



COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY

SOUTHWEST REGIONAL OFFICE

355 Deadmore Street, P.O. Box 1688, Abingdon, Virginia 24212
(276) 676-4800 Fax (276) 676-4899

www.deq.virginia.gov

May 16, 2008

L. Preston Bryant, Jr.
Secretary of Natural Resources

David K. Paylor
Director

Dallas Sizemore
Regional Director

Mr. Daniel L. Rettig
HSE Specialist
COPT Property Management Services, L.L.C.
6711 Columbia Gateway Drive
Suite 300
Columbia, MD 21046-2104

Location: Russell County, VA
Registration No. 11541
Facility ID No. 51-167-00092

Dear Mr. Rettig:

Attached is a permit to modify and operate the Southwest Enterprise Solutions Center in Lebanon, Virginia, in accordance with the provisions of the Commonwealth of Virginia State Air Pollution Control Board Regulations for the Control and Abatement of Air Pollution. This permit supersedes your permit dated February 13, 2008.

This permit contains legally enforceable conditions. Failure to comply may result in a Notice of Violation and civil charges. Please read all permit conditions carefully.

In the course of evaluating the application and arriving at a final decision to approve the project, the Department of Environmental Quality (DEQ) deemed the application complete on February 19, 2008.

This approval to modify and operate shall not relieve Corporate Office Properties, LP (COPT), of the responsibility to comply with all other local, state, and federal permit regulations.

The Board's Regulations as contained in Title 9 of the Virginia Administrative Code 5-170-200 provide that you may request a formal hearing from this case decision by filing a petition with the Board within 30 days after this case decision notice was mailed or delivered to you. 9 VAC 5-170-200 provides that you may request direct consideration of the decision by the Board if the Director of the DEQ made the decision. Please consult the relevant regulations for additional requirements for such requests.

Mr Daniel Rettig
May 16, 2008
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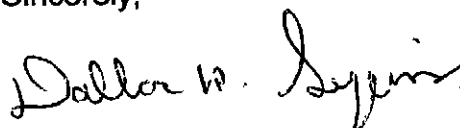
As provided by Rule 2A:2 of the Supreme Court of Virginia, you have 30 days from the date of service of this decision (the date you actually received this decision or the date on which it was mailed to you, whichever occurred first), within which to initiate an appeal of this decision by filing a Notice of Appeal with:

David K Paylor, Director
Department of Environmental Quality
P. O. Box 1105
Richmond, VA 23218

In the event that this decision is served on you by mail, three days are added to the period in which to file an appeal. Please refer to Part Two A of the Rules of the Supreme Court of Virginia for information on the required content of the Notice of Appeal and for additional requirements governing appeals from decisions of administrative agencies.

If you have any questions concerning this permit, please call the regional office at (276) 676-4800.

Sincerely,



Dallas R. Sizemore
Regional Director

DRS/TMD/P-11541-08B.doc

Attachments: Permit

- c. Director, OAPP (electronic file submission)
Manager, Data Analysis (electronic file submission)
-



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David K. Paylor
Director

Dallas Sizemore
Regional Director

STATIONARY SOURCE PERMIT TO MODIFY AND OPERATE

This permit supersedes your permit dated February 13, 2008.

In compliance with the Federal Clean Air Act and the Commonwealth of Virginia Regulations for the Control and Abatement of Air Pollution,

Corporate Office Properties, LP
6711 Columbia Gateway Drive
Suite 300
Columbia, MD 21046-2104
Registration No. 11541
Facility ID No. 51-167-00092

is authorized to modify and operate

the Southwest Enterprise Solutions Center

located on

Technology Park Drive, at the Regional Business
Technology Park in Lebanon, Russell County, Virginia

in accordance with the Conditions of this permit.

Approved on May 16, 2008.

A handwritten signature in cursive script, reading "Dallas R. Sizemore".

Dallas R. Sizemore
Regional Director

Permit consists of 6 pages.
Permit Conditions 1 to 17.

INTRODUCTION

This permit approval is based on the permit applications dated February 15, 2008 and December 20, 2007. Any changes in the permit application specifications or any existing facilities which alter the impact of the facility on air quality may require a permit. Failure to obtain such a permit prior to construction may result in enforcement action.

Words or terms used in this permit shall have meanings as provided in 9 VAC 5-10-10 of the State Air Pollution Control Board Regulations for the Control and Abatement of Air Pollution. The regulatory reference or authority for each condition is listed in parentheses () after each condition.

Annual requirements to fulfill legal obligations to maintain current stationary source emissions data will necessitate a prompt response by the permittee to requests by the DEQ or the Board for information to include, as appropriate: process and production data; changes in control equipment; and operating schedules. Such requests for information from the DEQ will either be in writing or by personal contact.

