

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a modification to an approved Planned Unit Development ("PUD") with the District of Columbia Zoning Commission under Subtitle X, Chapter 3 of the 2016 Zoning Regulations, for Lots 814 and 815 and 820 – 822 in Square 3584 was mailed to the owners of all property within 200 feet of the perimeter of the project site and the Advisory Neighborhood Commission for the area within which the property is located on June 3, 2015, at least forty-five (45) calendar days prior to the filing of the application for approval of a modification to an approved PUD, as required by Subtitle Z § 300.7 of the 2016 Zoning Regulations. A copy of the Notice is attached hereto.

Leila M. Jackson Batties

Leila M. Jackson Batties
July 18, 2016

Date

June 3, 2016

SECOND REVISED NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the District of Columbia Zoning Commission for
Approval of a Modification to an Approved Planned Unit Development**

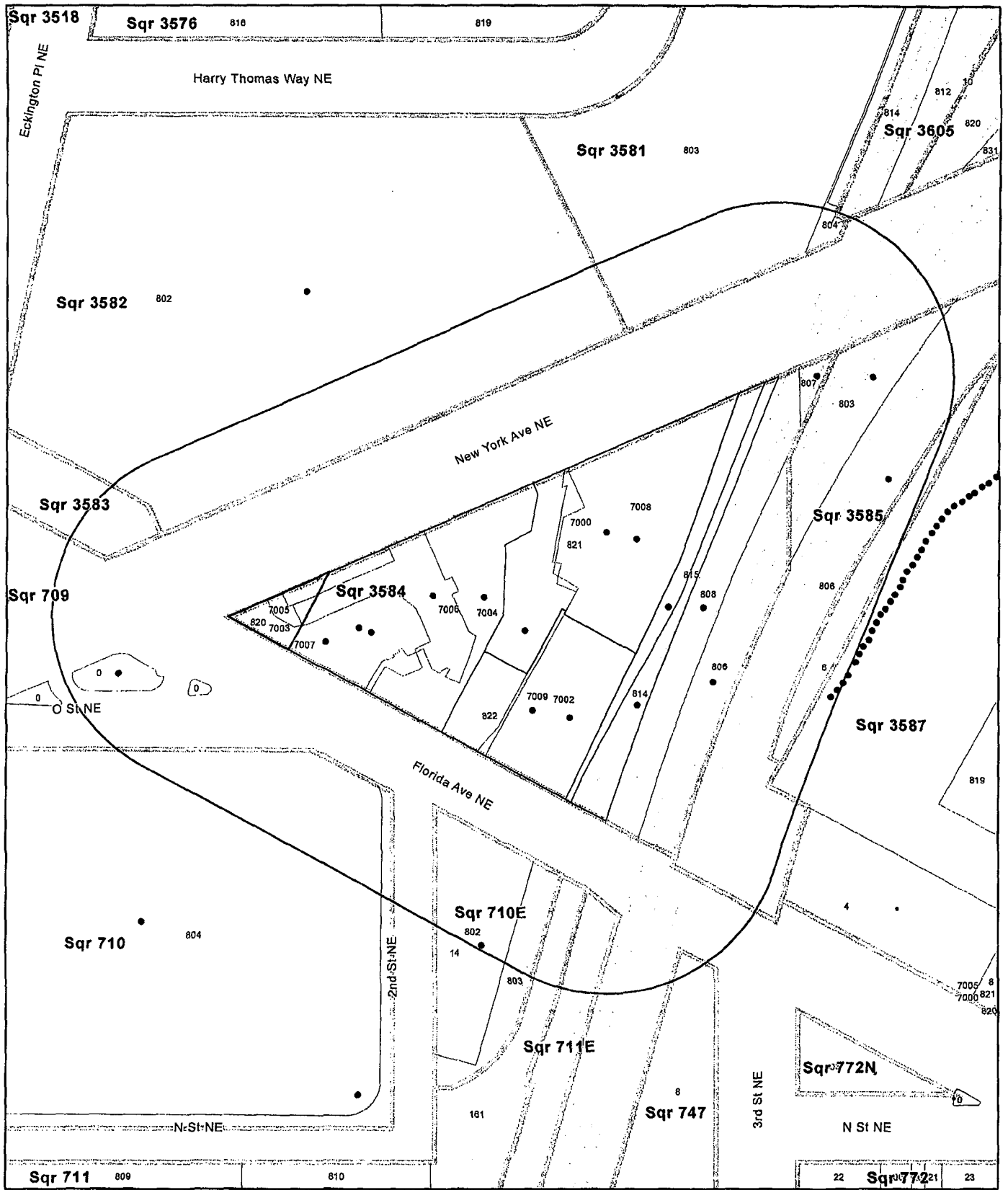
MidAtlantic Realty Partners, LLC (the "Applicant") hereby gives notice of its intent to file an application to modify an approved Planned Unit Development ("PUD") under Subtitle X, Chapter 3 of the 2016 District of Columbia Zoning Regulations (the "2016 Regulations"), which will become effective on September 6, 2016. The modification will be filed with the Zoning Commission for District of Columbia (the "Zoning Commission") not less than forty-five (45) days from the date of this notice. This notice is given pursuant to Subtitle Z § 300.7 of the 2016 Regulations.

