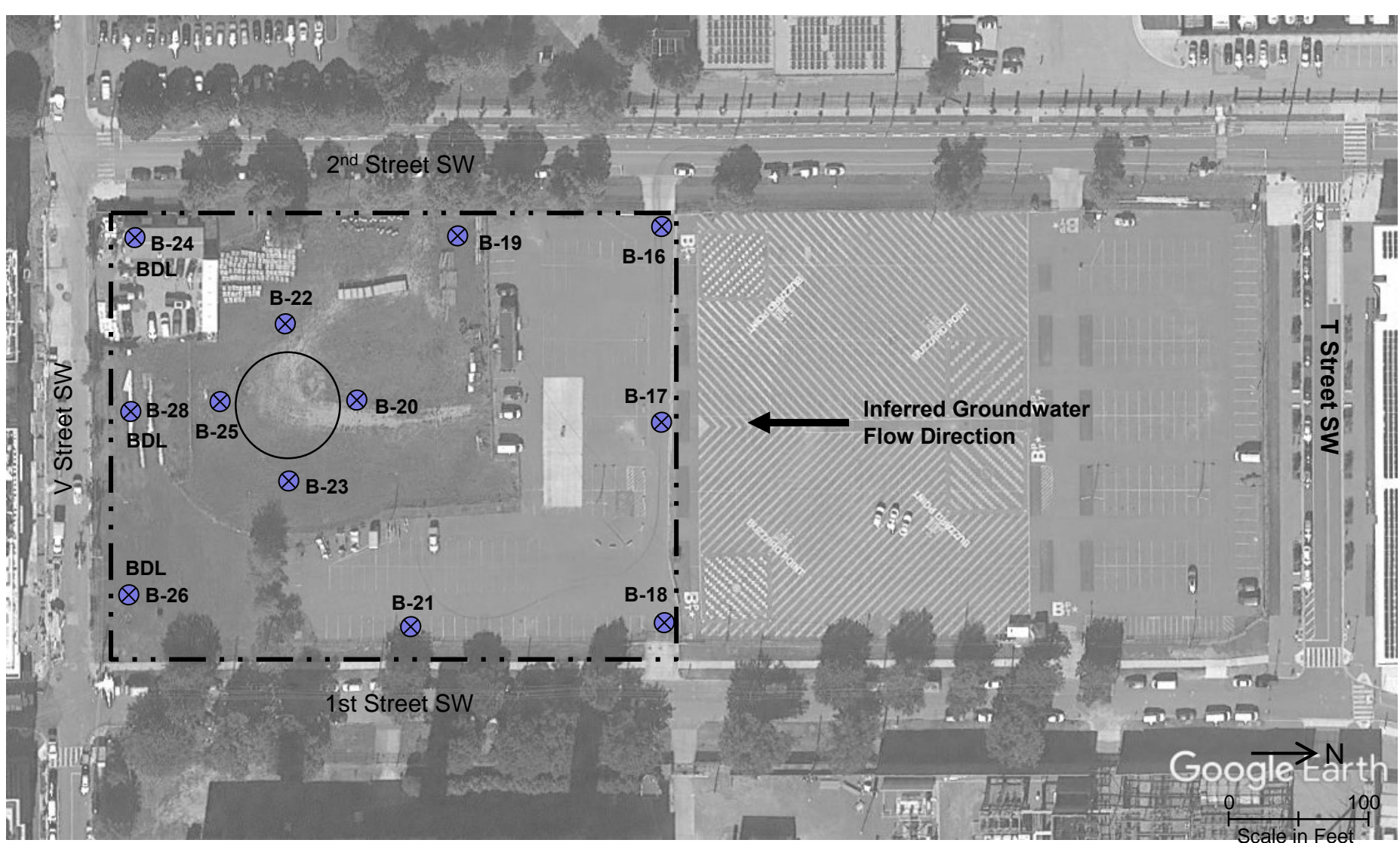


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Legend
 ⊗ = Soil Boring
 Total Petroleum Hydrocarbons (TPH)
 Diesel Range Organics (DRO)
 DRO in mg/l
 Below Detection Limits (BDL)

Groundwater Quality Map – 2005 Study		
TPH DRO		
100 V Street SW		
Washington DC		
AEC Project No.: 05-093	Report Date: 9-10-20	Drawn By: JS

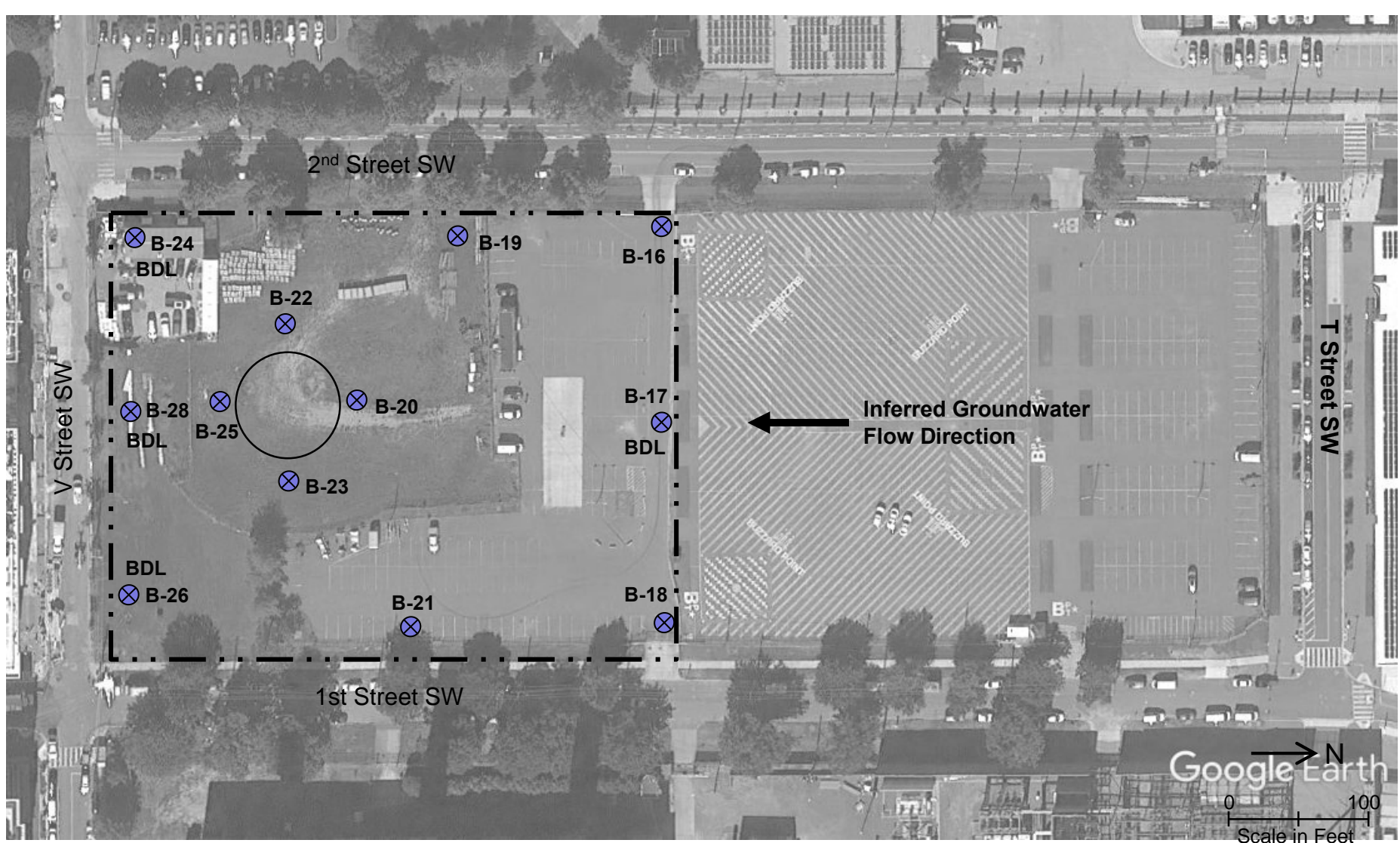


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Legend
 ⊗ = Soil Boring
 Volatile Organic Compounds (VOCs) in ug/l
 Below Detection Limits (BDL)

Groundwater Quality Map – 2005 Study		
VOCs		
100 V Street SW		
Washington DC		
AEC Project No.: 05-093	Report Date: 9-10-20	Drawn By: JS

100 V Street Phase I Groundwater Summary
Volatile Organic Compounds (ug/l)
Samples Collected 2005

Analyte	Regulation Limit	B-17	B-20	B-24	B-26	B-28
Vinyl chloride	47.1	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Trans-1,2-dichloroethene	NS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Cis-1,2-dichloroethene	NS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Benzene	254	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Trichloroethene	799	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Tetrachloroethene	1,500	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0

Regulation Limit based on DCDOH Residential Groundwater - Risk Based Screening Levels, 2

100 V Street Phase I Soil Summary
Volatile Organic Compounds (ug/kg)
Samples Collected 2005

Analyte	Regulation Limit	B-17 (9')	B-20 (9')	B-25 (11')
Ethylbenzene	1,160,000	< 5.0	< 5.0	< 5.0
m,p-xylene	596,000	< 5.0	< 5.0	< 5.0
o-xylene	449,000	< 5.0	< 5.0	< 5.0
Isopropylbenzene	NS	< 5.0	< 5.0	< 5.0
1,1,2,2-PCA	NS	< 5.0	< 5.0	< 5.0
N-propylbenzene	1,720,000	< 5.0	< 5.0	< 5.0
1,3,5-Trimethylbenzene	10,400	< 5.0	< 5.0	< 5.0
Tert-butylbenzene	517,000	< 5.0	< 5.0	< 5.0
1,2,4-Trimethylbenzene	15,200	< 5.0	< 5.0	< 5.0
Sec-butylbenzene	515,000	< 5.0	< 5.0	< 5.0
4-Isopropyltoluene	NS	< 5.0	< 5.0	< 5.0
Naphthalene	NS	< 5.0	< 5.0	< 5.0

Regulation Limit based on DCDOH Residential Soil - Generic Soil Quality Standards, 2

100 V Street Phase I Soil Summary
Priority Pollutant Metals (mg/kg)
Samples Collected 2005

Analyte	Regulation Limit	B-24 (7-8')	B-18 (3-4')
Antimony	NS	< 1.0	< 1.0
Arsenic	0.101	8.2	4.2
Beryllium	NS	< 0.5	< 0.5
Cadmium	0.3	1.5	0.5
Chromium	98,800	23.0	27.7
Copper	2,630	87.1	20.3
Lead	400	1000	61.4
Mercury	NS	0.9	< 0.1
Nickel	NS	20.6	20.6
Selenium	NS	< 0.5	< 0.5
Silver	329	< 1.0	< 1.0
Thallium	NS	< 1.0	< 1.0
Zinc	19,800	420	62.1

Regulation Limit based on DCDOH Residential Soil - Generic Soil Quality

100 V Street Phase I Soil Summary

TCLP Metals (mg/l)

Samples Collected 2005

Analyte	TCLP Regulation Limit	B-17 (2-3')	B-20 (9')
Arsenic	5.0	< 0.050	< 0.050
Barium	100.0	0.450	0.560
Cadmium	1.0	< 0.005	< 0.005
Chromium	5.0	< 0.010	0.053
Lead	5.0	< 0.010	0.320
Mercury	0.2	< 0.002	< 0.002
Selenium	1.0	< 0.010	< 0.010
Silver	1.0	< 0.010	< 0.010

Regulation Limit based on EPA Hazardous Waste Regulations

100 V Street Phase I Soil Summary

TPH GRO and DRO (mg/kg)

Samples Collected 2005

Analyte	Limit	B16 (2.5')	B24 (7-8')	B26 (7-8')	B19 (11-12')	B20 (4')	B21 (7')	B22 (6')	B23 (1')	B25 (11')
TPH - GRO	100	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
TPH - DRO	100	15	< 10	< 10	< 10	< 10	50	< 10	< 10	< 10

Regulation Limit based on DCDOH LUST Remediation Standard



PHASE I ENVIRONMENTAL SITE ASSESSMENT

**100 V Street, SW
Square 611 Lot 19 and a Portion of Square 609 Lot 810
Washington, DC 20024**

AEC Project No. 20-150

Prepared for:

**District of Columbia
Department of Energy and Environment
Voluntary Cleanup Program
1200 First Street NE, 5th Floor
Washington, DC 20002**

And

**SW Land Holder LLC c/o Akridge
601 13th Street, NW, Suite 300 North
Washington, D.C. 20005**

Prepared by:

**Advantage Environmental Consultants, LLC
8610 Washington Boulevard, Suite 217
Jessup, Maryland 20794
Phone – (301)-776-0500
Fax – (301)-776-1123**

September 21, 2020



September 21, 2020

Mr. Andrei Ponomarev
SW Land Holder LLC c/o Akridge
601 13th Street NW, Suite 300N
Washington, DC 20005

**Subject: Phase I Environmental Site Assessment
100 V Street SW
Square 611 Lot 19 and a Portion of Square 609 Lot 810
Washington, DC 20024
AEC Project No. 20-150**

Dear Mr. Ponomarev:

Advantage Environmental Consultants, LLC (AEC) performed a Phase I Environmental Site Assessment (ESA), in conformance with the scope and limitations of ASTM Practice E 1527-13, of the above-referenced properties (i.e., the Site). This ESA included public environmental agency and historical record reviews, interviews, site observations, and report preparation. This report includes AEC's findings, conclusions, recommendations, and supporting documentation.

We appreciate the opportunity to be of service Akridge. If you should have any questions regarding this report, or if we can be of further assistance, please contact the undersigned at (301) 776-0500.

Sincerely,
ADVANTAGE ENVIRONMENTAL CONSULTANTS, LLC

A handwritten signature in cursive script that reads 'Lauren Fabian'.

Lauren M. Fabian
Staff Scientist

A handwritten signature in cursive script that reads 'Jeffery S Stein'.

Jeffery S. Stein
Principal

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1.0 Executive Summary

1.1 Summary and Findings

At the request of SW Land Holder LLC c/o Akridge, Advantage Environmental Consultants, LLC (AEC) conducted a Phase I Environmental Site Assessment (ESA), in conformance with the scope and limitations of ASTM International (ASTM) Practice E 1527-13. The ESA was conducted for the property located at 100 V Street SW in Washington, District of Columbia 20024 (hereinafter referred to as the Site). Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report.

The Site consists of a 3.6-acre parcel located northeast of the intersection of 2nd Street SW and V Street SW, in Washington, DC. The Site is currently used for vehicle parking with a temporary construction office on the southwest corner. The Site is bordered to the north by an adjacent vacant parcel followed by T Street SW, to the east by 1st Street SW, to the west by 2nd Street SW, and to the south by V Street SW.

The following summarizes the independent conclusions representing AEC's best professional judgment based on available information.

Adjoining Properties

The surrounding area consists of commercial, industrial and residential development, recreational facilities, and the Anacostia River. The immediately surrounding properties consist of the following: North – adjacent lot followed by T Street SW followed by Audi Field; East - 1st Street SW followed by Pepco power plant; South - V Street SW followed by an apartment building (2121 1st Street SW); Southeast - Intersection of V Street SW and 1st Street SW followed by a condominium building (88 V Street SW); Southwest - Intersection of V Street SW and 1st Street SW followed by James Creek Marina (200 V Street SW); and, West - 2nd Street SW followed by National Defense University (300 5th Avenue SW).

Historical Use Information

The subject property once functioned as a coal yard associated with the east adjoining Pepco generating station (power plant). In the 1960's or 1970's, the generation station switched from being coal powered to being fuel fired; at that time one 1.9 million-gallon steel Aboveground Storage Tank (AST) was constructed on the southwestern portion of the subject property. The AST contained fuel oil that fired the power plant's oil-fired steam generators through an underground pipe line that ran beneath 1st Street SW. All coal piles were removed from the subject property by 1980 and the AST was then retired and associated underground pipeline filled in after the power plant was decommissioned in 1981. The tank was removed in 2006. AEC considers the presence of a bulk fuel oil AST from at least 1970 to 2005 to be a recognized environmental condition (REC) to the Site.

Regulatory Review

AEC reviewed Federal and State environmental databases provided by Environmental Data Resources, Inc. (EDR) for information pertaining to documented and/or suspected releases, or storage/handling of regulated hazardous substances and/or petroleum products within specified search distances.

On-Site Records

The address for these listings is associated with the east adjacent Buzzard Point Generating Station and not associated with the Site.

Immediately Adjoining Properties Off-Site Records

Buzzard Point Generating Station

The Buzzard Point Generating Station, located adjacent to the east of the intersection of 1st Street SW and V Street SW, is adjacent to the east and topographically side-gradient of the Site. This facility was identified on the Underground Storage Tank (UST), Leaking Underground Storage Tank (LUST), Facility Registry Service/Facility Index (FINDS/FRS), Resource Conservation and Recovery Act (RCRA) - Conditionally Exempt Small Quantity Generator (CESQG), and RCRA NonGen databases.

The facility was identified on the UST database with ten USTs that are identified as permanently out-of-use. These USTs include two, 4,000-gallon diesel USTs; four, 2,000-gallon waste/used oil USTs; one, 2,000-gallon gasoline UST; two, 10,000-gallon heating oil USTs; and one, 500-gallon hazardous substance UST.

The facility is identified on the LUST database with four closed cases. LUST Case #91071 was opened on August 29, 1991 due to a release of gasoline, diesel, and heating oil. The case was granted regulatory closure on November 27, 1991. LUST Case #92083 was opened on July 31, 1992 due to a release of waste oil. The case was granted regulatory closure on January 21, 1993. LUST Case #93051 opened on January 29, 1993 due to a release of gasoline and diesel. The case was granted regulatory closure on January 4, 2010. LUST Case #94005 was opened on October 13, 1993 due to a release of waste oil. The case was granted regulatory closure on February 22, 1994.

The facility was identified on the RCRA CESQG database as a generator of spent halogenated solvents, cadmium, lead, ignitable waste, benzene, ethane tetrachloroethylene, and mercury. Documentation for this registration was received on February 26, 2010. The facility was identified on the RCRA NonGen database as a historic small and large quantity generator of acetone, corrosive waste, benzene, mercury, barium, lead, and ignitable waste. Documentation for this registration was received on May 19, 2015. No RCRA violations are reported for this facility. Based on the out-of-use status of the USTs, regulatory closure of the LUST cases, and lack of reported RCRA violations, this facility is not considered a concern to the Site.

James Creek Marina

The James Creek Marina, located at 200 V Street SW, is adjacent to the southwest and topographically downgradient of the Site. This facility was identified on the DC UST, DC LUST, RCRA Very Small Quantity Generator (VSQG), and DC Brownfields databases. One, 10,000-gallon diesel UST and one, 10,000-gallon gasoline UST were reported as currently in-use at this facility. One, 2,000-gallon gasoline UST was reported as permanently out-of-use. LUST Case #92093 was opened on September 17, 1992 due to a release of gasoline and diesel to soil and groundwater. This case has since been granted regulatory closure. This facility was identified as a RCRA CESQG of ignitable waste. Documentation for this registration was received on May 15, 2019. No RCRA violations were reported. This facility was listed on the DC Brownfields database with ID Number PBF-2003-0081. No further information was reported. Based on topographic gradient, regulatory closure of the LUST case, and lack of RCRA violations, this facility is not considered a concern to the Site.

Former Coast Guard Building Now Apartment Building (2121 1st Street SW, 2100 2nd Street SW)

The Former Coast Guard Building is located immediately south and topographically downgradient of the Site. AEC notes that this building has been redeveloped for use as apartments. This facility was identified on the RCRA NonGen/NLR databases. The RCRA listing indicates that this site was a handler of hazardous waste including ignitable waste, corrosive waste, lead, mercury, and silver. Documentation for this registration was received on July 13, 2015. This facility was previously identified as a SQG and a CESQG of hazardous waste. Documentation for these registrations were received on January 26, 2006 and April 22, 2013, respectively. Three RCRA violations regarding general generators, listing requirements, and record keeping were issued between 2009 and 2015. All of these violations have achieved compliance. Based on the lack of a documented release, RCRA compliance, and redevelopment, this former facility is not considered a concern to the Site.

Additional Off-Site Facilities

There are several additional off-Site facilities mapped between within one mile from the Site listed on various regulatory databases. Based on a lack of reported releases, distance from the Site, orientation of the facilities relative to the Site, estimated hydraulic gradient with respect to the Site, and/or receipt of regulatory closure, these facilities are not considered likely to result in RECs at the Site.

Prior Reports

Limited Phase II Environmental Investigation, Buzzard Point Property 2nd Street SW/V Street SW, prepared by URS (March 22, 2005)

This assessment included the advancement of 12 soil borings, five of which were advanced on the Site (B-8, B-9, B-10, B-11 and B-12). The borings were advanced using a Geoprobe rig.

Various soil and groundwater samples were collected from each boring and were analyzed for Total Petroleum Hydrocarbon (TPH) Gasoline Range Organics (GRO) and Diesel Range Organics (DRO), Volatile Organic Compounds (VOCs), priority pollutant metals (PPM), PCBs and Semi-volatile Organic Compounds (SVOCs).

Soil Analytical Results Summary

The results of the TPH GRO and DRO in soils analyses identified a TPH GRO concentration in one of the five soil samples collected from the Site. None of the soil samples indicated TPH DRO concentrations. The TPH GRO concentrations above the laboratory detection limit was 2 milligrams per kilograms (mg/kg) in sample B-11. None of the TPH GRO or DRO sample analysis results exceed the regulatory standards (100 mg/kg).

Naphthalene was detected at very low levels in soil samples collected from borings B-10 and B-11. No other VOCs were detected. None of the VOC sample analysis results exceed the regulatory standards. Benzo-a-pyrene was detected at the soil sample collected from boring B-11. This concentration exceeded the regulatory standards.

