GOVERNMENT OF THE DISTRICT OF COLUMBIA
District Department of the Environment
APPLICATION FOR
VOLUNTARY CLEANUP PROGRAM

Please submit to:
Toxic Substances Division, Land Remediation and Development Branch
1200 First Street, NE, 5th 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 DDOE, 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 DDOE.

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

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

I. Property

Property Name ________________________________

Address 1769, 1771 Columbia Road

City Washington Quadrant NW Zip Code 20009 Ward 1

Square # 2580 Lot # 475, 476 Acreage .145

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) N

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 DDOE? (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: Sam Beznos
Title: Manager

Corporation/Organization: Columbia Road of D.C., LLC
Legal Form of Business: LLC
Mailing Address: 31731 Northwestern Hwy, Suite 250W
City: Farmington Hills
State: MI
Zip Code: 48334
Telephone: 248-737-6110
Fax: 248-737-6110
E-mail: sbeznos@beztak.com

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

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 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: Joseph Laskin
Title: Trustee, Jos. Laskin Revocable Trust

Corporation/Organization: Laskin Properties, LLC
Legal Form of Business: LLC
Mailing Address: Demers Real Estate, Inc., 1664 Columbia Road, NW Floor 2
City: Washington
State: DC
Zip Code: 20009
Telephone: Fax:

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

Please attach copy of D.C. business certificate
IV. Other Contacts

Consultant
Name: Peggy Farrell  Title: Principal
Corporation/Organization: Northgate Environmental Management, Inc.
Mailing Address: 20251 Century Boulevard, Suite 315
City: Germantown  State: MD  Zip Code: 20874
Telephone: (301) 528-1500  Fax: (240) 265-1502
E-mail: peggy.farrell@ngem.com

Project Manager
Name: Sam Beznos  Title: Manager
Corporation/Organization: Columbia Road of D.C., LLC
Mailing Address: 31731 Northwestern Hwy, Suite 250W
City: Farmington Hills  State: MI  Zip Code: 48334
Telephone: (248) 737-6110  Fax: (248) 737-6110
E-mail: sbeznos@beztak.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) N  Date: __________

Are you renting or leasing the property? (Y/N) N

Are you considering renting or leasing the property? (Y/N) Y

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.
Intent 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
X Commercial
- Idle/Inactive
- Mixed-Use
- Other (explain)
- Abandoned

Current operations on property: Restaurants

Current Operator: Pho 14; Burger King
Title
(please list principal if corporate entity)

Number of Employees: approx. 6; 4
Type of work performed by employees: Food Service

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): 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): _
If yes, explain: #1769 was used as a dry cleaner; hazardous substances may have been used, generated, etc

Please list all categories of contaminants that are known to exist on the property (i.e., solvents, metals, inorganics, organics): Petroleum- and non-petroleum VOCs were found in indoor air, soil vapor, and groundwater

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
- 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 DDOE when billed.

Printed Name: Sam Beznos

Company: Columbia Road of D.C., LLC

Title: Manager

Signature

Date: 9/30/14

OFFICE USE

Documents Received by: [Signature]

VCP Case No.: 2014-029

Date: 10/1/14 Approved Not Approved Resubmit

Additional Information Required:
CERTIFICATION OF FINANCIAL RESPONSIBILITY

Columbia Road of D.C. hereby certifies that he/she/it is in compliance with the financial responsibility requirements of 20 DCMR Chapter 67.

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] Sam Beznos
[Title] Manager
[Date] 9/30/14

[Signature of witness or notary]
[Name of witness or notary] Kathryn A. Sivaslian
[Date] 9/30/2014

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