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December 10, 2007

VIA HAND DELIVERY

D.C. Zoning Commission
441 4th Street, N.W., Suite 210
Washington, DC 20001

Re: Prehearing Statement for Zoning Commission Case No. 07-21 –Application for Consolidated Approval of a Planned Unit Development

Dear Members of the Commission:

On behalf of Per Star M Street Partners, L.L.C. and 2213 M Street Limited Partners, as Applicant in the above-referenced case, we hereby submit the following in support of Case No. 07-21:

- An original and 20 copies of the prehearing statement in support of the application;
- A check in the amount of \$6,838.35 for payment of the hearing fee; and
- Mailing labels for owners of the property within 200 feet of the PUD site.

We look forward to the Zoning Commission's favorable consideration of this application

Sincerely,


Christopher H. Collins


Kyrus L. Freeman

Enclosures

cc: Asher Corson, Chairperson, ANC 2A (with enclosures, Via UPS)
Steve Cochran, D.C. Office of Planning (with enclosures, Via Hand)

ZONING COMMISSION
District of Columbia

CASE NO. 07-21
EXHIBIT NO. 17

Columbia Realty Venture
5301 Wisconsin Ave., NW - Ste. 600
Washington, DC 20015-2044

Millennium Caf, II LLC
c/o Millennium Partners
1995 Broadway
New York, NY 10023-5882

2213 M. Street Limited Partnership
c/o Noras Restaurant
2132 Florida Ave., NW
Washington, DC 20008-1925

District of Columbia
c/o Office Prp. Mgmt.
441 4th St., NW - Ste. 1100s
Washington, DC 20001

22nd M Land Owner, LLC
245 Park Ave. Fl. 26
New York, NY 10167-2699

Condominium Association - 1155 23rd St., NW
1155 23rd St., NW
Washington, DC 20037-3301

MPE Holdings I. LLC Trustee
1150 22nd St., NW
Washington, DC 20037-1219

Federal Ex Corporation
3630 Hacks Cross Rd. Fl 3
Memphis, Tn 38125-8800

Anc 2A
West End Library
1101 24th Street, NW
Washington, DC 20037

M Street Partners LLC
Starwood Cap Group Global LLC
59 W. Putnam Avenue
Greenwich, CT 06830-5328

National Osteoporosis Foundation
1232 22nd St., NW
Washington, DC 20037-1202

Capitol 50 Associates
c/o Deloitte Tax LLP
PO Box 11338
Mc Lean, VA 22102-9338

RP/HH 22nd St Owner, LLC
Ste 2250
222 Berkeley Street
Boston, MA 02116-3748

R.S. Sandi Holdings, LLC
1733 Connecticut Ave., NW
Washington, DC 20009-1108

Condominium Association - 1111 23rd St., NW
1111 23rd St., NW
Washington, DC 20037-3317

BDDC LLC
c/o Ste. 2
1 Tampa City Ct.r
Tampa, FL 33602-5182

Exxon Corporation
PO Box 53
Houston, TX 77001-0053

Starwood Development, L.L.C.

591 West Putnam Avenue
Greenwich, CT 06830

JP Morgan Chase
One Chase Manhattan Plaza
New York, NY. 10081

10689

1-2/210

**** SIX THOUSAND EIGHT HUNDRED THIRTY EIGHT AND 35/100 DOLLARS

TO THE
ORDER OF

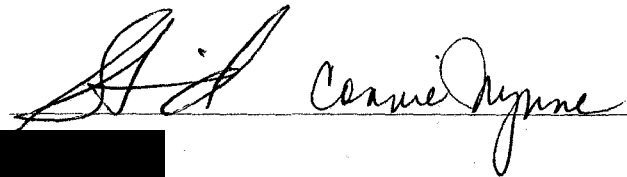
DATE

AMOUNT

12/07/2007

\$6,838.35***

DC Treasurer
Washington, DC


Carme Dymne