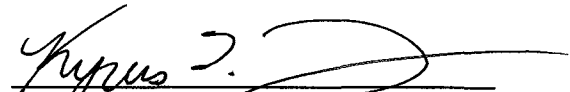


**Certificate of Notice**

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for Consolidated Approval of a Planned Unit Development for Lots 82, 84, 813, 814 and 816 in Square 50 was mailed to Advisory Neighborhood Commission 2A and to the owners of all property within 200 feet of the perimeter of the project site on July 3, 2007, at least ten (10) calendar days prior to the filing of the application for consolidated 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.

  
Kyrus L. Freeman

7/3/07  
Date

July 3, 2007

**NOTICE OF INTENT TO FILE A ZONING APPLICATION**

**Application to the  
District of Columbia Zoning Commission for Consolidated Approval of a Planned Unit  
Development**

PerStar M Street Partners, L.L.C., as owner of Lots 82, 813, 814 and 816 in Square 50, and 2213 M Street Limited Partnership, as owner of Lot 84 in Square 50 (collectively referred to herein as 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 under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR § 2400 *et seq.* (February 2003)). The Applicant is seeking approval to develop the site in accordance with the CR Zone PUD development standards in connection with this Application. The Applicant is not seeking a rezoning in connection with this application. 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 Section 2406.7 of the Zoning Regulations.

The property that is the subject of this application consists of Lots 82, 84, 813, 814, and 816 in Square 50 (the "Subject Property"). The Subject Property is zoned CR and has a land area of approximately 15,590 square feet. The Subject Property is located at the northwest corner of 22<sup>nd</sup> and M Streets, N.W. Square 50 is bounded by M, 22<sup>nd</sup>, N and 23<sup>rd</sup> Streets, N.W.

The Applicant proposes to construct a hotel on the Subject Property. The project will contain approximately 124,196 square feet of gross floor area. The project will have an overall FAR of 8.0. The building will be constructed to a maximum height of 110 feet. The project will include a total of approximately 182 hotel rooms, 3,000 square feet of restaurant space, and 80 off-street parking spaces.

The Applicant for this proposal is PerStar M Street Partners, L.L.C. and 2213 M Street Limited Partnership; the architects are Oppenheim Architecture and Design and Leo A. Daly; and land use counsel is Holland & Knight LLP.

Should you need any additional information regarding the proposed PUD application, please contact Christopher H. Collins, Esq. or Kyrus L. Freeman, Esq. of Holland & Knight LLP at (202) 955-3000.

**Roster of Persons or Entities Owning Property Any Portion of Which Falls Within  
200 Feet of Lots 82, 84, 813, 814, and 816 of Square 50**

<u>Square/Lot</u>		<u>Premise Address</u>	<u>Owner's Name and Address</u>
0050	0026	22nd St., NW	Columbia Realty Venture
0050	0027	1220 22nd St., NW	5301 Wisconsin Ave., NW - Ste. 600 Washington, DC 20015-2044
0050	0082	M St., NW	Embassy of The Federal Republic of Nigeria
0050	0813	M St., NW	2201 M St., NW
0050	0814	M St., NW	Washington, DC 20037-1416
0050	0816	2201 M St., NW	
0051	2380	1170 22nd St Fitness	Millennium Caf, II LLC
0051	2381	1101 23rd St Retail	c/o Millennium Partners
0051	2382	Pking	1995 Broadway New York, NY 10023-5882
0050	0025	1232 22nd St., NW	National Osteoporosis Foundation 1232 22nd St., NW Washington, DC 20037-1202
0050	0084	2213 M St., NW	2213 M. Street Limited Partnership c/o Noras Restaurant 2132 Florida Ave., NW Washington, DC 20008-1925
0050	0086	1215 - 1275 23rd St., NW	Capitol 50 Associates c/o Deloitte Tax LLP PO Box 11338 Mc Lean, VA 22102-9338
0050	0822	2225 M St., NW	District of Columbia c/o Office Prp. Mgmt. 441 4th St., NW - Ste. 1100s Washington, DC 20001
0070	0190	1221 22nd St	22nd & M. Associates LLC c/o 26 <sup>th</sup> Floor 245 Park Ave. New York, NY 10167-0002
0050	0083	2215 M St., NW	Federal Bar Building Corporation 2215 M St., NW Washington, DC 20037-1483

<u>Square/Lot</u>	<u>Premise Address</u>	<u>Owner's Name and Address</u>
0051 2220-2314	1155 23rd St., NW	Condominium Association - 1155 23rd St., NW 1155 23rd St., NW Washington, DC 20037-3301
0051 2315-2378	1111 23rd St., NW	Condominium Association - 1111 23rd St., NW 1111 23rd St., NW Washington, DC 20037-3317
0051 2379	1150 22nd St Hotel	MPE Holdings I. LLC Trustee 1150 22nd St., NW Washington, DC 20037-1219
0051 2383	1155 23rd St Presp2	BDDC LLC c/o Ste. 2 1 Tampa City Ct.r Tampa, FL 33602-5182
0051 2384	1155 23rd St Presp3	Federal Ex Corporation 3630 Hacks Cross Rd. Fl 3 Memphis, Tn 38125-8800
0071 0819	New Hampshire Ave.	Exxon Corporation PO Box 53 Houston, TX 77001-0053  Anc 2A West End Library 1101 24 <sup>th</sup> Street, NW Washington, DC 20037

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