The priority pollutant metals analysis for the soil sample collected at the site indicated an arsenic exceedance. The arsenic concentration was 9 mg/kg in sample B-11. The range of arsenic concentrations in the eastern United States presented in Elements in North American Soils (Dragun and Chiasson, 1991) is <1.0 mg/kg to 73 mg/kg with a mean of 7.4 mg/kg. Therefore, arsenic in Site soils appears to be naturally occurring.

The polychlorinated biphenyls (PCBs) concentrations in all three of the soil samples collected from the Site were below the laboratory detection limits.

Groundwater Analytical Results Summary

TPH GRO and TPH DRO were not detected in water samples collected from B-8, B-10 and B-12. TPH GRO and TPH DRO were detected at low levels in the water sample collected from B-11. No VOCs were detected in the groundwater samples.

AEC, Phase II Environmental Site Assessment, Buzzard Point, 2nd Street and V Street, SW, Washington, DC 20024 (June 10, 2005)

In May of 2005 twelve soil borings were advanced on the Site in a general grid pattern. The borings were advanced using a Geoprobe rig.

Soil samples were collected at the Site from three depth intervals: surface soil (0.5 to 2 feet bgs (below the pavement and sub-base)); shallow soil (2 to 3 feet bgs); and, deep soil (from zones exhibiting elevated photoionization detector (PID) readings or directly above the water table). Grab soil samples were collected from all of the borings from varying intervals, including shallow and deeper zones. Groundwater samples were also collected from multiple locations at the Site using temporary PVC wells. The soil samples were analyzed for TPH GRO and DRO, VOCs, PPM, PCBs, and Toxicity Characteristic Leachate Procedure (TCLP) metals. The groundwater samples were analyzed for TPH DRO and VOCs.

Soil Analytical Results Summary

The results of the TPH GRO and DRO in soils analyses identified TPH DRO concentrations in two of the nine soil samples collected from the Site. None of the soil samples indicated TPH GRO concentrations. The TPH DRO concentrations above the laboratory detection limit in the soil samples ranged from 15 mg/kg in sample B-16 (2.5') to 50 mg/kg in sample B-21 (7'). None of the TPH GRO or DRO sample analysis results exceed the regulatory standards.

The VOC concentrations in all three of the soil samples collected from the Site were below the laboratory detection limits.

All of the metal concentrations in the two soil samples collected from the site were below the TCLP metals regulatory limits (pass as opposed to fail).

The priority pollutant metals analysis for the two soil samples collected at the site indicated arsenic and lead exceedances. The arsenic concentration was 8.2 mg/kg in sample B-24 (7-8') and 4.2 mg/kg in sample B-18 (3-4'). The lead concentration in one of the two samples analyzed was 1,000 mg/kg in sample B-24 (7-8') which exceeds the 400 mg/kg standard.

The PCB concentrations in all five of the soil samples collected from the Site were below the laboratory detection limits.

Groundwater Analytical Results Summary

The TPH DRO and VOC concentrations in all five of the groundwater samples collected from the Site were below the laboratory detection limits.

Site Condition Summary

Based on previous sub-surface soil testing low levels of TPH in soil have been detected throughout the Site. In general, the TPH in soil are found primarily in the upper 12 feet in the urban fill material. Low levels of lead in soil and low levels of arsenic in soil have also been detected in the fill material. No VOCs or TPH were detected in the groundwater samples.

Hazardous Chemical Storage/Drums

AEC observed two, steel, 55-gallon drums located western portion of the Site. No labeling was observed on the drums and the drums were inaccessible. These drums appeared to be abandoned. No evidence of a release was observed in the vicinity of these drums. As such, AEC does not consider these drums to be a concern. AEC recommends that any discarded drums be properly disposed.

Hazardous Waste Generation, Storage, and Disposal

No indications of waste generation, storage, or disposal were noted on the Site as it is used as vehicle parking.

Storage Tanks

No USTs are currently present at the Site.

AEC observed one, plastic, 250-gallon storage tote located south of the trailer in the parking lot on the northern portion of the Site. No labeling was observed on the tote and the tote was inaccessible. No evidence of a release was observed in the vicinity of the tote. As such, AEC does not consider the tote to be a concern to the Site.

Polychlorinated Biphenyls

The Site was investigated for the presence of PCBs. PCBs are toxic coolants or lubricating oils that can be found in oil-filled electrical equipment such as electrical transformers, capacitors, hydraulic elevators, hydraulic service bay lifts, and fluorescent light ballasts.

AEC observed a, pole-mounted transformer, located along V Street SW. Labels indicating the transformers' PCB content were not observed during AEC's Site inspection. The transformer appeared to be in good condition with no indications of dielectric fluid

leakage. Indications of damage or leaking, if observed in the future, should be immediately reported to the utility company.

No additional evidence of potentially PCB-containing equipment was observed on the Site.

Chemical/Petroleum Odor

No chemical or petroleum odors were detected during the Site visit

Pools of Liquid

No pools of liquid were observed during the Site visit.

Floor Drains and Sumps

There are no structures with floor drains or sumps on the Site.

Monitoring Wells

AEC observed several 1-inch diameter groundwater monitoring wells on the Site parcel. According to the Site representative, these wells were associated with a recent geotechnical study.

Stains or corrosion

No stains or corrosion were observed during the Site visit.

1.2 Conclusions and Recommendations

AEC has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E 1527-13 of the property located at 100 V Street SW in Washington, District of Columbia. Any exceptions to or deletions from this practice are described in Section 2.4 of this report. AEC considers the presence of a bulk fuel oil AST from at least 1970 to 2005 to be an REC to the Site.

SW Land Holder LLC c/o Akridge plans to develop a new Class A office/residential building including ground floor retail and below grade parking garage (2 levels). This new building will be constructed lot line to lot line. An anticipated construction start date is in August 2021. As part of the development process the Site will be entered into the Department of Energy and Environment Voluntary Cleanup Program (VCP). Any environmental issues will be resolved under the VCP.

2.0 Introduction

2.1 Purpose

The purpose of this Phase I ESA is to provide a professional opinion regarding the presence of Recognized Environmental Conditions (RECs) and other potential environmental conditions in connection with the Site, as they existed on the date of the Site inspection, and to recommend whether further investigation is required. The ASTM Standard Practice E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, defines good commercial and customary practice for conducting an ESA of a parcel of commercial real estate with respect to the range of contaminants pertinent to the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as well as petroleum products. As such, this ESA is intended to fulfill one of the threshold criteria for satisfying the landowner liability protections to CERCLA liability assuming compliance with other elements of the defense. In other words, this ESA represents one of the practices that constitute "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC Section 9601(35)(B) and 40 CFR Part 312.

The goal of the process is to identify RECs, controlled RECs (CRECs), and/or Historical RECs (HRECs) which are defined below:

- RECs are defined by the Practice as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. The term REC includes hazardous substances or petroleum products even under conditions in compliance with laws in solid, liquid, and/or vapor phase. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.
- CRECs are defined as an REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, activity and use limitations, institutional controls, or engineering controls).
- HRECs are defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting

unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a HREC, the Environmental Professional must determine whether the past release is a REC at the time the Phase I ESA is conducted (e.g., if there has been a change in the regulatory criteria).

The term "environment" is defined in CERCLA 42 USC 6301(8) as "(A) the navigable waters, the water of the contiguous zone, and the ocean waters of which the natural resources are under the exclusive management authority of the United States under the Magnuson-Stevens Fishery conservation and Management Act, and (B) any other surface water, ground water, drinking water supply, land surface or subsurface strata, or ambient air within the United States or under the jurisdiction of the United States."

The term "release" means any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment or discarding of barrels, containers, and other closed receptacles containing any hazardous substance or pollutant or contaminant), but excludes (A) any release which results in exposure to persons solely within a workplace, with respect to a claim which such persons may assert against the employer of such persons, (B) emissions from the engine exhaust of a motor vehicle, rolling stock, aircraft, vessel, or pipeline pumping station engine, (C) release of source, byproduct, or special nuclear material from a nuclear incident, as those terms are defined in the Atomic Energy Act of 1954 [42 USC 2011 et seq.], if such release is subject to requirements with respect to financial protection established by the Nuclear Regulatory Commission under Section 170 of such Act [42 USC 2210], or, for the purposes of 42 USC 9604 or any other response action, any release or source byproduct, or special nuclear material from any processing site designated under Section 7912(a)(1) or 7942(a) of this title, and (D) the normal application of fertilizer.

2.2 Scope of Services

This assessment was conducted under the supervision or responsible charge of an Environmental Professional, as defined in 40 CFR 312.10, in accordance with generally accepted Phase I industry standards using ASTM Standard Practice E 1527-13. The following services were provided for this assessment:

- An evaluation of standard environmental record sources contained within federal and state environmental databases, and other local environmental records, within specific search distances.
- An evaluation of past Site and nearby property uses through a review of reasonably ascertainable standard historical sources.
- A qualitative evaluation of the physical characteristics of the Site through a review of published topographic, geologic, and hydrogeologic maps; published

groundwater data; and area observations to characterize surface water flow in the Site area.

- An evaluation of current Site and nearby property conditions including, but not limited to, a search for the following items, including: USTs (above or below ground); potential polychlorinated biphenyl (PCB)-containing electrical equipment; hazardous materials and petroleum products generation; treatment, storage, or disposal of hazardous, regulated, or medical wastes.
- Interviews with the user of this report, present and past Site owners (if available), and key Site manager(s) and other occupants of the Site. In addition, interviews with local regulatory agencies (including fire departments, local health agencies, and local building departments), as determined necessary by AEC.
- The identification and discussion of any data gaps encountered during the performance of the ESA, including a discussion of all good faith efforts undertaken to obtain the information required by the standards and practices identified above and an evaluation of the impact of the data gaps on the ability to identify RECs.
- The preparation of a Phase I ESA report, which represents the findings from the studies of the items described above, and provides conclusions and recommendations based on the information gathered above. Conclusions are based on the significance levels of the findings with subsequent recommendation provided.

2.3 Significant Assumptions

This Phase I ESA was conducted in accordance with ASTM guidelines and 40 CFR Part 312, for the performance of such assessment. No other warranties either express or implied are made by AEC. AEC's evaluations, analyses, and opinions should not be taken as representations regarding subsurface conditions or the actual value of the Site. Subsurface conditions may differ from the conditions implied by the surficial observations, and can only be reliably evaluated through intrusive techniques.

Documentation and data provided by SW Land Holder LLC c/o Akridge designated representatives of SW Land Holder LLC c/o Akridge, other interested third parties, or from the public domain, and referred to in the preparation of this assessment, are assumed to be complete and correct and have been used and referenced with the understanding that AEC assumes no responsibility or liability for their accuracy. AEC's conclusions are based upon such information and documentation and on our observations of Site conditions, as they existed on the date of the Site inspection. Because Site conditions may change significantly over a short period of time and additional data may become available, data reported and conclusions drawn in this report are limited to current conditions and may not be relied upon on a significantly later date.

2.4 Limitations and Exceptions

Reasonable efforts have been made during this assessment to uncover evidence of USTs, ASTs, and ancillary equipment associated with these tanks. "Reasonable efforts" are limited to information gained from visual observation or unobstructed areas, recorded database information held in public record, and available information gathered from interviews. Such methods may not identify subsurface equipment that may have been hidden from view due to snow cover, paving, construction or debris pile storage, or incorrect information from sources.

This investigation was not an environmental compliance audit. While some observations and discussion in this report may address conditions and/or operations that may be regulated, the regulatory compliance of those conditions and/or operations is outside the scope of this investigation.

Nothing in this report constitutes a legal opinion or legal advice. For information regarding specific individual or organizational liability, AEC recommends consultation with independent legal counsel.

In order for the prospective purchaser to claim protection from CERCLA liability as an innocent landowner, bona fide prospective purchaser, or contiguous property owner, the assessment of the subject property should be completed before, but within 180 days of the date of the purchase or the date of the intended transaction.

According to 40 CFR Part 312, Standards and Practices for All Appropriate Inquiry: Final Rule, CERCLA liability rests with the owner or operator of a property and not with an environmental professional hired by the prospective landowner and who is not involved with the ownership or operation of the property.

2.5 Special Terms and Conditions

No special terms and conditions between AEC and the User of this report pertinent to the findings of this ESA or methodology used to complete this assessment are noted. In addition, AEC does not have a financial interest in the subject property.

2.6 User Reliance

This report was prepared for use solely and exclusively by SW Land Holder LLC c/o Akridge. This Phase I ESA may be provided by SW Land Holder LLC c/o Akridge, in its sole discretion, to third parties in connection with the sale of the land or portions thereof by SW Land Holder LLC c/o Akridge, to said third parties or acquisition of the land by SW Land Holder LLC c/o Akridge from said third party, and may be relied upon by such third party to the same extent that this report may be relied upon by SW Land Holder LLC c/o Akridge. No other use or disclosure is intended or authorized by AEC. In the preparation of this ESA, AEC has used the degree of care and skill ordinarily exercised by a reasonably prudent environmental professional in the same community and in the same

time frame given the same or similar facts and circumstances. No other warranties are made to any third party, either express or implied.

3.0 Site Description

3.1 Location and Legal Description

The Site is bordered to the north by an adjacent vacant parcel followed by T Street SW, to the east by 1st Street SW, to the west by 2nd Street SW, and to the south by V Street SW. The Site consists of parcels identified as Square 611 Lot 19 and a Portion of Square 609 Lot 810 totaling approximately 3.6 acres.

3.2 Owner, Property Manager, and Occupant Information

According to the District of Columbia Office of Tax and Revenue website, <https://otr.cfo.dc.gov/>, each of the Site parcels is owned by SW Land Holder LLC c/o Akridge. The Site is currently unoccupied.

3.3 Characteristics of the Site and Surrounding Properties

The Site is currently used for vehicle parking with a temporary construction office on the southwest corner. The surrounding area consists of commercial, industrial and residential development, recreational facilities, and the Anacostia River. The immediately surrounding properties consist of the following: North – adjacent lot followed by T Street SW followed by Audi Field; East - 1st Street SW followed by Pepco Generating Station; South - V Street SW followed by an apartment building (2121 1st Street SW); Southeast - Intersection of V Street SW and 1st Street SW followed by a condominium building (88 V Street SW); Southwest - Intersection of V Street SW and 1st Street SW followed by James Creek Marina (200 V Street SW); and, West - 2nd Street SW followed by National Defense University (300 5th Avenue SW). A Site Vicinity map is included as Appendix A.

3.4 Zoning Information

According to information obtained from the District of Columbia Office of Zoning Official Zoning Map, <http://maps.dcoz.dc.gov/>, the Site is identified as Capitol Gateway Zone 4 (CG-4). CG-4 permits medium- to high-density mixed-use development with a balance of uses conducive to a higher quality of life and environment for residents, businesses, employees, and institutions. Properties to the north are zoned CG-4; properties to the east and south are zoned CG-5; and properties to the west are unzoned.

3.5 Current Use of the Site

The Site is currently used for vehicle parking with a temporary construction office on the southwest corner

3.6 Description of Improvements

There are no permanent improvements on the site with the exception of pavement. The following table summarizes the utilities available to the Site. Site photographs are provided in Appendix C.

UTILITY	PROVIDER
Electric	Potomac Electric Power Company (PEPCO)
Natural Gas	Washington Gas
Drinking Water	District of Columbia Water and Sewer Authority (WASA)
Sanitary Sewer	WASA

3.7 Current Uses of Adjoining Properties

The surrounding area consists of commercial, industrial and residential development, recreational facilities, and the Anacostia River. The following table identifies the adjacent property uses.

DIRECTION	PROPERTY USE
North	Adjacent vacant lot, followed by T Street SW
East	1st Street SW, followed by Pepco Generating Station
South	V Street SW, followed by an apartment building (2121 1st Street SW) , beyond which is the Anacostia River
Southeast	Intersection of V Street SW and 1st Street SW, followed by a condominium building (88 V Street SW)
West	2nd Street SW, followed by National Defense University (300 5th Avenue SW)
Southwest	Intersection of V Street SW and 1st Street SW, followed by James Creek Marina (200 V Street SW)

The generating station, located east adjacent to the Site, was identified on the DC UST, DC LUST, RCRA-CESQG, RCRA NonGen, FINDS/FRS databases. The facility at 200 V Street SW was identified on the DC Brownfields, DC UST, DC LUST, RCRA-VSQG. The facility at 2121 1st Street, formerly addressed as 2100 2nd Street SW, was identified on the RCRA NonGen/NLR database. These regulatory listings are further discussed in Section 5.1.2.

4.0 User Provided Information

4.1 Reason for Performing Phase I ESA

SW Land Holder LLC c/o Akridge (user of the report) retained AEC to conduct this Phase I ESA in connection with the proposed development of the Site.

4.2 Environmental Liens or Activity and Use Limitations

AEC was not made aware of any environmental-related liens or activity and use limitations (i.e., engineering or institutional controls) that are related to potential environmental issues at the Site.

4.3 Title Records

AEC was not provided with a title report for review during this assessment.

4.4 Specialized Knowledge, Commonly Known or Reasonably Ascertainable Information, and Obvious Indicators or Contamination

During the course of this assessment, AEC was not provided with any information by the user that would indicate that the user has any knowledge of any existing contamination or any other environmental concerns at the Site.

4.5 Valuation Reduction for Environmental Issues

AEC was not made aware of any environmental issues that have caused or may cause a valuation reduction of the Site.

5.0 Records Review

5.1 Regulatory Records

AEC reviewed federal and state environmental databases provided by EDR for information pertaining to documented and/or suspected releases of regulated hazardous substances and/or petroleum products within ASTM-specified search distances. A copy of the database report is included as Appendix D.

AEC also reviewed unmappable records listed in the environmental database report by cross-referencing addresses and record names. Unmappable ("orphan") records are records that cannot be plotted with confidence, but can be located by ZIP code or city name. In general, a record cannot be mapped because of inaccurate or missing location information in the record provided by the regulatory agency. Any unmappable records that AEC identified within the ASTM-specified search distances are included and discussed in the corresponding database sections.

AEC notes that according to the environmental database report, there are no federally recognized Indian tribes or tribal lands located within one mile of the Site.

Except as noted, AEC considers the information provided in the regulatory database report to be sufficient to assist in determining if an REC, HREC, CREC, or de minimis condition exists at the Site in connection with each database listing.

The following ASTM-specified federal databases were reviewed and interpreted by AEC to determine if an REC exists on the Site:

Federal Databases	Search Distance From Site
National Priorities List (NPL)	One mile
Delisted NPL	One-half mile
Superfund Enterprise Management System (SEMS)	One-half mile
SEMS ARCHIVE	One-half mile
Resource Conservation and Recovery Act (RCRA) Corrective Action (CORRACTS) Hazardous Waste Facilities	One mile
RCRA non-CORRACTS Hazardous Waste Transport, Storage, and Disposal (TSD) Facilities	One-half mile
RCRA Hazardous Waste Generators	Site and adjacent
Emergency Response Notification System (ERNS)	Site
Federal Institutional/Engineering Control Registries (IC/EC)	Site

The following ASTM-specified state/local databases were reviewed and interpreted by AEC to determine if an REC exists on the Site:

State/Local Databases	Search Distance From Site
State-equivalent NPL and CERCLIS (SHWS)	One mile
State Voluntary Cleanup Sites (VCP)	One-half mile
State Brownfield Sites	One-half mile
State Solid Waste and/or Landfill Sites (SWL)	One-half mile
State Leaking Underground Storage Tank (LUST)	One-half mile
State Registered Storage Tank (UST, AST)	Site and adjacent
State Institutional /Engineering Control (IC/EC)	Site

AEC also reviewed databases of potential historical drycleaners, filling stations, and automobile service stations compiled by EDR as a result of a search of national collections of business directories.

Descriptions/sources of each of the above-referenced regulatory databases and the dates these databases were last updated by the applicable regulatory agencies are included in the regulatory database report in Appendix D.

5.1.1 On-Site Records

The address for these listings is associated with the east adjacent Buzzard Point Generating Station and not associated with the Site.

5.1.2 Off-Site Records

Eight listings for adjacent and/or nearby properties were identified on the regulatory databases within one-fourth mile of the Site. A summary of the listed facilities and an opinion regarding their potential impact to the Site is provided below:

Buzzard Point Generating Station

1st Street SW and V Street SW

Distance: Adjacent to the east

Topography: Side gradient

Databases: DC UST, DC LUST, RCRA-CESQG, RCRA NonGen, FINDS/FRS

The facility was identified on the UST database with ten USTs that are identified as permanently out-of-use. These USTs include two, 4,000-gallon diesel USTs; four, 2,000-gallon waste/used oil USTs; one, 2,000-gallon gasoline UST; two, 10,000-gallon heating oil USTs; and one, 500-gallon hazardous substance UST.

The facility was identified on the LUST database with four closed cases. LUST Case #91071 was opened on August 29, 1991 due to a release of gasoline, diesel, and heating

oil. The case was granted regulatory closure on November 27, 1991. LUST Case #92083 was opened on July 31, 1992 due to a release of waste oil. The case was granted regulatory closure on January 21, 1993. LUST Case #93051 opened on January 29, 1993 due to a release of gasoline and diesel. The case was granted regulatory closure on January 4, 2010. LUST Case #94005 was opened on October 13, 1993 due to a release of waste oil. The case was granted regulatory closure on February 22, 1994.

The facility was identified on the RCRA CESQG database as a generator of spent halogenated solvents, cadmium, lead, ignitable waste, benzene, ethane tetrachloroethylene, and mercury. Documentation for this registration was received on February 26, 2010. The facility was identified on the RCRA NonGen database as a historic small and large quantity generator of acetone, corrosive waste, benzene, mercury, barium, lead, and ignitable waste. Documentation for this registration was received on May 19, 2015. No RCRA violations are reported for this facility.

