



Sample Report

301 New York Avenue NE
Washington, DC 20001

November 2, 2009

EDR Building Permit Report

Target Property and Adjoining Properties

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EDR BUILDING PERMIT REPORT

About This Report

The EDR Building Permit Report provides a practical and efficient method to search building department records for indications of environmental conditions. Generated via a search of municipal building permit records gathered from more than 1,600 cities nationwide, this report will assist you in meeting 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 1527-05), or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

Building permit data can be used to identify current and/or former operations and structures/features of environmental concern. The data can provide information on a target property and adjoining properties such as the presence of underground storage tanks, pump islands, sumps, drywells, etc., as well as information regarding water, sewer, natural gas, electrical connection dates, and current/former septic tanks.

ASTM and EPA Requirements

ASTM E 1527-05 lists building department records as a "standard historical source," as detailed in § 8.3.4.7: "Building Department Records – The term building department records means those records of the local government in which the property is located indicating permission of the local government to construct, alter, or demolish improvements on the property." ASTM also states that "Uses in the area surrounding the property shall be identified in the report, but this task is required only to the extent that this information is revealed in the course of researching the property itself."

EPA's Standards and Practices for All Appropriate Inquiries (AAI) states: "§312.24: Reviews of historical sources of information. (a) Historical documents and records must be reviewed for the purposes of achieving the objectives and performance factors of §312.20(e) and (f). Historical documents and records may include, but are not limited to, aerial photographs, fire insurance maps, building department records, chain of title documents, and land use records."

Methodology

EDR has developed the EDR Building Permit Report through our partnership with BuildFax, the nation's largest repository of building department records. BuildFax collects, updates, and manages building department records from local municipal governments. The database now includes 30 million permits, on more than 10 million properties across 1,600 cities in the United States.

The EDR Building Permit Report comprises local municipal building permit records, gathered directly from local jurisdictions, including both target property and adjoining properties. Years of coverage vary by municipality. Data reported includes (where available): date of permit, permit type, permit number, status, valuation, contractor company, contractor name, and description.

Incoming permit data is checked at seven stages in a regimented quality control process, from initial data source interview, to data preparation, through final auditing. To ensure the building department is accurate, each of the seven quality control stages contains, on average, 15 additional quality checks, resulting in a process of approximately 105 quality control "touch points."

For more information about the EDR Building Permit Report, please contact your EDR Account Executive at (800) 352-0050.



EXECUTIVE SUMMARY: SEARCH DOCUMENTATION

A search of building department records was conducted by Environmental Data Resources, Inc (EDR).

TARGET PROPERTY

301 New York Avenue NE
Washington, DC 20001

BUILDING DEPARTMENT RECORDS SEARCHED

Name: Washington DC
Years: 2002-2009
Source: District of Columbia, Department of Consumer and Regulatory Affairs, Washington, DC
Phone: (202) 442-9557

SEARCH METHODS

EDR searches available lists for both the Target Property and Surrounding Properties.

RESEARCH SUMMARY

Building permits identified: **YES**

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Washington DC

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>
2009	District of Columbia, Department of Consumer and Reg	X	
2008	District of Columbia, Department of Consumer and Reg	X	
2007	District of Columbia, Department of Consumer and Reg	X	X
2006	District of Columbia, Department of Consumer and Reg	X	
2005	District of Columbia, Department of Consumer and Reg		
2004	District of Columbia, Department of Consumer and Reg		
2003	District of Columbia, Department of Consumer and Reg		
2002	District of Columbia, Department of Consumer and Reg		

FINDINGS

TARGET PROPERTY DETAIL

**301 New York Avenue NE
Washington, DC 20001**

301 NEW YORK AVE NE

Date: **3/16/2009**
Permit Type: **SPECIAL SIGN**
Description:
Permit Description:
Work Class:
Proposed Use:
Permit Number: SS0900046
Status:
Valuation:
Contractor Company:
Contractor Name:

Date: **2/26/2009**
Permit Type: **SPECIAL SIGN**
Description: **PICTURE OF BOTTLES**
Permit Description:
Work Class:
Proposed Use:
Permit Number: SS0900040
Status:
Valuation:
Contractor Company:
Contractor Name:

Date: **1/27/2009**
Permit Type: **SPECIAL SIGN**
Description: **PEPSI INNAUGURAL**
Permit Description:
Work Class:
Proposed Use:
Permit Number: SS0900030
Status:
Valuation:
Contractor Company:
Contractor Name:

FINDINGS

Date: **11/17/2008**
Permit Type: **SPECIAL SIGN**
Description: **PICTURE OF NIKE SPORTSWARE**
Permit Description:
Work Class:
Proposed Use:
Permit Number: SS0900005
Status:
Valuation:
Contractor Company:
Contractor Name:

Date: **9/24/2008**
Permit Type: **SPECIAL SIGN**
Description: **PICTURE OF BOTTLE WITH SLOGAN**
Permit Description:
Work Class:
Proposed Use:
Permit Number: SS0800017
Status:
Valuation:
Contractor Company:
Contractor Name:

Date: **6/18/2008**
Permit Type: **MISCELLANEOUS**
Description: **TEMPORARY FIREWORK STAND. SITE TO BE CLEARED OF STAND AND ALL DEBRIS BY MIDNIGHT JULY 5TH.**
Permit Description:
Work Class:
Proposed Use:
Permit Number: MS119763
Status:
Valuation:
Contractor Company:
Contractor Name:

FINDINGS

Date: **6/17/2008**
Permit Type: **SIGN**
Description: **PICTURE OF SANDWICH WITH SLOGAN**
Permit Description:
Work Class:
Proposed Use:
Permit Number: SG119681
Status:
Valuation:
Contractor Company:
Contractor Name:

Date: **4/7/2008**
Permit Type: **SIGN**
Description: **NESQUICK - PICTURE OF RABBIT**
Permit Description:
Work Class:
Proposed Use:
Permit Number: SG117257
Status:
Valuation:
Contractor Company:
Contractor Name:

Date: **3/3/2008**
Permit Type: **MISCELLANEOUS**
Description: **SPECIAL SIGN PERMIT**
Permit Description:
Work Class:
Proposed Use:
Permit Number: MS116072
Status:
Valuation:
Contractor Company:
Contractor Name:

FINDINGS

Date: **1/23/2008**
Permit Type: **MISCELLANEOUS**
Description: **SPECIAL SIGN**
Permit Description:
Work Class:
Proposed Use:
Permit Number: MS114971
Status:
Valuation:
Contractor Company:
Contractor Name:

Date: **11/27/2007**
Permit Type: **MISCELLANEOUS**
Description: **SPECIAL SIGN**
Permit Description:
Work Class:
Proposed Use:
Permit Number: MS113623
Status:
Valuation:
Contractor Company:
Contractor Name:

Date: **9/14/2007**
Permit Type: **MISCELLANEOUS**
Description: **SPECIAL SIGN PERMIT**
Permit Description:
Work Class:
Proposed Use:
Permit Number: MS111324
Status:
Valuation:
Contractor Company:
Contractor Name:

FINDINGS

Date: **8/23/2007**
Permit Type: **MISCELLANEOUS**
Description: **SPECIAL SIGN**
Permit Description:
Work Class:
Proposed Use:
Permit Number: MS110606
Status:
Valuation:
Contractor Company:
Contractor Name:

Date: **5/17/2007**
Permit Type: **SIGN**
Description: **INSTALL SIGNS ON NORTHERN FACING ON NEW YORK AVE**
Permit Description:
Work Class:
Proposed Use:
Permit Number: SG107079
Status:
Valuation:
Contractor Company:
Contractor Name:

Date: **3/6/2007**
Permit Type: **SIGN**
Description: **INSTALL SIGN / NORTHERN FACING ON NEW YORK AVE**
Permit Description:
Work Class:
Proposed Use:
Permit Number: SG104267
Status:
Valuation:
Contractor Company:
Contractor Name:

FINDINGS

Date: **1/3/2007**
Permit Type: **SIGN**
Description: **SPECIAL BANNER PERMIT.**
Permit Description:
Work Class:
Proposed Use:
Permit Number: SG102369
Status:
Valuation:
Contractor Company:
Contractor Name:

Date: **12/20/2006**
Permit Type: **SIGN**
Description: **INSTALL SPECIAL SIGN**
Permit Description:
Work Class:
Proposed Use:
Permit Number: SG102116
Status:
Valuation:
Contractor Company:
Contractor Name:

Date: **10/17/2006**
Permit Type: **SIGN**
Description: **INSTALL PICTURE OF 4 MEN ON A SIGN**
Permit Description:
Work Class:
Proposed Use:
Permit Number: SG99114
Status:
Valuation:
Contractor Company:
Contractor Name:

FINDINGS

Date: **6/28/2006**
Permit Type: **SIGN**
Description: **TO INSTALL ONE BOX SIGN ON THE PROPERTY WALL AND REPLACING EXISTING SIGN.**
Permit Description:
Work Class:
Proposed Use:
Permit Number: SG94091
Status:
Valuation:
Contractor Company:
Contractor Name:

Date: **4/13/2006**
Permit Type: **SIGN**
Description: **INSTALLING SIGN**
Permit Description:
Work Class:
Proposed Use:
Permit Number: SG91773
Status:
Valuation:
Contractor Company:
Contractor Name:

Date: **4/13/2006**
Permit Type: **SIGN**
Description: **INSTALLING SIGNS**
Permit Description:
Work Class:
Proposed Use:
Permit Number: SG92014
Status:
Valuation:
Contractor Company:
Contractor Name:

FINDINGS

Date: **1/12/2006**
Permit Type: **SIGN**
Description: **INSTALLING SIGN FOR WASHINGTON SIGNS**
Permit Description:
Work Class:
Proposed Use:
Permit Number: **SG88521**
Status:
Valuation:
Contractor Company:
Contractor Name:

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

NEW YORK AVE NE

300 NEW YORK AVE NE

Date: **5/1/2007**
Permit Type: **MISCELLANEOUS**
Description: **REMOVE THREE 8,000 GALLON GASOLINE UNDERGROUND STORAGE TANK AND ANCILLARY EQUIPMENT.**
Permit Description:
Work Class:
Proposed Use:
Permit Number: **MS105462**
Status:
Valuation:
Contractor Company:
Contractor Name:

GLOSSARY

General Building Department concepts

- **ICC:** The International Code Council. The governing body for the building/development codes used by all jurisdictions who've adopted the ICC guidelines. MOST of the US has done this. Canada, Mexico, and other countries use ICC codes books and guides as well. There are a few states who have added guidelines to the ICC codes to better fit their needs. For example, California has added seismic retrofit requirements for most commercial structures.
- **Building Department (Permitting Authority, Building Codes, Inspections Department, Building and Inspections):** This is the department in a jurisdiction where an owner or contractor goes to obtain permits and inspections for building, tearing down, remodeling, adding to, re-roofing, moving or otherwise making changes to any structure, Residential or Commercial.
- **Jurisdiction:** This is the geographic area representing the properties over which a Permitting Authority has responsibility.
- **GC:** General Contractor. Usually the primary contractor hired for any Residential or Commercial construction work.
- **Sub:** Subordinate contracting companies or subcontractors. Usually a "trades" contractor working for the GC. These contractors generally have an area of expertise in which they are licensed like Plumbing, Electrical, Heating and Air systems, Gas Systems, Pools etc. (called "trades").
- **Journeyman:** Sub contractors who have their own personal licenses in one or more trades and work for different contracting companies, wherever they are needed or there is work.
- **HVAC (Mechanical, Heating & Air companies):** HVAC = Heating, Ventilation, and Air Conditioning.
- **ELEC (Electrical, TempPole, TPole, TPower, Temporary Power, Panel, AMP Change, Power Release):** Electrical permits can be pulled for many reasons. The most common reason is to increase the AMPs of power in an electrical power panel. This requires a permit in almost every jurisdiction. Other commons reason for Electrical permits is to insert a temporary power pole at a new construction site. Construction requires electricity, and in a new development, power has yet to be run to the lot. The temporary power pole is usually the very first permit pulled for new development. The power is released to the home owner when construction is complete and this sometimes takes the form of a Power Release permit or inspection.
- **"Pull" a permit:** To obtain and pay for a building permit.
- **CBO:** Chief Building Official
- **Planning Department:** The department in the development process where the building /structural plans are reviewed for their completeness and compliance with building codes
- **Zoning Department:** The department in the development process where the site plans are reviewed for their compliance with the regulations associated with the zoning district in which they are situated.
- **Zoning District:** A pre-determined geographic boundary within a jurisdiction where certain types of structures are permitted / prohibited. Examples are Residential structure, Commercial/Retail structures, Industrial/Manufacturing structures etc. Each zoning district has regulations associated with it like the sizes of the lots, the density of the structures on the lots, the number of parking spaces required for certain types of structures on the lots etc.
- **PIN (TMS, GIS ID, Parcel#):** Property Identification Number and Tax Map System number.
- **State Card (Business license):** A license card issued to a contractor to conduct business.
- **Building Inspector (Inspector):** The inspector is a building department employee that inspects building construction for compliance to codes.
- **C.O.:** Certificate of Occupancy. This is the end of the construction process and designates that the owners now have permission to occupy a structure after its building is complete. Sometimes also referred to as a Certificate of Compliance.

GLOSSARY

Permit Content Definitions

- Permit Number: The alphanumerical designation assigned to a permit for tracking within the building department system. Sometimes the permit number gives clues to its role, e.g. a "PL" prefix may designate a plumbing permit.
- Description: A field on the permit form that allows the building department to give a brief description of the work being done. More often than not, this is the most important field for EP's to find clues to the prior use(s) of the property.
- Permit Type: Generally a brief designation of the type of job being done. For example BLDG-RES, BLDG-COM, ELEC, MECH etc.

Sample Building Permit Data

Date: Nov 09, 2000

Permit Type: Bldg -

New Permit Number: 10100000405

Status: Valuation: \$1,000,000.00

Contractor Company: OWNER-BUILDER

Contractor Name:

Description: New one store retail (SAV-ON) with drive-thru pharmacy. Certificate of Occupancy.