The availability of information submitted to the DEQ or the Board will be governed by applicable provisions of the Freedom of Information Act, §§ 2.2-3700 through 2.2-3714 of the Code of Virginia, § 10.1-1314 (addressing information provided to the Board) of the Code of Virginia, and 9 VAC 5-170-60 of the State Air Pollution Control Board Regulations. Information provided to federal officials is subject to appropriate federal law and regulations governing confidentiality of such information.

PROCESS REQUIREMENTS

1. **Equipment List** - Equipment at this facility consists of the following:

Ref No.	Equipment Description	Rated Capacity	Federal Requirements	Original Permit Date
Equipment to be added as part of this facility modification:				
3	One Caterpillar 1500 KW diesel-powered emergency generator	2500 brake horsepower	NSPS Subpart IIII	5/16/2008
Previously permitted equipment:				
2	One Caterpillar 1500 KW diesel-powered emergency generator	2500 brake horsepower	NSPS Subpart IIII	2/13/2008
1	One Caterpillar 1500 KW diesel-powered emergency generator	2500 brake horsepower	NSPS Subpart IIII	2/26/2007

OPERATING/EMISSION LIMITATIONS

2. **Fuel** - The approved fuel for the Caterpillar diesel-powered emergency generators is distillate oil. A change in the fuel may require a permit to modify and operate.
(9 VAC 5-80-1180)

3. **Operating Hours** – The Caterpillar diesel-powered emergency generators shall not operate more than 500 hours per year each, calculated monthly as the sum of each consecutive 12-month period.
(9 VAC 5-80-1180)
4. **Fuel Specifications** - The distillate oil consumed by the generators shall meet ASTM D396-78 specifications for numbers 1 or 2 fuel oil, with a maximum sulfur content of 0.5 weight percent.
(9 VAC 5-80-1180)
5. **Fuel Certification** - The permittee shall obtain a certification from the fuel supplier with each shipment of distillate oil. Each fuel supplier certification shall include the following:
- a. the name of the fuel supplier;
 - b. the date on which the distillate oil was received;
 - c. the volume of distillate oil delivered in the shipment;
 - d. the sulfur content of the distillate oil; and
 - e. a statement that the distillate oil complies with the American Society for Testing and Materials (ASTM) specifications for numbers 1 or 2 fuel oil.
- (9 VAC 5-80-1180)

6. **Emission Limits** - Emissions from each Caterpillar diesel-powered emergency generator exhaust stack shall not exceed the limits specified below:

Sulfur Dioxide	4.20 lbs/hr	1.05 tons/yr
Nitrogen Oxides (as NO ₂)	63.90 lbs/hr	15.98 tons/yr
Carbon Monoxide	13.77 lbs/hr	3.44 tons/yr
Particulate Matter (PM-10)	4.49 lbs/hr	1.12 tons/yr
Volatile Organic Compounds	5.07 lbs/hr	1.27 tons/yr

These emissions are derived from the estimated overall emission contribution from operating limits. Exceedance of the operating limits shall be considered credible evidence of the exceedance of emission limits. Compliance with these emission limits may be determined as stated in Conditions 3 and 4.
(9 VAC 5-50-260)

7. **Visible Emission Limit** - Visible emissions from the Caterpillar diesel-powered emergency generators shall not exceed ten percent (10%) opacity as determined by EPA Method 9 (reference 40 CFR 60, Appendix A). This condition applies at all times except during startup, shutdown and malfunction.
(9 VAC 5-80-20, 9 VAC 5-50-80 and 9 VAC 5-50-260)

RECORDS

8. **On-Site Records** - The permittee shall maintain records of emission data and operating parameters as necessary to demonstrate compliance with this permit. The content and format of such records shall be arranged with the Director, Southwest Regional Office. These records shall include, but are not limited to:
- a. The annual hours of operation of each of the Caterpillar diesel-powered emergency generators, calculated monthly as the sum of each consecutive 12-month period.
 - b. All fuel supplier certifications for oil shipments purchased, indicating the sulfur content per shipment.

These records shall be available for inspection by the DEQ and shall be current for the most recent five (5) years.
(9 VAC 5-50-50)

NOTIFICATIONS

9. **Initial Notifications** – The permittee shall furnish written notification to the Director, Southwest Regional Office regarding:
- a. The actual date on which modification of the facility commenced with the addition of the Caterpillar diesel-powered emergency generator, within 30 days after such date.
 - b. The actual start-up date (initial test) of the Caterpillar diesel-powered emergency generator within 15 days after such date.

