

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Department of Energy and Environment



**CERTIFICATE OF COMPLETION**

**VCP CASE NO.:** VCP2015-035  
**SITE NAME:** 2800 Sherman Avenue  
**SITE ADDRESS:** 2800 Sherman Avenue, NW  
**SQUARE/LOT:** 2857/0818

**VCP PARTICIPANT:** 2800 Sherman LLC  
c/o Capital City Real Estate  
1515 14th Street, NW, Suite 201  
Washington D.C. 20005

**REFERENCE:** Voluntary Cleanup Program Application dated May 26, 2015; Phase I site assessment report dated December 03, 2014; Phase II site assessment report dated January 29, 2015; Voluntary Cleanup Action Plan dated March 4, 2016; and Site Completion Report dated December 7, 2017

The Department of Energy and Environment (DOEE) hereby issues this Certificate of Completion ("Certificate") pursuant to the provisions of Subchapter III of the Brownfield Revitalization Amendment Act of 2000, D. C. Law 13-312 (D.C. Official Code §§ 8-631.01 *et seq.* as amended April 8, 2011, D.C Law 18-369 (herein referred to as the "Act"). The Voluntary Cleanup Program ("Program") received no comments regarding the issuance of this Certificate during the 21-day public notice and comment period prior to issuance required by § 8-636.01 of the Act. (See DCR Vol 65/21, Notice ID N0070754, dated May 25, 2018).

Pursuant to D.C. Official Code § 8-633.06 (c), DOEE has overseen the implementation and completion of the approved Voluntary Cleanup Action Plan ("VCAP") dated March 4, 2016, DOEE has also reviewed the Voluntary Cleanup Program Site Completion Report ("Report"), dated December 7, 2017 and associated project progress reports, which indicated that the cleanup standards specified in § 8-633.05 (b) of the Act have been achieved.

Pursuant to § 8-633.06 (d) of the Act, the Department of Energy and Environment hereby states that:

1. The requirements of the cleanup action plan have been implemented, and that applicable cleanup standards have been met;
2. The Participant's implementation of the cleanup action plan at the Property has achieved the applicable cleanup standards 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 investigations prepared between December 03, 2014 and March 4, 2016, relied upon when preparing the VCP comprehensive site assessment report and the VCAP. The Participant shall not be subject to a contribution action instituted by a responsible person;
4. Long-term monitoring or maintenance requirements for the Property are not required;
5. The permissible use of this property is Non-Restricted; and
6. This Certificate of Completion is transferable.

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 does not comply with the conditions on the permissible use of the eligible property contained in the Certificate;
6. 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
7. 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  
Land Remediation and Development Branch  
1200 1<sup>st</sup> Street, N.E., 5<sup>th</sup> Floor  
Washington, D.C. 20002

3. If any portion of this Property is transferred, the property owner shall notify the Voluntary Cleanup 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 does not restrict permissible uses, DOEE will send a copy of the Certificate to the Recorder of Deeds within 10 business days after its issuance.

  
Richard Jackson, Deputy Director  
Environmental Services Administration  
Department of Energy and Environment

6-26-18  
Date

Original to:

Scott Zimmerman, Managing Principal  
2800 Sherman LLC  
c/o Capital City Real Estate  
1515 14th Street, NW, Suite 201  
Washington D.C. 20005

Copies to:

James P. Sweeney, Chief  
Land Remediation and Development Branch  
Toxic Substances Division  
Department of Energy and Environment  
1200 First Street, NE  
Washington, DC 20002

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