Based on the out-of-use status of the USTs, regulatory closure of the LUST cases, and lack of reported RCRA violations, this facility is not considered a concern to the Site.

**James Creek Marina
200 V Street SW**

Distance: Adjacent to the southwest

Topography: Cross gradient

Databases: DC Brownfields, DC UST, DC LUST, RCRA-VSQG

One, 10,000-gallon diesel UST and one, 10,000-gallon gasoline UST were reported as currently in-use at this facility. One, 2,000-gallon gasoline UST was reported as permanently out-of-use. LUST Case #92093 was opened on September 17, 1992 due to a release of gasoline and diesel to soil and groundwater. This case has since been granted regulatory closure. This facility was identified as a RCRA CESQG of ignitable waste. Documentation for this registration was received on May 15, 2019. No RCRA violations were reported. This facility was listed on the DC Brownfields database with ID Number PBF-2003-0081. No further information was reported. Based on topographic gradient, regulatory closure of the LUST case, and lack of RCRA violations, this facility is not considered a concern to the Site.

**Former Coast Guard Building Now Apartment Building
2121 1st Street SW, 2100 2nd Street SW**

Distance: Adjacent south

Topography: Downgradient

Databases: RCRA NonGen/NLR

This facility was identified on the RCRA NonGen/NLR databases. The RCRA listing indicates that this site was a handler of hazardous waste including ignitable waste, corrosive waste, lead, mercury, and silver. Documentation for this registration was received on July 13, 2015. This facility was previously identified as a SQG and a CESQG of hazardous waste. Documentation for these registrations were received on January 26,

2006 and April 22, 2013, respectively. Three RCRA violations regarding general generators, listing requirements, and record keeping were issued between 2009 and 2015. All of these violations have achieved compliance. AEC notes that this building has been redeveloped for use as apartments. Based on the lack of a documented release, RCRA compliance, and redevelopment, this former facility is not considered a concern to the Site.

PEPCO Lot Now Audi Field
180 S Street SW
Distance: 600 feet north
Topography: Upgradient
Databases: DC Brownfields, DC LUST, DC UST

One, 20,000-gallon gasoline UST and two 6,000-gallon gasoline USTs were reported as permanently out-of-use at this facility. LUST Case Number 93094 was opened in August 27, 1993 due to a release of diesel fuel and gasoline to soil. This case has since been granted regulatory closure. This facility was identified on the DC Brownfields database with ID Number PBF2003-0034. No further information was reported. AEC notes that this facility was part of the Audi Field Stadium development and it is probable that any contaminated soil was removed during site redevelopment in 2017. Based on the distance from the Site, topographic gradient, tank statuses, regulatory closure of the LUST case, and redevelopment, this facility is not considered a concern.

100 S Street SW
Distance: 600 feet north
Topography: Upgradient
Databases: DC Brownfields

This facility was identified on the DC Brownfields database with ID Number PBF2004-0120. No further information was reported. AEC notes that this facility was part of the Audi Field Stadium development and was redevelopment in 2017. Based on the distance from the Site, lack of reported releases, and redevelopment, this facility is not considered a concern.

1st Street SW and S Street SW Property
1st Street SW and S Street SW
Distance: 600 feet north
Topography: Upgradient
Databases: US Brownfields

This facility was identified on the US Brownfields database with Property Number 0607/0013. It was reported that this facility was located southwest of the intersection of 1st Street SW and S Street SW. The Brownfield listing indicated that the current and historical use of the northern adjacent property as a salvage yard since at least 1964, was an environmental concern. No other environmental concerns related to the historical use of the property or properties in the immediate vicinity were identified. According to the

Brownfield listing his facility was reportedly listed on the UST and LUST database. AEC notes that this facility was part of the Audi Field Stadium development and it is probable that any contaminated soil was removed during site redevelopment in 2017. Based on the distance from the Site, topographic gradient, and redevelopment, this facility is not considered a concern.

Attis, AT&T Communications, 1714 2nd Street SW Property

1714 2nd Street SW

Distance: 600 feet north

Topography: Upgradient

Databases: DC UST, DC LUST, DC Brownfields, US Brownfields

One, 3,500-gallon gasoline UST was reported as permanently out-of-use at this facility. LUST Case Number 92076 was opened on July 1, 1992 due to a release of gasoline to soil and groundwater. This case has since been granted regulatory closure. This property was identified on the DC Brownfield database as ID Number PBF2003-0008. No further information was reported. This facility was listed on the US Brownfields database as Property Number 0605/0007. It was reported that given the historical urban nature of the property vicinity, impacts to soil and groundwater in the property vicinity existed. The Brownfields database indicated that based on the nature of the adjoining properties, database listings, observed facility conditions at the time of the reconnaissance (i.e. surficial spilling, stormwater management pond adjoining the property with staining, stressed vegetation, poor housekeeping), this facility was considered a REC. AEC notes that based on a review of the historic Sanborn maps, this facility was formerly located approximately 840 feet north of the Site and topographically upgradient. Additionally, this facility was part of the Audi Field Stadium development and it is probable that any contaminated soil was removed during site redevelopment in 2017. Based on the distance from the Site, topographic gradient, and redevelopment, this facility is not considered a concern.

District of Columbia/Super Salvage Inc./DC United Stadium Now Audi Field

1711 1st Street SW

Distance: 600 feet north

Topography: Upgradient

Databases: DC UST, DC LUST, RCRA NonGen/NLR, US Brownfields

One, 2,500-gallon heating oil UST was reported as currently in-use and one, 2000-gallon gasoline UST was reported as permanently out-of-use at the DC United Stadium. LUST Case Number 96030 was opened on October 13, 1995 due to a release of gasoline to soil. This case has since been granted regulatory closure. Super Salvage Inc. was listed as a RCRA handler of ignitable waste, cadmium, lead, benzene, methyl ethyl ketone, tetrachloroethylene, and trichlorethylene. Documentation for this registration was received on August 10, 2018. This facility was historically listed as a CESQG of hazardous waste. No RCRA violations were reported. Super Salvage Inc. on the US Brownfields database as Property Number 0605/0802. The Brownfields listing indicated that this property was being used as a full-service salvage company that specialized in recycling

copper, brass, aluminum, cast iron, steel, appliances, chillers, condensers and general metal-based scraps. The Brownfields indicated that the development of the Buzzard Point Boat Yard and Super Salvage, Inc. facilities in 1964, the inclusion of this facility on the RCRA database, observed lack of materials labelling, observed condition of material storage areas, observed general poor housekeeping, presence of several municipal solid waste dumpsters associated with the property, and the fact that this facility historically maintained gasoline USTs were considered RECs. AEC notes that based on a review of the historic Sanborn maps, this facility was formerly located approximately 840 feet north of the Site and topographically upgradient. Additionally, this facility was part of the Audi Field Stadium development and it is probable that any contaminated soil was removed during site redevelopment in 2017. Based on the distance from the Site, topographic gradient, and redevelopment, this facility is not considered a concern.

Additional Off-Site Facilities

There are several additional off-Site facilities mapped between one-fourth mile and one mile from the Site listed on various regulatory databases. Based on a lack of reported releases, distance from the Site, orientation of the facilities relative to the Site, estimated hydraulic gradient with respect to the Site, and/or receipt of regulatory closure, these facilities are not considered likely to result in RECs at the Site.

5.2 Physical Setting Records

The following physical setting sources were reviewed to provide information about the topographic, hydrologic, geologic, and/or hydrogeologic characteristics of the Site.

5.2.1 Topography and Hydrology

U.S. Geological Survey Topographic Quadrangle

According to the Alexandria, VA 7.5 Minute Series Topographic Quadrangle, dated 2016, the elevation of the Site is approximately 15 feet above mean sea level. Regional surface drainage patterns appear to be to the south, toward the Anacostia River. A copy of the topographic map is included in Appendix A.

Hydrology/Storm Water Management

Storm water flows toward municipal storm drains located along the surrounding streets, 2nd Street SW, V Street SW, and 1st Street SW. In vegetated areas storm water percolates downward and flows south toward the Anacostia River, which is to the south of the Site. No evidence of surface impoundments, pits, lagoons, drywells, irrigation wells, or injection wells, was observed on the Site on the date of the inspection.

Wetlands

According to the U.S. Fish and Wildlife Service, National Wetlands Inventory website <http://www.fws.gov/wetlands/Data/mapper.html>, wetlands were not mapped at the Site. AEC personnel did not observe features (e.g., depressions, drainageways, etc.) generally used as criteria in determining jurisdictional wetlands or waterways on the Site. A copy of the wetlands map is provided in Appendix E.

Flood Zone

According to the Federal Emergency Management Agency Flood Insurance Rate Map for the Site (panel number 1100010057C, dated September 27, 2010), the Site is located within flood zone X. Zone X is designated as areas with a 0.2% annual chance of flood hazards, and areas with a 1% annual chance of flood hazards with an average depth less than one foot, or with drainage areas of less than one square mile. A copy of the flood zone map is provided in Appendix E.

5.2.2 Soils

According to the Natural Resources Conservation Service website (<http://websoilsurvey.nrcs.usda.gov/app/>), soils in the vicinity of the Site consist of urban land. These soils are not classified as hydric soils.

5.2.3 Geology

According to the U.S. Geological Survey (USGS) Physiographic Province Map of Maryland, Delaware and the District of Columbia, the Site is located in the Atlantic Coastal Plain physiographic province. The Coastal Plain is characterized as a southeastwardly thickening sequence of sediments that consist of sand and gravel aquifers interlayered with silt and clay confining units. Specifically, the Site is mapped as underlain by the Lowland Deposits of the Quaternary age, which is described as a gravel, sand, silt, and clay.

5.2.4 Hydrogeology

According to the USGS Ground Water Atlas of the United States (1997), the principal aquifer underlying the Site is the Potomac aquifer of the Northern Atlantic Coastal Plain aquifer system. The Northern Atlantic Coastal Plain aquifer system consists mostly of semi consolidated sand aquifers separated by clay confining units.

Based on the review of the soil, geologic, and hydrogeologic information as well as prior subsurface investigation reports, AEC concludes that the potential of site soils for contaminant or leachate migration is low to moderate. Prior environmental investigations have shown that the depth to the unconfined aquifer at the Site exists at a depth of approximately 13 to 18 feet below ground surface (bgs). Groundwater flow direction has

been shown to be to the west-southwest, towards the convergence of the Potomac and Anacostia Rivers and the Washington Channel.

5.3 Historical Use Records

AEC reviewed the following reasonably ascertainable standard historical sources, in order to determine the historical use of the Site and the adjoining properties.

5.3.1 Aerial Photographs

AEC reviewed aerial photographs dated 1949, 1951, 1960, 1963, 1970, 1977, 1984, 1988, 1994, 1999, 2003, 2005, 2007, 2009, 2013, and 2017 that were obtained from ERIS and EDR. The results of the aerial photograph review are summarized in the following table:

Aerial Photograph Review					
Year	Site	North	East	South	West
1927	Agricultural land	Agricultural land	Agricultural land	Undeveloped land	Undeveloped land
1936	A coal storage yard and associated buildings on the eastern portion of the Site	Undeveloped land	1 st Street SW, followed by the PEPCO Generating Station	V Street SW, followed by an unpaved turnaround and building, marinas are present to the southwest and southeast	Cleared land
1949 1951 1960	The Site is developed with a railroad storage yard and a portion of an associated building on the northern portion of the Site	A railroad yard and associated buildings, followed by T Street SW	Similar to 1936 aerial photograph; however, the PEPCO Generating Station building was expanded	Similar to 1936 aerial photograph; however, boat dock were constructed at the marinas	2 nd Street SW, followed by a row of buildings associated with Fort McNair
1963	Similar to 1960 aerial photograph	Similar to 1960 aerial photograph	Similar to 1960 aerial photograph	Similar to 1960 aerial photograph; however, a building was developed and an addition was constructed onto the prior building	Similar to 1960 aerial photograph
1970	Similar to 1960 aerial photograph; however, a bulk fuel oil AST enclosed by a concrete dike was developed on the southern portion of the Site	Similar to 1960 aerial photograph	Similar to 1960 aerial photograph	Similar to 1963 aerial photograph	Similar to 1960 aerial photograph

Aerial Photograph Review					
Year	Site	North	East	South	West
1977	Similar to 1970 aerial photograph; however, the building present on the northern portion of the Site was razed and railroads no longer appear at the Site	Similar to 1960 aerial photograph; however, railroads no longer appear	Similar to 1960 aerial photograph	Similar to 1963 aerial photograph; however, the former structures were razed and a large building was developed	Similar to 1960 aerial photograph
1984	Similar to 1977 aerial photograph	Similar to 1977 aerial photograph; however, the building was razed	Similar to 1960 aerial photograph	Similar to 1977 aerial photograph	Similar to 1960 aerial photograph
1988	Similar to 1977 aerial photograph	Similar to 1984 aerial photograph	Similar to 1960 aerial photograph	Similar to 1977 aerial photograph	Similar to 1960 aerial photograph; however, the row of buildings was razed and cleared land is present
1994	Similar to 1977 aerial photograph	Similar to 1984 aerial photograph	Similar to 1960 aerial photograph	Similar to 1977 aerial photograph	Similar to 1988 aerial photograph; however, the National Defense University Building was developed
1999 2003 2005	Similar to 1977 aerial photograph; however, a parking lot was developed on the northern portion of the Site	A parking lot, followed by T Street SW	Similar to 1960 aerial photograph	Similar to 1977 aerial photograph	Similar to 1994 aerial photograph
2007 2009 2013	Similar to 1999 aerial photograph; however, the bulk fuel oil AST and concrete dike were razed	Similar to 1999 aerial photograph	Similar to 1960 aerial photograph	Similar to 1977 aerial photograph	Similar to 1994 aerial photograph
2017	Similar to 2007 aerial photograph	Similar to 1999 aerial photograph	Similar to 1960 aerial photograph	Similar to 1977 aerial photograph; however, the boat docks to the southeast were razed	Similar to 1994 aerial photograph

Aerial Photograph Review					
Year	Site	North	East	South	West
2019	Similar to 2007 aerial photograph; however, construction trailers appear to be present on the southwestern portion of the Site	Similar to 1999 aerial photograph	Similar to 1960 aerial photograph	Similar to 2007 aerial photograph; however, the prior building was razed and a new building was constructed	Similar to 1994 aerial photograph

AEC’s aerial photograph review indicates the Site existed as agricultural land from at least 1927. Between 1927 and 1936, the Site began to be utilized as a coal storage yard with associated buildings on the eastern portion. Between 1936 and 1949, the buildings on the eastern portion of the Site were razed. The Site was developed with a railroad storage yard and a portion of an associated building on the northern portion of the Site. Between 1963 and 1970, a bulk fuel oil AST enclosed by a concrete dike was developed on the southern portion of the Site. Between 1970 and 1977, the building present on the northern portion of the Site was razed and railroads no longer appear at the Site. Between 1994 and 1994, a parking lot was developed on the northern portion of the Site. Between 2005 and 2007, the bulk fuel oil AST and concrete dike were razed. By 2019, construction trailers appear to be present on the southwestern portion of the Site. AEC considers the presence of a bulk fuel oil AST from at least 1970 to 2005 to be an REC to the Site.

The Pepco Generating Station to the east has been present since at least 1949. Fort McNair to the west has been present since at least 1949. Copies of aerial photographs are included in Appendix E.

5.3.2 Fire Insurance Maps

AEC reviewed Sanborn fire insurance maps dated 1959, 1984, 1988, 1990, 1991, 1992, and 1994 that were provided by ERIS and Environmental Data Resources Inc. (EDR). The results of the fire insurance map review are summarized as follows:

Fire Insurance Map Review					
Year	Site	North	East	South	West
1956	The Site is not depicted	Properties to the north are not depicted	1 st Street SW, followed by the Potomac Electric Power Co. Buzzard Point Station	Properties to the south are not depicted	Properties to the west are not depicted

Fire Insurance Map Review					
Year	Site	North	East	South	West
1984	The southern portion of the Site is developed by a bulk fuel oil tank enclosed by a six-foot concrete dike, which is part of the PEPCO Property Storage Yard	PEPCO Property Storage Yard	1 st Street SW, followed by the Potomac Electric Power Co Buzzards Point Electric Power Plant, an oil tank is depicted northeast of the Site	V Street SW, followed by a US Government Office Building, the Buzzard Point Marina is located southwest of the Site and the Fort McNair Yacht Club is southwest	2 nd Street SW, followed by a row of Fort McNair buildings
1988	Similar to 1984 Sanborn map	Similar to 1984 Sanborn map	Similar to 1984 Sanborn map	Similar to 1984 Sanborn map	Similar to 1984 Sanborn map; however, the row of Fort McNair buildings were razed and a parking lot is present
1990 1991 1992 1994	Similar to 1984 Sanborn map	Similar to 1984 Sanborn map	Similar to 1984 Sanborn map	Similar to 1984 Sanborn map	Similar to 1988 Sanborn map; however, a National Defense University Academic Operation Center building was developed

AEC’s fire insurance map review revealed that the Site has been developed with a bulk fuel oil tank enclosed by a six-foot concrete dike on the southern portion since at least 1984. AEC considers the presence of a bulk fuel oil storage tank at the Site from at least 1984 to 1994 to be an REC. The U.S. Government Office Building and associated parking garages to the south have been present since at least 1973. The Pepco Buzzard Point Generating Station to the east has been present since at least 1956. The marinas to the southeast and southwest of the Site have been present since at least 1984. Regulatory listings associated with these facilities are further discussed in Section 5.1.2. Copies of the reviewed fire insurance maps are included in Appendix E.

5.3.3 Historical Topographic Maps

AEC reviewed historic topographic maps dated 1890, 1897, 1900, 1945, 1951, 1965, 1971, 1979, and 1983 obtained from the USGS. The results of the historic topographic map review are summarized in the following table:

Historic Topographic Map Review					
Year	Site	North	East	South	West
1890 1897	Undeveloped land	Undeveloped land, followed by an unnamed street	An unnamed street, followed by undeveloped land	An unnamed street, followed by undeveloped land and the Anacostia River is located to the southwest	Undeveloped land, followed by an unnamed street
1900	A structure is depicted on the northern portion of the Site	A structure, followed by an unnamed road	Similar to 1890 topographic map	Similar to 1890 topographic map; however, a structure was developed	Similar to 1890 topographic map
1945	A railroad yard	A railroad yard, followed by T Street SW	1 st Street SW, followed by a structure and a railroad yard	V Street SW, followed by unpaved roads and a structure	2 nd Street SW, followed by undeveloped land, beyond which is Fort Humphrey's
1951	Similar to 1945 topographic map	Similar to 1945 topographic map	Similar to 1945 topographic map; however, a larger structure is depicted	Similar to 1945 topographic map; however, an additional structure was developed and marinas are depicted to the southeast and southwest	2 nd Street SW, followed by a row of buildings associated with Fort McNair
1965	Similar to 1945 topographic map	Similar to 1945 topographic map	Similar to 1951 topographic map	Similar to 1951 topographic map; however, an additional structure was developed	Similar to 1951 topographic map
1971	Similar to 1945 topographic map; however, a bulk storage tank was developed on the southern portion of the Site and a structure was developed on the northern portion	Similar to 1945 topographic map	Similar to 1951 topographic map	Similar to 1965 topographic map	Similar to 1951 topographic map
1979 1983	Similar to 1971 topographic map	Similar to 1945 topographic map; however, structures were developed northeast of the Site	Similar to 1951 topographic map	Similar to 1965 topographic map; however, two of the previous structures were razed and a large structure was developed	Similar to 1951 topographic map

The topographic maps illustrate the Site as undeveloped from at least 1890 through 1897. By 1900, the Site was developed with a structure on the northern portion. Between 1900 and 1945, that structure was razed and a railroad yard was developed. Between 1965 and 1971, a bulk storage tank was developed on the southern portion of the Site and a structure was developed on the northern portion. AEC considers the presence of a bulk fuel oil AST from at least 1971 to 1983 to be an REC. Copies of the historical topographic maps are included in Appendix E.

