

Certificate of Notice of Intent

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Consolidated Planned Unit Development and Map Amendment for Lot 814 in Square 3788 was mailed to Advisory Neighborhood Commission 5A and to the owners of all property within 200 feet of the perimeter of the project site on April 26, 2006, at least ten (10) calendar days prior to the filing of this application for a Planned Unit Development as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§2406.7 – 2406.10.


Dennis R. Hughes

#1867537_v1

Compliance with Consolidated PUD Requirements

The proposed project complies with the process and requirements set forth in Chapter 24 of the Zoning Regulations for the review of a Planned Unit Development ("PUD") in the District of Columbia. Because the Applicant seeks consolidated review of the proposed PUD, all of the materials required for review are being filed with this application.

1. Area Requirement

The project site encompasses approximately 4.19 acres of land. This area is greater than the 2 acres of land required for a PUD in the R-4 District (11 DCMR §2401.1(c)).

2. Notice

The certificate of counsel herein states that a Notice of Intent to File a PUD Application was mailed to Advisory Neighborhood Commission 5A and the owners of all property within 200 feet of the perimeter of the project site on April 26, 2006, as required by the Zoning Regulations (11 DCMR §§2406.7 -2406.10).

April 26, 2006

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the
District of Columbia Zoning Commission
for a
Planned Unit Development and Map Amendment**

Rocky Gorge Development, LLC (the "Applicant") hereby gives notice of its intent to file a consolidated Application for a Planned Unit Development ("PUD") and an accompanying Zoning Map amendment with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February, 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.

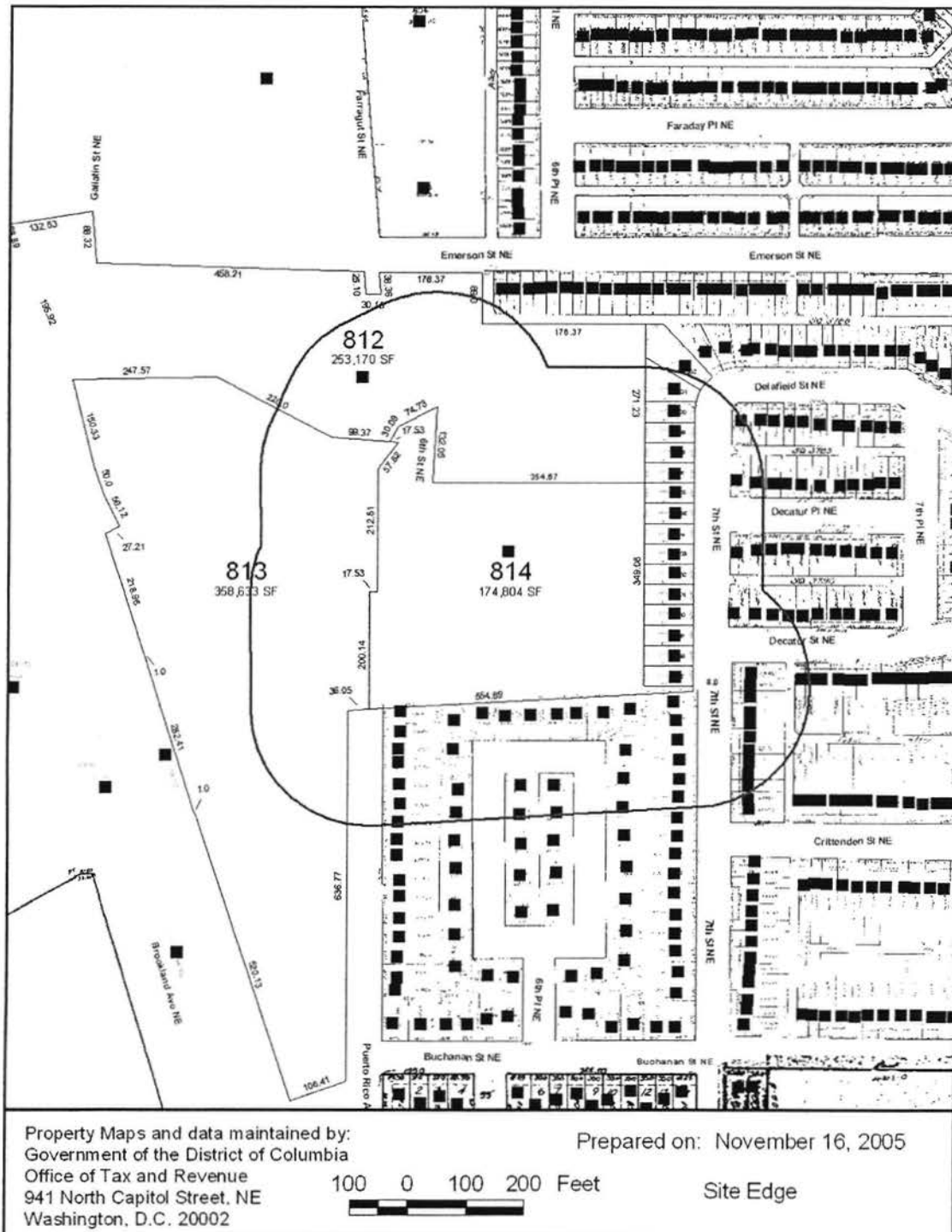
The property which is the subject of this Application consists of approximately 174,804 square feet of land area and is identified as Lot 814 in Square 3788. The property is irregularly shaped and is a portion of the former Thos. Somerville Co. property. It is bounded to the north by Phase I of the Rocky Gorge at Fort Totten Emerson Park development, to the west by another portion of the Thos. Somerville Co. site, to the south by a number of detached dwellings fronting on 6th Place, NE, and to the east by a strip of properties fronting on 7th Street, NE, which properties are owned by the Applicant and in process of being developed as duplex residences. The underlying zoning of the property is a combination of R-2 and FT/C-M-1. The proposed zoning is R-4.