The subject property is located east of the intersection of New York and Florida Avenues, NE, on Lot 26 in Square 3584 (the "Property"). The Property has a combined land area of approximately 134,665 square feet and is located in Ward 5. The Property is zoned C-3-C and is within the NoMa/Northwest One Policy Focus Area of the Central Washington Area Element in the Comprehensive Plan.

The Zoning Commission approved a PUD for the Property pursuant to Z.C. Order No. 06-14, dated February 12, 2007, and effective on June 29, 2007, which included a residential/hotel building with approximately 350,132 square feet of floor area, an office building with approximately 601,896 square feet of gross floor area, and approximately 7,000 square feet of retail use primarily fronting on Florida Avenue (the "Initial PUD Approval"). Pursuant to Z.C. Order Nos. 06-14A and 06-14C, the Zoning Commission granted time extensions for the Initial PUD Approval, such that an application for a building permit was required to be filed by June 29, 2013, and construction was required to commence by June 29, 2014. Pursuant to Z.C. Order No. 06-14B, dated April 25, 2011, and effective on July 22, 2011, the Commission approved modifications to the Initial PUD Approval, which gave the Applicant the option of: (i) constructing and operating the previously approved residential/hotel building or (ii) eliminating the hotel component of the building and constructing and operating a single apartment building with approximately 346,405 square feet of residential floor area and approximately 5,070 square feet of ground floor retail.

The currently proposed PUD modification application seeks approval to (i) convert the North Tower of the office building to residential use and (ii) reconfigure and redesign the South Tower of the office building, with the flexibility to change the office use to residential use so long as the building façade and design does not change substantially from what is shown in the currently proposed PUD modification application.

The architects for the project are SK&I Architectural Design Group and Gensler; the landscape architect is Oculus; the civil engineer is Wiles Mensch Corporation; the traffic consultant is Wells & Associates, LLC; and the land use and zoning counsel is Holland & Knight LLP. Should you need any additional information regarding this proposed PUD modification application, please contact Leila Batties, Esq. of Holland & Knight at (202) 955-3000.



Radius

Ownership Polygons

DC Squares

Property ID: 3584 0814, 0815, 0820, 0821, 0822

★ ★ ★ DC Office of Tax and Revenue

GIS Real Property Assessment Division

GIS Geographic Information Systems

0 25 50
Feet

Date: 5/6/2016

For general planning purposes

UNITED STATES OF AMERICA

KJ MORSE STREET PROPERTY LLC
1751 PINNACLE DR STE 700
MC LEAN, VA 22102-4003

SANG OH & COMPANY INC
300 MORSE ST NE
WASHINGTON, DC 20002-7000

WASHINGTON METROPOLITAN AREA TRANSIT
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WASHINGTON, DC 20001-2610

DISTRICT OF COLUMBIA
1350 PENNSYLVANIA AVE NW
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SANG OH & COMPANY INC
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FEDERAL EXPRESS CORPORATION
3630 HACKS CROSS RD
MEMPHIS, TN 38194-0001

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WASHINGTON TERMINAL COMPANY
1801 9TH ST NE
WASHINGTON, DC 20018-1001

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DC CY OWNER LLC
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BAY HARBOR IS, FL 33154-2100

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SOUTH RIDING, VA 20152-2575

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ATLANTA, GA 30305-1512

WASHINGTON METROPOLITAN AREA TRANIST
600 5TH ST NW
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CK MRP WASHINGTON GATEWAY II LLC
3050 K ST NW STE 125
WASHINGTON, DC 20007-5122

DISTRICT OF COLUMBIA
1350 PENNSYLVANIA AVE NW
WASHINGTON, DC 20004-3003

CK MRP WASHINGTON GATEWAY III LLC
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WASHINGTON, DC 20007-5122

WASHINGTON GATEWAY APARTMENTS VENTURE
3520 PIEDMONT RD NE STE 410
ATLANTA, GA 30305-1512

UNITED STATES OF AMERICA
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