

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a consolidated planned unit development for Lots 23, 810, 812, and 813 in Square 3584 was mailed to Advisory Neighborhood Commission 5B and to the owners of all property within 200 feet of the perimeter of the project site on January 27, 2006, 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 Batties

Leila M. Jackson Batties, Esq.

February 22, 2006

Date

3605685_v1

January 27, 2006

**NOTICE OF INTENT TO FILE A ZONING APPLICATION
District of Columbia Zoning Commission for
Consolidated Approval of a Planned Unit Development**

MidAtlantic Realty Partners, on behalf of GMK Title Holders Inc. and D & H Title Holder III Inc., the Sun Oil company of Pennsylvania, the Washington Metropolitan Area Transit Authority and the District of Columbia, the owners of the property (the "Applicant"), hereby gives notice of its intent to file an application for consolidated review and approval of a Planned Unit Development ("PUD") with the District of Columbia Zoning Commission (the "Commission") under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR §2400 *et seq.* (February, 2003, as amended)). The application will be filed with the 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 PUD is known as the Washington Gateway project. The property that is the subject of this application consists of Lots 23, 811, 812 and 813 in Square 3584. Square 3584 is bounded by New York Avenue, N.E. to the north, Florida Avenue, N.E. to the south, and the WMATA and railroad rights-of-way to the east. The property included in this application consists of approximately 134,591 square feet of land area and is currently zoned C-3-C.

The Applicant proposes to construct two buildings as part of the PUD: one building would contain a hotel and apartments and the other would be an office building. Both buildings will be constructed to a maximum height of 130 feet as measured from the New York Avenue side of the buildings.

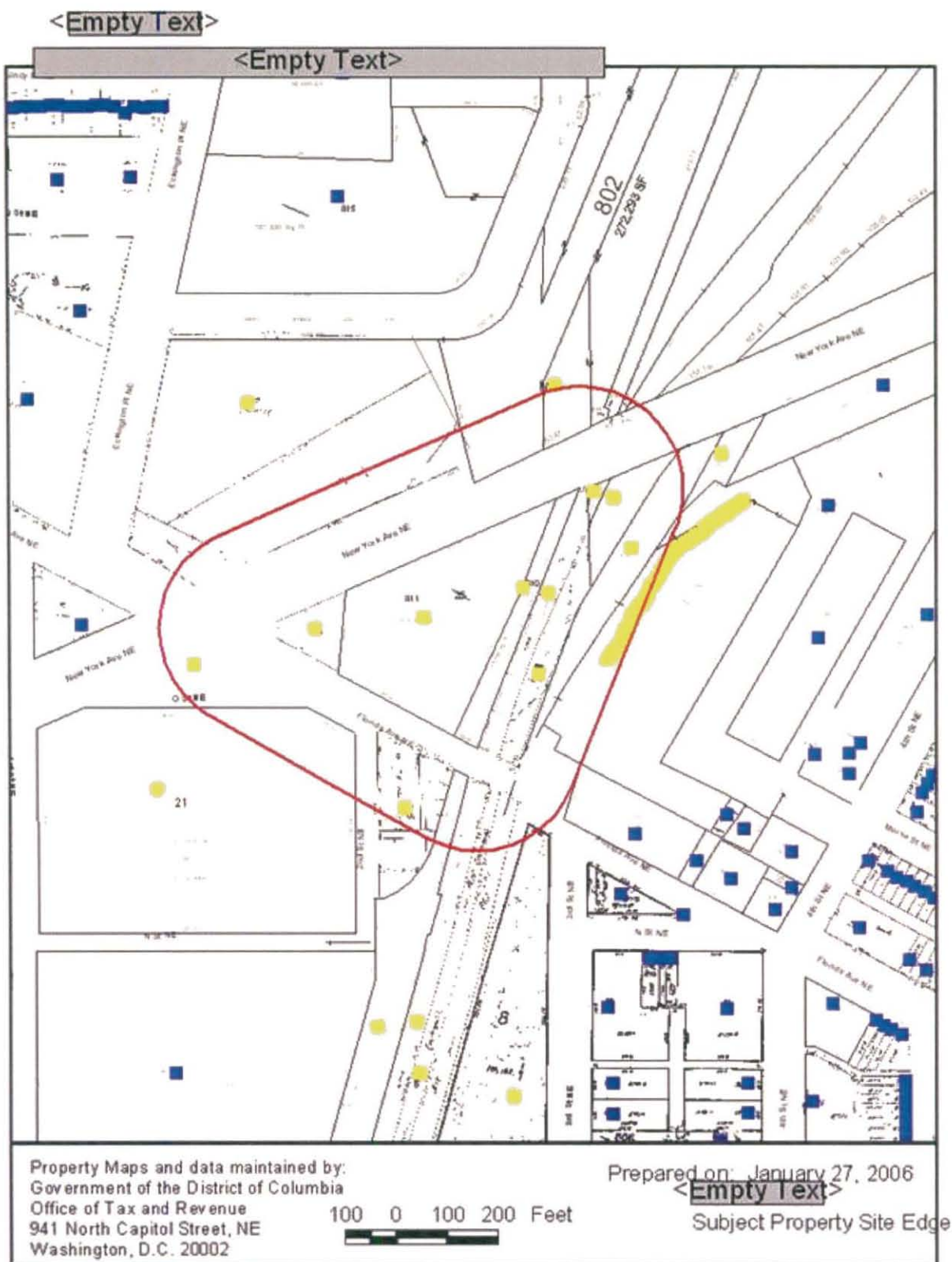
The office building will have a separate south wing which would step down to a height of 130 feet measured from Florida Avenue, approximately 30 feet lower than the north wing. The office building will contain approximately 575,000 square feet of gross floor area.