The Applicant proposes to redevelop the property with construction of 35 three-story single family row dwellings with garage parking (providing a total of 53 spaces), and an average of 1,725 finished square feet (excluding garage) per dwelling. Additional surface parking for a total of approximately 24 cars will be provided throughout the PUD Site. The floor area ratio ("FAR") of the property will be approximately 0.44 FAR. The maximum building height will be three stories and 40 feet. The property will be extensively landscaped. Vehicular access to the PUD Site will be from a private drive connection between portions of 6th Street, NE.

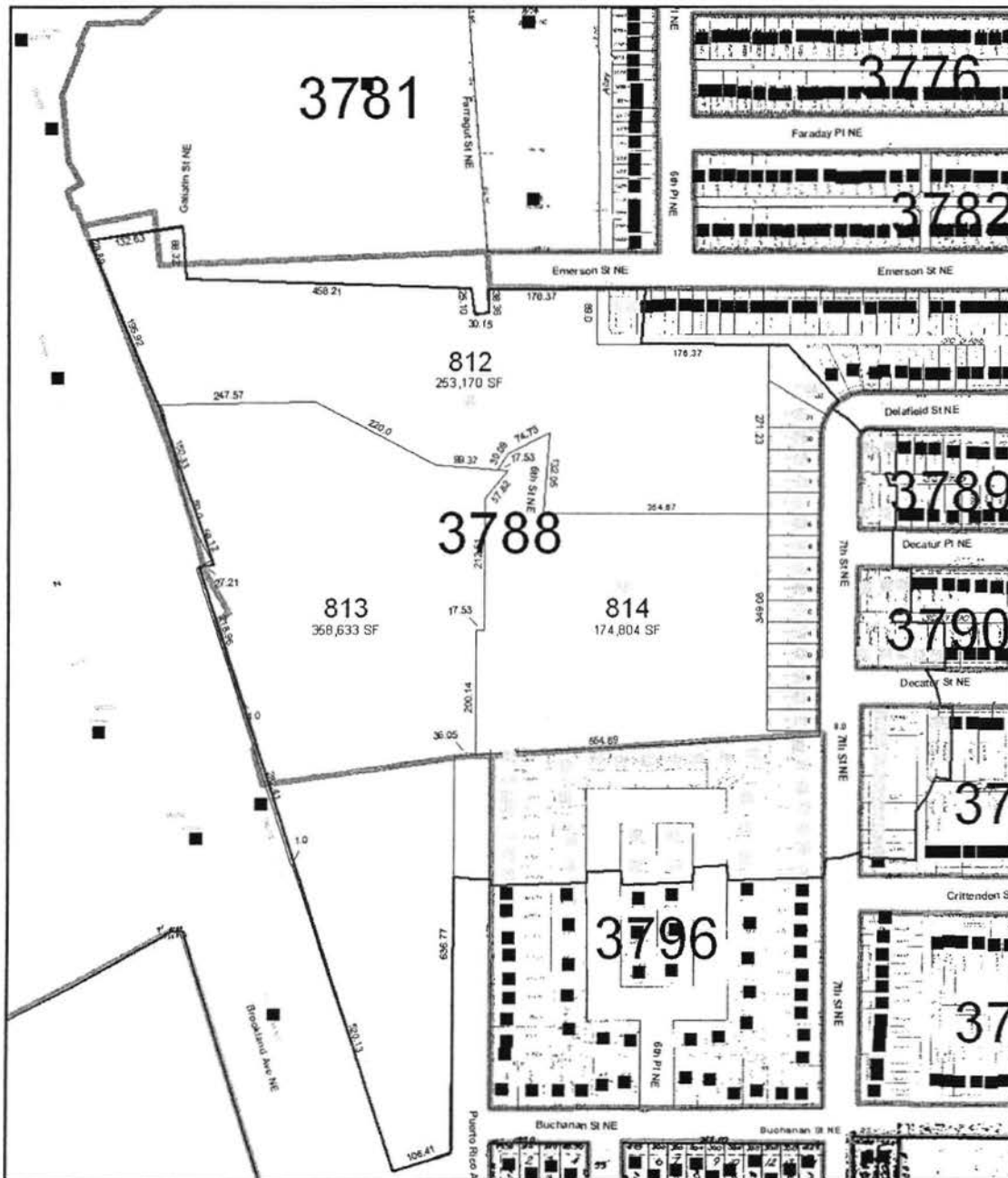
Should you need additional information regarding the proposed PUD application, please contact Whayne S. Quin, Esq. or Dennis R. Hughes, Esq., of Holland & Knight, LLP, at (202) 955-3000.

