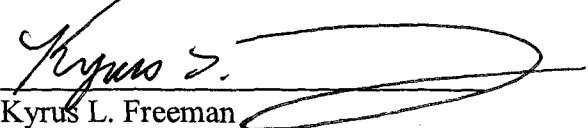


Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for second stage approval and modification to an approved Planned Unit Development ("PUD") with the District of Columbia Zoning Commission under Chapter 24 for Lots 18, 19 and a portion of Lot 20 in Square 769, and the entirety of Square 882 was mailed to the owners of all property within 200 feet of the perimeter of the project site and the Advisory Neighborhood Commission 6D on May 2, 2008, at least ten (10) calendar days prior to the filing of the application for second stage approval and modification to an approved PUD as required by the Zoning Regulations of the District of Columbia, 11 DCMR §2406.7. A copy of the Notice is attached hereto.


Kyrus L. Freeman

5/2/08
Date

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April 29, 2008

NOTICE OF INTENT TO FILE A ZONING APPLICATION
District of Columbia Zoning Commission for
Second Stage Approval and Modifications to An Approved Planned Unit Development

The Capper/Carrollsbury Venture, LLC, on behalf of the District of Columbia Housing Authority and the District of Columbia, the owners of the property (collectively the "Applicants"), hereby gives notice of its intent to file an application for second stage review and approval and modifications to an approved 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 filed an application for 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 in the overall PUD consists of approximately 927,000 square feet of land area. Pursuant to Commission Order Number 03-12/03-13, dated October 8, 2004, the Commission granted consolidated and preliminary approval of the PUD, as shown on the map attached hereto. The Commission also granted a PUD-related map amendment to rezone certain properties from R-5-B to CR.

The Applicants are currently seeking second-stage approval for portions of the project preliminary approved pursuant to Zoning Commission Order 03-12/03-13. The property that is the subject of this application consists of Lots 18, 19 and a portion of Lot 20 in Square 769 and the entirety of Square 882. 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 boundaries of Square 882 are L Street, S.E. on the north, 7th Street, S.E. on the east, M Street, S.E. on the south, and a proposed private "6th Street, S.E." on the west. The property included in this application consists of approximately 179,368 square feet of land area and is zoned R-5-B and CR in certain portions of the development.

The Applicants intend to construct residential, office and retail uses as a part of this application. Specifically, a multi-family dwelling will be constructed on the northern portion of Square 769. This building will be constructed to a maximum height of 110 feet, and will include approximately 181,420 square feet of gross floor area and 137 parking spaces. The Applicants also propose to construct a multi-family dwelling on the northern portion of Square 882. This building will be constructed to a maximum height of 60 feet, and will include approximately 187,600 square feet of gross floor area and 172 parking spaces. The Applicants also propose to construct an office building on the southern portion of Square 882, which will be constructed to a maximum height of 92 feet, and will include approximately 499,780 square feet of gross floor area and a minimum of 280 parking spaces.

The developer for this proposal is the Capper/Carrollsbury Venture, LLC; the architect for the residential portion of the project is the Lessard Group, Inc.; the architect for the office portion of the project is Shalom Baranes Associates; and the land use counsel is Holland & Knight LLP.

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

District of Columbia Housing Authority
1133 N. Capitol St., NE # 210
Washington, DC 20002-7549

United States of America
c/o GSA
1800 F St., NW - Ste. 6340
Washington, DC 20405

NJA Garage LLC
c/o Valhal Corp
434 Broadway Fl 8
New York, NY 10013-2563

Square 769 LLC
William C. Smith & Co.
1100 New Jersey Ave., SE # 1000
Washington, DC 20003-3302

Mohammed Z. Salabrux
Shadera A. Salabrux
1026 3rd St., SE
Washington, DC 20003-3425

David A. Leiner
1018 3rd St., SE
Washington, DC 20003-3423

Annie M. Tucker
304 L St., SE
Washington, DC 20003-3459

Luke C. Strider
Unknown
Washington, DC 20002

Square 742 LLC
c/o Spaulding & Slye/Ste. 100
1100 New Jersey Ave., SE
Washington, DC 20003-3302

Capitol Hill Tower Housing Cooperative Incf
434 Broadway Fl 8
New York, NY 10013-2563

District of Columbia
1350 Pennsylvania Avenue, NW
Suite 307
Washington, DC 20004-3003

JBG/Federal Center LLC
4445 Willard Ave.
Chevy Chase, MD 20815-3690

Woong S. Choe
20076 Forest Farm Ln.
Ashburn, MD 20147

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

Mayiak LLC
c/o - Apt. 512-S.
950 25th St., NW
Washington, DC 20037-2137

Christopher D. Phelen
302 L St., SE
Washington, DC 20003-3459

Shadera Salarbux
306 L St., SE
Washington, DC 20003-3459

Federal Center LP
1730 K St., NW - Ste. 1204
Washington, DC 20006-3829

Jin Huang
20076 Forest Farm Ln.
Ashburn, VA 20147-3128

NJA Hotel LLC
434 Broadway Fl 8
New York, NY 10013-2563

1012 Seventh Southeast Redevelopment Co LLC
1073 31st St., NW
Washington, DC 20007-4408

United States of America
c/o GSA
1800 F St., NW - Ste. 6340
Washington, DC 20405

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

Bp7 Development LLC
1020 7th St., SE
Washington, DC 20003-3627

Checkmate Ventures LLC
PO Box 797
Beltsville, MD 20704-0797

Jan E. Cammarata
710 L St., SE
Washington, DC 20003-3647

Hee S. Oh
700 L St., SE
Washington, DC 20003-3647

Madison 770 M Street, LLC
2001 Pennsylvania Avenue, NW
Floor 10
Washington, DC 20006-1851

District of Columbia
1350 Pennsylvania Avenue, NW
Suite 307
Washington, DC 20004-3003

Gisela U. Schull
2403 Shreve Hill Rd.
Dunn Loring, VA 22027-1156

Christine L. Gephardt
Amy S. Loder
706 L St., SE
Washington, DC 20003-3647

United States of America
National Capital Region
301 7th St., SW
Washington, DC 20407-0001

Advisory Neighborhood Commission 6D
P.O. Box 71156
Washington, DC 20024