The hotel/residential building will also step down to a lower height along the Florida Avenue side of the site. The building will contain a total of approximately 350,000 square feet of gross floor area. The hotel component will contain 80,000 to 160,000 square feet and 120 to 240 rooms. The residential component will contain approximately 190,000 to 270,000 square feet and 200 to 300 units.

The overall project will have a gross floor area of approximately 940,000 square feet or an FAR of approximately 7.0. There will be approximately 700 parking spaces provided.

The developer for this proposal is MidAtlantic Realty Partners. The master planner and architect for the office building is Gensler. The architect for the hotel/residential building is SKI Architects. The landscape planner for the plaza and open space is Oculus. 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. of Holland & Knight LLP at (202) 955-3000.



ROSTER FOR SQUARE 3584 PROPERTY OWNER LIST

<u>SQUARE/LOT</u>	<u>PREMISE ADDRESS</u>	<u>OWNER NAME AND ADDRESS</u>
RES 01850000	SE	United States of America c/o National Park Service 1100 Ohio Drive, S.W., Suite 220 Washington, DC 20242
3605 0820	7th Street NE	Real Estate & Improvement Company of Baltimore c/o CSX Tax 500 Water Street # J910 Jacksonville, FL 32202-4423
3605 0812	0601 T Street NE	Washington Metropolitan Area Transit
3584 0807	New York Avenue NE	Authority (WMATA)
0711 0161	M Street	600 5th Street NW
3584 0810	New York Avenue	Washington, D.C. 20001-2610
3605 0814	New York Avenue NE	Real Estate & Improvement Company of
3584 0808	New York Avenue NE	Baltimore c/o B & O RR Tax Dept 2 N Charles Street Baltimore, MD 21201-3754
3582 0802	1501 Eckington Pl NE	Federal Express Corporation c/o 3rd Floor Building C 3630 Hacks Cross Road Memphis, TN 38194-0001
3584 0023	0300 New York Avenue NE	Sun Oil Company of Penna c/o Sun Refining & Mkt C 1801 Market Street Philadelphia, PA 19103-1628
3584 0806	Florida Avenue NE	Washington Terminal Company 1801 9th Street NE Washington, D.C. 20018-1001
3585 0803	New York Avenue NE	Washington Terminal Company 400 N Capitol Street NW Washington, D.C. 20001-1511

