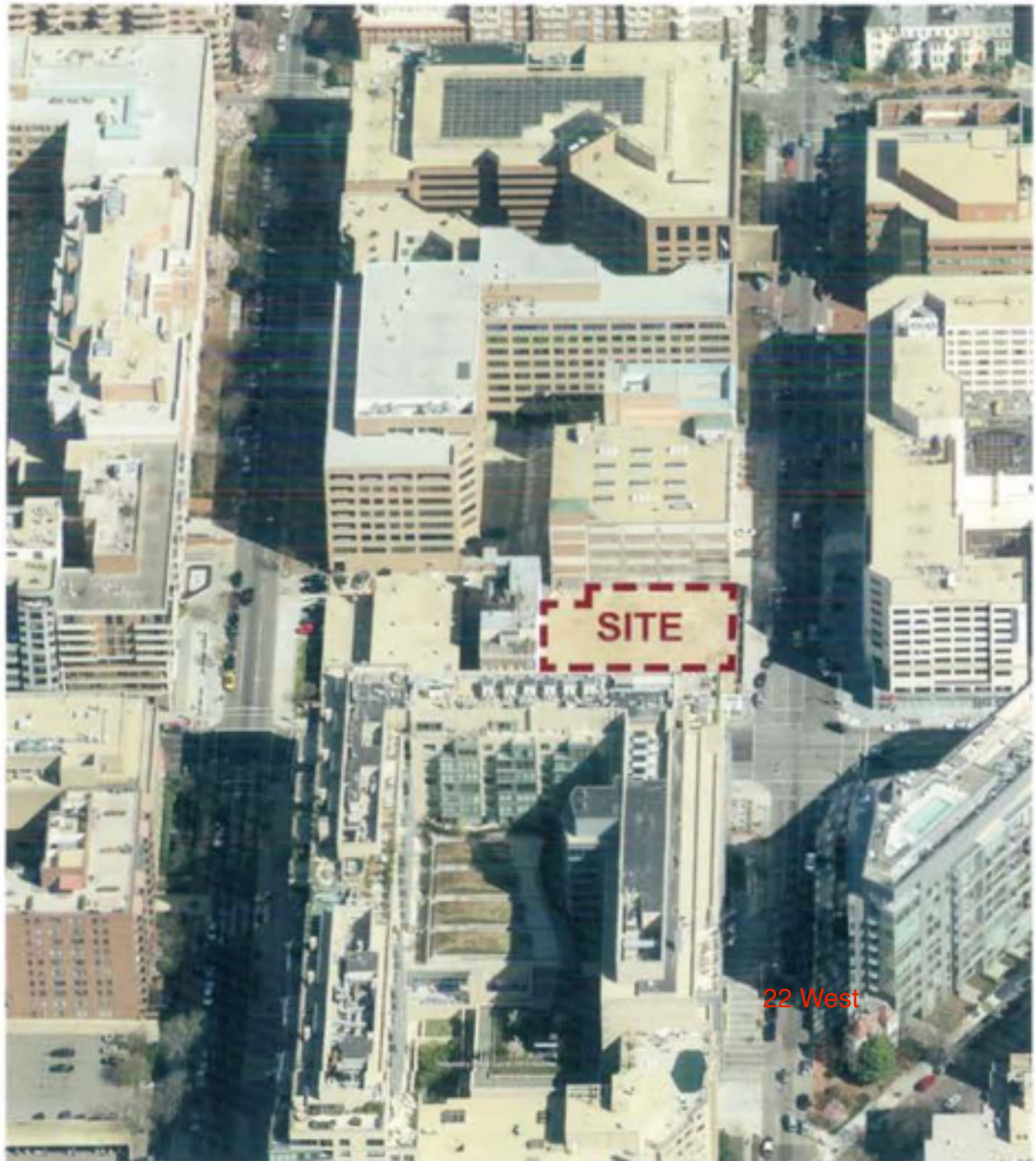


EXHIBIT A

EXHIBIT B



BIRDS-EYE VIEW OF SITE (N.T.S.)

From: LeGrant, Matt (DCRA) matthew.leggrant@dc.gov 
Subject: RE: Hilton Garden Inn, ZC Order No. 07-21B
Date: February 28, 2014 at 5:22 PM
To: Sally Blumenthal salkist2@aol.com
Cc: Majett, Nicholas (DCRA) nicholas.majett@dc.gov, Evans, Jack (COUNCIL) JACKEVANS@DCCOUNCIL.US, Florence Harmon florencedc@comcast.net, Kimbel, Sherri (COUNCIL) SKimbel@DCCOUNCIL.US

Sally Blumenthal-

I have concluded my review of your February 12, 2014 email in which you expressed concerns over the signage for the Hilton Garden Inn hotel, which was authorized by the Zoning Commission by PUD Order #07-21B. As I may have noted to you I was contacted by Christopher Collins and Kyrus Freeman, both of Holland and Knight, counsel for the hotel about this matter as well. Mr. Freeman met with me in January regarding this issue and following our meeting I wrote him [see attached letter dated 2-10-14] about my determination.

As you noted, Condition A.1 of PUD Order #07-21B addresses certain aspects of the hotel's signage. It states:

The PUD shall be developed in accordance with the architectural plans and elevations prepared by Shalom Baranes Associates, dated October 7, 2011 (Exhibit 24), as supplemented by the plans presented at the public hearing (Exhibit 36) (the "Plans"), as modified by the guidelines, conditions, and standards herein.

Notwithstanding the notes on pages A1 and A2 of Exhibit 24, [footnote 2 states: Each note indicated that the location and dimension of the signage was for illustrative purposes only.] but subject to the flexibility allowed under Condition No. 7(e) (discussed at paragraph 43(b) in this Order), the hotel sign shall be above the hotel's entrance on 22nd Street as shown on those pages and that the sign cannot be at a different location or be vertically mounted on the facade of the hotel or illuminated from within.

As I noted in my letter, the Zoning Commission's approval included Exhibit 36 (which is attached to my 2-10-14 letter). That Exhibit shows the not only the sign "...above the hotel's entrance on 22nd Street..." [labeled B], but also a sign on the top of the exterior of the building [labeled B] . Although this reduced copy of Exhibit 36 is a little hard to read, (and I can ask the Office of Zoning for a larger, clearer copy if needed), I conclude that the Zoning Commission's approval did not restrict the Hilton Garden Inn to a single sign that is referred to in Condition 1.A. In fact my examination of the totality of the record allows the hotel to have a total of four signs, one for the ground floor restaurant, and three for the hotel [two at the top and the one sign above the entrance] of which the latter is limited to have the particular characteristics that are referred to in Condition A.1.

Upon receipt of your concern, I re-reviewed by 2-10-14 determination; however I do not see that there is new information that causes me to change my determination. Therefore, I conclude that the present installation of the signs at the top of the hotel building's exterior is not a violation of PUD 07-21B, so no enforcement action is applicable. The hotel entrance sign that is subject to Condition A.1 will be fully subjected to the Zoning Commission's requirements.

Please let m know if you have any further questions.

Best Regards,

Matthew Le Grant

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