cc: D.C. Zoning Commission
D.C. Office of Planning
Advisory Neighborhood Commission 5A
Councilmember Vincent Orange

Arc of 200' from Perimeter Lot 814, Square 3788



Arc of 200' from Perimeter Lot 814, Square 3788 Extended to Limits Reached



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: November 16, 2005

**Roster of Persons or Entities Owning Real Property Any Part of Which
Falls within 200 Feet of the Perimeter of Lot 814, Square 3788
Washington, DC**

SQUARE/LOT	PREMISE ADDRESS	OWNERNAME AND ADDRESS
3788 0001	0621 EMERSON ST NE	LOTTIE A WALKER 621 EMERSON ST NE WASHINGTON, DC 20017-2352
3788 0002	0623 EMERSON ST NE	SAMUEL L WHITE W R WHITE 623 EMERSON ST NE WASHINGTON, DC 20017-2352
3788 0087 3788 0088 3788 0089 3788 0090 3788 0091 3788 0092 3788 0093 3788 0094 3788 0095 3788 0096 3788 0097 3788 0098 3788 0099 3788 0100 3788 0101 3788 0102 3788 0812	7TH ST 7TH ST 7TH ST 7TH ST 7TH ST 7TH ST 7TH ST 7TH ST 7TH ST 7TH ST 7TH ST 7TH ST 7TH ST 7TH ST 7TH ST 7TH ST 0611 EMERSON ST	ROCKY GORGE AT FORT TOTTEN LLC 7900 WESTPARK DR STE A320 MC LEAN, VA 22102-4235
3788 0813	4900 PUERTO RICO AV NE	Capital Area Food Bank 645 Taylor Street, NE Washington, DC 20017
3789 0010	0702 DECATUR PL NE	JOHNNY MARTIN MARY V MARTIN 702 DECATUR PL NE WASHINGTON, DC 20017-2343
3789 0011	0700 DECATUR PL NE	RODNEY A SAVOY S M SAVOY PO BOX 4438 WASHINGTON, DC 20017-0438

