

# Exhibit H

**CERTIFICATE OF NOTICE**

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a first stage approval of a planned unit development, zoning map amendment and consolidated approval of a planned unit development for Phase I of the proposed development for Square 1025-E, Lot 802, Square 1048-S, Lots 1, 801 and 802, Res 129 and Res 299 was mailed to Advisory Neighborhood Commission ANC 6B and the owners of all property within 200 feet of the perimeter of the project site on October 15, 2013, at least ten (10) calendar days prior to the filing of the application for a planned unit development, as required by the Zoning Regulations of the District of Columbia, 11 DCMR §2406.7 A copy of the Notice is attached hereto.

Leila M. Jackson Batties  
Leila M. Jackson Batties, Esq.

October 28, 2013  
Date

October 15, 2013

**NOTICE OF INTENT TO FILE A ZONING APPLICATION**  
**Application to the**  
**District of Columbia Zoning Commission for First Stage Approval of a**  
**Planned Unit Development, Zoning Map Amendment and**  
**Consolidated Approval of a Planned Unit Development**  
**(1333 M Street, SE)**

1333 M Street, SE LLC (the "Applicant"), hereby gives notice of its intent to file an application for (1) first stage review and approval of a planned unit development ("PUD"), (2) related zoning map amendment, and (3) consolidated approval of a PUD with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR §2400 *et seq.* (Feb. 2003)). The application will be filed with the Zoning Commission not less than ten (10) days from the date of this notice. This notice is given pursuant to §2406.7 of the Zoning Regulations.

The subject property is located at 1333 M Street, SE, which is more particularly described as Square 1025-E, Lot 802, Square 1048-S, Lots 1, 801 and 802, Res 129 and Res 299 (the "Property"). The triangular-shaped parcel consists of approximately three acres and is bounded by M Street, Virginia Avenue and Water Street. The Property is currently in the M (General Industry) District. It is located in the Near Southeast Land Use Change Area on the District's Comprehensive Plan Generalized Policy Map and designated Mixed Land Use Medium Density Commercial/Industrial on the District's Comprehensive Plan Future Land Use Map.

The Applicant intends to redevelop the Property with a mixed-use project that consists of approximately 10,370 square feet of ground floor retail and approximately 517,491 square feet of residential use, generating approximately 675 multi-family dwelling units housed in three buildings. Retail and residential parking will be provided for the project overall as required under the Zoning Regulations; the maximum building height on the Property will be 110'; and the maximum floor area ratio ("FAR") for the project will be 4.14.

Under this application, the Applicant seeks to rezone the Property from M to C-3-C. The M District permits a maximum building height of 90' and an FAR of 6.0. The C-3-C Districts are intended to permit medium-high density development, including office, retail, housing and mixed-use development. For a PUD in the C-3-C District, the maximum permitted building height is 130' and the maximum permitted FAR is 8.0.

The project will be constructed on the Property in four phases on three theoretical parcels. The Applicant seeks consolidated review and approval of a PUD for Phase I of the project. Phase I includes the construction of a 10-story residential tower that consists of approximately 183,740 square feet, generating approximately 190 units. The maximum building height for Phase I will be 100 feet. This phase also includes the construction of an underground parking garage containing approximately 56 spaces and 44 surface parking spaces on an adjacent site.

The developer for this project is Cohen Companies; the architect for the project is GTM Architects; and the land use counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed PUD application, please contact Norman M. Glasgow, Jr., Esq. or Leila Batties, Esq. of Holland & Knight LLP at (202) 955-3000.

Roster of Persons or Entities Owning Real Property within 200 Feet (210 Scaled)  
 from Site of 1333 M Street, SE -- Washington, DC

SSL	PREMISE ADDRESS	OWNERNAME	CARE OF NAME	ADDRESS	CITY/STATE/ZIP
1024 0808	VIRGINIA AV SE	CONSOLIDATED RAIL CORPORATION	CSX TRANSPORTATION TAX DEP	500 WATER ST	JACKSONVILLE, FL 32202-4423
1048 0806	M ST SE	CONSOLIDATED RAIL CORPORATION	CSX TRANSPORTATION TAX DEP	500 WATER ST	JACKSONVILLE, FL 32202-4423
1048 0807	M ST SE	CONSOLIDATED RAIL CORPORATION	CSX TRANSPORTATION TAX DEP	500 WATER ST	JACKSONVILLE, FL 32202-4423
1067 0814	M ST SE	CONSOLIDATED RAIL CORPORATION	CSX TRANSPORTATION TAX DEP	500 WATER ST	JACKSONVILLE, FL 32202-4423
1025 0811	1201 M ST SE	WASHINGTON GAS LIGHT CO		1100 H ST NW	WASHINGTON, DC 20080-0001
1025 0813	13TH ST SE	WASHINGTON GAS LIGHT CO		1100 H ST NW	WASHINGTON, DC 20080-0001
1025E 0801	1200 13TH ST	WASHINGTON GAS LIGHT CO		1100 H ST NW	WASHINGTON, DC 20080-0001
1067 0815	1401 L ST SE	DISTRICT OF COLUMBIA	SUITE 307	1350 PENNSYLVANIA AVE NW	WASHINGTON, DC 20004-3003
RES 02980000	WATER ST	DISTRICT OF COLUMBIA	SUITE 317	1350 PENNSYLVANIA AVE NW	WASHINGTON, DC 20004-3003

