THE DISTRICT OF COLUMBIA DEPARTMENT OF THE ENVIRONMENT
FORMERLY: DEPARTMENT OF HEALTH
ENVIRONMENTAL HEALTH ADMINISTRATION
BUREAU OF HAZARDOUS MATERIAL & TOXIC SUBSTANCES

APPLICATION FOR VOLUNTARY CLEANUP PROGRAM

Please submit to: Bureau of Hazardous Material & Toxic Substances
51 N Street N.E., 3rd Floor, Washington D.C. 20002-3315
(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 EHA, 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 EHA.

INELIGIBLE APPLICANTS
If a determination is made that either Applicant or the site is ineligible for participation the application will be returned.

NOTIFICATION
EHA shall approve or deny the application within 90 business days of its receipt. A request by EHA for additional information shall toll the 90-day review period.

I. Property

Property Name Blair Road Property

Address 7035 Blair Road

City Washington D.C. Quadrant NW Zip Code 20012 Ward 4

Square # 3187 Lot # 53 Acreage 1.4

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) Y
***In October 2005 a heating oil UST was removed; a Letter of Permanent Tank Closure was issued on October 26, 2005.**

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 EHA? (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 Loren A. Pope, Title Director of Development

(please list principal if corporate entity)

Corporation/Organization L.G. Takoma Park L.P.

Legal Form of Business District of Columbia Limited Partnership

Mailing Address 8280 Greensboro Drive, Suite 605

City McLean, State VA, Zip Code 22102

Telephone (703) 918 – 2500, Fax (703) 918 – 2509

E-mail lpope@gables.com

District of Columbia Corporation (Y/N) **D.C. Limited Partnership**, Out of state entity (Y/N) N
(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 Stanley H. Snow, Title President

(please list principal if corporate entity)

Corporation/Organization Strategic Asset Holdings LLC

Legal Form of Business Maryland Limited Liability Company

Mailing Address 8504 Bells Ridge Terrace

City Potomac, State MD, Zip Code 20854

Telephone (301) 520 – 3501, Fax (301) 299 – 0053

E-mail

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

***Copy of certificate is not in the applicant's possession.**

IV. Other Contacts

Consultant

Name Salvatore V. Fiorentino, Title Principal Engineer

(please list principal if corporate entity)

Corporation/Organization ECS Mid-Atlantic, LLC

Mailing Address 5112 Pegasus Court, Suite S

City Frederick, State MD, Zip Code 21704

Telephone (301) 668 – 4303, Fax (301) 668 – 3519

E-mail sfiorentino@ecslimited.com

Project Manager

Name Loren A. Pope, Title Director of Development

(please list principal if corporate entity)

Corporation/Organization L.G. Takoma Park L.P.

Mailing Address 8280 Greensboro Drive, Suite 605

City McLean, State VA, Zip Code 22102

Telephone (703) 918 –2500, Fax (703) 918 –2509

E-mail lpope@gables.com

V. Applicant's Interest in Property

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

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

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) __Y__. Date: 2/14/07.

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

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) __N__.

Place an "X" in the appropriate blank.
__X__Intend to develop site for personal or business purposes.
__X__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.

____ Residential	____ Underutilized
__X__ Industrial	____ Undeveloped
____ Commercial	__X__ Idle/Inactive
____ Mixed-Use	____ Other (explain)_____
____ Abandoned ____	_____

Current operations on property None.

Current Operator None. Title_____
(please list principal if corporate entity)

Number of Employees N/A. Type of work performed by employees N/A.

Recorded deed restrictions on property (Y/N) N* If yes, explain *The only restrictions recorded against the property are a sanitary sewer easement and party wall agreements (see attached title documents).

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 Heating oil tank that was once located on the property has since been removed; see Phase I Report.

Please list all categories of contaminants that are known to exist on the property (i.e. solvents, metals, inorganics, organics): See Phase I Report and Phase II Report

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
_X_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 Department of the Environment when billed.

Printed Name LOREN A. POPE.

Company L.G. TAKOMA PARK L.P. **Title** DIRECTOR OF DEVELOPMENT

Signature Loren A. Pope **Date** 2/9/07

OFFICE USE

Documents Received by: _____ VCP Case No._____

Date: _____ Approved_____ Not Approved_____ Resubmit_____

Additional Information Required:_____

_____

CERTIFICATION OF FINANCIAL RESPONSIBILITY

LG Takoma Park L.P. hereby certifies that it will be in compliance with the financial
[Applicant]

responsibility requirements of 20 DCMR Chapter 67 prior to performing cleanup action on the property.

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

[Type of mechanisms]_____

[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 "nonsudden accidental releases."

_____

_____

_____

[Signature of Applicant] Loren D. Pope

[Name of Applicant] LOREN D. POPE

[Title] DIRECTOR OF DEVELOPMENT

[Date] 2/12/07

[Signature of ~~witness~~ or notary] Marion H. Johnson

[Name of ~~witness~~ or notary] Marion H. Johnson

[Date] Feb. 12, 2007

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

My Commission Expires 7-1-08