5.3.4 Historic City Directories

AEC reviewed findings provided by ERIS and EDR during its review of City Directories, dated 1922 through 2017 to assess prior uses of the Site and adjoining properties. AEC notes that based on a review of the historic Sanborn maps, the Site was historically addressed as 155 V Street SW and 1900 2nd Street SW. Directory listings are summarized as follows:

City Directory Review		
Year	Site	Surrounding Properties
1922	<u>V Street SW</u> 100 Not Listed 155 Not Listed <u>2nd Street SW</u> 1900 Not Listed	<u>1st Street SW</u> 2007 Carter Jas H 2009 Nelson Robt 2011 Bell Annie Mrs 2025 Sears Danl W 2027 Spriggs Lloyd 2029 Hurd Alex 2035 Driver John H
1926	<u>V Street SW</u> 100 Not Listed 155 Not Listed <u>2nd Street SW</u> 1900 Not Listed	<u>1st Street SW</u> 2007 Carter Jas H 2009 Nelson Robt 2011 Speaks Edw 2025 Washington Danl 2027 Spriggs Lloyd 2029 Washington Leroy 2035 Driver John H
1931	<u>V Street SW</u> 100 Not Listed 155 Not Listed <u>2nd Street SW</u> 1900 Not Listed	<u>1st Street SW</u> 2007 Carter Jas H Vacant 2009 Vacant Capital City Construction Co cor Corinthian Yacht Club Anacostia River Sears Danl W Vacant Seeley Albert H Unopened to Xenia <u>V Street SW</u> 129 Campbell Fredk 201 Matthews Geo E 229 Brukhouser Chas

City Directory Review		
Year	Site	Surrounding Properties
1936	<u>V Street SW</u> 100 Not Listed 155 Not Listed <u>2nd Street SW</u> 1900 Not Listed	<u>V Street SW</u> 131 Vacant 227 Hunt Chas E 229 Hunt Thos
1973	<u>V Street SW</u> 100 Not Listed 155 Not Listed <u>2nd Street SW</u> 1900 Not Listed	<u>V Street SW</u> 150 Electrical Security Corp
1964	<u>V Street SW</u> 100 Not Listed 155 Not Listed <u>2nd Street SW</u> 1900 Not Listed	<u>1st Street SW</u> 2007 Anacostia River Not open bet Anacostia River and Xenia Reece John S used auto parts
1978	<u>V Street SW</u> 100 Not Listed 155 Not Listed <u>2nd Street SW</u> 1900 Not Listed	<u>2nd Street SW</u> 2100 Custom Food Management Systems Inc Office Cleaning Inc United States Railway Assoc Westwood Management Corp
1981	<u>V Street SW</u> 100 Not Listed 155 Not Listed <u>2nd Street SW</u> 1900 Not Listed	<u>2nd Street SW</u> 2100 Carlson Food Systems McLachlen Bank Office Cleaners Inc. US Natl Trans Safety US Railway Assoc. Westwood Management
1983	<u>V Street SW</u> 100 Not Listed 155 Not Listed <u>2nd Street SW</u> 1900 Not Listed	<u>2nd Street SW</u> 2100 Carlson Food Systems Inc Westwood Management Corp
1986	<u>V Street SW</u> 100 Not Listed 155 Not Listed <u>2nd Street SW</u> 1900 Not Listed	<u>2nd Street SW</u> 2100 Carlson Food Systems Gelco Travel US Trans CG Affrs, Auxllry, Boating, Info, Search Westwood Management
1990	<u>V Street SW</u> 100 Not Listed 155 Not Listed <u>2nd Street SW</u> 1900 Not Listed	<u>2nd Street SW</u> 2100 Carlson Food Systems Gelco Travel Liberty Building Sv Tamsco US Trans CG Aux HDQ, Info, Pub Afr, Rec Btg

City Directory Review		
Year	Site	Surrounding Properties
1993	<u>V Street SW</u> 100 Not Listed 155 Not Listed <u>2nd Street SW</u> 1900 Not Listed	<u>1st Street SW</u> 2081 Moore Agnes D <u>2nd Street SW</u> 2100 Carlson Food Systems Inc Tamsco <u>V Street SW</u> 200 Cunningham Robert Livingston James Creek Marina Chief Warrant & Warrant Officers Assn USCG
1995	<u>V Street SW</u> 100 Not Listed 155 Not Listed <u>2nd Street SW</u> 1900 Not Listed	<u>2nd Street SW</u> 2100 Dynamic Resources US Trans Pub Afr, Rec Btg Westwood Mng Corp 2100 Second St Inc
1999	<u>V Street SW</u> 100 Not Listed 155 Not Listed <u>2nd Street SW</u> 1900 Not Listed	<u>2nd Street SW</u> 2100 2100 Second Street Incorporated USCG Lab U S Department of Transportation United States Government Transportation Department Building Service Management Incorporated National War College Alumni Association <u>V Street SW</u> 200 Chief Warrant & Warrant Officers Association USCG James Creek Marina

City Directory Review		
Year	Site	Surrounding Properties
2000	<p><u>V Street SW</u> 100 Not Listed 155 Not Listed</p> <p><u>2nd Street SW</u> 1900 Not Listed</p>	<p><u>1st Street SW</u> 2200 Buzzard Point Boat Cohn Edwin E Togans A Togas</p> <p><u>2nd Street SW</u> 2100 Building Service Management Natl War College Alumni Asctn US Dept of Transportation US Trans CG HDQ Support Commnd, Info, Personnel 2100 Second Street Inc.</p> <p><u>V Street SW</u> 200 Smith William H Noel Seville Nadeau Gary J Montalto William B Lippa V E James Creek Marina Hunter Chief Warrant & Warrant Officers Burke John Boone Bedford Bailey S Apartments</p>
2004	<p><u>V Street SW</u> 100 Not Listed 155 Not Listed</p> <p><u>2nd Street SW</u> 1900 Not Listed</p>	<p><u>2nd Street SW</u> 2100 National War College Alumni Pentagon Federal Crdt Union Coast Guard Federal Crdt Union USGC Fisheries Law Enf Div Office of Navigation Safety</p> <p><u>V Street SW</u> 200 James Creek Marina</p>
2006	<p><u>V Street SW</u> 100 Not Listed 155 Not Listed</p> <p><u>2nd Street SW</u> 1900 Not Listed</p>	<p><u>2nd Street SW</u> 2100 U.S. Coast Guard HQ Multiple office listings</p> <p><u>V Street SW</u> 200 Martin MK Newman K Residential Ballard McWilliams Marina James Creek Howard Wrrntofcrassn Chiefwrrnt& Boyd T</p>

City Directory Review		
Year	Site	Surrounding Properties
2009	<u>V Street SW</u> 100 Not Listed 155 Not Listed <u>2nd Street SW</u> 1900 Not Listed	<u>V Street SW</u> 200 Jeremy Heckler James Creek Marina Chief Warrant & Warrant Ofcr Assn
2011	<u>V Street SW</u> 100 Not Listed 155 Not Listed <u>2nd Street SW</u> 1900 Not Listed	<u>2nd Street SW</u> 2100 U.S. Coast Guard HQ Multiple office listings
2014	<u>V Street SW</u> 100 Not Listed 155 Not Listed <u>2nd Street SW</u> 1900 Not Listed	<u>2nd Street SW</u> 2100 Monday Properties National War College Alumni Associat The Market Place USCG Dc United States Coast Guard <u>V Street SW</u> 200 Mobile Locks & Locksmiths James Creek Marina Chief Warrant & Warrant Ofcr Assn
2016	<u>V Street SW</u> 100 Not Listed 155 Not Listed <u>2nd Street SW</u> 1900 Not Listed	<u>2nd Street SW</u> 2100 U.S. Coast Guard HQ Multiple office listings
2017	<u>V Street SW</u> 100 Not Listed 155 Not Listed <u>2nd Street SW</u> 1900 Not Listed	<u>2nd Street SW</u> 2100 Monday Properties National War College Alumni Associat The Market Place USCG Dc United States Coast Guard <u>V Street SW</u> 200 Mobile Locks & Locksmiths James Creek Marina

The city directory review for the current and historic Site addressed were not listed from 1922 through 2017. The facility at 2100 2nd Street SW was identified with multiple office tenants, including the US National Transportation Safety Board, the US Railway Association, Westwood Management, and the U.S. Coast Guard Headquarters from at least 1981 through 2016. The facility at 200 V Street SW has been occupied by the James Creek Marina since at least 1993. Regulatory listings associated with this facility are further discussed in Section 5.1.2. A copy of the ERIS historical directory report is included in Appendix E.

5.3.5 Tax Information

According to the District of Columbia Office of Tax and Revenue website, each of the Site parcels is owned by SW Land Holder LLC c/o Akridge. The parcels were obtained on August 26, 2005.

5.3.6 Prior Reports

Limited Phase II Environmental Investigation, Buzzard Point Property 2nd Street SW/V Street SW, prepared by URS (March 22, 2005)

This assessment included the advancement of 12 soil borings, five of which were advanced on the Site (B-8, B-9, B-10, B-11 and B-12). The borings were advanced using a Geoprobe rig.

Various soil and groundwater samples were collected from each boring and were analyzed for TPH GRO and DRO, VOCs, PPM, PCBs and SVOCs.

Soil Analytical Results Summary

The results of the TPH GRO and DRO in soils analyses identified a TPH GRO concentration in one of the five soil samples collected from the Site. None of the soil samples indicated TPH DRO concentrations. The TPH GRO concentrations above the laboratory detection limit was 2 mg/kg in sample B-11. None of the TPH GRO or DRO sample analysis results exceed the regulatory standards (100 mg/kg).

Naphthalene was detected at very low levels in soil samples collected from borings B-10 and B-11. No other VOCs were detected. None of the VOC sample analysis results exceed the regulatory standards. Benzo-a-pyrene was detected at the soil sample collected from boring B-11. This concentration exceeded the regulatory standards.

The priority pollutant metals analysis for the soil sample collected at the site indicated an arsenic exceedance. The arsenic concentration was 9 mg/kg in sample B-11. The range of arsenic concentrations in the eastern United States presented in Elements in North American Soils (Dragun and Chiasson, 1991) is <1.0 mg/kg to 73 mg/kg with a mean of 7.4 mg/kg. Therefore, arsenic in Site soils appears to be naturally occurring.

The PCB concentrations in all three of the soil samples collected from the Site were below the laboratory detection limits.

Groundwater Analytical Results Summary

TPH GRO and TPH DRO were not detected in water samples collected from B-8, B-10 and B-12. TPH GRO and TPH DRO were detected at low levels in the water sample collected from B-11. No VOCs were detected in the groundwater samples.

AEC, Phase II Environmental Site Assessment, Buzzard Point, 2nd Street and V Street, SW, Washington, DC 20024 (June 10, 2005)

In May of 2005 twelve soil borings were advanced on the Site in a general grid pattern. The borings were advanced using a Geoprobe rig.

Soil samples were collected at the Site from three depth intervals: surface soil (0.5 to 2 feet bgs (below the pavement and sub-base)); shallow soil (2 to 3 feet bgs); and, deep soil (from zones exhibiting elevated PID readings or directly above the water table). Grab soil samples were collected from all of the borings from varying intervals, including shallow and deeper zones. Groundwater samples were also collected from multiple locations at the Site using temporary PVC wells. The soil samples were analyzed for TPH GRO and DRO, VOCs, PPM, PCBs, and TCLP metals. The groundwater samples were analyzed for TPH DRO and VOCs.

Soil Analytical Results Summary

The results of the TPH GRO and DRO in soils analyses identified TPH DRO concentrations in two of the nine soil samples collected from the Site. None of the soil samples indicated TPH GRO concentrations. The TPH DRO concentrations above the laboratory detection limit in the soil samples ranged from 15 mg/kg in sample B-16 (2.5') to 50 mg/kg in sample B-21 (7'). None of the TPH GRO or DRO sample analysis results exceed the regulatory standards.

The VOC concentrations in all three of the soil samples collected from the Site were below the laboratory detection limits.

All of the metal concentrations in the two soil samples collected from the site were below the TCLP metals regulatory limits (pass as opposed to fail).

The priority pollutant metals analysis for the two soil samples collected at the site indicated arsenic and lead exceedances. The arsenic concentration was 8.2 mg/kg in sample B-24 (7-8') and 4.2 mg/kg in sample B-18 (3-4'). The lead concentration in one of the two samples analyzed was 1,000 mg/kg in sample B-24 (7-8') which exceeds the 400 mg/kg standard.

The PCB concentrations in all five of the soil samples collected from the Site were below the laboratory detection limits.

Groundwater Analytical Results Summary

The TPH DRO and VOC concentrations in all five of the groundwater samples collected from the Site were below the laboratory detection limits.

Site Condition Summary

Based on previous sub-surface soil testing low levels of TPH in soil have been detected throughout the Site. In general, the TPH in soil are found primarily in the upper 12 feet in the urban fill material. Low levels of lead in soil and low levels of arsenic in soil have also been detected in the fill material. No VOCs or TPH were detected in the groundwater samples.

5.3.7 Historical Use Summary

Historical Use of the Site	
1927	Agricultural land
1936-2004	Storage/coal lot associated with power plant to the east – land use included development of several small buildings and large AST
2005-Present	Current parking lot

The review of the above-referenced historical sources indicated that the Site was used as a coal storage yard from the late 1920s until the Generating Station began using fuel oil to power the plant in 1968. At that time one 1.9 million-gallon steel AST was constructed on the southern portion of the subject property. The AST contained fuel oil that fired the power plant's oil-fired steam generators through an underground pipe line that ran beneath 1st Street SW. All coal piles were removed from the subject property by 1980 and the AST was then retired and associated underground pipeline filled in after the power plant was decommissioned in 1981. The tank was removed in 2006.

5.3.8 Historical Data Failure

AEC encountered the following historical data failure as defined by ASTM E1527-05 and 40 CFR Part 312:

- A data failure exists since the earliest historical source reviewed was an aerial photograph dating from 1927 that depicts agricultural use at the Site.

Degree of Significance: These data failures are considered unlikely to significantly affect the ability of the environmental professional to identify conditions indicative of releases or threatened release of hazardous substances on, at, in, or to the Site.

6.0 Site Reconnaissance

The objective of the Site reconnaissance was to obtain information indicating the likelihood of any RECs in connection with the Site. Jeff Stein, AEC Project Manager, conducted Site reconnaissance on Thursday, September 24, 2020. AEC was unescorted, during Site reconnaissance. Weather conditions during the visit were overcast with temperatures approximately 60 degrees Fahrenheit. Visibility was unimpaired.

6.1 Methodology and Limiting Conditions

The Site reconnaissance consisted of walking the accessible portions of the Site, and walking accessible roadways and pedestrian walkways surrounding the Site. AEC did not have access to the gate portions of the Site or the construction trailers present on the southwestern portion of the Site. Photographs of the Site were taken to document existing conditions and are included and described in Appendix C.

6.2 Site Observations

AEC examined the Site for evidence of the following potential environmental concerns:

Conditions	Not Observed or Noted	Observed or Noted	Significant Concern?
Hazardous chemical storage	X		--
Hazardous waste, generation, storage, disposal	X		--
USTs/ASTs		X	No
PCBs		X	No
Solid waste disposal	X		--
Chemical/petroleum odors	X		--
Pools of liquid	X		--
Floor drains and sumps	X		--
Wells		X	No
Drums		X	No
Stains or corrosion	X		--
Unidentified substance containers		X	No
Stained soil or pavement	X		--
Stressed vegetation	X		--
Pits, ponds, or lagoons	X		--
Waste water discharges	X		--
Septic systems/cesspools	X		--

Conditions	Not Observed or Noted	Observed or Noted	Significant Concern?
Burial mounds/ soil depressions	X		--

Hazardous Chemical Storage/Drums

AEC observed two, steel, 55-gallon drums located western portion of the Site. No labeling was observed on the drums and the drums were inaccessible. These drums appeared to be abandoned. No evidence of a release was observed in the vicinity of these drums. As such, AEC does not consider these drums to be a concern. AEC recommends that any discarded drums be properly disposed.

Hazardous Waste Generation, Storage, and Disposal

No indications of waste generation, storage, or disposal were noted on the Site as it is used as vehicle parking.

Storage Tanks

No USTs are currently present at the Site.

AEC observed one, plastic, 250-gallon storage tote located south of the trailer in the parking lot on the northern portion of the Site. No labeling was observed on the tote and the tote was inaccessible. No evidence of a release was observed in the vicinity of the tote. As such, AEC does not consider the tote to be a concern to the Site.

Polychlorinated Biphenyls

The Site was investigated for the presence of PCBs. PCBs are toxic coolants or lubricating oils that can be found in oil-filled electrical equipment such as electrical transformers, capacitors, hydraulic elevators, hydraulic service bay lifts, and fluorescent light ballasts.

AEC observed a, pole-mounted transformer, located along V Street SW. Labels indicating the transformers' PCB content were not observed during AEC's Site inspection. The transformer appeared to be in good condition with no indications of dielectric fluid leakage. Indications of damage or leaking, if observed in the future, should be immediately reported to the utility company.

No additional evidence of potentially PCB-containing equipment was observed on the Site.

Chemical/Petroleum Odor

No chemical or petroleum odors were detected during the Site visit

Pools of Liquid

No pools of liquid were observed during the Site visit.

Floor Drains and Sumps

There are no structures with floor drains or sumps on the Site.

Monitoring Wells

AEC observed several 1-inch diameter groundwater monitoring wells on the Site parcel. According to the Site representative, these wells were associated with a recent geotechnical study.

Stains or corrosion

No stains or corrosion were observed during the Site visit.

7.0 Interview Information

7.1 Interview with Owner

AEC received a completed environmental questionnaire, completed by Mr. Andrei Ponomarev, dated September 18, 2020. According to Mr. Ponomarev, the current owner of the Site is SW Land Holder, LLC, who purchased the Site from PEPCO. Mr. Ponomarev indicated that he was unaware of any environmental cleanup liens or activity/land use limitations associated with the Site. Mr. Ponomarev also indicated that he was unaware of any environmental cleanups conducted on the Site. A copy of the completed environmental questionnaire is included in Appendix G.

7.2 Interview with Occupants

The Site is currently unoccupied.

7.3 Interview with Local Government Officials

County/Local/State Health Departments

AEC submitted a request on September 25, 2020, under the Freedom of Information Act (FOIA) to the District of Columbia Department of Energy and Environment (DC DOEE) via the DC FOIA Public Access Website requesting environmentally significant information concerning the Site. As of the completion date of this report, a response has not been received. Upon receipt and review, AEC will forward any pertinent information to the client. A copy of the DC FOIA request acknowledgement is included in Appendix G.

County/Local Fire Department

AEC submitted a request on September 25, 2020, under the FOIA to the DC Fire & Emergency Medical Services Department requesting environmentally significant information concerning the Site. As of the completion date of this report, a response from the department has not been received. Upon receipt and review, AEC will forward any pertinent information to the client. A copy of the DC FOIA request acknowledgement is included in Appendix G.

7.4 Interview with Others

No interviews with other persons knowledgeable of the historical or current use of the Site were conducted during the preparation of this ESA.

8.0 Findings and Conclusions

AEC has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E 1527-13 of the property located at 100 V Street SW in Washington, District of Columbia. Any exceptions to or deletions from this practice are described in Section 2.4 of this report. AEC considers the presence of a bulk fuel oil AST from at least 1970 to 2005 to be an REC to the Site.

SW Land Holder LLC c/o Akridge plans to develop a new Class A office/residential building including ground floor retail and below grade parking garage (2 levels). This new building will be constructed lot line to lot line. An anticipated construction start date is in August 2021. As part of the development process the Site will be entered into the Department of Energy and Environment VCP. Any environmental issues will be resolved under the VCP.

9.0 Deviations and Data Gaps

9.1 Deviations

No deviations from ASTM Standard Practice E 1527-13 occurred during the performance of this Phase I ESA.

9.2 Data Gaps

AEC encountered the following data gaps as defined by ASTM E 1527-13 and 40 CFR 312:

- Historical data failures as discussed in Section 5.3.8.
- As of the date of report completion, responses to AEC's requests for environmental information from the DC DOEE, and the DC Fire & Emergency Medical Service Department were not received.
- AEC has not been provided with a copy of the Chain-of Title for review.

Degree of Significance: These data gaps are considered unlikely to significantly affect the ability of the environmental professional to identify conditions indicative of releases or threatened releases of hazardous substances or petroleum on, at, in, or to the Site.

10.0 Additional Services

No additional services were completed by AEC during the preparation of this assessment; however, AEC has noted potential out of scope items that may be encountered in Section 8.0.

11.0 References

AEC, Phase II Environmental Site Assessment, Buzzard Point, 2nd Street and V Street, SW, Washington, DC 20024 (June 10, 2005);

ASTM, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM Designation E 1527-13;

DC Property Quest website, <http://propertyquest.dc.gov/>;

District of Columbia Office of Tax and Revenue website, <https://otr.cfo.dc.gov/>;

District of Columbia Office of Zoning Official Zoning Map, <http://maps.dcoz.dc.gov/>;

EDR, Aerial Photo Decade Package, Inquiry Number 6113117.5, dated July 7, 2020;

EDR Certified Sanborn Map Report, 2nd Street and S Street SW, Washington DC 20024, Inquiry No: 1428986.3s, dated May 24, 2005;

EDR, Certified Sanborn Map Report, Inquiry Number 6113117.5, dated July 7, 2020;

EDR, City Directory Abstract, Inquiry Number 6113117.5, dated July 7, 2020;

EDR, The EDR Radius Map, Inquiry Number 6113117.5, dated July 6, 2020;

ERIS, aerial photographs dated 1937, 1949, 1951, 1960, 1963, 1970, 1977, 1984, 1988, 1994, 2003, 2005, 2009, 2013, and 2017;

ERIS Fire Insurance Map Report, 2100 2nd Street SW, Washington DC 20593, Order No: 20180423009, dated April 23, 2018;

ERIS, Historical Directory Report, 2100 2nd Street SW, Washington DC 20593, Order No: 20180423009, dated April 25, 2018;

National Flood Insurance Program, Flood Insurance Rate Map, Panel Number 110001057C, dated September 27, 2010; <http://store.msc.fema.gov/>;

U.S. Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey website, <http://websoilsurvey.nrcs.usda.gov/app/>;

U.S. Fish and Wildlife Service, National Wetlands Inventory, Wetlands Mapper website, <http://www.fws.gov/wetlands/Data/mapper.html>, updated October 2017;

U.S. Geological Survey (USGS) Physiographic Province Map of Maryland, Delaware and the District of Columbia, <http://md.water.usgs.gov/groundwater/physiomaps/>;

URS, Limited Phase II Environmental Investigation, Buzzard Point Property 2nd Street SW/V Street SW, dated March 22, 2005;

USGS, Alexandria, VA, 7.5 Minute Series Topographic Quadrangle, dated 2016;

USGS, historical topographic maps dated 1890, 1897, 1900, 1945, 1951, 1965, 1971, 1979, and 1983; and

USGS, Ground Water Atlas of the U.S., 1997.

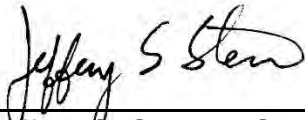
12.0 Project Personnel and Report Certification

12.1 Project Personnel

Ms. Hannah Grabner conducted Site inspection. Ms. Lauren Fabian and Mr. Jeffery Stein prepared this Phase I ESA report. The report was reviewed by Mr. Jeffery Stein, P.G. Qualifications for the environmental professionals involved in the performance of the Phase I ESA are included in Appendix H.

