

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
1200 First Street, NE, 5th 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 _____

Address 1300 - 1302 H Street NE and 1306 and 0813 13th Street NE

City Washington Quadrant NE Zip Code 20002 Ward 6

Square # 1026 Lot # 99 through 103 Acreage 0.248

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
Closed LUST Case 95-012; Conditional Certificate of Completion Letter dated November 19, 2013

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 Benjamin S. Miller Title Manager

(please list principal if corporate entity)

Corporation/Organization 1300 H STREET NE LLC

Legal Form of Business DC Limited Liability Company

Mailing Address c/o Insight Property Group LLC, 4601 N Fairfax Drive, Suite 1150

City Arlington State VA Zip Code 22203

Telephone (571) 483-3709 Fax ()

E-mail ben@fundrise.com

District of Columbia Corporation (Y/N) Y 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 Polina Bakhtearov (DMPED) Title Real Estate Project Manager

(please list principal if corporate entity)

Corporation/Organization DISTRICT OF COLUMBIA

Legal Form of Business Delaware Limited Liability Company

Mailing Address 1350 Pennsylvania Avenue NW, Suite 317

City Washington State DC Zip Code 20001-3003

Telephone (202) 741-8952 Fax (202) 727-6703

E-mail polina.bakhtearov@dc.gov

District of Columbia Corporation (Y/N) Y Out of state entity (Y/N) 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 Rebecca Snyder Title Partner
(please list principal if corporate entity)
Corporation/Organization Insight Property Group LLC
Mailing Address 4601 North Fairfax Drive, Suite 1150
City Arlington State Virginia Zip Code 22203
Telephone (571) 483-3709 Fax ()
E-mail rsnyder@insightpropertygroupllc.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) N Date:

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.

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 type="checkbox"/> Undeveloped
<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Idle/Inactive
<input type="checkbox"/> Mixed-Use	<input checked="" type="checkbox"/> Other (explain) <u>Vacant, former R.L Christian Library</u>
<input type="checkbox"/> Abandoned	_____

Current operations on property None, Vacant Land

Current Operator N/A 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 _____

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 Former gasoline service stations; current adjacent dry cleaner operation.

Please list all categories of contaminants that are known to exist on the property (i.e. solvents, metals, inorganics, organics): Chlorinated solvents and petroleum in soil and 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 Benjamin S. Miller

Company 1300 H Street NE LLC **Title** Manager

Signature  **Date** 2/26/16

OFFICE USE

Documents Received by: _____ VCP Case No. _____

Date: _____ Approved _____ Not Approved _____ Resubmit _____

Additional Information Required: _____
