

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Department of Energy and Environment



**CERTIFICATE OF COMPLETION**

**VCP CASE NO.:** VCP 2016-039  
**SITE NAME:** Lamont Street  
**SITE ADDRESS:** 713, 735, 785 Lamont St. NW; 724, 726 Morton St. NW  
& 3320 Georgia Ave. NW  
**SQUARE/LOT:** 2893/116, 117, 118, 36, 37, 56  
**SIZE:** 1.9 Acres

**PARTICIPANT:**

Ms. Jessica Sterchi, Manager  
Arcadia Holladay LLC  
c/o Holladay Corporation  
3400 Idaho Avenue, NW, Suite 500  
Washington, DC 20016

**REFERENCE:** Voluntary Cleanup Program Application dated January 27, 2016; Phase I and Phase II Environmental Site Assessment dated February 2012 and December 2013, respectively, including the revised Phase II ESA dated March 2016; Baseline Environmental Evaluation/Subsurface Investigation dated December 16, 2013; Voluntary Cleanup Action Plan (“VCAP”) dated April 22, 2016; and Voluntary Corrective Action Plan Completion Report dated August 23, 2019.

The District of Columbia (“District”) Department of Energy and Environment (“DOEE” or the “Department”) 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, as amended, D.C. Official Code §§ 8-633.01 *et seq.* (the “Act”) for the cleanup of the site identified as 713, 735, 785 Lamont St. NW; 724, 726 Morton St NW & 3320 Georgia Ave NW consisting of Square 2893, Lots 116, 117, 118, 36, 37, 56 identified above (the “Property”).

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 April 22, 2016 and associated project progress reports, which indicated that the cleanup standards specified in § 8-633.05(b) of the Act have been achieved. The Voluntary Cleanup Program (“Program”) received

no adverse 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 DC Register Volume 66/40, Notice 86423, September 29, 2019.)

Pursuant to § 8-633.06(d) of the Act, DOEE hereby states:

1. The requirements of the VCAP have been implemented, and applicable cleanup standards have been met;
2. The Participant's implementation of the VCAP at the Property has achieved the applicable cleanup standards regarding the contamination addressed in the VCAP;
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 Phase II Environmental Site Assessment reports completed for the Property. The Participant shall not be subject to a contribution action instituted by a responsible person;
4. Long-term monitoring and maintenance for the online Property is not required;
5. The permissible use of this Property is Non-Restrictive; 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 failure to comply with the VCAP 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 VCAP; 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 First Street NE, 5<sup>th</sup> Floor  
Washington, DC 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 and Office of Tax and Revenue within 10 business days after issuance.



\_\_\_\_\_  
Dave R. Tomlinson, Associate Director

4/29/2020  
\_\_\_\_\_  
Date

Original to:

Ms. Jessica Sterchi, Manager  
Arcadia Holladay LLC  
c/o Holladay Corporation  
3400 Idaho Avenue, NW, Suite 500  
Washington, DC 20016

Copies to:

Brian Barone, Chief  
Land Remediation and Development Branch  
Toxic Substances Division  
Environmental Services Administration  
Department of Energy & Environment  
Government of the District of Columbia  
1200 First Street NE, 5th Floor  
Washington, DC 20002  
202-499-0437  
Email: [brian.barone@dc.gov](mailto:brian.barone@dc.gov)  
Web: [doee.dc.gov](http://doee.dc.gov)

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

Office of Tax & Revenue  
1101 4th Street, SW, Suite W270  
Washington, DC 20024