

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Energy and Environment



CERTIFICATE OF COMPLETION

VCP CASE NO: VCP 2014-026

PARTICIPANT STATUS: Non-Responsible Person

VCP PARTICIPANT: Grosvenor Urban Retail, L.P.
1701 Pennsylvania, NW, Suite 1050
Washington, DC 20006
Attn: Mr. Daniel Corwin, Asset Manager

SITE NAME: 3500 – 3518 Connecticut Avenue

SQUARE/LOT 2068/0811 and 0092

SITE ADDRESS: 3500 – 3518 Connecticut Avenue, NW
Washington, DC 20016

REFERENCE: VCP Application dated January 15, 2014; Phase I and Phase II site assessment reports dated October 16, 2013 (revised December 18, 2013) and January 15, 2013, respectively; Cleanup Action Plan (CAP) dated March 27, 2014; and Site Completion Report dated March 30, 2015.

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 62/22, Notice ID 5473533, dated May 29, 2015.

Pursuant to D.C. Official Code § 8-633.06 (c), DOEE has overseen the implementation and completion of the approved Voluntary Cleanup Action Plan (“CAP”) dated March 27, 2014. DOEE has also reviewed the Voluntary Cleanup Program Site Completion Report (“Report”), dated December 17, 2013, 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 Phase I and Phase II Environmental Site Assessment reports dated October 16, 2013 (revised December 18, 2013) and January 15, 2013, respectively. 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 is responsible for long-term monitoring and maintenance, for the failure to comply with the cleanup action plan 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

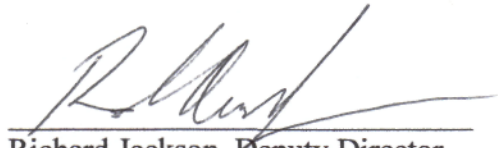
1. This Certificate may be transferred to any person whose actions did not cause or contribute to the contamination at this Property.
2. No less than ten (10) days before transferring this Certificate, the Participant or any successor-in-interest shall provide written notice to the Voluntary Cleanup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

Department of Energy and Environment
Environmental Services Administration
Land Remediation and Development Branch
1200 1st Street, N.E., 5th 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 Division
Department of Energy and Environment

2 OCTOBER 2015
Date