SQUARE/LOT	PREMISE ADDRESS	OWNERNAME AND ADDRESS
3789 0012	0701 DELAFIELD ST NE	MARIA O MELCHOR 701 DELAFIELD ST NE WASHINGTON, DC 20017-2349
3789 0013	0703 DELAFIELD ST NE	JAMES A THOMAS 703 DELAFIELD ST NE WASHINGTON, DC 20017-2349
3790 0007	0712 DECATUR ST NE	JONNIE ROGERS JOHN E ROGERS 712 DECATUR ST NE WASHINGTON, DC 20017-2345
3790 0008	0708 DECATUR ST NE	MICHELLE SMITH 708 DECATUR ST NE WASHINGTON, DC 20017-2345
3790 0009	0706 DECATUR ST NE	JONATHAN C MONTGOMERY 706 DECATUR ST NE WASHINGTON, DC 20017-2345
3790 0010	0702 DECATUR ST NE	EDEKIN ERUANGA ADEYANJU ADIO-MOSES 702 DECATUR ST NE WASHINGTON, DC 20017-2345
3790 0011	0700 DECATUR ST NE	MARY L WHITE BERNARD L WHITE 700 DECATUR ST NE WASHINGTON, DC 20017-2345
3790 0012	0701 DECATUR PL NE	LAJUAN QUANDER DOUGLAS B QUANDER SR 701 DECATUR PL NE WASHINGTON, DC 20017-2344
3790 0013	0703 DECATUR PL NE	ROBERT L DIGGS 703 DECATUR PL NE WASHINGTON, DC 20017-2344
3790 0014	0707 DECATUR PL NE	JOHN W JONES JEANNETTE E JONES 707 DECATUR PL NE WASHINGTON, DC 20017-2344
3792 0068	4805 7TH ST NE	LEROY RICE CLAUDIA RICE 4805 7TH ST NE WASHINGTON, DC 20017-2332

SQUARE/LOT	PREMISE ADDRESS	OWNERNAME AND ADDRESS
3792 0069	4807 7TH ST NE	DAVID COLCLOUGH MARY COLCLOUGH 4807 7TH ST NE WASHINGTON, DC 20017-2332
3792 0070	4809 7TH ST NE	JOSEPH L BOWSER JR J BOWSER 4809 7TH ST NE WASHINGTON, DC 20017-2332
3792 0071	4811 7TH ST NE	EDWARD LYLES BARBARA A LYLES 4811 7TH ST NE WASHINGTON, DC 20017-2332
3792 0072	4813 7TH ST NE	EDWARD MONROE JR M E MONROE 4813 7TH ST NE WASHINGTON, DC 20017-2332
3792 0073	4815 7TH ST NE	ALFRED H PIMBLE 4815 7TH ST NE WASHINGTON, DC 20017-2332
3792 0074	4817 7TH ST NE	FRANK BROWN BERTHA BROWN 4817 7TH ST NE WASHINGTON, DC 20017-2332
3792 0075	4819 7TH ST NE	J SPANN S A SPANN 4819 7TH ST NE WASHINGTON, DC 20017-2332
3792 0076	4821 7TH ST NE	PAULA IRENE CARR 4821 7TH ST NE WASHINGTON, DC 20017-2332
3792 0077	4829 7TH ST NE	BELINDA V BELL 4829 7TH ST NE WASHINGTON, DC 20017-2332
3792 0078	4831 7TH ST NE	CYNTHIA GILL WOODROW GILL II 4831 7TH ST NE WASHINGTON, DC 20017-2332
3792 0079	0709 DECATUR ST NE	JAMES L REESE 709 DECATUR ST NE WASHINGTON, DC 20017-2346

SQUARE/LOT	PREMISE ADDRESS	OWNERNAME AND ADDRESS
3792 0080	0711 DECATUR ST NE	DORIS J GRESHAM 711 DECATUR ST NE WASHINGTON, DC 20017-2346
3796 0001	4812 7TH ST NE	DARLENE L MORRIS 4812 7TH ST NE WASHINGTON, DC 20017-2331
3796 0002	4810 7TH ST NE	MARVIN E BUSHROD M H BUSHROD 4810 7TH ST NE WASHINGTON, DC 20017-2331
3796 0003	4808 7TH ST NE	JAMES and BEATRICE MINOR C/O NORWEST MTG 4808 7TH ST NE WASHINGTON, DC 20017-2331
3796 0004	4806 7TH ST NE	HAROLD L BLACKFORD SR 4806 7TH ST NE WASHINGTON, DC 20017-2331
3796 0005	4804 7TH ST NE	EDWARD DOCKERY P B DOCKERY 4804 7TH ST NE WASHINGTON, DC 20017-2331
3796 0006	4802 7TH ST NE	MASSIE M J COLLINS & WESLEY BAKER-COLLINS JR 4802 7TH ST NE WASHINGTON, DC 20017-2331
3796 0007	4800 7TH ST NE	VINCENT W FLYTHE ROQUEL M YOUNG 4800 7TH ST NE WASHINGTON, DC 20017-2331
3796 0035	4801 6TH ST NE	LEE A GRANT 4801 6TH ST NE WASHINGTON, DC 20017-2326
3796 0036	4803 6TH ST NE	WILLIAM PETTUS 4803 6TH ST NE WASHINGTON, DC 20017-2326
3796 0037	4805 6TH ST NE	MARIBEL VARGAS YADIRA BOTELLO 4805 6TH ST NE WASHINGTON, DC 20017-2326
3796 0038	4807 6TH ST NE	NETSAI ZVOVUSHE 4807 6TH ST NE WASHINGTON, DC 20017-2326

