

EXHIBIT H

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Planned Unit Development for Lots 21, 66, 97, 814, 815 and 854 in Square 441 was mailed to Advisory Neighborhood Commission 1B and to the owners of all property within 200 feet of the perimeter of the subject property on October 13, 2006, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§ 2406.7 - 2406.10.



Phil Feola

REVISED AND REISSUED

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the District of Columbia Zoning Commission
For a Planned Unit Development**

October 13, 2006

Broadcast Center Partners, LLC (the “**Applicant**”), gives notice of its intent to file an application for a Planned Unit Development (“**PUD**”) for the property known as Lots 21, 66, 97, 814, 815, and 854 in Square 441 (“**Property**”). The Property is generally bounded by T Street, NW on the north, S Street, NW on the south, the Howard Theater and Wonder Bread building on the east and 7th Street, NW on the west. The entrance to the Shaw-Howard University Metrorail station is also located adjacent to the site. The Property is located in the Shaw neighborhood of Ward 1 and consists of approximately 51,062 square feet of land area and is currently located in the ARTS/C-2-B Zone District. The Applicant does not propose to rezone the Property.

Currently, the Property is partially vacant with a few low-rise buildings. The proposed PUD application will allow the construction of an architecturally significant, transit-oriented residential, commercial and retail project (“**Project**”) that will preserve and restore the site’s historic structures. The office portion of the Project will become the new headquarters for Radio One, a major African-American-owned communications/broadcast company.

The Project will provide approximately 23,000-24,000 square feet of neighborhood-serving retail, and include approximately 185 residential units, 25% of which will be affordable housing. The Project will have a total Floor Area Ratio (“**FAR**”) of approximately 6.3 and will have a lot occupancy of approximately 87%. The building will be 90 feet tall. Entrances to the new building will be primarily along 7th Street, NW, creating an active urban streetscape. The

Project includes Broadcast One Plaza located between the Shaw-Howard University Metro entrance and main entrance to the office building. This Plaza will create a pedestrian-friendly environment with significant animation on the sidewalk plaza. The project will include approximately 180-200 parking spaces, and vehicular access to the underground parking facility and loading areas will be achieved through an alley behind the building at the east edge of the Property.

This application will be filed with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003, as amended), not less than ten (10) days from the date of this Notice which is given pursuant to Section 2406.7 of the Zoning Regulations.

The project architect is Devrouax & Purnell Architects/Planners, P.C. The civil engineer is Delon Hampton & Associates, and land use counsel is Pillsbury Winthrop Shaw Pittman LLP. If you require additional information regarding the proposed PUD application, please contact Phil Feola (202-663-8789).