12.2 Certification

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR 312.10. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject Site. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

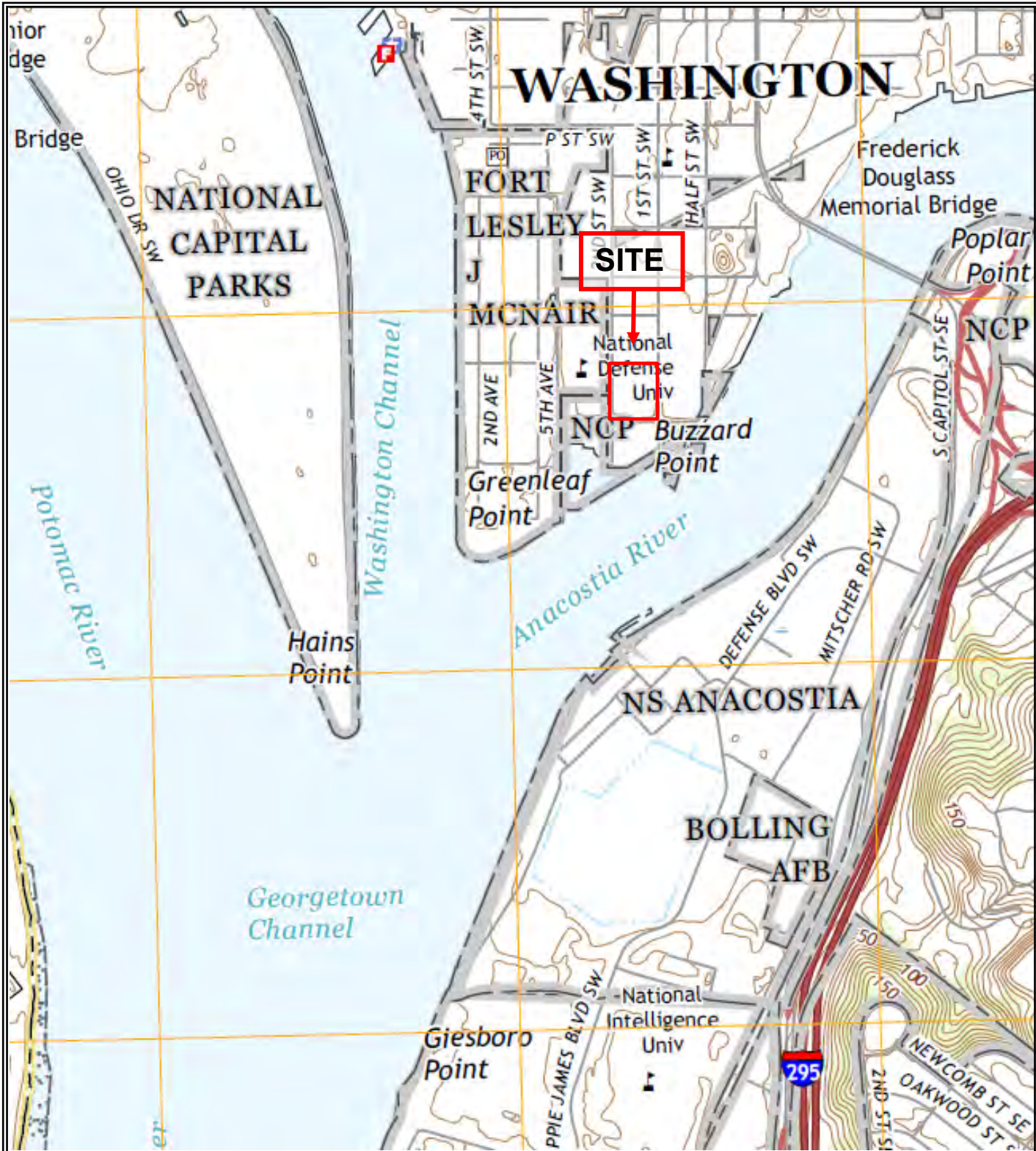


Jeffery S. Stein, P.G.
Principal
Environmental Professional

APPENDICES

- Appendix A - Site Vicinity Map
- Appendix B - Site Plan
- Appendix C - Site Photographs
- Appendix D - Regulatory Records Documentation
- Appendix E - Historical Research Documentation/Maps
- Appendix F - Prior Reports
- Appendix G - Records of Communication
- Appendix H - Qualifications of Personnel

APPENDIX A
SITE VICINITY MAP



8610 Washington Boulevard, Suite 217
 Jessup, Maryland 20794
 Phone: 301-776-0500 Fax: 301-776-1123

Site Vicinity Map

2016 Alexandria, VA 7.5-Minute Series Quadrangle
 100 V Street SW
 Washington, DC 20024



AEC Project No.:
 20-150

Report Date:
 June 2020

Drawn By:
 DLL

APPENDIX B
SITE PLAN



8610 Washington Boulevard, Suite 217
Jessup, Maryland 20794
Phone: 301-776-0500 Fax: 301-776-1123

Legend

 = Site Boundary



Site Plan
Buzzard Point
100 V Street SW
Washington, DC 20024

AEC Project No.:
20-150

Report Date:
June 2020

Drawn By:
DLL

APPENDIX C
SITE PHOTOGRAPHS



Photograph 1: View of the construction trailers present on the southwestern portion of the Site, looking northeast



Photograph 2: View of the southern portion of the Site, looking west



Photograph 3: View of the construction materials stored on the central portion of the Site



Photograph 4: View of the construction materials stored at the Site and the trailer located on the northern portion of the Site



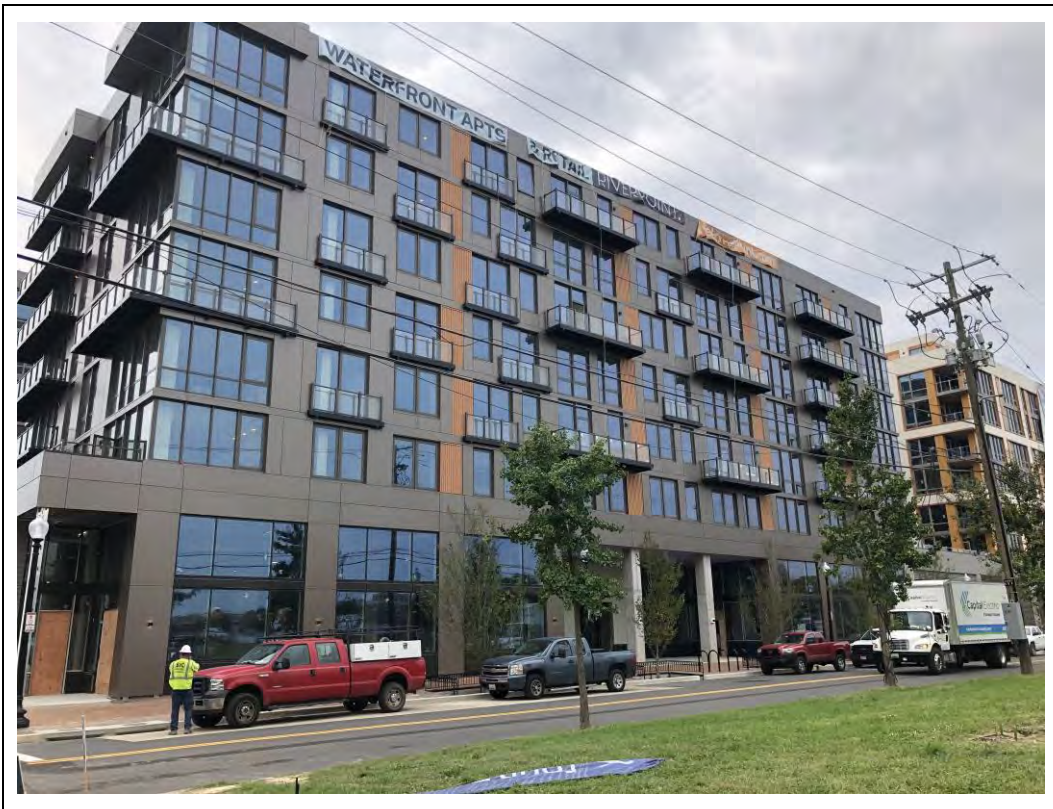
Photograph 5: View looking towards the northern portion of the Site, from the north adjoining parking lot



Photograph 6: View of the abandoned drums located at the Site



Photograph 7: View of the plastic tote located south of the trailer located in the parking lot on the northern portion of the Site



Photograph 8: View of the apartment buildings located south of the Site, across V Street SW



Photograph 9: View of the parking lot and Audi Field located north of the Site



Photograph 10: View of the Pepco Generating Station located east of the Site, across 1st Street SW



Photograph 11: View of the properties located west and northwest of the Site



Photograph 12: View of the marina parking lot located southwest of the Site

APPENDIX D

REGULATORY RECORDS DOCUMENTATION

424152

100 V Street SW

Washington, DC 20024

Inquiry Number: 6113117.2s

July 06, 2020

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

100 V STREET SW
WASHINGTON, DC 20024

COORDINATES

Latitude (North): 38.8652580 - 38° 51' 54.92"
Longitude (West): 77.0129070 - 77° 0' 46.46"
Universal Tranverse Mercator: Zone 18
UTM X (Meters): 325356.6
UTM Y (Meters): 4303542.0
Elevation: 11 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5950781 ALEXANDRIA, VA
Version Date:	2013
Northeast Map:	6051346 WASHINGTON EAST, DC
Version Date:	2014
Southeast Map:	6051364 ANACOSTIA, DC
Version Date:	2014
Northwest Map:	6050207 WASHINGTON WEST, DC
Version Date:	2014

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150722
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
 100 V STREET SW
 WASHINGTON, DC 20024

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
Reg	NAVAL STATION ANACOS		DOD		TP
Reg	BOLLING AIR FORCE BA		DOD	Same	5241, 0.993, South
Reg	WASHINGTON NAVY YARD	901 M STREET, SE	NPL, SEMS, CORRACTS, RCRA-LQG, US ENG CONTROLS, US	Same	4314, 0.817, ENE
A1	PEPCO BUZZARD POINT	1ST & V STREETS SW	RCRA NonGen / NLR, NY MANIFEST	Lower	43, 0.008, SE
A2	PEPCO BUZZARD POINT	1ST & V STREETS SW	RCRA-VSQQ, DC UST, RAATS, NY MANIFEST	Lower	43, 0.008, SE
A3	PEPCO ENERGY SERVICE	1ST & V ST SW	DC LUST	Lower	43, 0.008, SE
4	PEPCO	1ST & T ST SW	DC UST	Higher	63, 0.012, NNE
B5	THE COAST GUARD BUIL	2100 SECOND STREET S	RCRA NonGen / NLR, PA MANIFEST, NJ MANIFEST	Lower	236, 0.045, SSW
B6		0200 V STREET, SW	DC BROWNFIELDS	Lower	284, 0.054, SSW
B7	JAMES CREEK MARINA	200 V ST SW	DC UST	Lower	284, 0.054, SSW
B8	NATIONAL CAPITAL PAR	200 V ST SW	DC LUST	Lower	284, 0.054, SSW
B9	NPS - JAMES CREEK MA	200 V STREET	RCRA-VSQQ	Lower	284, 0.054, SSW
C10		180 S STREET, SW	DC BROWNFIELDS	Higher	365, 0.069, North
C11	PEPCO AN EXELON COMP	180 S ST SW	DC LUST	Higher	365, 0.069, North
C12	BUZZARD POINT FACILI	180 S ST SW	DC UST	Higher	365, 0.069, North
D13		100 S STREET, SW	DC BROWNFIELDS	Higher	370, 0.070, North
D14	1ST STREET SW AND S	1ST STREET SW AND S	US BROWNFIELDS, FINDS	Higher	392, 0.074, NNE
C15	ATTIS	1714 2ND ST SW	DC UST	Higher	497, 0.094, North
C16	1714 SECOND STREET P	1714 SECOND STREET	US BROWNFIELDS, FINDS	Higher	497, 0.094, North
C17	AT&T COMMUNICATIONS	1714 2ND ST SW	DC LUST, DC BROWNFIELDS	Higher	497, 0.094, North
E18		1824 HALF STREET, SW	DC BROWNFIELDS	Higher	538, 0.102, NE
E19	NASH MARINE SUPPLIES	1824 HALF ST S W	EDR Hist Auto	Higher	538, 0.102, NE
D20	DISTRICT OF COLUMBIA	1711 1ST ST SW	DC LUST	Higher	551, 0.104, North
D21	SUPER SALVAGE INC	1711 FIRST STREET SW	RCRA NonGen / NLR	Higher	551, 0.104, North
D22	SUPER SALVAGE, INC	1711 FIRST STREET SW	US BROWNFIELDS	Higher	551, 0.104, North
D23	DC UNITED STADIUM	1711 1ST ST SW	DC UST	Higher	551, 0.104, North
E24	BORGER MANAGEMENT, I	1812 HALF ST SW	DC UST	Higher	580, 0.110, NE
E25	BORGER MANAGEMENT, I	1812 HALF ST SW	DC LUST	Higher	580, 0.110, NE
F26	WESTWOOD MANAGEMENT	1900 HALF ST SW	DC LUST, DC UST	Lower	715, 0.135, ENE
F27		1900 HALF STREET, SW	DC BROWNFIELDS	Lower	715, 0.135, ENE
28		1700 1ST STREET, SW	DC BROWNFIELDS	Higher	748, 0.142, North
G29	PROPOSED WATERFRONT	101 R STREET SW	RCRA NonGen / NLR, FINDS, ECHO	Higher	886, 0.168, North
H30	GOOSE BAY AGGREGATE,	2 S ST SW	DC UST	Lower	920, 0.174, NE
I31	1700 HALF STREET SW	1700 HALF STREET, SW	US BROWNFIELDS, FINDS, ECHO	Higher	941, 0.178, NNE
H32	STEUART PETRO CO SO	1721 S CAPITOL ST NW	RCRA NonGen / NLR	Higher	981, 0.186, NE
I33	RECYCLED AGGREGATES,	1721 SOUTH CAPITOL S	RCRA NonGen / NLR, FINDS, ECHO	Higher	998, 0.189, NE
I34	STEUART PETROLEUM CO	1721 S CAPITOL ST SW	DC UST	Higher	998, 0.189, NE
I35	STEUART INVESTMENT C	1721 S CAPITOL ST SW	DC LUST	Higher	998, 0.189, NE
G36	PEPCO HOLDINGS LLC	1620 2ND STREET SW	PA MANIFEST	Higher	1106, 0.209, North

MAPPED SITES SUMMARY

Target Property Address:
 100 V STREET SW
 WASHINGTON, DC 20024

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
G37	WATERFRONT FACILITY	1620 2ND STREET SW	RCRA NonGen / NLR	Higher	1106, 0.209, North
G38	WATERFRONT FACILITY	1620 2ND STREET SW	RCRA-VSQQ	Higher	1106, 0.209, North
J39	BUZZORD POINT-DC SOC	100 POTOMAC AVENUE,	DC VCP	Higher	1152, 0.218, NNE
K40	UNKNOWN	1620 1ST ST SW	DC HIST UST	Higher	1175, 0.223, North
L41	SOLOM AUTOMATED SERV	1625 S CAPITOL ST SW	DC UST	Higher	1210, 0.229, NNE
L42	POTOMAC DEVELOPMENT	1625 S CAPITOL ST SW	DC LUST	Higher	1210, 0.229, NNE
L43	PAK-AMERICAN CORPORA	1625 SOUTH CAPITOL S	RCRA NonGen / NLR, FINDS, ECHO, NJ MANIFEST	Higher	1210, 0.229, NNE
K44	UNKNOWN	1615 1ST ST SW	DC HIST UST	Higher	1223, 0.232, North
L45	OPPORTUNITY CONCRETE	1601 S CAPITOL ST SW	DC LUST, RCRA NonGen / NLR, ICIS, FINDS, ECHO	Higher	1344, 0.255, NNE
J46	METRO BUILDING SUPPL	50 Q ST SW	DC LUST	Higher	1363, 0.258, NNE
47	LAUNDROMAT	1530 1ST ST SW	DC LUST, DC UST	Higher	1476, 0.280, North
48	DOUGLAS DEVELOPMENT	1620 S CAPITOL ST SE	DC LUST, DC BROWNFIELDS	Higher	1600, 0.303, NE
49	DC SPORT & ENTERTAIN	1500 S. CAPITAL ST.	DC VCP	Higher	1773, 0.336, NNE
50	FIVE SAC SELF-STORAG	1501 S CAPITOL ST SW	DC LUST	Higher	1974, 0.374, NNE
51	FORT MCNAIR	350 P STREET, S.W	SEMS, RCRA-SQG, DOCKET HWC, PA MANIFEST	Higher	2124, 0.402, NNW
52	DC MATERIALS CO.	25 POTOMAC AV SE	DC LUST	Lower	2225, 0.421, NE
53	NAS ANACOSTIA		FUDS	Lower	2317, 0.439, South
M54	FORMER POTOMAC CAB C	1345 S CAPITOL ST SW	DC LUST, DC UST	Higher	2406, 0.456, NNE
M55	WARRING, JAMES T SON	1321 S CAPITOL ST SW	SEMS-ARCHIVE, RCRA NonGen / NLR	Higher	2638, 0.500, NNE
56	SOUTHEAST FEDERAL CE	2ND AND M ST., SW	SEMS-ARCHIVE, CORRACTS, RCRA-VSQQ, US INST...	Higher	3443, 0.652, North
57	NAVAL RECEIVING STA		FUDS	Higher	3516, 0.666, East
N58	WASHINGTON NAVY YARD		FUDS	Lower	4520, 0.856, NE
N59	OEW - RAC-5 NDAI		UXO	Lower	4520, 0.856, NE
60	HAINS POINT		FUDS	Lower	4955, 0.938, NW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 7 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
NAVAL STATION ANACOS	DOD	N/A
NAVAL STATION ANACOSTIA (County), DC		

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

DC SHWS..... This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State and tribal landfill and/or solid waste disposal site lists

DC SWF/LF..... Solid Waste Facility Listing

EXECUTIVE SUMMARY

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
DC AST..... List of Aboveground Storage Tanks
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
US CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System

Other Ascertainable Records

SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR..... Financial Assurance Information
EPA WATCH LIST..... EPA WATCH LIST
TSCA..... Toxic Substances Control Act
TRIS..... Toxic Chemical Release Inventory System
SSTS..... Section 7 Tracking Systems
RMP..... Risk Management Plans
PRP..... Potentially Responsible Parties
PADS..... PCB Activity Database System
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS..... Material Licensing Tracking System
COAL ASH DOE..... Steam-Electric Plant Operation Data
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER..... PCB Transformer Registration Database

EXECUTIVE SUMMARY

RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
MINES MRDS.....	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

DC RGA LF.....	Recovered Government Archive Solid Waste Facilities List
DC RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: Also known as Superfund, the National Priority List database is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program. The source of this database is the U.S. EPA.

A review of the NPL list, as provided by EDR, and dated 04/27/2020 has revealed that there is 1 NPL

EXECUTIVE SUMMARY

site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WASHINGTON NAVY YARD Cerclis ID:: 300031 EPA Id: DC9170024310	901 M STREET, SE	ENE 1/2 - 1 (0.817 mi.)	0	7

Federal CERCLIS list

SEMS: SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the SEMS list, as provided by EDR, and dated 04/27/2020 has revealed that there is 1 SEMS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORT MCNAIR Site ID: 0300030 EPA Id: DC8210021004	350 P STREET, S.W	NNW 1/4 - 1/2 (0.402 mi.)	51	133

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 04/27/2020 has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WARRING, JAMES T SON Site ID: 0300026 EPA Id: DCD042278994	1321 S CAPITOL ST SW	NNE 1/4 - 1/2 (0.500 mi.)	M55	145

EXECUTIVE SUMMARY

Federal RCRA CORRACTS facilities list

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 03/23/2020 has revealed that there are 2 CORRACTS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WASHINGTON NAVY YARD EPA ID:: DC9170024310	901 M STREET, SE	ENE 1/2 - 1 (0.817 mi.)	0	7
SOUTHEAST FEDERAL CE EPA ID:: DC8470090004	2ND AND M ST., SW	N 1/2 - 1 (0.652 mi.)	56	148

Federal RCRA generators list

RCRA-VSQG: RCRAInfo 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). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-VSQG list, as provided by EDR, and dated 03/23/2020 has revealed that there are 3 RCRA-VSQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WATERFRONT FACILITY EPA ID:: DCR000507950	1620 2ND STREET SW	N 1/8 - 1/4 (0.209 mi.)	G38	117
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PEPCO BUZZARD POINT EPA ID:: DCD000819508	1ST & V STREETS SW	SE 0 - 1/8 (0.008 mi.)	A2	57
NPS - JAMES CREEK MA EPA ID:: DCR000509055	200 V STREET	SSW 0 - 1/8 (0.054 mi.)	B9	80

State and tribal leaking storage tank lists

DC LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Consumer and Regulatory Affairs' District of Columbia LUST Cases list.

