


**Certificate of Notice**

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for Approval of a First-Stage Planned Unit Development, for Approval of a Second-Stage Planned Unit Development and for a Zoning Map Amendment for property including land in Squares 564, 566 and 568 and the air rights above the Center Leg Freeway was mailed to Advisory Neighborhood Commission 6C and to the owners of all property within 200 feet of the perimeter of the project site on September 12, 2008, at least ten (10) calendar days prior to the filing of these applications as required by the Zoning Regulations of the District of Columbia, 11 DCMR §2406.7.

A copy of the Notice is attached hereto as Exhibit A.

  
\_\_\_\_\_  
Christy Moseley Shiker

9/15/08  
\_\_\_\_\_  
Date

**EXHIBIT A**

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

September 12, 2008

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

**Applications to the  
District of Columbia Zoning Commission  
for Approval of a First-Stage Planned Unit Development,  
for Approval of a Second-Stage Planned Unit Development  
and  
for a Zoning Map Amendment**

Center Place Holdings LLC, on behalf of the District of Columbia, through the Office of the Deputy Mayor for Planning and Economic Development, the owner of the property, (the "Applicant") hereby gives notice pursuant to Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003), as amended ("Zoning Regulations") of its intent to file the following: (1) an application for approval of a first-stage Planned Unit Development ("PUD") ("First-Stage PUD"); (2) an application for approval of a second-stage PUD for a portion of the project ("Second-Stage PUD"); and (3) an application for an amendment to the District of Columbia Zoning Map. The applications 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 includes land in Squares 564, 566 and 568 and the air rights above the Center Leg Freeway in the area generally bounded by Massachusetts Avenue, N.W., to the north, 2nd Street, N.W., to the east, E Street, N.W., to the south, and 3rd Street, N.W., to the west, as is shown on the attached plan (the "Site"). The Site contains approximately 251,321.18 square feet. As part of the proposed development, the Site would be zoned to C-4.

The overall PUD for which the Applicant seeks first-stage approval is a mixed-use project of office, residential and retail uses. The project would contain approximately 2.3 million square feet of gross floor area, having an aggregate FAR of 9.18, with approximately 2.03 million square feet of gross floor area devoted to office, approximately 70,000 square feet of gross floor area devoted to ground floor retail use, and approximately 177,000 square feet of gross floor area devoted to residential uses. The maximum height of the project would be 130 feet. The project would include approximately 1,186 parking spaces as well as a central, below-grade loading facility.

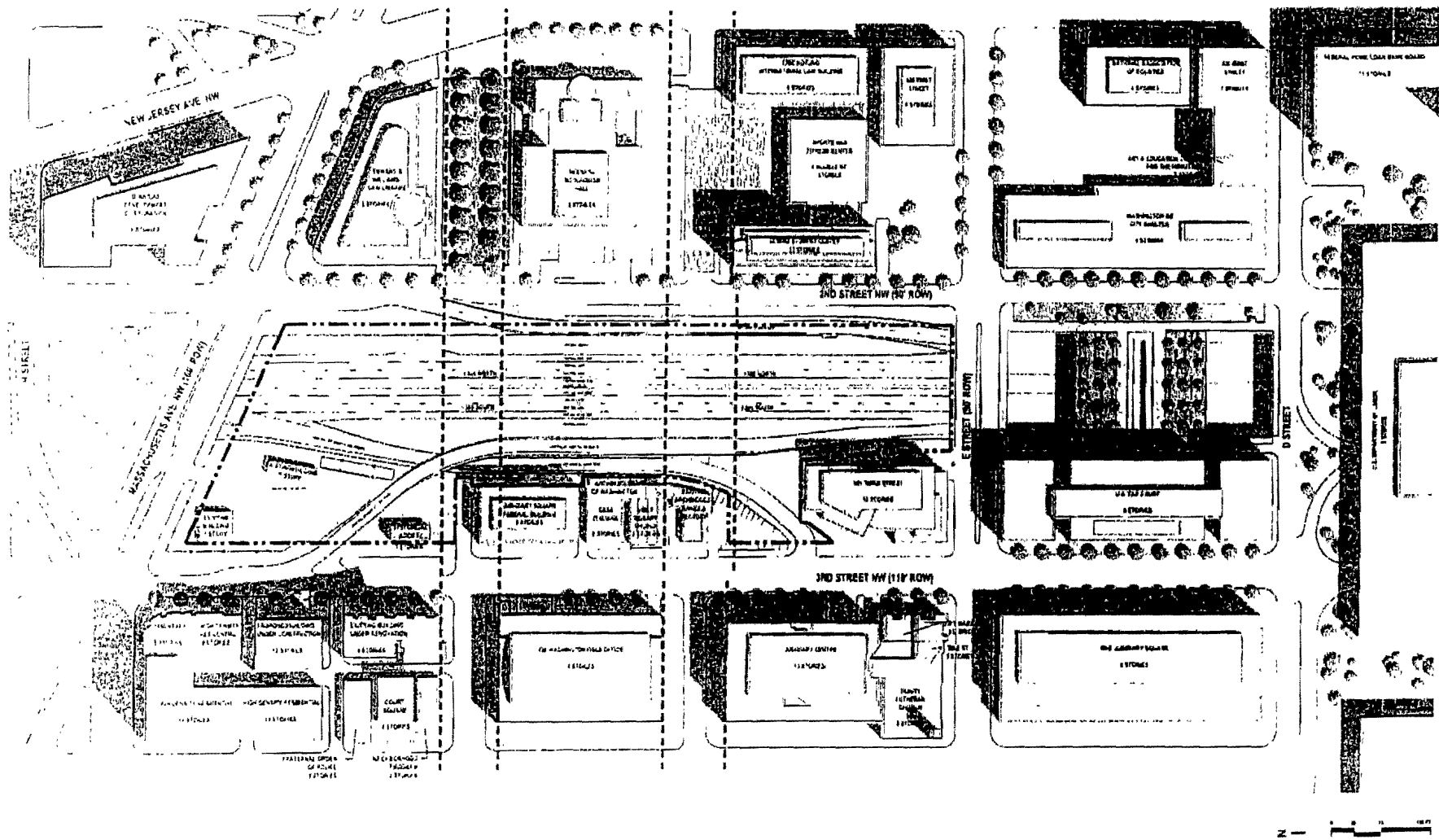
As part of the project, the Applicant proposes the reopening of F Street to vehicular and pedestrian traffic and the reopening of G Street to pedestrians. The project would include the physical relocation of the historic Adas Israel Synagogue containing the Jewish Historical Society of Greater Washington's Lillian & Albert Small Jewish Museum from its current location to an alternative location on the Site. The project would also include the relocation of certain facilities of the Archdiocese of

Washington, including the Holy Rosary Rectory and the Holy Rosary Annex, from their current locations to new facilities on the Site.

Along with this application, the Applicant requests approval of the Second-Stage PUD, which includes the construction of the entire platform, construction of the northern-most office building abutting Massachusetts Avenue ("Mass Ave Office Building"), construction of all below-grade parking, concourse and service levels, all proposed landscaping and streetscape designs, and approval of the mix of uses, the height and density of the project, and the proposed site plan. The Mass Ave Office Building would have a maximum height of 130 feet and would include approximately 992,884 square feet of gross floor area devoted to office use and approximately 33,343 square feet of gross floor area devoted to ground floor retail. The overall project would include approximately 1,186 parking spaces.

The developer for this proposal is Louis Dreyfus Property Group; the owner of the PUD Site is the District of Columbia; the architect for the overall master plan and First-Stage PUD is Skidmore, Owings and Merrill LLP; the architect for the Second-Stage PUD is Kevin Roche John Dinkeloo and Associates; and the land use counsel is Holland & Knight LLP.

Should you need any additional information regarding the proposed PUD application, please contact Christine Shiker, Esq., of Holland & Knight LLP at (202) 955-3000.



**LEGEND:**  
 - - - - - PROPERTY LINE  
 - - - - - RIGHT OF WAY

Return to L'Enfant  
 Notice of Intent

September 11, 2008

**Site Boundaries**  
 SOM Louis Dreyfus Property Group

**Properties within a 200' Radius from Center Leg Freeway Site**

<b>SQUARE/LOT</b>	<b>PREMISES ADDRESS</b>	<b>OWNER(S)</b>
0529 0810	0715 4th St., NW	Fraternal Order Pol J. F. Young Log 1 DC 711 4th St., NW Washington, DC 20001-2607
0529 0802	0305 G St., NW	Consortium Three-Judiciary Square LLC 3299 K St., NW - Ste. 700 Washington, DC 20007-4438
0529 0803	0307 G St., NW	
0529 0845	0704 3rd St., NW	
0529 0847	0311 G St., NW	
0530 0818	0601 4th St., NW	United States of America 7th D. Sts., SW Washington, DC 20407-0001
0531 0036	0555 4th St., NW	555 Fourth Street Associates 1025 Thomas Jefferson St., NW Washington, DC 20007-5201
0531 0032	0500 3rd St., NW	Trinity Land Holdings Corporation & District of Columbia 309 E St., NW Washington, DC 20001-2711
0531 0033	0500 3rd St., NW	
0562s 0818	2nd St., NW	District of Columbia 1350 Pennsylvania Ave., NW - Ste. 307 Washington, DC 20004-3003
0564 0058	0701 3rd St., NW	
0570 0007	0208 E St., NW	
0570 0008	0206 E St., NW	
0570 0009	0204 E St., NW	
0570 0817	0212 E St., NW	
0570 0818	0210 E St., NW	
0570 0819	0202 E St., NW	
0570 0820	0200 E St., NW	
0570 0821	0422 2nd St., NW	
0570 0822	0422 2nd St., NW	
0570 0845	E St., NW	
0563 0016	0111 Massachusetts Ave., NW	

<b>SQUARE/LOT</b>	<b>PREMISES ADDRESS</b>	<b>OWNER(S)</b>
0565 0020	0111 G St., NW	Georgetown University
0567 0832	New Jersey Ave., NW	37th & O. Sts., NW
0569 0007	0121 E St., NW	Washington, DC 20057-0001
0569 0008	0123 E St., NW	
0569 0060	0125 E St., NW	
0569 0062	E St., NW	
0569 0063	E St., NW	
0569 0064	0133 E St., NW	
0569 0067	0507 2nd St., NW	
0569 0865	0120 F St., NW	
0567 0062	101 F. St	Georgetown College Law Center 600 New Jersey Ave., NW Washington, DC 20001-2022
0566 0849	0633 3rd St., NW	United States of America 633 3rd St., NW Washington, DC 20001-2604
0566 0850	595 3rd St	James A. Hickey Archbishop of Washington 595 3rd St., NW Washington, DC 20001-2703
0568 0043	0501 3rd St., NW	Communicatins Workers 501 3rd St., NW Fl 10 Washington, DC 20001-2750
0568 0858	3rd St., NW	District of Columbia
0568 0859	E St., NW	1133 N. Capitol St., NE Washington, DC 20002-7561
0569 0061	0127 E St., NW	The President & Directors of Georgetown College 600 New Jersey Ave., NW Washington, DC 20001-2022
0569 0065	0505 2nd St., NW	The President and Directors of Georgetown College
0569 0066	0507 2nd St., NW	37th & O. Sts., NW Washington, DC 20057-0001
0569 0864	550 1st St	Georgetown University 600 New Jersey Ave., NW # 510 Washington, DC 20001-2022

<b>SQUARE/LOT</b>	<b>PREMISES ADDRESS</b>	<b>OWNER(S)</b>
0570 0840	0400 2nd St., NW	United States of America
0570 0814	E St., NW	1800 F St., NW - Ste. 6340
0570 0815	E St., NW	Washington, DC 20405
0570 0841	3rd St., NW	
0570 0844	E St., NW	
0569 0866	F. St	
0571 0806	E St., NW	CCNV 425 2nd St., NW Washington, DC 20001-2003
0571 0820	425 2nd St	District of Columbia 605 G St., NW # 400 Washington, DC 20001-3705
0531 0039	0305 E St., NW	First Trinity Lutheran Church
0531 0038	0501 4th St., NW	501 4th St., NW Washington, DC 20001-2716
0531 0800	0303 E St., NW	Onie B. Chambliss and Charles Bledsoe 303 E St., NW Washington, DC 20001-2711
0529 2001	0300 Massachusetts Ave.	Massachusetts Court Apartments LLC
0529 2003	Unit R1	200 W. Madison St Fl 37
0529 2002	0300 Massachusetts Ave. Unit G1 0300 Massachusetts Ave. Unit C1	Chicago, IL 60606-3417
0529 0036	3rd St	Ashton Judiciary Square LLC 5847 San Felipe St # 360 Houston, TX 77057-3000
0529 0037	705 4th St	705 4th Street LP 888 17th St., NW - Ste. 214 Washington, DC 20006-3326

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