



Mayor-elect Muriel Bowser  
Washington, DC

Dec. 10, 2014

From: Peter K. Semler  
Chief Executive Editor and Founder  
Capitol Intelligence Group – Turning Swords into Equity™  
3924 18<sup>th</sup> Street NE, Washington, DC 20018.  
Tel. 202-549-3399

Dear Councilmember Bowser,

In our past conversation I mentioned we are looking to develop a unused commercial space in Anacostia. Here is the offer we submitted for the building located at 1500 Good Hope Rd, SE. Here is the offer letter.

We have available funds (+USD 1m) to restructure and renovate the building with the goal of creating a DC-based Financial Media and Data Hub for national and international companies including the global headquarters of my news media group, Capitol Intelligence Group, Inc. – Turning Swords into Equity™.

I propose naming the building – The Marion Barry Jr./Frederick Douglass Financial Media and Data Hub. We have a number prospective tenants lined up in the fields of financial services, news media, and IT development. They are all fast growth companies who operate in the United States and abroad.

I have already received positive feedback from both Ted Leonsis and Don Peebles regarding our plans for an East of the River financial news and data center.

We expect to create at least 40 well-paying jobs uniquely suited to DC residents and veterans within the next 12 months. We are also under a very tight deadline of 180 days to complete the restructuring and renovation of the building. This is where we need all your help.

I would like to thank you now for the great work you have done for our city and may the M. Barry Financial Media and Data Hub become a lasting testament.

Yours Truly,

A handwritten signature in black ink, appearing to read "Peter K. Semler".

Peter K. Semler

LAW OFFICES  
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December 8, 2014

**BY CERTIFIED MAIL, #91-7199-9991-7034-0610-5989**

**AND BY REGULAR MAIL**

Mr. Michael G. Haile  
Sim Development LLC  
5613 Dogue Run Drive  
Fairfax Station, VA 22039

**BY CERTIFIED MAIL, #91-7199-9991-7034-0610-5972**

**AND BY REGULAR MAIL**

Ms. Tegist W. Eyob  
Sim Development LLC  
5613 Dogue Run Drive  
Fairfax Station, VA 22039

**BY CERTIFIED MAIL, #91-7199-9991-7034-0610-5965**

**AND BY REGULAR MAIL**

Sim Development LLC  
c/o Yosief Issiet Maharai  
5613 Dogue Run Drive  
Fairfax Station, VA 22039

Re: 1916 15<sup>th</sup> Street, SE  
Washington, D.C.

Dear Mr. Haile and Ms. Eyob:

I represent a client who is interested in buying the above-referenced property. As you no doubt know, there is a lot of concern -- from neighbors to high-level District government officials -- that the property is not only an eyesore in the community but a non-productive one.

My client is prepared to buy the property (which consists of Lots 845, 595, 596, 597, and 803 and 824) for an all-cash price of \$1,800,000. Settlement can take as early as the first week in January, 2015.



**KASS, MITEK & KASS**

A PROFESSIONAL LIMITED LIABILITY COMPANY

December 8, 2014

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My client will pay all settlement costs, including but not limited to the transfer and recordation tax which the city imposes on real estate transactions. Title is to be free and clear, which means that you will have to pay off the \$4,000+ water lien that has been filed, as well as any other liens, clouds or encumbrances which a title search will discover.

This offer will expire on Thursday, December 18, 2014.

Please advise.

Sincerely,

A handwritten signature in black ink, appearing to read 'BLK'.

Benny L. Kass

cc: client

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