APPLICATION FOR
VOLUNTARY CLEANUP PROGRAM

Please submit to: Bureau of Hazardous Material & Toxic Substances
51 N Street N.E., 3rd 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 EHA, 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 EHA.

INELEGIBLE APPLICANTS
If a determination is made that either Applicant or the site is ineligible for participation the application will be returned.

NOTIFICATION
EHA shall approve or deny the application within 90 business days of its receipt. A request by EHA for additional information shall toll the 90-day review period.

I. Property

Property Name_ Blair Road Property

Address_ 7035 Blair Road

City_ Washington D.C. __ Quadrant_ NW __ Zip Code_ 20012 __ Ward_ 4 __

Square #_ 3187 __ Lot #_ 53 __ Acreage_ 1.4 __

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)_ Y __

In October 2005 a heating oil UST was removed; a Letter of Permanent Tank Closure was issued on October 26, 2005.

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 EHA? (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

Name Loren A. Pope
Title Director of Development

(please list principal if corporate entity)

Corporation/Organization L.G. Takoma Park L.P.

Legal Form of Business District of Columbia Limited Partnership

Mailing Address 8280 Greensboro Drive, Suite 605

City McLean, State VA Zip Code 22102

Telephone (703) 918 - 2500 Fax (703) 918 - 2509

E-mail lpope@gables.com

District of Columbia Corporation (Y/N) D.C. Limited Partnership Out of state entity (Y/N) N

(please attach copy of certificate) (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

Name  Stanley H. Snow  Title  President  
(please list principal if corporate entity)

Corporation/Organization  Strategic Asset Holdings LLC

Legal Form of Business  Maryland Limited Liability Company

Mailing Address  8504 Bells Ridge Terrace

City  Potomac  State  MD  Zip Code  20854

Telephone  (301) 520 – 3501  Fax  (301) 299 – 0053

E-mail

District of Columbia Corporation (Y/N)  N  Out of state entity (Y/N)  Y  *MD LLC 
(please attach copy of certificate)  (please attach copy of D.C. business certificate)

*Copy of certificate is not in the applicant’s possession.

IV. Other Contacts

Consultant

Name  Salvatore V. Fiorentino  Title  Principal Engineer  
(please list principal if corporate entity)

Corporation/Organization  ECS Mid-Atlantic, LLC

Mailing Address  5112 Pegasus Court, Suite S

City  Frederick  State  MD  Zip Code  21704

Telephone  (301) 668 – 4303  Fax  (301) 668 – 3519

E-mail  sfiorentino@ecslimited.com

Project Manager

Name  Loren A. Pope  Title  Director of Development  
(please list principal if corporate entity)

Corporation/Organization  L.G. Takoma Park L.P.

Mailing Address  8250 Greensboro Drive, Suite 605

City  McLean  State  VA  Zip Code  22102

Telephone  (703) 918 – 2500  Fax  (703) 918 – 2509

E-mail  l pope@gables.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: 2/14/07

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.
X 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.

X Industrial
X Commercial
X Mixed-Use
X Abandoned

Current operations on property None

Current Operator None, Title

(please list principal if corporate entity)

Number of Employees N/A Type of work performed by employees N/A

Recorded deed restrictions on property (Y/N) N* If yes, explain *The only restrictions recorded against the property are a sanitary sewer easement and party wall agreements (see attached title documents)

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: Heating oil tank that was once located on the property has since been removed; see Phase I Report.

Please list all categories of contaminants that are known to exist on the property (i.e. solvents, metals, inorganics, organics): See Phase I Report and Phase II Report.

Please include:
- All available historical information on the property.
- Previous owners and lessees, 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
- _X_ Residential
- _X_ Commercial
- __ Mixed Use
- __ 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 Department of the Environment when billed.

Printed Name: LOREN A. POPE.

Company: L.G. TAKOMA PARK L.P. Title: DIRECTOR OF DEVELOPMENT

Signature: __________ Date: 2/9/07
CERTIFICATION OF FINANCIAL RESPONSIBILITY

[Applicant] hereby certifies that it will be in compliance with the financial responsibility requirements of 20 DCMR Chapter 67 prior to performing cleanup action on the property.

The financial assurance mechanism(s) used to demonstrate financial responsibility under 20 DCMR Chapter 67 are as follows:

[Type of mechanisms]
[Name of issuer]
[Mechanism number (if applicable)]
[Amount of coverage]
[Effective period of coverage]

Whether mechanism covers “taking correction action” or compensating third parties for bodily injury and property damage caused by either “sudden accidental releases” or “nonsudden accidental releases.”

[Signature of Applicant] [Name of Applicant] [Title] [Date]

[Signature of witness or notary] [Name of witness or notary] [Date]

The Applicant must update this Certification whenever the financial assurance mechanism(s) used to demonstrate financial responsibility changes.