A review of the DC LUST list, as provided by EDR, and dated 02/09/2020 has revealed that there are 16 DC LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PEPCO AN EXELON COMP	180 S ST SW	N 0 - 1/8 (0.069 mi.)	C11	82

EXECUTIVE SUMMARY

Lust Number: 93094 Product: G,D Facility Status: Closed Facility Id: 2002337				
AT&T COMMUNICATIONS	1714 2ND ST SW	N 0 - 1/8 (0.094 mi.)	C17	90
Lust Number: 92076 Product: G Facility Status: Closed Facility Id: 2000084				
DISTRICT OF COLUMBIA	1711 1ST ST SW	N 0 - 1/8 (0.104 mi.)	D20	92
Lust Number: 96030 Product: G Facility Status: Closed Facility Id: 2003504				
BORGER MANAGEMENT, I	1812 HALF ST SW	NE 0 - 1/8 (0.110 mi.)	E25	99
Lust Number: 95015 Product: G Facility Status: Open Facility Id: 2004505				
STEUART INVESTMENT C	1721 S CAPITOL ST SW	NE 1/8 - 1/4 (0.189 mi.)	I35	112
Lust Number: 87012 Product: G,H Facility Status: Open Facility Id: 2000640				
POTOMAC DEVELOPMENT	1625 S CAPITOL ST SW	NNE 1/8 - 1/4 (0.229 mi.)	L42	120
Lust Number: 2013005 Product: H,G,D Facility Status: Open Facility Id: 2004778				
OPPORTUNITY CONCRETE	1601 S CAPITOL ST SW	NNE 1/4 - 1/2 (0.255 mi.)	L45	126
Lust Number: 94012 Lust Number: 2013006 Product: G Product: H,G,D Facility Status: Closed Facility Status: Open Facility Id: 2000638 Facility Id: 6006004				
METRO BUILDING SUPPL	50 Q ST SW	NNE 1/4 - 1/2 (0.258 mi.)	J46	130
Lust Number: 91045 Product: G Facility Status: NFA Facility Id: 2000575				
LAUNDROMAT	1530 1ST ST SW	N 1/4 - 1/2 (0.280 mi.)	47	131
Lust Number: 2003047 Product: H Facility Status: Closed Facility Id: 9000590				
DOUGLAS DEVELOPMENT	1620 S CAPITOL ST SE	NE 1/4 - 1/2 (0.303 mi.)	48	131
Lust Number: 2005039 Product: G,D,H,V Facility Status: Open				

EXECUTIVE SUMMARY

Facility Id: 2000066 FIVE SAC SELF-STORAG Lust Number: 2002014 Product: G Facility Status: Closed Facility Id: 2000210	1501 S CAPITOL ST SW	NNE 1/4 - 1/2 (0.374 mi.)	50	132
FORMER POTOMAC CAB C Lust Number: 2007021 Lust Number: 89048 Product: D,H Product: G Facility Status: NFA Facility Status: Closed Facility Id: 2000014	1345 S CAPITOL ST SW	NNE 1/4 - 1/2 (0.456 mi.)	M54	144

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PEPCO ENERGY SERVICE Lust Number: 91071 Lust Number: 92083 Lust Number: 93051 Lust Number: 94005 Product: G,D,H Product: W Product: G,D Facility Status: Closed Facility Status: NFA-DCRBCA Facility Id: 2000609	1ST & V ST SW	SE 0 - 1/8 (0.008 mi.)	A3	68
NATIONAL CAPITAL PAR Lust Number: 92093 Product: G,D Facility Status: Closed Facility Id: 2000028	200 V ST SW	SSW 0 - 1/8 (0.054 mi.)	B8	80
WESTWOOD MANAGEMENT Lust Number: 95042 Product: H Facility Status: Closed Facility Id: 2000221	1900 HALF ST SW	ENE 1/8 - 1/4 (0.135 mi.)	F26	100
DC MATERIALS CO. Lust Number: 95078 Product: H,D Facility Status: NFA Facility Id: 2000271	25 POTOMAC AV SE	NE 1/4 - 1/2 (0.421 mi.)	52	143

State and tribal registered storage tank lists

DC UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Consumer & Regulatory Affairs' D.C. UST Database List.

A review of the DC UST list, as provided by EDR, and dated 01/13/2020 has revealed that there are 11

EXECUTIVE SUMMARY

DC UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PEPCO Facility Id: 2000214 Tank Status: Permanently Out of Use	1ST & T ST SW	NNE 0 - 1/8 (0.012 mi.)	4	69
BUZZARD POINT FACILI Facility Id: 2002337 Tank Status: Permanently Out of Use	180 S ST SW	N 0 - 1/8 (0.069 mi.)	C12	82
ATTIS Facility Id: 2000084 Tank Status: Permanently Out of Use	1714 2ND ST SW	N 0 - 1/8 (0.094 mi.)	C15	87
DC UNITED STADIUM Facility Id: 2003504 Tank Status: Permanently Out of Use Tank Status: Currently In Use	1711 1ST ST SW	N 0 - 1/8 (0.104 mi.)	D23	98
BORGER MANAGEMENT, I Facility Id: 2004505 Tank Status: Permanently Out of Use	1812 HALF ST SW	NE 0 - 1/8 (0.110 mi.)	E24	99
STEUART PETROLEUM CO Facility Id: 2000640 Tank Status: Permanently Out of Use	1721 S CAPITOL ST SW	NE 1/8 - 1/4 (0.189 mi.)	I34	112
SOLOON AUTOMATED SERV Facility Id: 2004778 Tank Status: Permanently Out of Use	1625 S CAPITOL ST SW	NNE 1/8 - 1/4 (0.229 mi.)	L41	119
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PEPCO BUZZARD POINT Facility Id: 2000609 Tank Status: Permanently Out of Use	1ST & V STREETS SW	SE 0 - 1/8 (0.008 mi.)	A2	57
JAMES CREEK MARINA Facility Id: 2000028 Tank Status: Permanently Out of Use Tank Status: Currently In Use	200 V ST SW	SSW 0 - 1/8 (0.054 mi.)	B7	79
WESTWOOD MANAGEMENT Facility Id: 2000221 Tank Status: Permanently Out of Use	1900 HALF ST SW	ENE 1/8 - 1/4 (0.135 mi.)	F26	100
GOOSE BAY AGGREGATE, Facility Id: 2000503 Tank Status: Permanently Out of Use	2 S ST SW	NE 1/8 - 1/4 (0.174 mi.)	H30	103

State and tribal voluntary cleanup sites

DC VCP: The Voluntary Cleanup Program oversees owner or developer initiated voluntary remediation of contaminated lands and buildings that return actual or potentially contaminated properties to productive uses.

A review of the DC VCP list, as provided by EDR, and dated 12/17/2019 has revealed that there are 2

EXECUTIVE SUMMARY

DC VCP sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BUZZORD POINT-DC SOC Facility ID: VCP2015-031	100 POTOMAC AVENUE,	NNE 1/8 - 1/4 (0.218 mi.)	J39	118
DC SPORT & ENTERTAIN Facility ID: VCP2006-008	1500 S. CAPITAL ST.	NNE 1/4 - 1/2 (0.336 mi.)	49	132

State and tribal Brownfields sites

DC BROWNFIELDS: A listing of potential brownfields site locations.

A review of the DC BROWNFIELDS list, as provided by EDR, and dated 11/07/2019 has revealed that there are 8 DC BROWNFIELDS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported PB ID: PBF2003-0034	180 S STREET, SW	N 0 - 1/8 (0.069 mi.)	C10	82
Not reported PB ID: PBF2004-0120	100 S STREET, SW	N 0 - 1/8 (0.070 mi.)	D13	83
AT&T COMMUNICATIONS PB ID: PBF2003-0008	1714 2ND ST SW	N 0 - 1/8 (0.094 mi.)	C17	90
Not reported PB ID: PBF2003-0015	1824 HALF STREET, SW	NE 0 - 1/8 (0.102 mi.)	E18	91
Not reported PB ID: PBF2003-0026	1700 1ST STREET, SW	N 1/8 - 1/4 (0.142 mi.)	28	101
DOUGLAS DEVELOPMENT PB ID: PBF2003-0035	1620 S CAPITOL ST SE	NE 1/4 - 1/2 (0.303 mi.)	48	131
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported PB ID: PBF-2003-0081	0200 V STREET, SW	SSW 0 - 1/8 (0.054 mi.)	B6	79
Not reported PB ID: PBF2003-0071	1900 HALF STREET, SW	ENE 1/8 - 1/4 (0.135 mi.)	F27	100

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: 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, as provided by EDR, and dated 06/01/2020 has revealed that there

EXECUTIVE SUMMARY

are 4 US BROWNFIELDS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
1ST STREET SW AND S ACRES property ID: 171743 Cleanup Completion Date: -	1ST STREET SW AND S	NNE 0 - 1/8 (0.074 mi.)	D14	83
1714 SECOND STREET P ACRES property ID: 170222 Cleanup Completion Date: -	1714 SECOND STREET	N 0 - 1/8 (0.094 mi.)	C16	87
SUPER SALVAGE, INC ACRES property ID: 170581 Cleanup Completion Date: -	1711 FIRST STREET SW	N 0 - 1/8 (0.104 mi.)	D22	95
1700 HALF STREET SW ACRES property ID: 171742 Cleanup Completion Date: -	1700 HALF STREET, SW	NNE 1/8 - 1/4 (0.178 mi.)	I31	104

Local Lists of Registered Storage Tanks

DC 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 been not updated.

A review of the DC HIST UST list, as provided by EDR, and dated 12/31/1999 has revealed that there are 2 DC HIST UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
UNKNOWN Facility Id: 2003502*001 Tank Status: UNK	1620 1ST ST SW	N 1/8 - 1/4 (0.223 mi.)	K40	119
UNKNOWN Facility Id: 2003501*001 Tank Status: UNK	1615 1ST ST SW	N 1/8 - 1/4 (0.232 mi.)	K44	125

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo 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). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/23/2020 has revealed that there are 8 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SUPER SALVAGE INC EPA ID:: DCR000000208	1711 FIRST STREET SW	N 0 - 1/8 (0.104 mi.)	D21	92
PROPOSED WATERFRONT	101 R STREET SW	N 1/8 - 1/4 (0.168 mi.)	G29	101

EXECUTIVE SUMMARY

EPA ID:: DCP000003738				
STEUART PETRO CO SO EPA ID:: DCD980551022	1721 S CAPITOL ST NW	NE 1/8 - 1/4 (0.186 mi.)	H32	107
RECYCLED AGGREGATES, EPA ID:: DCR000506865	1721 SOUTH CAPITOL S	NE 1/8 - 1/4 (0.189 mi.)	I33	109
WATERFRONT FACILITY EPA ID:: DCP000003730	1620 2ND STREET SW	N 1/8 - 1/4 (0.209 mi.)	G37	115
PAK-AMERICAN CORPORA EPA ID:: DC0000444547	1625 SOUTH CAPITOL S	NNE 1/8 - 1/4 (0.229 mi.)	L43	120
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PEPCO BUZZARD POINT EPA ID:: DCR000500140	1ST & V STREETS SW	SE 0 - 1/8 (0.008 mi.)	A1	53
THE COAST GUARD BUIL EPA ID:: DCR000500629	2100 SECOND STREET S	SSW 0 - 1/8 (0.045 mi.)	B5	70

FUDS: The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps Of Engineers is actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, and dated 01/28/2020 has revealed that there are 4 FUDS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NAVAL RECEIVING STA		E 1/2 - 1 (0.666 mi.)	57	160
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NAS ANACOSTIA		S 1/4 - 1/2 (0.439 mi.)	53	143
WASHINGTON NAVY YARD		NE 1/2 - 1 (0.856 mi.)	N58	161
HAINS POINT		NW 1/2 - 1 (0.938 mi.)	60	162

DOD: Consists of federally owned or administered lands, administered by the Department of Defense, 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, and dated 12/31/2005 has revealed that there is 1 DOD site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BOLLING AIR FORCE BA		S 1/2 - 1 (0.993 mi.)	0	7

ROD: Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid the cleanup.

A review of the ROD list, as provided by EDR, and dated 04/27/2020 has revealed that there is 1 ROD site within approximately 1 mile of the target property.

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WASHINGTON NAVY YARD EPA ID:: DC9170024310	901 M STREET, SE	ENE 1/2 - 1 (0.817 mi.)	0	7

UXO: A listing of unexploded ordnance site locations

A review of the UXO list, as provided by EDR, and dated 12/31/2017 has revealed that there is 1 UXO site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OEW - RAC-5 NDAI		NE 1/2 - 1 (0.856 mi.)	N59	162

NJ MANIFEST: Hazardous waste manifest information.

A review of the NJ MANIFEST list, as provided by EDR, and dated 12/31/2018 has revealed that there are 2 NJ MANIFEST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PAK-AMERICAN CORPORA EPA Id: DC0000444547	1625 SOUTH CAPITOL S	NNE 1/8 - 1/4 (0.229 mi.)	L43	120

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
THE COAST GUARD BUIL EPA Id: DCR000500629	2100 SECOND STREET S	SSW 0 - 1/8 (0.045 mi.)	B5	70

NY MANIFEST: Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

A review of the NY MANIFEST list, as provided by EDR, and dated 01/01/2019 has revealed that there are 2 NY MANIFEST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PEPCO BUZZARD POINT EPA ID: DCR000500140	1ST & V STREETS SW	SE 0 - 1/8 (0.008 mi.)	A1	53
PEPCO BUZZARD POINT EPA ID: DCD000819508	1ST & V STREETS SW	SE 0 - 1/8 (0.008 mi.)	A2	57

PA MANIFEST: Hazardous waste manifest information.

A review of the PA MANIFEST list, as provided by EDR, and dated 06/30/2018 has revealed that there are 2 PA MANIFEST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PEPCO HOLDINGS LLC Generator EPA Id: DCR000507950	1620 2ND STREET SW	N 1/8 - 1/4 (0.209 mi.)	G36	113

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
THE COAST GUARD BUIL	2100 SECOND STREET S	SSW 0 - 1/8 (0.045 mi.)	B5	70

EXECUTIVE SUMMARY

Generator EPA Id: DCR000500629

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: 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 the EDR Hist Auto list, as provided by EDR, has revealed that there is 1 EDR Hist Auto site within approximately 0.125 miles of the target property.

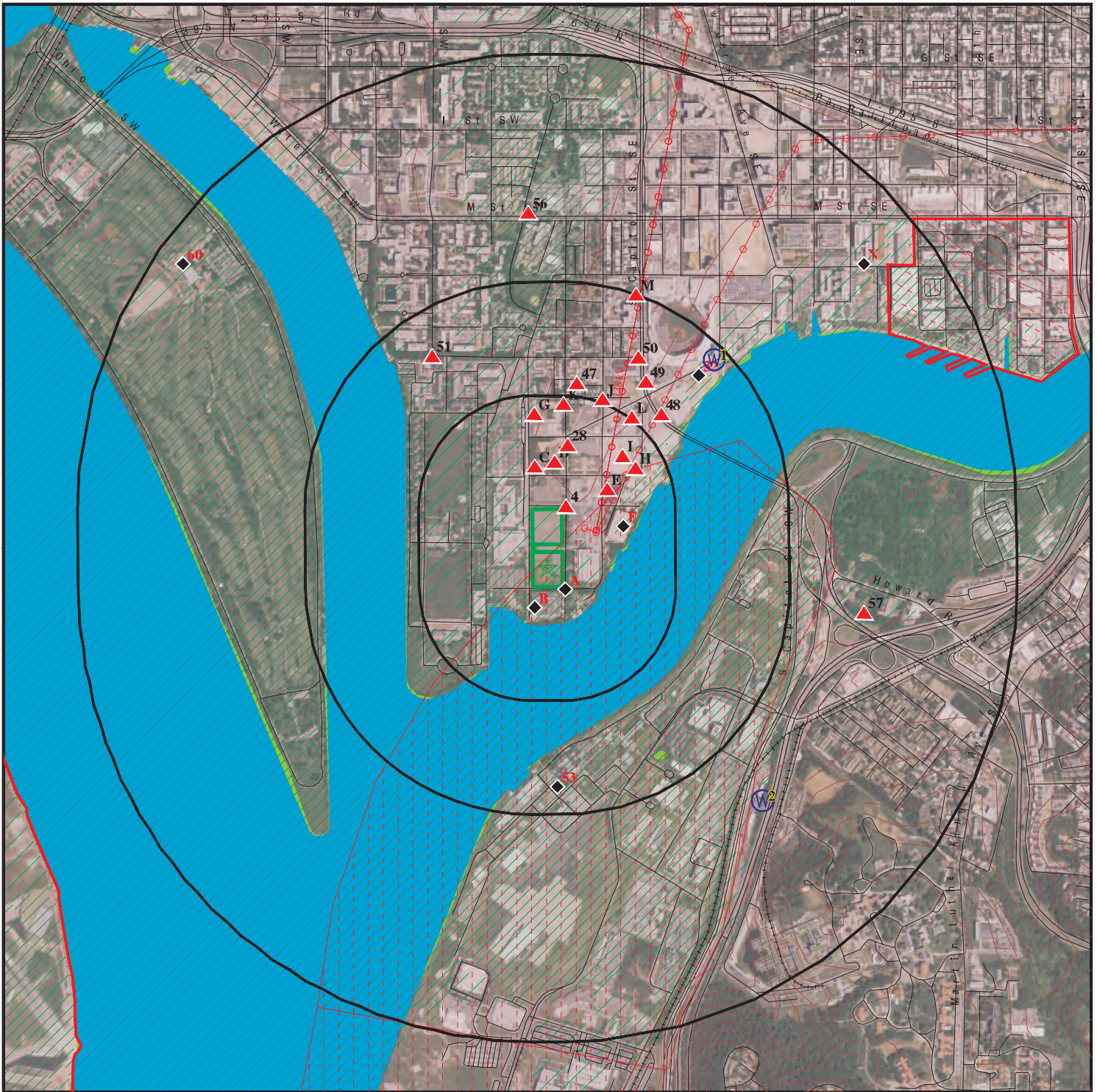
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NASH MARINE SUPPLIES	1824 HALF ST S W	NE 0 - 1/8 (0.102 mi.)	E19	91













EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 21 records.

<u>Site Name</u>	<u>Database(s)</u>
UNKNOWN	DC LUST, DC HIST UST
NGA-WASHINGTON NAVY	SEMS
ANACOSTIA DRUM SITE	SEMS-ARCHIVE
CUSTIS & BROWN BARGE SPILL	SEMS-ARCHIVE
ARCHIBALD GLOVER PARK OUTFALL OIL	SEMS-ARCHIVE
GENERAL SERVICES ADMINISTRATION WP	DC LUST
GEORGETOWN UNIVERSITY	DC LUST
NAVAL FACILITIES ENGINEERING COMMA	DC LUST
NAVAL FACILITIES ENGINEERING COMMA	DC LUST
NAVAL FACILITIES ENGINEERING COMMA	DC LUST
NAVAL FACILITIES ENGINEERING COMMA	DC LUST
NAVAL FACILITIES ENGINEERING COMMA	DC LUST
NAVAL FACILITIES ENGINEERING COMMA	DC LUST
NAVAL FACILITIES ENGINEERING COMMA	DC LUST
NAVAL FACILITIES ENGINEERING COMMA	DC LUST
NAVAL FACILITIES ENGINEERING COMMA	DC LUST
ARCHITECT OF THE CAPITOL	DC LUST
ARCHITECT OF THE CAPITOL	DC LUST
UNKNOWN	DC LUST

OVERVIEW MAP - 6113117.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  County Boundary
-  Power transmission lines
-  100-year flood zone
-  500-year flood zone
-  National Wetland Inventory

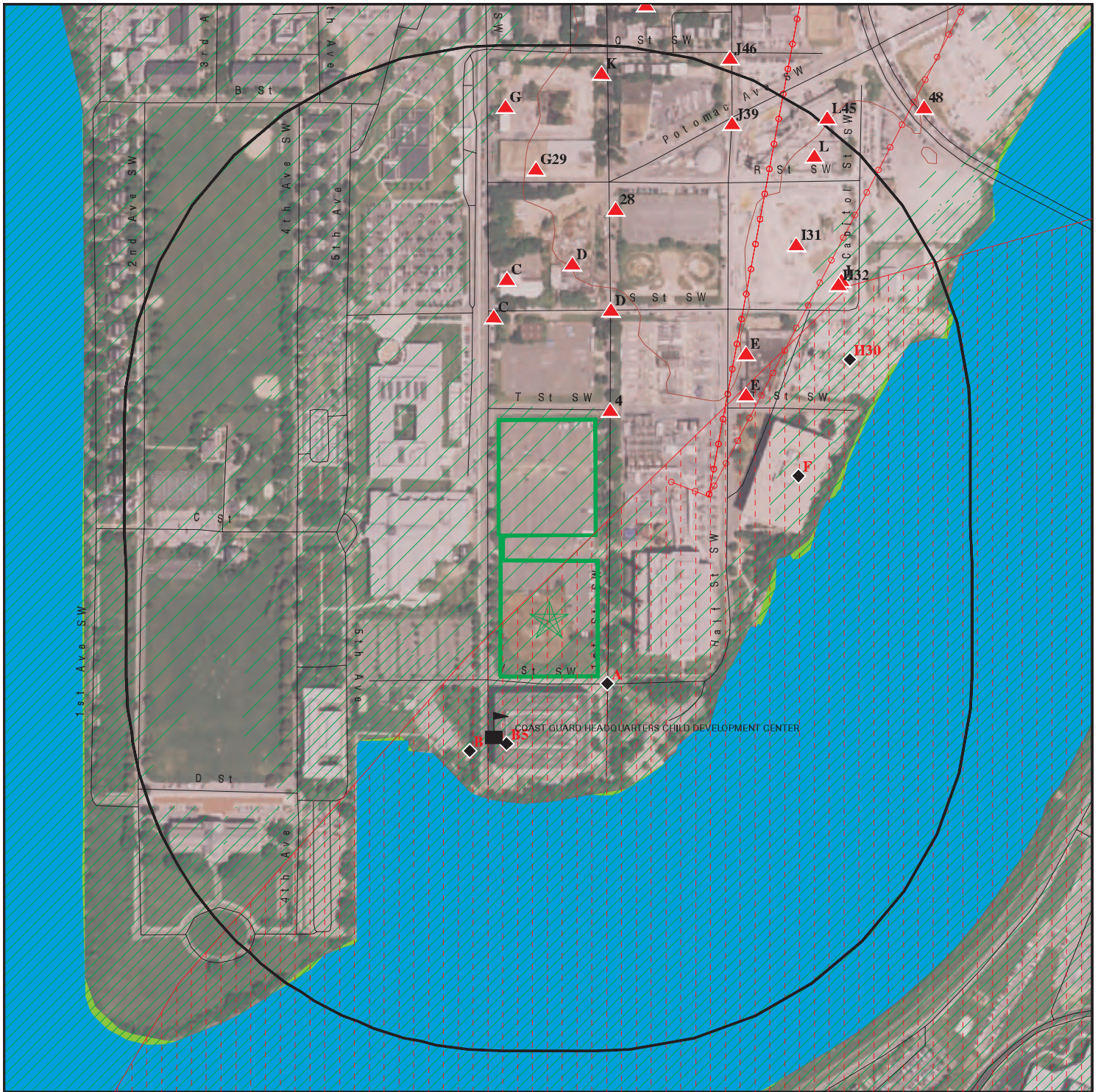









This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.






