

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
District Department of the Environment

Toxic Substances Division



Voluntary Cleanup Program

**CERTIFICATE OF COMPLETION**

**VCP CASE NO.:** VCP2012-023  
**PARTICIPANT STATUS:** Non-Responsible Person  
**VCP PARTICIPANT:** 450 K LLC  
1751 Pinnacle Drive, Suite # 700  
McLean, Virginia 22102  
Attn: Mr. Andrew Buchanan, President  
**SITE NAME:** 450 K Street  
**SQUARE/LOT:** 0516/0061  
**SITE ADDRESS:** 450 K Street, NW  
Washington, DC 20001  
**REFERENCE:** VCP Application/Comprehensive Site Assessment dated January 09, 2012 and June 21, 2011; Cleanup Action Plan (CAP) dated May 21, 2012; and Site Completion Report dated August 19, 2013

The District Department of the Environment (DDOE) hereby issues this Certificate of Completion ("Certificate") pursuant to § 306 of the Brownfield Revitalization Amendment Act of 2000, D. C. Law 13-312 (D.C. Official Code §§ 8-633.01 *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 § 601 of the Act. (See DCR Vol 60/44, Notice ID 4586177, 10/11/2013).

Pursuant to § 306(c) of the Act, D.C. Official Code § 8-633.06(c), DDOE has overseen the implementation and completion of the approved Voluntary Cleanup Action Plan ("CAP") dated May 21, 2012. DDOE has also reviewed the Voluntary Cleanup Program Site Completion Report ("Report"), dated August 19, 2013, which indicates that the cleanup standards specified in § 305 of the Act, D.C. Official Code § 8-633.05 (b) have been achieved.

Pursuant to § 306 (d) of the Act, the District Department of the Environment hereby states that:

1. The requirements of the cleanup action plan have been implemented and all 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 Assessments of this property, dated June 21, 2011 and January 9, 2012. 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-Restrictive; and
6. This Certificate of Completion is transferable.

Pursuant to § 306 (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 existing contamination after this Certificate has been issued;
4. Affect the District'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 for the permissible use of the eligible property contained in the Certificate;
7. Prevent the District 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:

District Department of the Environment  
Environmental Services Administration  
Land Remediation and Development Branch  
1200 1<sup>st</sup> Street, NE, 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 Program Manager, 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, DDOE will send a copy of the Certificate to the Recorder of Deeds within 10 business days after its issuance.



Keith A. Anderson, Director  
District Department of the Environment

12.12.2013

Date

**Original to:**

Mr. Andrew Buchanan, President  
450 K LLC  
1751 Pinnacle Drive, Suite # 700  
McLean, Virginia 22102

**Copies to:**

James P. Sweeney  
Chief, Land Remediation and Development Branch  
District Department of the Environment  
1200 1<sup>st</sup> Street, NE, 5<sup>th</sup> Floor  
Washington, DC 20002

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