

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Energy and Environment
Environmental Services Administration
Toxic Substances Division
Land Remediation and Development Branch



CERTIFICATE OF COMPLETION

VCP SITE NO: 2019-O64
SITE NAME: 2400 Ontario Road NW (formerly 2326-2338 Ontario Road NW)
SITE ADDRESS: 2400 Ontario Road NW
SQUARE/LOT: 2563/O116 (formerly lots O74, O75, O88O, and O862)
ACERAGE 0.456

PARTICIPANT: Jubilee Ontario II, LLC
1640 Columbia Road, NW
Washington, DC 20009

REFERENCE: Cleanup Completion Report for 2400 Ontario Road NW

The Department of Energy and Environment (DOEE) Land Remediation and Development Branch (LRDB) hereby issues this Certificate of Completion (Certificate) under the provisions of Subchapter III of the Brownfield Revitalization Amendment Act of 2000, D.C. Law 13-312, as amended, D.C. Official Code § 8-633.01 et seq. (the Act) for the cleanup of the site identified as 2400 Ontario Road NW, consisting of Square 2563, Lot O116 (the "Property").

Pursuant to D.C. Official Code § 8-633.06(c), DOEE has overseen the implementation and completion of the approved Cleanup Action Plan report dated April 29, 2020, and as amended on April 10, 2023, and March 15, 2023. DOEE has reviewed the Cleanup Completion Report, dated April 26, 2026, and revised July 2, 2026, and September 10, 2026, and determined the approved Cleanup Action Plan was implemented at the Property.

Leaking underground storage tank (LUST) case #2023006 was opened by DOEE's Underground Storage Tank Branch (USTB) in March 2023, after the enrollment of the Property in the VCP in January 2020. As the Cleanup Completion Report did not document hazardous substances above applicable cleanup standards specified in §8-633.05(b) in any

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environmental media, any remaining contamination associated with the release of petroleum on the Property will be managed by USTB pursuant to the LUST case.

DOEE received no adverse comments during the 14-day public notice and comment period required by D.C. Official Code § 8-636.01 of the Act regarding the issuance of this Certificate of Completion (See DC Register Volume 73/22, Notice N1445311, May 29, 2026).

Pursuant to § 8-633.06(d) of the Act, DOEE hereby states that:

1. The approved Cleanup Action Plan has been implemented, and no hazardous substances were detected above applicable cleanup standards;
2. The Participant has demonstrated that implementation of the Cleanup Action Plan at the Property has achieved the applicable cleanup standard regarding the contamination addressed in the Cleanup Action Plan;
3. The Participant is released from further liability under this Act and any other District law or regulation for the cleanup of this Property and for any contamination identified in the previous environmental assessment reports completed for all parcels in the footprint of the subject site, and that the Participant shall not be subject to a contribution action instituted by a responsible person;
4. Long-term monitoring and maintenance for the Property is not required for hazardous substances; and
5. This Certificate does not impose any restrictions on the permissible uses of the Property.

Pursuant to § 633.06(i) of the Act, this Certificate shall not:

1. Prevent the District from taking action against any person or property to prevent or abate an imminent or substantial endangerment to the public or the environment;
2. Remain in effect if obtained by fraud or a material misrepresentation, or if new information is discovered, within a reasonable time, about a hazardous substance that revises the acceptable risk levels; or if the risk level increases due to land use;
3. Affect the District's authority to take action against any person concerning new contamination or the exacerbation of an existing contamination after this Certificate has been issued;
4. Affect the Department's authority to take action against any person concerning previously undiscovered contamination at this Property after this Certificate has been issued;

5. Prevent the District from taking action against any person who is responsible for long term monitoring and maintenance, for failure to comply with the VCAP or failure to maintain institutional controls;
6. Prevent the District from taking action against any person who does not comply with the conditions on the permissible use of the eligible Property contained in the Certificate;
7. Prevent the Department from requiring any person to take further action if the eligible property fails to meet the applicable cleanup criteria set up in the cleanup action plan; or
8. Affect the planning or zoning authority of the District.

CONDITIONS

1. This Certificate may be transferred to any person whose actions did not cause or contribute to the contamination at this Property.
2. No less than ten (10) days before transferring this Certificate, the Participant or any successor-in-interest shall provide written notice to the Voluntary Cleanup Program at the following address:

Department of Energy and Environment
Environmental Services Administration
Toxic Substances Division
Land Remediation and Development Branch
1200 First Street NE, 5th Floor
Washington, DC 20002

3. If any portion of this Property is transferred, the property owner shall notify the Program at least ten (10) days before the transfer. In addition, any successor in interest must submit a written certification to the attention of the Chief, Land Remediation and Development Branch, Voluntary Cleanup Program, that the successor in interest has received a copy of this Certificate including any physical maintenance requirements for this Property.

RECORDATION

Because this Certificate limits the permissible uses of the property, the Participant shall record this Certificate with the Recorder of Deeds within thirty (30) days after receiving the certificate or the Certificate shall be deemed void.

Kelsey Tharp, Chief
Land Remediation and Development Branch

9/14/2026

Date

Original to:

Mr. Jim Knight, Executive Manager
Jubilee Ontario II, LLC,
1640 Columbia Road, NW
Washington, DC 20009

Copies to:

Dave R. Tomlinson
Associate Director
Toxic Substances Division
Department of Energy & Environment
Government of the District of Columbia
1200 First Street, NE, Fifth Floor
Washington, DC 20002
202-481-3847
dave.tomlinson@dc.gov

Recorder of Deeds
1101 4th Street, SW, 5th Floor
Washington, D.C. 20024