SITE NAME: 424152
 ADDRESS: 100 V Street SW
 Washington DC 20024
 LAT/LONG: 38.865258 / 77.012907

CLIENT: AEI Consultants
 CONTACT: Lacey Elam
 INQUIRY #: 6113117.2s
 DATE: July 06, 2020 6:08 pm

DETAIL MAP - 6113117.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Power transmission lines
-  100-year flood zone
-  500-year flood zone
-  National Wetland Inventory

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 424152
 ADDRESS: 100 V Street SW
 Washington DC 20024
 LAT/LONG: 38.865258 / 77.012907

CLIENT: AEI Consultants
 CONTACT: Lacey Elam
 INQUIRY #: 6113117.2s
 DATE: July 06, 2020 6:09 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	1	NR	1
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	1	NR	NR	1
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	1	NR	NR	1
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	2	NR	2
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		2	1	NR	NR	NR	3
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
DC SHWS	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
DC SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
DC LUST	0.500		6	3	7	NR	NR	16
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DC UST	0.250		7	4	NR	NR	NR	11
DC AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
DC VCP	0.500		0	1	1	NR	NR	2
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
DC BROWNFIELDS	0.500		5	2	1	NR	NR	8
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		3	1	0	NR	NR	4
Local Lists of Landfill / Solid Waste Disposal Sites								
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
DC HIST UST	0.250		0	2	NR	NR	NR	2
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		3	5	NR	NR	NR	8
FUDS	1.000		0	0	1	3	NR	4
DOD	1.000	1	0	0	0	1	NR	2
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	1	NR	1
RMP	TP		NR	NR	NR	NR	NR	0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

DOD
Region
Target
Property

NAVAL STATION ANACOSTIA
NAVAL STATION ANACOSTIA (County), DC

DOD CUSA133908
N/A

DOD:
Feature 1: Navy DOD
Feature 2: Not reported
Feature 3: Not reported
URL: Not reported
Name 1: Naval Station Anacostia
Name 2: Not reported
Name 3: Not reported
State: DC
DOD Site: Yes
Tile name: DCWASHINGTON

DOD
Region
South
1/2-1
5241 ft.

BOLLING AIR FORCE BASE
BOLLING AIR FORCE BASE (County), DC

DOD CUSA133990
N/A

DOD:
Feature 1: Air Force DOD
Feature 2: Not reported
Feature 3: Not reported
URL: Not reported
Name 1: Bolling Air Force Base
Name 2: Not reported
Name 3: Not reported
State: DC
DOD Site: Yes
Tile name: DCWASHINGTON

NPL
Region
ENE
1/2-1
4314 ft.

WASHINGTON NAVY YARD
901 M STREET, SE
WASHINGTON, DC 20374

NPL 1000147680
SEMS DC9170024310
CORRACTS
RCRA-LQG
US ENG CONTROLS
US INST CONTROLS
ROD
FINDS
PA MANIFEST

NPL:
Name: WASHINGTON NAVY YARD
Address: 901 M STREET, SE
City,State,Zip: WASHINGTON, DC 20374
EPA ID: DC9170024310
EPA Region: 3
Federal: Y
Final Date: 1998-07-28 00:00:00
Site ID: 300031
Latitude: 38.875
Site Score: 48.57
Longitude: -76.98749999999997

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

NPL:

EPA ID: DC9170024310
Site ID: 0300031
Site Status: F
Federal Site: Y
EPA Region: 03
Date Proposed: 03/06/98
Date Deleted: Not reported
Date Finalized: 07/28/98

NPL:

EPA ID: DC9170024310
NPL Status: Currently on the Final NPL
Substance ID: Not reported
Substance: Not reported
CAS #: Not reported
Pathway: Not reported
Scoring: Not reported

EPA ID: DC9170024310
NPL Status: Currently on the Final NPL
Substance ID: A003
Substance: ANTIMONY AND COMPOUNDS
CAS #: Not reported
Pathway: NO PATHWAY INDICATED
Scoring: 1

EPA ID: DC9170024310
NPL Status: Currently on the Final NPL
Substance ID: A005
Substance: ARSENIC AND COMPOUNDS
CAS #: Not reported
Pathway: SURFACE WATER PATHWAY
Scoring: 4

EPA ID: DC9170024310
NPL Status: Currently on the Final NPL
Substance ID: A011
Substance: BERYLLIUM AND COMPOUNDS
CAS #: Not reported
Pathway: SURFACE WATER PATHWAY
Scoring: 4

EPA ID: DC9170024310
NPL Status: Currently on the Final NPL
Substance ID: A020
Substance: CHROMIUM AND COMPOUNDS
CAS #: Not reported
Pathway: SURFACE WATER PATHWAY
Scoring: 4

EPA ID: DC9170024310
NPL Status: Currently on the Final NPL
Substance ID: A038
Substance: NICKEL AND COMPOUNDS
CAS #: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

Pathway:	NO PATHWAY INDICATED
Scoring:	1
EPA ID:	DC9170024310
NPL Status:	Currently on the Final NPL
Substance ID:	A046
Substance:	POLYCHLORINATED BIPHENYLS
CAS #:	1336-36-3
Pathway:	SURFACE WATER PATHWAY
Scoring:	4
EPA ID:	DC9170024310
NPL Status:	Currently on the Final NPL
Substance ID:	A048
Substance:	SELENIUM AND COMPOUNDS
CAS #:	Not reported
Pathway:	NO PATHWAY INDICATED
Scoring:	1
EPA ID:	DC9170024310
NPL Status:	Currently on the Final NPL
Substance ID:	A049
Substance:	SILVER AND COMPOUNDS
CAS #:	Not reported
Pathway:	SURFACE WATER PATHWAY
Scoring:	2
EPA ID:	DC9170024310
NPL Status:	Currently on the Final NPL
Substance ID:	C178
Substance:	COPPER AND COMPOUNDS
CAS #:	Not reported
Pathway:	SURFACE WATER PATHWAY
Scoring:	2
EPA ID:	DC9170024310
NPL Status:	Currently on the Final NPL
Substance ID:	C247
Substance:	ZINC AND COMPOUNDS
CAS #:	Not reported
Pathway:	SURFACE WATER PATHWAY
Scoring:	2
EPA ID:	DC9170024310
NPL Status:	Currently on the Final NPL
Substance ID:	C460
Substance:	MERCURY
CAS #:	7439-97-6
Pathway:	SURFACE WATER PATHWAY
Scoring:	2
EPA ID:	DC9170024310
NPL Status:	Currently on the Final NPL
Substance ID:	D006
Substance:	CADMIUM (CD)
CAS #:	7440-43-9
Pathway:	SURFACE WATER PATHWAY

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

Scoring: 4
EPA ID: DC9170024310
NPL Status: Currently on the Final NPL
Substance ID: D008
Substance: LEAD (PB)
CAS #: 7439-92-1
Pathway: SURFACE WATER PATHWAY
Scoring: 4

NPL:
EPA ID: DC9170024310
Summary: ther industrial processes that occurred at the WNY have not been located. However, based on the descriptions of the documented operations at the WNY the typical wastes generated can be reasonably determined. These wastes would include metals used

EPA ID: DC9170024310
Summary: in ordnance production and paint-spraying; solvents used in cleaning; cyanide and phenols used in cooling processes; creosote used in wood treatment; petroleum products and wastes; and PCB-containing oils in storage tanks and electrical equipment.

EPA ID: DC9170024310
Summary: Contamination also likely occurred during storage and handling of raw materials. The storm water system draining the facility is contaminated with metals and PCBs, which can be attributed to the industrial processes and ordnance production tha

EPA ID: DC9170024310
Summary: Conditions at Proposal March 1998): The Washington Navy Yard (WNY) is the oldest continuously operated Navy facility in the United States. It currently occupies 71.5 acres in the District of Columbia. The facility was opened officially on Octo

EPA ID: DC9170024310
Summary: t historically occurred at the facility. The storm water system leads to nine outfalls into the Anacostia River. Sediment sampling of the Anacostia River in the area of the WNY shows metals and PCB contamination. In addition, volatile and semi-vo

EPA ID: DC9170024310
Summary: latile contaminants have been found in soils throughout the facility, although sufficient documentation does not exist to fully evaluate this contamination at this time. Status July 1998): Remedial activities currently in progress involve th

EPA ID: DC9170024310
Summary: e investigation and removal of contaminated sediments from the stormwater system. The description of the site release) is based on information available at the time the site was scored. The description may change as additional information i

EPA ID: DC9170024310
Summary: s gathered on the sources and extent of contamination. See 56 FR 5600, February 11, 1991, of subsequent FR notices.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

EPA ID: DC9170024310
Summary: ber 2, 1799. By 1812, it was well equipped for the purpose of shipbuilding and repair. During the 1800s, ordnance production, research, and other industrial activities were prevalent at the yard. In 1886, the WNY was redesignated as the Naval Gun

EPA ID: DC9170024310
Summary: Factory. During the next 20 years considerable expansion of the WNY occurred. Production of ordnance remained the primary operational activity at the facility during this time. To accommodate the WNY, significant areas of adjacent marshlands were

EPA ID: DC9170024310
Summary: filled in. In the 1940s, the primary role of the WNY shifted from production of ordnance to administrative activities. Although administrative activities became a large function of the WNY, all ordnance production still was monitored or teste

EPA ID: DC9170024310
Summary: d at the facility. To accommodate the expanded activity, new administrative and research facilities were constructed on the eastern portion of the facility. In 1961, the WNY officially became an administrative facility. Activities currently condu

EPA ID: DC9170024310
Summary: cted at the WNY include administration, supply and storage, and training. An historic center that is open to the public is also currently located at the WNY. Records documenting the wastes generated during ordnance production or the various o

NPL:
EPA ID: DC9170024310
NPL Status: Final
Proposed Date: 03/06/1998
Final Date: 07/28/1998
Deleted Date: Not reported

NPL:
EPA ID: DC9170024310
NPL Name: WASHINGTON NAVY YARD

SEMS:
Site ID: 0300031
EPA ID: DC9170024310
Name: WASHINGTON NAVY YARD
Address: 901 M STREET, SE
Address 2: Not reported
City,State,Zip: WASHINGTON, DC 20374-0001
Cong District: 01
FIPS Code: 11001
Latitude: +38.875000
Longitude: -76.987500
FF: Y
NPL: Currently on the Final NPL
Non NPL Status: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

SEMS Detail:

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 00
Action Code: NP
Action Name: PROPOSED
SEQ: 1
Start Date: 1998-03-06 05:00:00
Finish Date: 3/6/1998 5:00:00 AM
Qual: Not reported
Current Action Lead: EPA Perf

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 00
Action Code: PA
Action Name: PA
SEQ: 2
Start Date: 1994-01-31 05:00:00
Finish Date: 9/14/1994 4:00:00 AM
Qual: H
Current Action Lead: EPA Perf

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 00
Action Code: HR
Action Name: HAZRANK
SEQ: 1
Start Date: 1995-09-01 04:00:00
Finish Date: 2/26/1998 5:00:00 AM
Qual: O
Current Action Lead: EPA Perf

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 00
Action Code: DS
Action Name: DISCVRY
SEQ: 1
Start Date: 1981-05-01 04:00:00

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

Finish Date:	5/1/1981 4:00:00 AM
Qual:	Not reported
Current Action Lead:	EPA Perf
Region:	03
Site ID:	0300031
EPA ID:	DC9170024310
Site Name:	WASHINGTON NAVY YARD
NPL:	F
FF:	Y
OU:	00
Action Code:	NF
Action Name:	NPL FINL
SEQ:	1
Start Date:	1998-07-28 04:00:00
Finish Date:	7/28/1998 4:00:00 AM
Qual:	Not reported
Current Action Lead:	EPA Perf
Region:	03
Site ID:	0300031
EPA ID:	DC9170024310
Site Name:	WASHINGTON NAVY YARD
NPL:	F
FF:	Y
OU:	00
Action Code:	LZ
Action Name:	FF CR
SEQ:	2
Start Date:	2002-03-07 05:00:00
Finish Date:	Not reported
Qual:	Not reported
Current Action Lead:	Fed Fac
Region:	03
Site ID:	0300031
EPA ID:	DC9170024310
Site Name:	WASHINGTON NAVY YARD
NPL:	F
FF:	Y
OU:	08
Action Code:	RO
Action Name:	ROD
SEQ:	18
Start Date:	2016-09-01 04:00:00
Finish Date:	9/27/2017 4:00:00 AM
Qual:	Not reported
Current Action Lead:	Fed Fac
Region:	03
Site ID:	0300031
EPA ID:	DC9170024310
Site Name:	WASHINGTON NAVY YARD
NPL:	F
FF:	Y
OU:	06
Action Code:	NH

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

Action Name: FF RI
SEQ: 1
Start Date: 2006-03-29 05:00:00
Finish Date: 9/30/2016 4:00:00 AM
Qual: Not reported
Current Action Lead: Fed Fac

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 06
Action Code: RO
Action Name: ROD
SEQ: 19
Start Date: 2016-09-30 04:00:00
Finish Date: 9/30/2016 4:00:00 AM
Qual: Not reported
Current Action Lead: Fed Fac

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 13
Action Code: NH
Action Name: FF RI
SEQ: 2
Start Date: 2005-11-01 05:00:00
Finish Date: 12/23/2005 5:00:00 AM
Qual: Not reported
Current Action Lead: Fed Fac

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 13
Action Code: RO
Action Name: ROD
SEQ: 21
Start Date: 2007-12-20 05:00:00
Finish Date: 12/20/2007 5:00:00 AM
Qual: Not reported
Current Action Lead: Fed Fac

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

FF:	Y
OU:	08
Action Code:	LW
Action Name:	FF RI/FS
SEQ:	18
Start Date:	2006-05-15 04:00:00
Finish Date:	9/27/2017 4:00:00 AM
Qual:	Not reported
Current Action Lead:	Fed Fac
Region:	03
Site ID:	0300031
EPA ID:	DC9170024310
Site Name:	WASHINGTON NAVY YARD
NPL:	F
FF:	Y
OU:	10
Action Code:	LV
Action Name:	FF RV
SEQ:	2
Start Date:	2004-06-01 04:00:00
Finish Date:	5/15/2008 4:00:00 AM
Qual:	Not reported
Current Action Lead:	Fed Fac
Region:	03
Site ID:	0300031
EPA ID:	DC9170024310
Site Name:	WASHINGTON NAVY YARD
NPL:	F
FF:	Y
OU:	00
Action Code:	LZ
Action Name:	FF CR
SEQ:	1
Start Date:	1999-07-08 04:00:00
Finish Date:	Not reported
Qual:	Not reported
Current Action Lead:	Fed Fac
Region:	03
Site ID:	0300031
EPA ID:	DC9170024310
Site Name:	WASHINGTON NAVY YARD
NPL:	F
FF:	Y
OU:	10
Action Code:	RO
Action Name:	ROD
SEQ:	20
Start Date:	2009-09-18 04:00:00
Finish Date:	9/18/2009 4:00:00 AM
Qual:	Not reported
Current Action Lead:	Fed Fac
Region:	03
Site ID:	0300031

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 00
Action Code: LV
Action Name: FF RV
SEQ: 1
Start Date: 1999-06-02 04:00:00
Finish Date: 6/16/1999 4:00:00 AM
Qual: Not reported
Current Action Lead: Fed Fac

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 04
Action Code: RO
Action Name: ROD
SEQ: 13
Start Date: 2004-09-28 04:00:00
Finish Date: 9/28/2004 4:00:00 AM
Qual: Not reported
Current Action Lead: Fed Fac

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 04
Action Code: LW
Action Name: FF RI/FS
SEQ: 8
Start Date: 1999-05-27 04:00:00
Finish Date: 9/28/2004 4:00:00 AM
Qual: Not reported
Current Action Lead: Fed Fac

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 16
Action Code: LW
Action Name: FF RI/FS
SEQ: 9
Start Date: 2000-05-26 04:00:00
Finish Date: 9/29/2006 4:00:00 AM
Qual: Not reported
Current Action Lead: Fed Fac

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 16
Action Code: RO
Action Name: ROD
SEQ: 6
Start Date: 2006-09-29 04:00:00
Finish Date: 9/29/2006 4:00:00 AM
Qual: Not reported
Current Action Lead: Fed Fac

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 24
Action Code: RO
Action Name: ROD
SEQ: 14
Start Date: 2005-10-14 04:00:00
Finish Date: 10/14/2005 4:00:00 AM
Qual: Not reported
Current Action Lead: Fed Fac

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 22
Action Code: LW
Action Name: FF RI/FS
SEQ: 20
Start Date: 2013-03-12 04:00:00
Finish Date: 9/30/2016 4:00:00 AM
Qual: Not reported
Current Action Lead: Fed Fac

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 06
Action Code: EE
Action Name: EE/CA
SEQ: 2
Start Date: 2006-12-05 05:00:00
Finish Date: 8/20/2007 4:00:00 AM

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

Qual:	Not reported
Current Action Lead:	Fed Fac
Region:	03
Site ID:	0300031
EPA ID:	DC9170024310
Site Name:	WASHINGTON NAVY YARD
NPL:	F
FF:	Y
OU:	05
Action Code:	LW
Action Name:	FF RI/FS
SEQ:	10
Start Date:	1999-05-27 04:00:00
Finish Date:	9/29/2006 4:00:00 AM
Qual:	Not reported
Current Action Lead:	Fed Fac
Region:	03
Site ID:	0300031
EPA ID:	DC9170024310
Site Name:	WASHINGTON NAVY YARD
NPL:	F
FF:	Y
OU:	05
Action Code:	RO
Action Name:	ROD
SEQ:	7
Start Date:	2006-09-29 04:00:00
Finish Date:	9/29/2006 4:00:00 AM
Qual:	Not reported
Current Action Lead:	Fed Fac
Region:	03
Site ID:	0300031
EPA ID:	DC9170024310
Site Name:	WASHINGTON NAVY YARD
NPL:	F
FF:	Y
OU:	10
Action Code:	LW
Action Name:	FF RI/FS
SEQ:	14
Start Date:	2001-10-12 04:00:00
Finish Date:	9/18/2009 4:00:00 AM
Qual:	Not reported
Current Action Lead:	Fed Fac
Region:	03
Site ID:	0300031
EPA ID:	DC9170024310
Site Name:	WASHINGTON NAVY YARD
NPL:	F
FF:	Y
OU:	24
Action Code:	LW
Action Name:	FF RI/FS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

SEQ:	17
Start Date:	1999-05-27 04:00:00
Finish Date:	10/14/2005 4:00:00 AM
Qual:	Not reported
Current Action Lead:	Fed Fac
Region:	03
Site ID:	0300031
EPA ID:	DC9170024310
Site Name:	WASHINGTON NAVY YARD
NPL:	F
FF:	Y
OU:	12
Action Code:	RO
Action Name:	ROD
SEQ:	22
Start Date:	2016-09-01 04:00:00
Finish Date:	9/27/2017 4:00:00 AM
Qual:	Not reported
Current Action Lead:	Fed Fac
Region:	03
Site ID:	0300031
EPA ID:	DC9170024310
Site Name:	WASHINGTON NAVY YARD
NPL:	F
FF:	Y
OU:	12
Action Code:	NH
Action Name:	FF RI
SEQ:	4
Start Date:	2014-02-01 05:00:00
Finish Date:	10/28/2016 4:00:00 AM
Qual:	Not reported
Current Action Lead:	Fed Fac
Region:	03
Site ID:	0300031
EPA ID:	DC9170024310
Site Name:	WASHINGTON NAVY YARD
NPL:	F
FF:	Y
OU:	22
Action Code:	RO
Action Name:	ROD
SEQ:	26
Start Date:	2016-09-30 04:00:00
Finish Date:	9/30/2016 4:00:00 AM
Qual:	Not reported
Current Action Lead:	Fed Fac
Region:	03
Site ID:	0300031
EPA ID:	DC9170024310
Site Name:	WASHINGTON NAVY YARD
NPL:	F
FF:	Y

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

OU:	06
Action Code:	LV
Action Name:	FF RV
SEQ:	5
Start Date:	2006-12-05 05:00:00
Finish Date:	8/20/2007 4:00:00 AM
Qual:	Not reported
Current Action Lead:	Fed Fac
Region:	03
Site ID:	0300031
EPA ID:	DC9170024310
Site Name:	WASHINGTON NAVY YARD
NPL:	F
FF:	Y
OU:	17
Action Code:	RO
Action Name:	ROD
SEQ:	25
Start Date:	2011-09-29 04:00:00
Finish Date:	9/29/2011 4:00:00 AM
Qual:	Not reported
Current Action Lead:	Fed Fac
Region:	03
Site ID:	0300031
EPA ID:	DC9170024310
Site Name:	WASHINGTON NAVY YARD
NPL:	F
FF:	Y
OU:	17
Action Code:	LW
Action Name:	FF RI/FS
SEQ:	19
Start Date:	2006-03-31 05:00:00
Finish Date:	9/29/2011 4:00:00 AM
Qual:	Not reported
Current Action Lead:	Fed Fac
Region:	03
Site ID:	0300031
EPA ID:	DC9170024310
Site Name:	WASHINGTON NAVY YARD
NPL:	F
FF:	Y
OU:	00
Action Code:	PA
Action Name:	PA
SEQ:	1
Start Date:	1991-05-16 04:00:00
Finish Date:	5/16/1991 4:00:00 AM
Qual:	D
Current Action Lead:	Fed Fac
Region:	03
Site ID:	0300031
EPA ID:	DC9170024310

