

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Energy and Environment
Environmental Services Administration
Toxic Substances Division



Land Remediation & Development Branch

Voluntary Cleanup Program

CERTIFICATE OF COMPLETION

VCP CASE NO.: VCP2018-059
SITE NAME: 1700 M Street
SITE ADDRESS: 1700 M Street NW
SQUARE/LOT: 0162/0103
ACERAGE: 0.77

VCP PARTICIPANT:
Mr. Mark Carroll
SCD 1700M LLC
1776 Wilson Blvd., Suite 250
Arlington, Virginia 22209

REFERENCE: Voluntary Cleanup Program Application dated September 06, 2018; Phase I Environmental Site Assessment dated April 30, 2018; Phase II Environmental Site Assessment dated June 27, 2018; Voluntary Cleanup Action Plan dated March 16, 2020; and Cleanup Action Plan Completion Report dated September 27, 2024.

The District of Columbia (“District”) Department of Energy and Environment (“DOEE” or “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 1700 M Street, NW consisting of Square 0162 and Lot 0103 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”) report dated March 16,



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2020 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 14-day public notice and comment period prior to issuance required by § 8-636.01 of the Act. (See DC Register Volume 71/26, Notice 36668, June 28, 2024)

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

1. The approved cleanup action plan has complied with the VCP protocol. The proposed remediation plan consisted of a mass excavation and effective removal/treatment of the impacted media.
2. The Participant has performed post-excavation sampling at the finished excavated layer to evaluate the risk of vapor intrusion (VI) associated with the residual contamination that will be left in place.
3. The Participant installed vapor intrusion (VI) mitigation measures to eliminate the risk of vapor intrusion pathway posed by the residual on-site contaminants.
4. The Participant’s implementation of the approved cleanup action plan at the Property has achieved the applicable cleanup standards regarding the contamination addressed in the VCAP;
5. 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 II Environmental Site Assessment report completed for the Property. The Participant shall not be subject to a contribution action instituted by a responsible person;
6. Long-term monitoring and maintenance for the Property is not required.
7. The permissible use of this Property is Commercial, subject to the activity and use limitations described in the conditions; and
8. 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 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 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 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:

Department of Energy and Environment
Environmental Services Administration
Toxic Substances Division
Land Remediation and Development Branch
1200 First Street NE, 5th Floor
Washington, DC 20002

3. If any portion of this Property is transferred, the property owner shall notify the 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.
4. The Certificate is conditioned on the execution and recordation of the attached Environmental Covenant including the activity and use limitations described in the Cleanup Action Plan Completion Report dated September 27, 2024.

Mr. Mark Carroll, SCD 17OOM LLC

February 21, 2025

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RECORDATION

Because this Certificate limits the permissible uses of the property, the Participant shall record this Certificate with the Recorder of Deeds within thirty (30) days after receiving the certificate or the Certificate shall be deemed void.

Dave R. Tomlinson, Associate Director

February 21, 2025

Date

Original to:

Mr. Mark Carroll
SCD 17OOM LLC
1776 Wilson Blvd., Suite 250
Arlington, Virginia 22209

Copies to:

Dave R. Tomlinson, Associate Director
Toxic Substances Division
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dave.tomlinson@dc.gov

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