



Re: 1740 New Jersey Ave Development Parking

Four Points LLC, manager and owner of Progression Place (a mixed use development consisting of 100,000 sf of office; 205 apartment units; 17,500 sf of retail; and 185 parking garage spaces) has been in discussions with Jimmy Edgerton of Newton St Development 3 LLC ("NSD") regarding the possible sharing of parking between the two properties. As such, Four Points is willing to offer NSD priority opportunity to rent parking spaces for the residents of the NSD project. NSD has committed to renting four parking spaces in the Progression Place garage for a period of at least two years from the completion of the 1740 New Jersey Ave project. While parking spaces in the Progression Place garage are only available on a month-to-month basis with first priority accruing to the tenants in our building (per existing commercial condominium documents and sharing agreements), the garage operates with a significant surplus of available parking and our estimates suggest that we will be able to accommodate NSD's need for four parking spaces for as long as necessary.

Please feel free to contact me at (202) 449-9872 with questions or if clarification is required.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stan Voudrie", with a long horizontal flourish extending to the right.

Stan Voudrie, Principal
Four Points LLC