

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for Second Stage Approval of a Planned Unit Development for parts of Lots 18, 20 and 21 in Square 769 was mailed to Advisory Neighborhood Commission 6D and to the owners of all property within 200 feet of the perimeter of the project site on March 30, 2006, at least ten (10) calendar days prior to the filing of the application for second stage approval of 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.



Anthony L. Noble

March 30, 2006

Date

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March 30, 2006

**NOTICE OF INTENT TO FILE A ZONING APPLICATION
District of Columbia Zoning Commission for
Second Stage Approval of a Planned Unit Development**

Square 769, LLC and the District of Columbia Housing Authority, the owners of the property (collectively the "Applicants"), hereby give notice of their intent to file an application for second stage review and approval of a Planned Unit Development ("PUD") with the District of Columbia Zoning Commission (the "Commission") under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR §2400 *et seq.* (February 2003)). The Applicants are not seeking an amendment to the Zoning Map in connection with this application. The application will be filed with the 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.

On March 21, 2003, the Applicants with other parties filed an application seeking preliminary and consolidated approval of a PUD for property located in the Southeast quadrant of Washington, D.C. and generally bounded by 2nd Street on the west, 7th on the east, Virginia Avenue on the north, and M Street on the south. The property consists of approximately 927,000 square feet of land area. Pursuant to Zoning Commission Order Number 03-12/03-13, dated October 8, 2004, the Commission granted consolidated and preliminary approval of the PUD.

On April 29, 2005, Capper/Carrollsborg Venture, LLC on behalf of the District of Columbia Housing Authority and the District of Columbia, filed the first in a series of applications seeking second-stage approval for portions of the project preliminarily approved pursuant to Zoning Commission Order 03-12/03-13. That application is identified as Zoning Commission Case Nos. 03-12A/03-13A. This application is the second in a series of second stage applications to be filed to complete the entire PUD project. The property that is the subject of this application consists of parts of Lots 18, 20 and 21 in Square 769. Square 769 is bounded by L Street, S.E. on the north, 3rd Street, S.E. on the east, M Street, S.E. on the south, and 2nd Street, S.E. on the west. The property included in this application consists of approximately 27,960 square feet of land area and is zoned CG/C-3-C. The Applicant intends to construct an office building with ground floor retail on this site. The building will be constructed to a maximum height of 110 feet. The project will have a gross floor area of approximately 200,000 and a floor area ratio ("FAR") of approximately 7.18. There will be 226 parking spaces provided in this phase of the development.

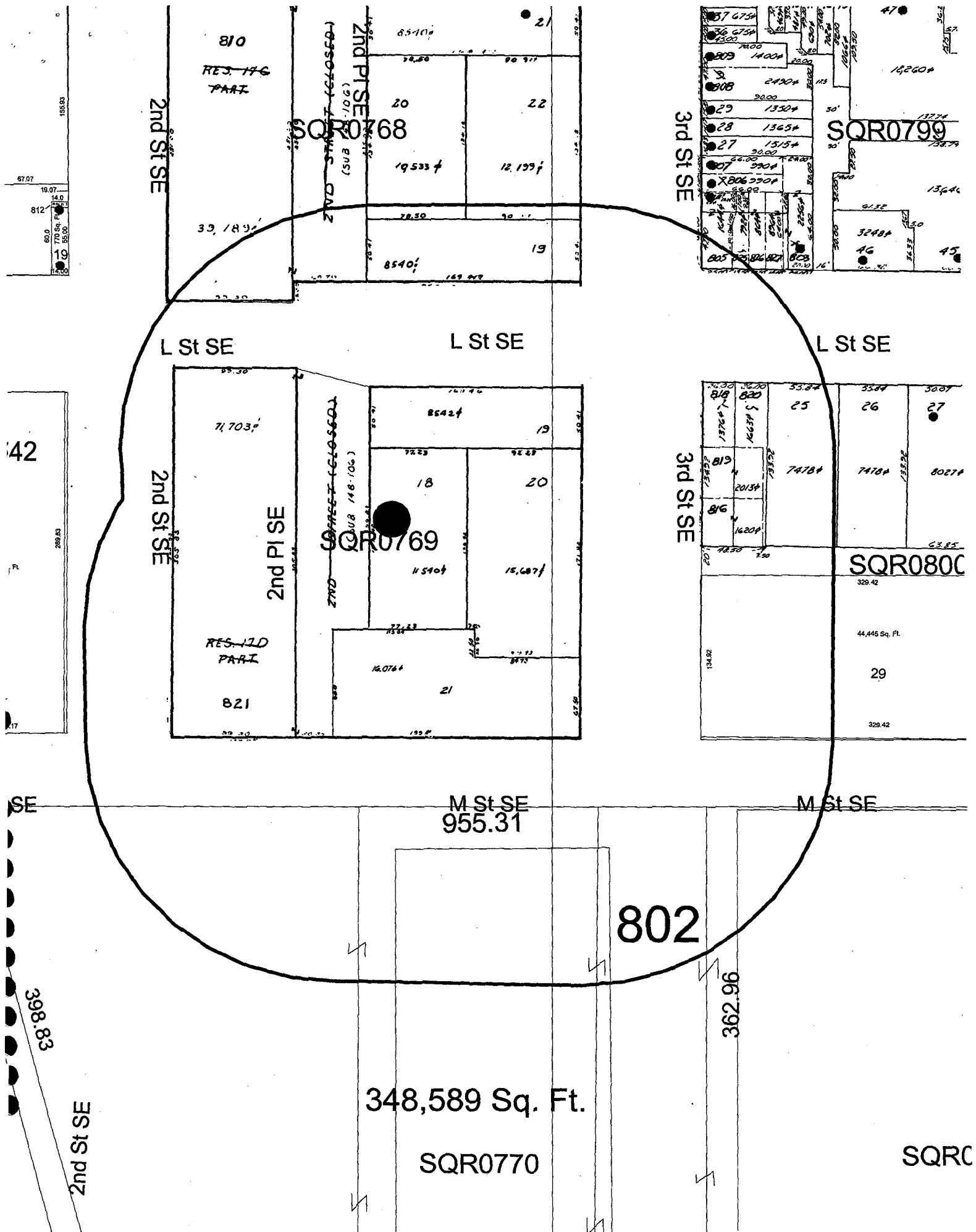
The developer for this proposal is Square 769, LLC; the architect for the building is Hickok Cole Architects; and the land use counsel is Holland & Knight LLP.

Should you need any additional information regarding the proposed PUD application, please contact Wayne S. Quin, Esq., of Holland & Knight LLP at (202) 955-3000.

**Roster of Those Owning Property within 200'
of All Lots in Square 769**

<u>Square/Lot</u>	<u>Premise Address</u>	<u>Owner's Name and Address</u>
0741 0019	0156 L St SE	Jin Huang
0741 0812	0156 L St	7251 Morrison Drive Greenbelt, MD 20770-2453
0741 0816	New Jersey Av	NJA Development Housing LLC
0741 0817	L St	NJA Hotel LLC
0741 7000	New Jersey Av	434 Broadway, FL 8 New York, NY 10013-2563
0742 0039	0140 M St SE	Square 742 LLC C/O Spaulding & Slye, Ste 100 1100 New Jersey Avenue, SE Washington, DC 20003-3302
0768 0019	0200 - 0214 L St SE	United States of America
0768 0020	1008 - 1016 2nd St SE	c/o National Park Service
0768 0022	1009 - 1015 3rd St SE	1100 Ohio Drive, SW -- Room 220
0768 0810	K St SE	Washington, DC 20242
0800 0025	0311 L St SE	
0770 0800	SE	United States of America
0770 0801	M St SE	c/o Federal Building Service
0801 0800	4 th St SE	1800 F Street NW, Room 6340 Washington, DC 20405
0799 0803	L St SE	Allen J Carroll 13304 Piscataway Drive Fort Washington, MD 20744-6626
0799 0805	1026 3rd St SE	Edward B. Batal Deborah A. Batal 1026 3rd Street, SE Washington, DC 20003-3425
0799 0806	1020 3rd St SE	Mayiak LLC C/O Apt 512-S 950 25TH Street, NW Washington, DC 20037-2137

0799	0807	1018 3rd St SE	David A Leiner 1018 3rd Street, SE Washington, DC 20003-3423
0799	0825	0302 L St SE	Linda J Tyler 302 L Street, SE Washington, DC 20003-3459
0799	0826	0304 L St SE	Annie M Tucker 304 L Street, SE Washington, DC 20003-3459
0799	0827	0306 L St SE	Victor I Onyeziri 306 L Street, SE Washington, DC 20003-3459
0799	0828	4TH St SE	Luke C Strider Unknown Washington, DC 20002
0800	0029	0300 M St SE	Federal Center LP 1730 K St NW , Ste. 1204 Washington, DC 20006-3829
0800	0816	1108 3rd St SE	District of Columbia Housing Authority 1133 N Capitol Street, NE Washington, DC 20002-7561
0800	0818	0301 L St SE	Mohammed Z Salarbux Shadera Salarbux C/O Crescent Properties 301 L Street SE, Apt 1 Washington, DC 20003-3460
0800	0819	1104 3rd St SE	Mohammed Z Salarbux Shadera A Salarbux 4205 Old Columbia Pike Annandale, VA 22003-2112
0800	0820	L St SE	1828 C St SE LLC 301 L Street SE, Apt 1 Washington, DC 20003-3401



UNITED STATES OF AMERICA
c/o GSA Federal Building Services
1800 F Street, N.W., Room 6340
Washington, DC 20405

Advisory Neighborhood Commission 6D
65 I Street, S.W.
Washington, DC 20024

District of Columbia Housing Authority
1133 N. Capitol Street, NE
Washington, DC 20002-7561

District of Columbia
Office of Attorney General
441 4th Street, N.W., #1060N
Washington, DC 20001-2714

District of Columbia Housing Authority
Office of Attorney General
441 4th Street, N.W., #1060N
Washington, D.C. 20001-2714

Square 769 LLC
William C. Smith & Co.
1100 New Jersey Avenue, S.E., #1000
Washington, D.C. 20003-3302

Edward B. Batal
1026 3rd Street, S.E.
Washington, D.C. 20003-3425

Linda J. Tyler
302 L Street, S.E.
Washington, D.C. 20003-3459

Annie M. Tucker
304 L Street, S.E.
Washington, D.C. 20003-3459

Shadera Salarbux
306 L Street, S.E.
Washington, D.C. 20003-3459

Federal Center LLP
1730 K Street, N.W.
Suite 1204
Washington, DC 20006-3829

UNITED STATES OF AMERICA
NATIONAL CAPITAL REGION
301 7th Street, S.W.
Washington, D.C. 20407-0001

Jin Huang
7251 Morrison Drive
Greenbelt, MD 20770-2453

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C/O Apt 512-S
950 25TH Street, NW
Washington, DC 20037-2137

NJA Development Housing LLC
NJ Hotel LLC
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New York, NY 10013-2563

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c/o National Park Service
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Washington, DC 20242

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Washington, DC 20003-3459

Allen J Carroll
13304 Piscataway Drive
Fort Washington, MD 20744-6626

Luke C Strider
Unknown
Washington, DC 20002

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Deborah A. Batal
1026 3rd Street, SE
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4205 Old Columbia Pike
Annandale, VA 22003-2112

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Washington, DC 20003-3401