DEPARTMENT OF HEALTH
ENVIRONMENTAL HEALTH ADMINISTRATION
BUREAU OF HAZARDOUS MATERIAL & TOXIC SUBSTANCES

APPLICATION FOR
VOLUNTARY CLEANUP PROGRAM

Please submit to: Bureau of Hazardous Material & Toxic Substances
51 N Street, NE, 3rd Floor, Washington DC 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, DC 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.

INELIGIBLE 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: Jefferson at 23 Eye Street

Address: 23 I Street, S.E. and 901 Half Street, S.E.


Square #: 697N Lot #: 800 and 801 Acreage: 1.09

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

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 ___________________________ Title ___________________________
Mr. Aaron Liebert Senior Vice President
(please list principal if corporate entity)

Corporation/Organization ___________________________
Jefferson at 23 Eye Street, L.P.

Legal Form of Business ___________________________
Limited Partnership

Mailing Address ___________________________
8300 Greensboro Drive, Suite 600

City ___________________________ State __________ ZIP Code __________
McLean VA 22102

Telephone ___________________________ Fax ___________________________
(703) 847-0900 (703) 847-4681

E-mail ___________________________
aaron.liebert@jpi.com

District of Columbia Corporation (Y/N) ______ Out of state entity (Y/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) ______

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) ______
(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 ___________________________ Title ___________________________
Mr. Aaron Liebert Senior Vice President
(please list principal if corporate entity)

Corporation/Organization ___________________________
Jefferson at 23 Eye Street, L.P.

Legal Form of Business ___________________________
Limited Partnership

Mailing Address ___________________________
8300 Greensboro Drive, Suite 600

City ___________________________ State __________ ZIP Code __________
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(703) 847-0900 (703) 847-4681

E-mail ___________________________
aaron.liebert@jpi.com

District of Columbia Corporation (Y/N) ______ Out of state entity (Y/N) ______
(please attach copy of certificate) (please attach copy of D.C. business certificate)
IV. Other Contacts

Environmental Consultant

Name ___________________________ Title ________________
Mr. Thomas VanBlaricom President
(please list principal if corporate entity)

Corporation/Organization ___________ Environmental Consultants and Contractors, Inc.
Mailing Address ________________ 43045 John Mosby Highway
City ___________ Chantilly State ___________ VA ZIP Code ___________ 20152
Telephone ________________ (703) 327-2900 Fax ________________ (703) 327-2777
E-mail ________________ tvb@eeccfirst.com

Project Manager

Name ___________________________ Title ________________
Mr. Aaron Liebert Senior Vice President
(please list principal if corporate entity)

Corporation/Organization ___________ Jefferson at 23 Eve Street, L.P.
Mailing Address ________________ 8300 Greensboro Drive, Suite 600
City ___________ McLean State ___________ VA ZIP Code ___________ 22102
Telephone ________________ (703) 847-0900 Fax ________________ (703) 847-4681
E-mail ________________ aaron.liebert@jpi.com

V. Applicant’s Interest in Property

Do you own this property? (Y/N) Yes
(Include copy of deed)

Are you under contract to purchase the property? (Y/N) No

Are you under contract to sell the property? (Y/N) No

If under contract to sell or purchase the property, has a settlement date been scheduled? (Y/N) NA

Are you renting or leasing the property? (Y/N) Yes, on a temporary basis.

Are you considering renting or leasing the property? (Y/N) No

Are you a holder of a mortgage, deed, trust or other security interest in the property? (Y/N) No

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.

- Residential
- Underutilized
- Industrial
- Undeveloped
- Commercial
- Idle/Inactive
- Mixed-Use
- Other (explain)
- Abandoned

Current operations on property **Occupied by an active Wendy’s Restaurant and an active auto repair shop and towing lot**

Current Operator **Wendy’s Restaurant and Alpha Towing**

Number of Employees **15 to 20 combined**

Type of work performed by employees **Restaurant and light vehicle repair**

Recorded deed restrictions on property **N** If yes, explain

Are hazardous substances used, generated, treated, stored, disposed or released at the property? **Yes**

If yes, explain **Used oil and used antifreeze are generated at the auto repair shop on the Subject Property**

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? **Yes** - **Previously used by Standard Oil as a bulk petroleum storage facility**

If yes, explain **The Subject Property was previously used as a Standard Oil bulk fuel storage facility. Numerous USTs and ASTs storing petroleum products were previously in use on the Subject Property.**

Please list all categories of contaminants that are known to exist on the property (i.e. solvents, metals, inorganics, organics): **TPH and Benzene in Soil and TPH, Benzene, and MTBE in groundwater (see attached Phase I/II report, Section 9.0).**

Please include:

- All available historical information on the property.
- Previous owners and lessors, 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 Mixed Use
- Commercial
- 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
Environmental Health Administration when billed.

Printed Name  Mr. Aaron Liebert

Company  Jefferson at 23 Eye Street, L.P.

Title  Senior Vice President

Signature  Date 8/7/07

OFFICE USE

Documents Received by: VCP Case No.

Date: Approved  Not Approved  Resubmit

Additional Information Required: