

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a modification to the planned unit development for Lot 815 in Square 3576 was mailed to Advisory Neighborhood Commission 5C and to the owners of all property within 200 feet of the perimeter of the project site on May 10, 2007, at least ten (10) calendar days prior to the filing of the application for a planned unit development, as required by the Zoning Regulations of the District of Columbia, 11 DCMR §2406.7 A copy of the Notice is attached hereto.

Leila M. Jackson Batties
Leila M. Jackson Batties, Esq.

May 30, 2007
Date

4577096_v1

May 10, 2007

NOTICE OF INTENT TO FILE A ZONING APPLICATION
Application to the
District of Columbia Zoning Commission for
Modification of Previously Approved Planned Unit Development

NoMa West Residential I, LLC, on behalf of CSX Realty Development, Corp. (the "Applicant"), hereby gives notice of its intent to file an application to modify an approved planned unit development ("PUD") in accordance with Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR §2400 *et seq.* (Feb. 2003)). The application will be filed with the Zoning 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.

The property that is the subject of the application consists of approximately 187,958 square feet bounded by Eckington Place, N.E. and Harry Thomas Way, N.E. and is more particularly described as Lot 815 in Square 3576 (the "Property"). The Property is currently vacant. Approximately 35,972 square feet of the Property will be constructed as the extension of Q Street, N.E., and dedicated as a public street.

The property was the subject of Zoning Commission Case No. 05-23. Under said application, the Zoning Commission approved a planned unit development consisting of approximately 739,951 square feet of residential area and 15,084 square feet of ground floor retail. The application also included a map amendment rezoning the property from the M District to the C-3-C District. The project has 585-636 apartment units, 27 piggyback townhouse units, and 5 four-story single family townhouses.

The Applicant proposes to modify the planned unit development to accommodate approximately 645 units, 8% of which will be devoted to affordable housing, and approximately 531 parking spaces. The units will be housed in three buildings that will have a maximum height of approximately 65 feet. The project will have a floor area ratio of approximately 4.01. The Applicant intends to implement the community amenities package and the affordable housing program proffered in connection with the original PUD approval.

The developer/applicant of this project is NoMa West Residential I, LLC; the architect is The Preston Partnership, LLC; and the land use counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed PUD application, please contact Norman M. Glasgow, Jr., Esq. or Leila Batties, Esq. of Holland & Knight LLP at (202) 955-3000.

Roster of Persons or Entities Owning Real Property Any Party of Which Falls within 200 Feet of Lot 815 Square 3576 Washington, D.C.

SQUARE / LOT	PREMISE ADDRESS	OWNER NAME AND ADDRESS
3518 0029	1500 - 1516 Eckington Pl., NE	XM 1500 Eckington LLC
3518 0030	1520 Eckington Pl., NE	1500 Eckington Pl., NE Washington, DC 20002-2164
3519 0053	0133 Quincy Pl., NE	Sharika D. Johnson 133 Quincy Pl., NE Washington, DC 20002-2146
3519 0054	0135 Quincy Pl., NE	Josiah Ukaegbu 6425 6th St., NW Washington, DC 20012-2613
3519 0055	0137 Quincy Pl., NE	Leroy Perkins Helen Perkins 137 Quincy Pl., NE Washington, DC 20002-2146
3519 0056	0139 Quincy Pl., NE	Rosetta V. Stewart 139 Quincy Pl., NE Washington, DC 20002-2146
3519 0057	0141 Quincy Pl., NE	Geneva E. Jackson 141 Quincy Pl., NE Washington, DC 20002-2146
3519 0058	0143 Quincy Pl., NE	Frederica Archibald 143 Quincy Pl., NE Washington, DC 20002-2146
3519 0059	0145 Quincy Pl., NE	Ira L. Tinsley Myrtle W. Tinsley 7441 7th St., NW Washington, DC 20012-1805
3519 0060	0147 Quincy Pl., NE	Keisha C. Rice 147 Quincy Pl., NE Washington, DC 20002-2146
3519 0063	0140 Q St., NE	BDC Q. Street LLC
3519 0070	0128 Q St., NE	5301 Wisconsin Ave., NW - Ste. 600 Washington, DC 20015-2044

3522	0071	0148 Quincy Pl., NE	Sara Hill Jacqueline Hill 148 Quincy Pl., NE Washington, DC 20002-2145
3522	0080	1634 Eckington Pl., NE	Lorna Smith 1634 Eckington Pl., NE Washington, DC 20002-2148
3522	0081	1632 Eckington Pl., NE	Lorraine Parkerson 1632 Eckington Pl., NE Washington, DC 20002-2148
3522	0082	1630 Eckington Pl., NE	Wayne Johson 8223 W. 3rd St. Los Angeles, CA 90048-4302
3522	0804	1628 Eckington Pl., NE	Rhon C. Reid 1628 Eckington Pl., NE Washington, DC 20002-2148
3576	0021	0225 R St., NE	Kady Development LLC PO Box 790 Lanham, MD 20703-0790
3576	0022	0227 R St., NE	
3576	0025	0233 R St., NE	
3576	0028	0239 R St., NE	
3576	0029	0241 R St., NE	
3576	0056	0223 R. St	
3576	2016	0211 R. St	
3576	0023	0229 R St., NE	Yuri Clark 229 R St., NE Washington, DC 20002-2135
3576	0024	0231 R St., NE	Arthur S. Paul Mae E. Paul PO Box 55470 Washington, DC 20040-5470
3576	0026	0235 R St., NE	Jean Debrosse 7416 Melba Ave. West Hills, CA 91307-1457
3576	0027	0237 R St., NE	Scott D. Pointer Carla J. Hansen 237 R St., NE Washington, DC 20002-2135

3576	0051	0209 R St., NE	Darren L. Reid 209 R St., NE Washington, DC 20002-2135
3576	2017	0219 R St., NE "A."	Denise L. Wright 219 R St., NE -- Unit A. Washington, DC 20002-2135
3576	2018	0219 R St., NE "B."	Won Ho Choi 219 R St., NE -- Unit B. Washington, DC 20002-2135
3576	2019	0221 R St., NE "A."	Derege Hailegorghis 219 R St., NE -- Unit A. Washington, DC 20002-2135
3576	2020	0221 R St., NE "B."	Rosa D. Bullock PO Box 23736 Washington Dc20026-3736
3576	0813	R. St	R. Street Storage Associates LLC c/o Coreven Holdings Lc 4600 East-West Hwy. - Ste. 200 Bethesda, MD 20814-6901
3576	0814	Eckington Pl	State Farm Mutual Automobile Insurance Company c/o Corp Tax Re853 One State Plaza Bloomington, IL 61710-0001
3576	0815	Eckington Pl	CSX Realty Development Inc. Tax Dept. C.-910 500 Water St. Jacksonville, FL 32202-4423
3576	2001	1625 Eckington Pl., NE Unit: 1	1625 Eckington Place LP
3576	2002	1623 Eckington Pl., NE Unit: 2	1619 Eckington Pl., NE
3576	2003	1621 Eckington Pl., NE Unit: 3	Washington, DC 20002-2129
3576	2004	1619 Eckington Pl., NE Unit: 4	
3576	2005	1617 Eckington Pl., NE Unit: 5	Paul Investment Company LP
3576	2006	1615 Eckington Pl., NE Unit: 6	1615 Eckington Pl., NE
3576	2007	1613 Eckington Pl., NE Unit: 7	Washington, DC 20002-2129
3576	2008	1611 Eckington Pl., NE Unit: 8	

3576	2009	0213 R. St	Thomas R. Jones,, III 213 R St., NE Unit A. Washington, DC 20002-2135
3576	2010	0213 R. St	Quinta A. Martin c/o Unit B. 2138 R St., NE Washington, DC 20002-1906
3576	2011	0215 R. St	Alpha B. Assefa 215A R St., NE Washington, DC 20002-2135
3576	2012	0215 R. St	Daniel Chang Stuart Berman 215B R St., NE Washington, DC 20002-2135
3576	2013	0217 R. St	Bruce Mathis 217A R St., NE Washington, DC 20002-2135
3576	2014	0217 R. St	Sang Choi Mun Ju Choi 2173 R St., NE Washington, DC 20002-1905
3576	2015	0211 R. St	Bing H. Chen Jing H. Chen 211A R St., NE Washington, DC 20002-2135
3581	0014	New York Ave.	Potomac Electric Power Company Real Estate Dept 701 9th St., NW Washington, DC 20068-0001
3582	0802	1501 Eckington Pl., NE	Federal Express Corporation c/o 3rd Fl Bldg C. 3630 Hacks Cross Rd. Memphis, Tn 38194-0001
Par 0117021		1629 - 1631 Eckington Pl., NE	R. Street Storage Associates 4600 East-West Hwy. - Ste. 200 Bethesda, MD 20814-6901

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Advisory Neighborhood Commission 5C
P.O. Box 77761
Washington, D.C. 20013

Mr. Aaron Knights
Advisory Neighborhood Commission 5C05
209 Rhode Island Avenue, N.E.
Washington, D.C. 20002

FOR RECORD LOTS
SEE MAP # 53

1st St NE
2nd St NE
3rd St NE
4th St NE
5th St NE
6th St NE
7th St NE
8th St NE
9th St NE
10th St NE
11th St NE
12th St NE
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92nd St NE
93rd St NE
94th St NE
95th St NE
96th St NE
97th St NE
98th St NE
99th St NE
100th St NE

100 0 100 200 300 400 500 Feet

Property Maps and data maintained by:
Government of the District of Columbia
Office of Tax and Revenue
941 North Capitol Street, NE
Washington, D.C. 20002

Prepared on: May 3, 2007

Property Maps and data maintained by:
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100 0 100 200 300 400 500 Feet

