

July 29, 2016

District of Columbia
Office of Zoning
441 4th Street NW, #200
Washington, DC 20001

RE: Capper Carrollsburg – Square 769-North

To the Office of Zoning:

Our firm represents the joint venture of Urban Atlantic and Forest City Enterprises (“UA-FC”) in its joint venture with the District of Columbia Housing Authority (“DCHA”) to redevelop the former Arthur Capper/Carrollsburg community.

I am writing to confirm that UA-FC is actively engaged in finalizing the documentation of the financing of its planned development at Square 769-North and the development team is moving forward on all aspects of the transaction. All team members have communicated the goal of closing on financing and commencing construction prior to November 15, 2016 and we reasonably anticipate closing by such date. Finance partners include the following:

For the Affordable project component:

- Citibank (senior debt) – Letter of Commitment received. Anticipated to be finalized and executed by August 8, 2016.
- The Richman Group (Low Income Housing Tax Credit equity syndicator) – Letter of Commitment received. Anticipated to be finalized and executed by August 15, 2016.
- District Department of Housing and Community Development (LIHTC allocation and Housing Production Trust Fund debt) – Letter of Commitment executed.

For the Market Rate project component:

- Citibank (senior debt) – Letter of Commitment received. Anticipated to be finalized and executed by August 8, 2016.
- Center for American States (EB-5 equity) – Memorandum of Understanding Executed. Operating Agreement is being negotiated and finalized. \$11.5 Million in investments in escrow.

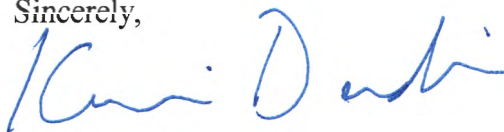
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GALLAGHER
EVELIUS & JONES LLP
ATTORNEYS AT LAW

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Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Davidson", with a stylized flourish at the end.

Kevin J. Davidson