SQUARE/LOT	PREMISE ADDRESS	OWNERNAME AND ADDRESS
3796 0039	4809 6TH ST NE	EFFIE E F WILLIAMSON 4809 6TH ST NE WASHINGTON, DC 20017-2326
3796 0040	4811 6TH ST NE	DIANE L MAXWELL 4811 6TH ST NE WASHINGTON, DC 20017-2326
3796 0041	4813 6TH ST NE	CLARENCE MOORE E MOORE 4813 6TH ST NE WASHINGTON, DC 20017-2326
3796 0051	4714 6TH PL NE	EDWARD J JONES 4714 6TH PL NE WASHINGTON, DC 20017-2319
3796 0052	4716 6TH PL NE	RUSSELL F SCOTT A M SCOTT 4716 6TH PL NE WASHINGTON, DC 20017-2319
3796 0053	4718 6TH PL NE	NORMA TAYLOR RICHARD C TAYLOR 4718 6TH PL NE WASHINGTON, DC 20017-2319
3796 0054	4720 6TH PL NE	STEPHEN D WATSON 4720 6TH PL NE WASHINGTON, DC 20017-2319
3796 0055	4722 6TH PL NE	JEWEL S CHAPPELL 4722 6TH PL NE WASHINGTON, DC 20017-2319
3796 0056	4724 6TH PL NE	IRENE KELSEY 4724 6TH PL NE WASHINGTON, DC 20017-2319
3796 0057	4726 6TH PL NE	JAMES MACGOWENS DONNA MACGOWENS 4726 6TH PL NE WASHINGTON, DC 20017-2319
3796 0058	4728 6TH ST NE	JULIA B BLOUNT 4728 6TH PL NE WASHINGTON, DC 20017-2319
3796 0063	4738 6TH PL NE	CHARLES E GRADY 4738 6TH PL NE WASHINGTON, DC 20017-2319

SQUARE/LOT	PREMISE ADDRESS	OWNERNAME AND ADDRESS
3796 0064	4740 6TH PL NE	P A WILLIAMS J K WILLIAMS 4740 6TH PL NE WASHINGTON, DC 20017-2319
3796 0077	4709 6TH PL NE	DIONNE M ADDERLEY JAMES E JOHNSON JR 4709 6TH PL NE WASHINGTON, DC 20017-2320
3796 0078	4711 6TH PL NE	JANICE D SLAUGHTER 4711 6TH PL NE WASHINGTON, DC 20017-2320
3796 0079	4713 6TH PL NE	KENNETH S SLAUTGHTER DENISE SLAUGHTER 4713 6TH PL NE WASHINGTON, DC 20017-2320
3796 0080	4715 6TH PL NE	PHILLIP CARROLL JOAN CARROLL 4715 6TH PL NE WASHINGTON, DC 20017-2320
3796 0083	4701 6TH PL NE	ARTHUR BRYCE JOYCELYNE BRYCE 4701 6TH PL NE WASHINGTON, DC 20017-2320
3796 0084	4730 6TH PL NE	CALVIN ANCRUM RETHA Y ANCRUM 4730 6TH PL NE WASHINGTON, DC 20017-2319
3796 0086	4734 6TH PL	KWAME O ULMER 4734 6TH PL NE WASHINGTON, DC 20017-2319
3796 0087	4736 6TH PL NE	NIMROD A GOINGS 4736 6TH PL NE WASHINGTON, DC 20017-2319