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May 15, 2006

Mr. David Goldblatt
Arnold and Porter, LLP
555 Twelfth St, NW
Washington, DC 20004

Re: Southwest Branch Library
Redevelopment Proposal

Dear: Mr. Goldblatt,

The District of Columbia Public Library (DCPL) has received and reviewed your unsolicited proposal titled "Southwest Branch Public Library Redevelopment Proposal". At this time DCPL is not interested in partnering with Square 643 Associates on a mixed-use project. I would like to share with you some background information on the Library Transformation Initiative which should help explain the direction the library is moving.

To address decades of neglect, Mayor Anthony A. Williams initiated a process to transform the DC Public Library into a leading 21st century library system. In less than two years, Mayor Williams reconstituted the Library Board of Trustees, recommended substantial increases in capital and programmatic funding, and is implementing an exciting new vision for library services developed by the Mayor's Task Force on the Future of DCPL.

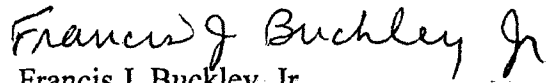
A forthcoming document, "Blueprint for Change," provides key elements of the vision. This document can be found at <http://www.dclibrary.org>. This plan has already received strong support from the Mayor and the Council of the District of Columbia in the form of a proposal for substantial increase in the DCPL's capital budget over the next six years. These new capital dollars will fund the building of new state-of-the-art neighborhood branches, substantially renovate existing libraries, and potentially incorporate new libraries as part of mixed use developments.

Several factors do not make the Square 643 Associates proposal feasible for DCPL or hit the *elements* in the "Blueprint for Change" document. First, the proposed location is on a street with little vehicular traffic or pedestrian traffic; second, the iconic church architecture does not present the image of a library; and third, DCPL has no building

specific program plan for the Southwest Library at this time. We have experienced problems in the past with 'backing' a building program into an already defined space. In addition, DCPL has no scheduled funding until fiscal year 2009 for Southwest and your proposal does not propose funding to build-out or fit-out a library space.

We appreciate your consideration of partnering with DCPL. If you have any questions or need any additional information please do not hesitate to contact me at 202-727-1101.

Sincerely,

A handwritten signature in cursive script that reads "Francis J. Buckley Jr".

Francis J. Buckley, Jr.
Interim Director

cc.

John W. Hill, Jr.
Richard Levy
Jeff Bonvechio
Stephen Tanner
Shalom Baranes

April 19, 2006

Mr. Francis J. Buckley, Jr.
Interim Library Director
District of Columbia Public Library
901 G Street, NW
Room 400
Washington, DC 20001

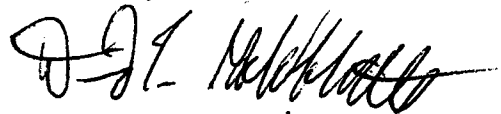
Dear Mr. Buckley,

It was a pleasure meeting with you and your staff on April 12, 2006, to discuss the redevelopment of the Southwest Branch Public Library. Square 643 Associates LLC, owner of 700 Delaware Avenue, SW, would like to continue discussions with you and your staff in an effort to bring a new public library to the site.

As you can tell from our conversation last week and from the redevelopment proposal the site provides tremendous opportunities for DCPL. The library space would have a separate landmark and architectural identity from the surrounding building which could be appropriately used for DCPL office space. A new library at 700 Delaware can offer the community a neighborhood library with amenities they have never had before and a structure fit for the future of the growing neighborhood.

After you have a chance to review the redevelopment proposal we gave you last week, please contact us so we can answer any questions you might have and to continue our dialogue. We look forward to working with you.

Sincerely,



David L. Goldblatt¹

¹ Admitted only in New York; practicing law in the District of Columbia pending approval of application for admission to the D.C. Bar and under the supervision of principals of the firm who are members in good standing of the D.C. Bar.