

Review
10/10/07
K.M.T.

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

**APPLICATION FOR
VOLUNTARY CLEANUP PROGRAM**

AUG 08 2007

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	<u>Jefferson at 23 Eye Street</u>		
Address	<u>23 I Street, S.E. and 901 Half Street, S.E.</u>		
City	<u>Washington</u>	Quadrant	<u>SE</u> Zip Code <u>20003</u> Ward <u>6</u>
Square #	<u>697N</u>	Lot #	<u>800 and 801</u> Acreage <u>1.09</u>
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) <u>Y</u>			
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 <i>et seq.</i> ? (Y/N) <u>N</u>			
Is the property subject of a current cleanup action by the Environmental Protection Agency or the EHA? (Y/N) <u>N</u>			
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 Mr. Aaron Liebert Title 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 McLean State VA ZIP Code 22102

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

E-mail aaron.liebert@jpi.com

District of Columbia Corporation (Y/N) N Out of state entity (Y/N) Y
(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 Mr. Aaron Liebert Title Senior Vice President
(please list principal if corporate entity)

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

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

IV. Other Contacts

Environmental Consultant

Name Mr. Thomas VanBlaricom Title 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@eccfirst.com

Project Manager

Name Mr. Aaron Liebert Title Senior Vice President
(please list principal if corporate entity)
Corporation/Organization Jefferson at 23 Eye 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.

Intend to develop site for personal or business purposes.

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** Title **N/A**

Number of Employees **15 to 20 combined** Type of work performed by employees **Restaurant and light vehicle repair**

Recorded deed restrictions on property (Y/N) **N** If yes, explain _____

Are hazardous substances used, generated, treated, stored, disposed or released at the property? (Y/N) **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? (Y/N) **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
- Residential
- 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.

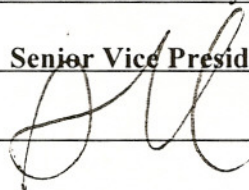
I certify that all information on environmental conditions relevant to the site and known to the Applicant is included in this application.

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: _____