

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a consolidated planned unit development in Square 370, Lots 801 – 806, 830 – 839, 843, 845, 18, 21, 22, and 24, was mailed to Advisory Neighborhood Commission 2F and to the owners of all property within 200 feet of the perimeter of the project site on April 11, 2008, at least ten (10) calendar days prior to the filing of the application for 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.

Leila M. Jackson Batties
Leila M. Jackson Batties, Esq.

April 23, 2008
Date

5285386_v1

April 11, 2008

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

Marriott International, Inc. on behalf of the Washington Convention Center Authority and the District of Columbia (the "Applicant"), hereby gives notice of its intent to file an application for consolidated review and approval of a planned unit development ("PUD") and related zoning map amendment with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR §2400 *et seq.* (Feb. 2003)). The purpose of the PUD and map amendment is to permit the construction of a convention center hotel on the Property. 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 §2406.7 of the Zoning Regulations.

The property that is the subject of the application consists of approximately 82,888 square feet located between 9th and 10th Streets, N.W., and L Street and Massachusetts Avenue, and is more particularly described as Square 370, Lots 18, 21, 22, 24, 801 through 806, 830 through 839, 843 and 845, including a public alley to be closed (the "Property"). The American Federation of Labor Building (a/k/a the Plumbers' Building) is located on the southeast corner of the Property; an abandoned two-story building sits at the northeast corner of the Property; and the remainder of the Property is used as a commercial parking lot and alley. The Property is within the Downtown Development (DD) Overlay District and is split-zoned DD/C-3-C and DD/C-2-C.

The Applicant seeks to extend the C-3-C District across to all of the Property in order to construct the Washington Marriott Marquis, a hotel consisting of approximately 775,000 square feet of gross floor area and approximately 1,125 hotel units. The hotel would have an FAR of approximately 9.5, a maximum height of 130 feet, and parking would be provided for approximately 378 vehicles. The American Federation of Labor Building, which is dedicated as a landmark on the District's Inventory of Historic Sites, will be incorporated into the hotel design.

The architects for the PUD are Cooper Carry Architects and TVS Architects; and the land use counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed PUD application, please contact Wayne S. Quin, Esq. or Leila Batties, Esq. of Holland & Knight LLP at (202) 955-3000.



United States of America
c/o Peter May
National Park Service Capitol District
1100 Ohio Drive, Suite 220
Washington, DC 20242

District of Columbia
1133 N. Capitol St., NE
Washington, DC 20002-7561

Quincy Court LLC
1750 H St., NW - Ste. 500
Washington, DC 20006-4692

Quincy Court Condominium Association
Frederick K. Bates, President
1117 10th St., NW - Apt. W5
Washington, DC 20001-6412

Cato Institute Inc.
c/o Mark Montz
1000 Massachusetts Ave., NW
Washington, DC 20001-5400

C. F. 1010 Mass LP
Ste. 100b
2300 Wisconsin Ave., NW
Washington, DC 20007-1810

Trs of Mt. Vernon Place Methodist Church
900 Mass Ave., NW
Washington, DC 20001-4308

Tudor LP
R. B. Associates
1054 31st St., NW - Ste. 1000
Washington, DC 20007-6030

Scp2006-C23-211 LLC
3234 Riverview Ln.
Daytona Beach FL 32118-6218

Potomac Electric Power Company
701 9th St., NW
Washington, DC 20068-0001

Advisory Neighborhood Commission 2F
5 Thomas Circle
Washington, DC 20005

Irwin P. Edlavitch
Suite 300
1920 L Street, NW
Washington DC 20036

Holland & Knight
c/o Leila Batties, Esq.
2099 Pennsylvania Avenue, NW
Washington, DC 20006

Independence Management of Delaware Inc.
532 Ridgewell Way
Silver Spring MD 20902