

November 27, 2006

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

Jemal's Up Against the Wall LLC (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 property that is the subject of this application consists of Lots 18, 19, 819, 820 and 821 in Square 347. Square 347 is bounded by F Street, N.W. on the north, 10th Street, N.W. on the east, E Street, N.W. on the south, and 11th Street, N.W. on the west. The property included in this application is located at the southwest corner of the intersection of 10th & F Streets. The property consists of approximately 11,790 square feet of land area and is currently zoned DD/C-4.

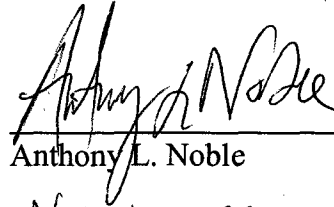
The Applicant proposes to construct a new eleven-story office building with ground floor retail of approximately 6,218 square feet. The new structure will be constructed to a maximum height of 120 feet and will consist of approximately 97,404 square feet of gross floor area. The project will have a floor area ratio ("FAR") of approximately 8.26. Twenty-three parking spaces will be provided. The architectural design involves a combination of new construction and the retention of certain structures presently on the site. The design has received concept approval from the Historic Preservation Review Board.

The developer for this proposal is Douglas Development Corporation. The architect is Shalom Baranes Associates. 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.

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for Consolidated Review and Approval of a Planned Unit Development for Lots 18, 19, 819, 820 and 821 in Square 347 was mailed to Advisory Neighborhood Commission 2C and to the owners of all property within 200 feet of the perimeter of the project site on November 27, 2006, at least ten (10) calendar days prior to the filing of the application for consolidated review and approval of 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.



Anthony L. Noble

November 27, 2006

Date

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