(9 VAC 5-80-1210)

GENERAL CONDITIONS

10. **Permit Invalidation** – The portions of this permit pertaining to the modification and operation of the facility with the addition of the third Caterpillar diesel-powered emergency generator (Ref. No. 3) shall become invalid, unless an extension is granted by the DEQ, if:
- a. A program of continuous modification is not commenced before the latest of the following:
 - i. 18 months from the date of this permit.
 - ii. Nine months from the date that the last permit or other authorization was issued from any other governmental agency.
 - iii. Nine months from the date of the last resolution of any litigation concerning any such permits or authorization; or
 - b. A program of modification is discontinued for a period of 18 months or more, or is not completed within a reasonable time, except for a DEQ approved period between phases of a phased construction project.

(9 VAC 5-80-1210)

11. **Permit Suspension/Revocation** - This permit may be suspended or revoked if the permittee:
- a. Knowingly makes material misstatements in the application for this permit or any amendments to it;
 - b. Fails to comply with the conditions of this permit;
 - c. Fails to comply with any emission standards applicable to the equipment listed in Condition 1;
 - d. Causes emissions from this facility which result in violations of, or interferes with the attainment and maintenance of, any ambient air quality standard;
 - e. Fails to operate this facility in conformance with any applicable control strategy, including any emission standards or emission limitations, in the State Implementation Plan in effect on the date that the application for this permit is submitted;
 - f. Fails to construct, modify, or operate this facility in accordance with the application for this permit or any amendments to it, or
 - g. Allows the permit to become invalid.
- (9 VAC 5-80-1210)
12. **Right of Entry** - The permittee shall allow authorized local, state, and federal representatives, upon the presentation of credentials:
- a. To enter upon the permittee's premises on which the facility is located or in which any records are required to be kept under the terms and conditions of this permit;
 - b. To have access to and copy at reasonable times any records required to be kept under the terms and conditions of this permit or the State Air Pollution Control Board Regulations;
 - c. To inspect at reasonable times any facility, equipment, or process subject to the terms and conditions of this permit or the State Air Pollution Control Board Regulations; and
 - d. To sample or test at reasonable times.

For purposes of this condition, the time for inspection shall be deemed reasonable during regular business hours or whenever the facility is in operation. Nothing contained herein shall make an inspection time unreasonable during an emergency.
(9 VAC 5-170-130 and 9 VAC 5-80-1180)

13. **Maintenance/Operating Procedures** - The permittee shall take the following measures in order to minimize the duration and frequency of excess emissions, with respect to the air pollution control equipment which affect such emissions:
- Develop a maintenance schedule and maintain records of all scheduled and non-scheduled maintenance. These records shall be maintained on site for a period of five (5) years and shall be made available to DEQ personnel upon request.
 - Maintain an inventory of spare parts that are needed to minimize durations of air pollution control equipment breakdowns.
 - Have available written operating procedures for equipment. These procedures shall be based on the manufacturer's recommendations, at a minimum.
 - Train operators in the proper operation of all such equipment and familiarize the operators with the written operating procedures. The permittee shall maintain records of the training provided including the names of trainees, the date of training and the nature of the training.

Records of maintenance and training shall be maintained on site for a period of five years and shall be made available to DEQ personnel upon request.
(9 VAC 5-50-20 E)

14. **Notification for Facility or Control Equipment Malfunction** - The permittee shall furnish notification to the Director, Southwest Regional Office, of malfunctions of the affected facility or related air pollution control equipment that may cause excess emissions for more than one hour, by facsimile transmission, telephone or telegraph. Such notification shall be made as soon as practicable but not later than four daytime business hours after the malfunction is discovered. The permittee shall provide a written statement giving all pertinent facts, including the estimated duration of the breakdown, within two weeks of discovery of the malfunction. When the condition causing the failure or malfunction has been corrected and the equipment is again in operation, the permittee shall notify the Director, Southwest Regional Office, in writing.
(9 VAC 5-20-180 C and 9 VAC 5-80-1180)
15. **Violation of Ambient Air Quality Standard** - The permittee shall, upon request of the DEQ, reduce the level of operation or shut down a facility, as necessary to avoid violating any primary ambient air quality standard and shall not return to normal operation until such time as the ambient air quality standard will not be violated.
(9 VAC 5-20-180 I and 9 VAC 5-80-1180)
16. **Change of Ownership** - In the case of a transfer of ownership of a stationary source, the new owner shall abide by any current permit issued to the previous owner. The new owner shall notify the Director, Southwest Regional Office of the change of ownership within 30 days of the transfer.
(9 VAC 5-80-1240)
17. **Permit Copy** - The permittee shall keep a copy of this permit on the premises of the facility to which it applies.
(9 VAC 5-170-160)