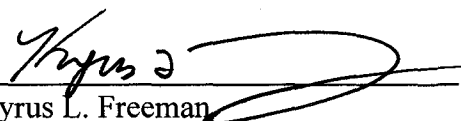


Certificate of Notice

I HEREBY CERTIFY that a copy of the attached *NOTICE OF INTENT TO FILE A ZONING APPLICATION - Application to the District of Columbia Zoning Commission for a Modification to an Approved Planned Unit Development* for modifications to an approved Planned Unit Development for Lots 82, 84, 813, 814 and 816 (now known as Lot 87) 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 June 10, 2011, at least ten (10) calendar days prior to the filing of the application for modifications to an approved Planned Unit Development as required by the Zoning Regulations of the District of Columbia, 11 DCMR §2406.7. A copy of the Notice of Intent and the list of property owners is attached hereto.


Kyrus L. Freeman

6/10/11
Date

2011 JUN 10 PM 3:43
2011 JUN 10 PM 3:43

June 10, 2011

NOTICE OF INTENT TO FILE A ZONING APPLICATION
Application to the District of Columbia Zoning Commission for a
Modification to an Approved Planned Unit Development

PerStar M Street Partners LLC, the current owner of record of the subject property, and StarPersOTO M Street Partners, LLC hereby give notice of their intent to file an application for a modification to an approved 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)). This modification will be filed not less than ten days from the date of this notice. This notice is given pursuant to §2406.7 of the Zoning Regulations.

On July 13, 2007, PerStar M Street Partners LLC filed an application with the Commission for the consolidated review and approval of a PUD for property consisting of Lots 82, 84, 813, 814, and 816 (now known as Lot 87) in Square 50. The subject property is in the CR zone district, consists of approximately 15,590 square feet of land area, and is located at the northwest corner of 22nd and M Streets, N.W. Square 50 is bounded by M, 22nd, N, and 23rd Streets, N.W. Pursuant to Zoning Commission Order No. 07-21, effective June 27, 2008, the Commission granted consolidated approval of the PUD. Pursuant to Zoning Commission Order No. 07-21A, effective September 3, 2010, the Commission approved a two-year time extension of Order No. 07-21.

The approved PUD includes approximately 122,235 square feet of gross floor area dedicated to a hotel use, including 148 to 170 hotel rooms and suites, ground floor restaurant space, and a spa. The building was approved at a maximum height of 110 feet, exclusive of roof structures. The approved plans include 42 striped off-street parking spaces accessed by an elevator in a valet operated garage that has capacity for additional valet-parked vehicles. The overall density of the project was approved at 7.84 FAR. By letter dated September 30, 2008, and pursuant to §2409.6 of the Zoning Regulations, the Zoning Administrator approved administrative modifications to the PUD plans, resulting in a 1.6% increase of the building's FAR to 7.97.

This application seeks approval for a modification to increase the number of hotel rooms from 170 to 238; to reduce the building's height to approximately 107 feet; to provide 37 striped off-street parking spaces accessed by a ramp in a valet operated garage that has capacity for additional valet-parked vehicles; and to redesign the exterior facades of the building. The overall density of the modified project is 7.98 FAR, which is consistent with the applicable CR zone district requirements. In all other respects, the proposed project will be substantially consistent with the conditions set forth in Zoning Commission Order No. 07-12.

The developer for this proposal will be StarPersOTO M Street Partners, LLC, the architect for the proposal is Shalom Baranes Associates, and land use counsel is Holland & Knight LLP.

Should you need any additional information regarding this proposed PUD modification application, please contact Kyros L. Freeman, Esq. of Holland & Knight LLP at (202) 955-3000.

Roster of Owners of Real Property Located within 200 Feet of Lot 87, Square 50 Washington, DC

SSL	PREMISES ADDRESS	OWNER(S)
0050 0025	1232 22nd St., NW	Embassy of The United Republic of Tanzania 2139 R St., NW Washington, DC 20008-1918
0050 0026 0050 0027	22nd St., NW 1220 22 nd St., NW	Columbia Realty Venture 5301 Wisconsin Ave., NW - Ste. 600 Washington, DC 20015-2044
0050 0083	2215 M St., NW	R.S. Sandi Holdings, LLC 2215 M St., NW Washington, DC 20037-1483
0050 0085	1250 22nd St., NW	Credit Suisse Marianne Leopold 755 Crossover Ln. Memphis, TN 38117-4906
0050 0086	1255 23rd St	Capitol 50 Associates Tishman Speyer 1255 23rd St., NW Washington, DC 20037-1125
0050 0087	2201-2213 M. St	Perstar M. Street Partners LLC 2099 Penn Ave., NW # 975 Washington, DC 20006-6800
0050 0822	2225 M St., NW	District of Columbia Suite 307 1350 Pennsylvania Ave., NW Washington, DC 20004-3003
0051 Condos	1111 and 1155 23rd St., NW	Millenium Square Residents Association 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

SSL	PREMISES ADDRESS	OWNER(S)
0051 2380 0051 2381 0051 2382	1170 22nd St Fitness 1101 23rd St Retail Pking	Millennium Caf, II LLC 1995 Broadway New York, NY 10023-5882
0051 2383	1155 23rd St Presp2	BDDC LLC PO Box 172117 Tampa, FL 33672-2117
0051 2384	1155 23rd St Presp3	Federal Ex Corporation Property Tax 3630 Hacks Cross Rd. Fl 3 Memphis, TN 38125-8800
0070 0880	M. St	Renaissance Centro M. Street LLC 7501 Wisconsin Avenue, Suite 1103 Bethesda, MD 20814-6515
0070 0881	1221 22nd St	PR/HH 22nd Street Owner LLC 13155 Noel Rd. - Ste. 700 Dallas, TX 75240-5030
0070 0883 0070 0884 0070 7000	2119 M. St 1217 22nd St 1219 22nd St	RP/HH 22nd Street Owner LLC 13155 Noel Rd. - Ste. 700 Dallas, TX 75240-5030
0071 0819	New Hampshire Ave.	Anacostia Realty LLC 6820b Commercial Dr. Springfield, VA 22151-4201
		Advisory Neighborhood Commission 2A c/o West End Branch Library 1101 24 th Street, NW Washington, DC 20037