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 23
Action Code: RO
Action Name: ROD
SEQ: 27
Start Date: 2013-03-11 04:00:00
Finish Date: 3/11/2013 4:00:00 AM
Qual: Not reported
Current Action Lead: Fed Fac

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 23
Action Code: LW
Action Name: FF RI/FS
SEQ: 21
Start Date: 2010-10-08 04:00:00
Finish Date: 3/11/2013 4:00:00 AM
Qual: Not reported
Current Action Lead: Fed Fac

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 08
Action Code: LV
Action Name: FF RV
SEQ: 6
Start Date: 2016-01-05 05:00:00
Finish Date: 4/30/2016 4:00:00 AM
Qual: Not reported
Current Action Lead: Fed Fac

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 08
Action Code: EE
Action Name: EE/CA
SEQ: 3
Start Date: 2014-07-31 04:00:00
Finish Date: 5/15/2015 4:00:00 AM
Qual: Not reported
Current Action Lead: Fed Fac

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 12
Action Code: LX
Action Name: FF RD
SEQ: 4
Start Date: 2018-05-20 04:00:00
Finish Date: 8/15/2018 4:00:00 AM
Qual: Not reported
Current Action Lead: Fed Fac

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 12
Action Code: NI
Action Name: FF FS
SEQ: 4
Start Date: 2015-08-07 04:00:00
Finish Date: 10/28/2016 4:00:00 AM
Qual: Not reported
Current Action Lead: Fed Fac

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 06
Action Code: LY
Action Name: FF RA
SEQ: 2
Start Date: 2016-09-01 04:00:00
Finish Date: 9/27/2017 4:00:00 AM
Qual: Not reported
Current Action Lead: Fed Fac

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 22
Action Code: LY
Action Name: FF RA
SEQ: 3
Start Date: 2016-09-01 04:00:00
Finish Date: 9/27/2017 4:00:00 AM

Map ID
Direction
Distance
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MAP FINDINGS

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EDR ID Number
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

Qual:	Not reported
Current Action Lead:	Fed Fac
Region:	03
Site ID:	0300031
EPA ID:	DC9170024310
Site Name:	WASHINGTON NAVY YARD
NPL:	F
FF:	Y
OU:	01
Action Code:	LW
Action Name:	FF RI/FS
SEQ:	23
Start Date:	2004-07-30 04:00:00
Finish Date:	9/27/2019 4:00:00 AM
Qual:	Not reported
Current Action Lead:	Fed Fac
Region:	03
Site ID:	0300031
EPA ID:	DC9170024310
Site Name:	WASHINGTON NAVY YARD
NPL:	F
FF:	Y
OU:	01
Action Code:	RO
Action Name:	ROD
SEQ:	31
Start Date:	2019-09-27 04:00:00
Finish Date:	9/27/2019 4:00:00 AM
Qual:	Not reported
Current Action Lead:	Fed Fac
Region:	03
Site ID:	0300031
EPA ID:	DC9170024310
Site Name:	WASHINGTON NAVY YARD
NPL:	F
FF:	Y
OU:	12
Action Code:	LY
Action Name:	FF RA
SEQ:	7
Start Date:	2018-08-15 04:00:00
Finish Date:	9/25/2018 4:00:00 AM
Qual:	Not reported
Current Action Lead:	Fed Fac
Region:	03
Site ID:	0300031
EPA ID:	DC9170024310
Site Name:	WASHINGTON NAVY YARD
NPL:	F
FF:	Y
OU:	02
Action Code:	LW
Action Name:	FF RI/FS

Map ID
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EDR ID Number
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

SEQ: 2
Start Date: 1999-03-25 05:00:00
Finish Date: Not reported
Qual: Not reported
Current Action Lead: Fed Fac

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 02
Action Code: LW
Action Name: FF RI/FS
SEQ: 6
Start Date: 2006-07-01 04:00:00
Finish Date: Not reported
Qual: Not reported
Current Action Lead: Fed Fac

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 24
Action Code: LW
Action Name: FF RI/FS
SEQ: 22
Start Date: 2017-11-16 05:00:00
Finish Date: Not reported
Qual: Not reported
Current Action Lead: Fed Fac

Region: 03
Site ID: 0300031
EPA ID: DC9170024310
Site Name: WASHINGTON NAVY YARD
NPL: F
FF: Y
OU: 21
Action Code: LW
Action Name: FF RI/FS
SEQ: 24
Start Date: 2013-03-25 04:00:00
Finish Date: Not reported
Qual: Not reported
Current Action Lead: Fed Fac

CORRACTS:

Region: 03
Name: WASHINGTON NAVY YARD
Address: 1013 O STREET, SE
Address 2: SUITE 110 N

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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

City,State,Zip: WASHINGTON NAVY YARD, DC 20374
EPA ID: DC9170024310
Area Name: OUTFALL 10
Corrective Action: CA611
Actual Date: 1996-10-26 00:00:00.0
NAICS Code 1: 928110
NAICS Code 2: Not reported
NAICS Code 3: Not reported
NAICS Code 4: Not reported

Region: 03
Name: WASHINGTON NAVY YARD
Address: 1013 O STREET, SE
Address 2: SUITE 110 N
City,State,Zip: WASHINGTON NAVY YARD, DC 20374
EPA ID: DC9170024310
Area Name: OUTFALL 5
Corrective Action: CA611
Actual Date: 1996-10-26 00:00:00.0
NAICS Code 1: 928110
NAICS Code 2: Not reported
NAICS Code 3: Not reported
NAICS Code 4: Not reported

Region: 03
Name: WASHINGTON NAVY YARD
Address: 1013 O STREET, SE
Address 2: SUITE 110 N
City,State,Zip: WASHINGTON NAVY YARD, DC 20374
EPA ID: DC9170024310
Area Name: ENTIRE FACILITY
Corrective Action: CA070YE
Actual Date: 1996-08-29 00:00:00.0
NAICS Code 1: 928110
NAICS Code 2: Not reported
NAICS Code 3: Not reported
NAICS Code 4: Not reported

Region: 03
Name: WASHINGTON NAVY YARD
Address: 1013 O STREET, SE
Address 2: SUITE 110 N
City,State,Zip: WASHINGTON NAVY YARD, DC 20374
EPA ID: DC9170024310
Area Name: ENTIRE FACILITY
Corrective Action: CA075HI
Actual Date: 1996-09-30 00:00:00.0
NAICS Code 1: 928110
NAICS Code 2: Not reported
NAICS Code 3: Not reported
NAICS Code 4: Not reported

Region: 03
Name: WASHINGTON NAVY YARD
Address: 1013 O STREET, SE
Address 2: SUITE 110 N
City,State,Zip: WASHINGTON NAVY YARD, DC 20374

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Database(s)

EDR ID Number
EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

EPA ID:	DC9170024310
Area Name:	ENTIRE FACILITY
Corrective Action:	CA100
Actual Date:	1997-07-16 00:00:00.0
NAICS Code 1:	928110
NAICS Code 2:	Not reported
NAICS Code 3:	Not reported
NAICS Code 4:	Not reported
Region:	03
Name:	WASHINGTON NAVY YARD
Address:	1013 O STREET, SE
Address 2:	SUITE 110 N
City,State,Zip:	WASHINGTON NAVY YARD, DC 20374
EPA ID:	DC9170024310
Area Name:	SITE 13
Corrective Action:	CA110
Actual Date:	Not reported
NAICS Code 1:	928110
NAICS Code 2:	Not reported
NAICS Code 3:	Not reported
NAICS Code 4:	Not reported
Region:	03
Name:	WASHINGTON NAVY YARD
Address:	1013 O STREET, SE
Address 2:	SUITE 110 N
City,State,Zip:	WASHINGTON NAVY YARD, DC 20374
EPA ID:	DC9170024310
Area Name:	SITE 11
Corrective Action:	CA110
Actual Date:	Not reported
NAICS Code 1:	928110
NAICS Code 2:	Not reported
NAICS Code 3:	Not reported
NAICS Code 4:	Not reported
Region:	03
Name:	WASHINGTON NAVY YARD
Address:	1013 O STREET, SE
Address 2:	SUITE 110 N
City,State,Zip:	WASHINGTON NAVY YARD, DC 20374
EPA ID:	DC9170024310
Area Name:	SITE 7
Corrective Action:	CA110
Actual Date:	Not reported
NAICS Code 1:	928110
NAICS Code 2:	Not reported
NAICS Code 3:	Not reported
NAICS Code 4:	Not reported
Region:	03
Name:	WASHINGTON NAVY YARD
Address:	1013 O STREET, SE
Address 2:	SUITE 110 N
City,State,Zip:	WASHINGTON NAVY YARD, DC 20374
EPA ID:	DC9170024310

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EPA ID Number

WASHINGTON NAVY YARD (Continued)

1000147680

Area Name:	ENTIRE FACILITY
Corrective Action:	CA150
Actual Date:	Not reported
NAICS Code 1:	928110
NAICS Code 2:	Not reported
NAICS Code 3:	Not reported
NAICS Code 4:	Not reported
Region:	03
Name:	WASHINGTON NAVY YARD
Address:	1013 O STREET, SE
Address 2:	SUITE 110 N
City,State,Zip:	WASHINGTON NAVY YARD, DC 20374
EPA ID:	DC9170024310
Area Name:	ENTIRE FACILITY
Corrective Action:	CA210SF
Actual Date:	1998-09-22 00:00:00.0
NAICS Code 1:	928110
NAICS Code 2:	Not reported
NAICS Code 3:	Not reported
NAICS Code 4:	Not reported
Region:	03
Name:	WASHINGTON NAVY YARD
Address:	1013 O STREET, SE
Address 2:	SUITE 110 N
City,State,Zip:	WASHINGTON NAVY YARD, DC 20374
EPA ID:	DC9170024310
Area Name:	ENTIRE FACILITY
Corrective Action:	CA600SR
Actual Date:	1998-06-12 00:00:00.0
NAICS Code 1:	928110
NAICS Code 2:	Not reported
NAICS Code 3:	Not reported
NAICS Code 4:	Not reported

[Click this hyperlink](#) while viewing on your computer to access
18 additional CORRACTS: record(s) in the EDR Site Report.

RCRA-LQG:

Date form received by agency: 2018-03-02 00:00:00.0

Facility name:	WASHINGTON NAVY YARD
Facility address:	1013 O STREET, SE SUITE 110 N WASHINGTON NAVY YARD, DC 20374
EPA ID:	DC9170024310
Mailing address:	HARWOOD STREET SE WASHINGTON NAVY YARD, DC 20374
Contact:	DANE BOWKER
Contact address:	HARWOOD STREET SE WASHINGTON NAVY YARD, DC 20374
Contact country:	US
Contact telephone:	202-433-4191
Contact email:	DANE.BOWKER@NAVY.MIL
EPA Region:	03
Land type:	Federal
Classification:	Large Quantity Generator

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WASHINGTON NAVY YARD (Continued)

1000147680

Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name: NAVAL DISTRICT WASHINGTON
Owner/operator address: 1014 N STREET, SE SUITE 310 CODE N2
WASHINGTON, DC 20374

Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Federal
Owner/Operator Type: Owner
Owner/Op start date: 1998-10-01 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: NAVAL DISTRICT WASHINGTON
Owner/operator address: 1014 N STREET, SE SUITE 310 CODE N2
WASHINGTON, DC 20374

Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Federal
Owner/Operator Type: Operator
Owner/Op start date: 1998-10-01 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: COMMANDER, N.S.A. WASHINGTON
Owner/operator address: PARSONS AVE SE STE 340
WASHINGTON NAVY YARD, DC 20374

Owner/operator country: US
Owner/operator telephone: 202-433-4191
Owner/operator email: DANE.BOWKER@NAVY.MIL
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Federal
Owner/Operator Type: Owner
Owner/Op start date: 1998-10-01 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: NAVFAC WASHINGTON
Owner/operator address: PARSONS AVE SE STE 340
WASHINGTON NAVY YARD, DC 20374

Owner/operator country: US

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EDR ID Number
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WASHINGTON NAVY YARD (Continued)

1000147680

Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Federal
Owner/Operator Type: Operator
Owner/Op start date: 1998-10-01 00:00:00.
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 2016-03-01 00:00:00.0
Site name: WASHINGTON NAVY YARD
Classification: Large Quantity Generator

Date form received by agency: 2014-03-01 00:00:00.0
Site name: WASHINGTON NAVY YARD
Classification: Large Quantity Generator

Date form received by agency: 2012-03-01 00:00:00.0
Site name: WASHINGTON NAVY YARD
Classification: Large Quantity Generator

Date form received by agency: 2010-03-01 00:00:00.0
Site name: WASHINGTON NAVY YARD
Classification: Large Quantity Generator

Date form received by agency: 2008-03-03 00:00:00.0
Site name: NAVAL DISTRICT WASHINGTON
Classification: Large Quantity Generator

Date form received by agency: 2006-04-04 00:00:00.0
Site name: WASHINGTON NAVY YARD
Classification: Large Quantity Generator

Date form received by agency: 2004-02-27 00:00:00.0
Site name: HQ NAVAL DISTRICT WASHINGTON
Classification: Large Quantity Generator

Date form received by agency: 2002-02-26 00:00:00.0

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WASHINGTON NAVY YARD (Continued)

1000147680

Site name: HQ NAVAL DISTRICT WASHINGTON
Classification: Large Quantity Generator

Date form received by agency: 2000-02-25 00:00:00.0
Site name: HQ NAVAL DISTRICT WASHINGTON
Classification: Large Quantity Generator

Date form received by agency: 1998-03-01 00:00:00.0
Site name: HQ NAVAL DISTRICT WASHINGTON
Classification: Large Quantity Generator

Date form received by agency: 1995-06-28 00:00:00.0
Site name: WASHINGTON NAVY YARD
Classification: Large Quantity Generator

Date form received by agency: 1994-02-28 00:00:00.0
Site name: NAVAL DISTRICT - WASHINGTON DC
Classification: Large Quantity Generator

Date form received by agency: 1992-04-01 00:00:00.0
Site name: NAVAL DISTRICT - WASHINGTON DC
Classification: Large Quantity Generator

Date form received by agency: 1985-02-26 00:00:00.0
Site name: WASHINGTON NAVY YARD
Classification: Large Quantity Generator

Hazardous Waste Summary:

- . Waste code: D001
- . Waste name: IGNITABLE WASTE

- . Waste code: D002
- . Waste name: CORROSIVE WASTE

- . Waste code: D003
- . Waste name: REACTIVE WASTE

- . Waste code: D004
- . Waste name: ARSENIC

- . Waste code: D005
- . Waste name: BARIUM

- . Waste code: D006
- . Waste name: CADMIUM

- . Waste code: D007
- . Waste name: CHROMIUM

- . Waste code: D008
- . Waste name: LEAD

- . Waste code: D009
- . Waste name: MERCURY

- . Waste code: D010

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WASHINGTON NAVY YARD (Continued)

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- . Waste name: SELENIUM
- . Waste code: D011
- . Waste name: SILVER
- . Waste code: D014
- . Waste name: METHOXYCHLOR (1,1,1-TRICHLORO-2,2-BIS [P-METHOXYPHENYL] ETHANE)
- . Waste code: D016
- . Waste name: 2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)
- . Waste code: D018
- . Waste name: BENZENE
- . Waste code: D022
- . Waste name: CHLOROFORM
- . Waste code: D026
- . Waste name: CRESOL
- . Waste code: D028
- . Waste name: 1,2-DICHLOROETHANE
- . Waste code: D035
- . Waste name: METHYL ETHYL KETONE
- . Waste code: D036
- . Waste name: NITROBENZENE
- . Waste code: D038
- . Waste name: PYRIDINE
- . Waste code: D039
- . Waste name: TETRACHLOROETHYLENE
- . Waste code: D040
- . Waste name: TRICHLORETHYLENE
- . Waste code: F002
- . Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
- . Waste code: F003
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR

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WASHINGTON NAVY YARD (Continued)

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MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F004
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: CRESOLS, CRESYLIC ACID, AND NITROBENZENE; AND THE STILL BOTTOMS FROM THE RECOVERY OF THESE SOLVENTS; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F005
- . Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

- . Waste code: F007
- . Waste name: SPENT CYANIDE PLATING BATH SOLUTIONS FROM ELECTROPLATING OPERATIONS.

- . Waste code: NONE
- . Waste name: None

- . Waste code: P030
- . Waste name: CYANIDES (SOLUBLE CYANIDE SALTS), NOT OTHERWISE SPECIFIED

- . Waste code: P044
- . Waste name: DIMETHOATE (OR) PHOSPHORODITHIOIC ACID, O,O-DIMETHYL S-[2-(METHYLAMINO)-2-OXOETHYL] ESTER

- . Waste code: P066
- . Waste name: ETHANIMIDOTHIOIC ACID, N-[[[(METHYLAMINO)CARBONYL]OXY]-, METHYL ESTER (OR) METHOMYL

- . Waste code: P122
- . Waste name: ZINC PHOSPHIDE ZN3P2, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 10% (R,T)

- . Waste code: U002
- . Waste name: 2-PROPANONE (I) (OR) ACETONE (I)

- . Waste code: U041
- . Waste name: EPICHLOROHYDRIN (OR) OXIRANE, (CHLOROMETHYL)-

- . Waste code: U044
- . Waste name: CHLOROFORM (OR) METHANE, TRICHLORO-

- . Waste code: U051
- . Waste name: CREOSOTE

- . Waste code: U061
- . Waste name: BENZENE, 1,1'-(2,2,2-TRICHLOROETHYLIDENE)BIS[4-CHLORO- (OR) DDT

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WASHINGTON NAVY YARD (Continued)

1000147680

. Waste code:	U075
. Waste name:	DICHLORODIFLUOROMETHANE (OR) METHANE, DICHLORODIFLUORO-
. Waste code:	U080
. Waste name:	METHANE, DICHLORO- (OR) METHYLENE CHLORIDE
. Waste code:	U083
. Waste name:	PROPANE, 1,2-DICHLORO- (OR) PROPYLENE DICHLORIDE
. Waste code:	U112
. Waste name:	ACETIC ACID, ETHYL ESTER (I) (OR) ETHYL ACETATE (I)
. Waste code:	U121
. Waste name:	METHANE, TRICHLOROFLUORO- (OR) TRICHLOROMONOFUOROMETHANE
. Waste code:	U123
. Waste name:	FORMIC ACID (C,T)
. Waste code:	U129
. Waste name:	CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA, 2ALPHA, 3BETA, 4ALPHA, 5ALPHA, 6BETA)- (OR) LINDANE
. Waste code:	U142
. Waste name:	1,3,4-METHENO-2H-CYCLOBUTA[CD]PENTALEN-2-ONE, 1,1A,3,3A,4,5,5A,5B,6-DECACHLOROOCCTAHYDRO- (OR) KEPONE
. Waste code:	U154
. Waste name:	METHANOL (I) (OR) METHYL ALCOHOL (I)
. Waste code:	U159
. Waste name:	2-BUTANONE (I,T) (OR) METHYL ETHYL KETONE (MEK) (I,T)
. Waste code:	U162
. Waste name:	2-PROPENOIC ACID, 2-METHYL-, METHYL ESTER (I,T) (OR) METHYL METHACRYLATE (I,T)
. Waste code:	U185
. Waste name:	BENZENE, PENTACHLORONITRO- (OR) PENTACHLORONITROBENZENE (PCNB)
. Waste code:	U188
. Waste name:	PHENOL
. Waste code:	U220
. Waste name:	BENZENE, METHYL- (OR) TOLUENE
. Waste code:	U226
. Waste name:	ETHANE, 1,1,1-TRICHLORO- (OR) METHYL CHLOROFORM
. Waste code:	U233
. Waste name:	Not Defined
. Waste code:	U239
. Waste name:	BENZENE, DIMETHYL- (I,T) (OR) XYLENE (I)
. Waste code:	U271
. Waste name:	BENOMYL (OR) CARBAMIC ACID, [1-[(BUTYLAMINO)CARBONYL]-1H-BENZIMIDAZOL-2-YL]-, METHYL ESTER

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EDR ID Number
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WASHINGTON NAVY YARD (Continued)

1000147680

Biennial Reports:

Last Biennial Reporting Year: 2017

Annual Waste Handled:

Waste code:	D001
Waste name:	IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
Amount (Lbs):	1620
Waste code:	D002
Waste name:	A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.
Amount (Lbs):	5000
Waste code:	D005
Waste name:	BARIUM
Amount (Lbs):	800
Waste code:	D006
Waste name:	CADMIUM
Amount (Lbs):	400
Waste code:	D007
Waste name:	CHROMIUM
Amount (Lbs):	800
Waste code:	D008
Waste name:	LEAD
Amount (Lbs):	820
Waste code:	D009
Waste name:	MERCURY
Amount (Lbs):	460
Waste code:	D011
Waste name:	SILVER
Amount (Lbs):	60
Waste code:	D018
Waste name:	BENZENE
Amount (Lbs):	400
Waste code:	D035
Waste name:	METHYL ETHYL KETONE
Amount (Lbs):	400
Waste code:	F003