0710E 0801	0201 Florida Avenue NE	District of Columbia
3585 0806	0300 New York Avenue NE	c/o DC Office of Property Management 441 4 th Street, N.W., Suite 1100S Washington, DC 20001
0747 0008	1200 3rd Street NE	Central Armature Works Inc 1200 3rd Street NE Washington, D.C. 20002-3408
0711E 0007	Florida Avenue NE	Baltimore & Ohio Railroad Company c/o Treasury Services 400 N Capitol Street NW Washington, D.C. 20001-1511
0711E 0804	Florida Avenue NE	National Railroad Passenger Corp c/o Treasury Services 400 N Capitol Street NW Washington, D.C. 20001-1511
3587 0004	320 Florida Avenue NE	Tower Group LLC 6320 Augusta Drive Suite 1400 Springfield, VA 22150-2523
3587 2044	0300 Morse Street NE Unit: 000Q	Sang Oh & Company Inc. 300 Morse Street NE Washington, D.C. 20002-7000
3587 2043	0300 Morse Street NE Unit: 000U	
3587 2042	0300 Morse Street NE Unit: 000T	
3587 2041	0300 Morse Street NE Unit: 000S	
3587 2040	0300 Morse Street NE Unit: 000V	
3587 2039	0300 Morse Street NE Unit: 000R	
3587 2038	0300 Morse Street NE Unit: 000P	
3587 2037	0300 Morse Street NE Unit: 0019	
3587 2036	0300 Morse Street NE Unit: 018A	
3587 2035	0300 Morse Street NE Unit: 0018	
3587 2034	0300 Morse Street NE Unit: 017A	
3587 2033	0300 Morse Street NE Unit: 0017	
3587 2032	0300 Morse Street NE Unit: 016A	
3587 2031	0300 Morse Street NE Unit: 0016	
3587 2030	0300 Morse Street NE Unit: 015A	Tang Enterprise LLC 12805 Brandon Green Court Silver Spring, MD 20904-3569
3587 2029	0300 Morse Street NE Unit: 0015	
3587 2028	0300 Morse Street NE Unit: 014A	
3587 2027	0300 Morse Street NE Unit: 0014	
3587 2026	0300 Morse Street NE Unit: 013A	
3587 2025	0300 Morse Street NE Unit: 0013	

3587	2024	0300 Morse Street NE Unit: 012A	Liou Family L.L.C.
3587	2023	0300 Morse Street NE Unit: 0012	c/o Section Gand H
3587	2022	0300 Morse Street NE Unit: 011A	300 Morse Street NE
3587	2021	0300 Morse Street NE Unit: 0011	Washington, D.C. 20002-7000
3587	2020	0300 Morse Street NE Unit: 010A	
3587	2019	0300 Morse Street NE Unit: 0010	
3587	2018	0300 Morse Street NE Unit: 009A	
3587	2017	0300 Morse Street NE Unit: 0009	
3587	2016	0300 Morse Street NE Unit: 008A	
3587	2015	0300 Morse Street NE Unit: 0008	
3587	2014	0300 Morse Street NE Unit: 007A	Ki J Cho
3587	2013	0300 Morse Street NE Unit: 0007	9454 Wooded Glen Avenue Burke, VA 22015-4230
3587	2012	0300 Morse Street NE Unit: 006A	Won Ho Choi
3587	2011	0300 Morse Street NE Unit: 0006	313 Blue Bay Road Stevensville, MD 21666-2103
3587	2010	0300 Morse Street NE Unit: 005A	Su Man Chong
3587	2009	0300 Morse Street NE Unit: 0005	11401 Wolfs Landing Fairfax Station, VA 22039-2041
3587	2008	0300 Morse Street NE Unit: 004A	Sang Oh & Company Inc.
3587	2007	0300 Morse Street NE Unit: 0004	300 Morse Street NE
3587	2006	0300 Morse Street NE Unit: 003A	Washington, D.C. 20002-7000
3587	2004	0300 Morse Street NE Unit: 002A	
3587	2005	0300 Morse Street NE Unit: 0003	
3587	2003	0300 Morse Street NE Unit: 0002	
3587	2002	0300 Morse Street NE Unit: 001A	
3587	2001	0300 Morse Street NE Unit: 0001	
0710	0021	1st Street	United States of America GSA 7th and D Streets SW, Room 2021 Washington, D.C. 20401-0001
3584	0811	New York Avenue	GMK Title Holder Inc. & D & H Title Holder III Inc. 5301 Wisconsin Avenue NW Suite 510 Washington, D.C. 20015-2060
3605	0836	Rhode Island Avenue	CSX Realty Development 500 Water Street Jacksonville, FL 32202-4423

3581 0802 New York Avenue

Potomac Electric Power Company
Real Estate Department
701 9th Street NW
Washington, D.C. 20068-0001

Advisory Neighborhood Commission 5C
140 Bates Street, N.W.
Washington, DC 20001

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