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 2800 Sherman Avenue, N.W.

City Washington, D.C. Quadrant N.W. Zip Code 20001 Ward 1

Square # 2857 Lot # 0818 Acreage 0.32

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

Scott Zimmerman
Name
Managing Principal
Title

(please list principal if corporate entity)

2800 Sherman, LLC, c/o Capital City Real Estate
Corporation/Organization

Limited Liability Company
Legal Form of Business

1515 14th Street, N.W., Suite 201
Mailing Address

Washington
City
D.C.
State
Zip Code

202 557-9865
Telephone
Fax

scott@capcityre.com
E-mail

Y
District of Columbia Corporation (Y/N)
(please attach copy of certificate)

N
Out of state entity (Y/N)
(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

Steve Jacobson
Name
Attorney
Title

(please list principal if corporate entity)

2800 Sherman Avenue, LLC
Corporation/Organization

Limited Liability Company
Legal Form of Business

4550 Montgomery Avenue, Suite 775
Mailing Address

Bethesda
City
Maryland
State
Zip Code

301 951-1583
Telephone
Fax

sjacobson@wflaw.com
E-mail

Y
District of Columbia Corporation (Y/N)
(please attach copy of certificate)

N
Out of state entity (Y/N)
(please attach copy of D.C. business certificate)
IV. Other Contacts

Consultant
Name: Thomas Hardy
Title: President
(please list principal if corporate entity)
Corporation/Organization: Environmental Consultants and Contractor, Inc.
Mailing Address: 43045 John Mosby Highway
City: Chantilly
State: Virginia
Zip Code: 20152
Telephone: (703) 327-2900
Fax: (703) 327-2777
E-mail: thardy@eccfirst.com

Project Manager
Name: Christian Cronin
Title: Director of Acquisitions
(please list principal if corporate entity)
Corporation/Organization: Capital City Real Estate
Mailing Address: 1515 14th Street, N.W., Suite 201
City: Washington
State: D.C.
Zip Code: 20005
Telephone: (202) 557-9865
Fax: (____)
E-mail: christian@capcityre.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: 06/05/15

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
- Commercial
- Idle/Inactive
- Mixed-Use
- Other (explain)
- Abandoned

Current operations on property

Current Operator: Unknown
Title: n/a
(please list principal if corporate entity)

Number of Employees: unknown
Type of work performed by employees: unknown

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: Gasoline previously stored in three USTs. Status of the tanks is unknown.

Please list all categories of contaminants that are known to exist on the property (i.e. solvents, metals, inorganics, organics): Petroleum Compounds (TPH-DRO and TPH-GRO) and Volatile Organic Compounds (VOCs) 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 Scott B. Zimmerman

Company 2800 Sherman, LLC

Title Managing Principal

Signature

Date 5/22/15

OFFICE USE

Documents Received by: __________________________ VCP Case No. __________________________

Date: ____________ Approved ______  Not Approved ______ Resubmit ______

Additional Information Required: __________________________________________________________