GOVERNMENT OF THE DISTRICT OF COLUMBIA

District Department of the Environment

APPLICATION FOR VOLUNTARY CLEANUP PROGRAM

Please submit to:

Toxic Substances Division, Land Remediation and Development Branch
51 N Street N.E., 6th 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 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 KJ Morse Street Property LLC

Address 300 Morse Street, NE

City Washington Quadrant NE Zip Code 20002 Ward 5

Square # 3587 Lot # 2001 - 2044 Acreage 3.0

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 Asheel P. Shah Title President, Multifamily Division

(please list principal if corporate entity)

Corporation/Organization KJ Morse Street Property LLC

Legal Form of Business Delaware Limited Liability Company

Mailing Address c/o Kettler, Inc., 1751 Pinnacle Drive, Suite 700

City McLean State VA Zip Code 22102

Telephone (703) 641-5358 Fax (703) 641-9630

E-mail GTyrrell@kettler.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 Listed in Appendix III. Title

(please list principal if corporate entity)

Corporation/Organization

Legal Form of Business

Mailing Address

City State Zip Code

Telephone (_____) Fax (_____)

E-mail

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

IV. Other Contacts

Consultant

Name Thomas M. Hardy / John Diehl Title President / Sr. Project Manager
(please list principal if corporate entity)

Corporation/Organization Environmental Consultants and Contractors, Inc.

Mailing Address 43045 John Mosby Highway

City Chantilly State VA Zip Code 20152

Telephone (703) 327-2900 Fax (703) 327-2777

E-mail thardy@eccfirst.com / John.Diehl@eccfirst.com

Project Manager

Name _____ 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) 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) N Date: _____
Likely late 2017.

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.
____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
____ Industrial	____ Undeveloped
X Commercial	____ Idle/Inactive
____ Mixed-Use	____ Other (explain)_____
____ Abandoned ____	_____

Current operations on property Storage and wholesale distribution of dried and frozen foods

Current Operator Multiple. See Appendix III. Title_____
(please list principal if corporate entity)

Number of Employees Unknown Type of work performed by employees Activities relating to the storage and distribution of dried and frozen foods.

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) N

If yes, explain_____

Please list all categories of contaminants that are known to exist on the property (i.e. solvents, metals, inorganics, organics): Petroleum compounds, PAHs, trace PCBs in soil, and petroleum compounds and chlorinated solvents 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
__X__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 Asheel P. Shah

Company KJ Morse Street Property LLC **Title** President, Multifamily Division

Signature _____ **Date** 5/9/16

KJ Morse Street Property LLC
By: KJ Morse Street JV LLC, its manager
By: KF Morse LLC, its manager
By: Kettler Asset Management LLC, its manager
By: Kettler Inc., its manager

OFFICE USE

Documents Received by: _____ VCP Case No._____

Date: _____ Approved_____ Not Approved_____ Resubmit_____

Additional Information Required:_____

_____