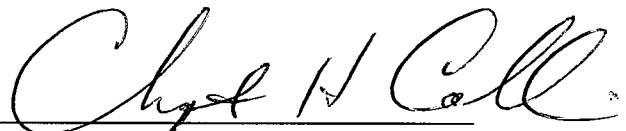


Certificate of Notice

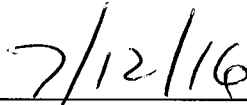
I HEREBY CERTIFY that on July 11, 2016, a copy of the Notice of Intent (the "Notice") to file an application with the Zoning Commission of the District of Columbia (the "Commission") pursuant to Subtitle X Section 601.2 of the 2016 District of Columbia Zoning Regulations ("ZR16") (11 DCMR Subtitle X § 600), for voluntary design review of a new mixed-use development project located on property consisting of Lots 802, 803, and 807 in Square 1499 (the "Subject Property"), was mailed to the owners of all property within 200 feet of the perimeter of the Subject Property. In addition, a copy of the Notice was sent to both Advisory Neighborhood Commission 3E and 3D. The application will be filed with the Commission no earlier than forty-five (45) days following July 11, 2016, as required by Subtitle Z Section 301.6 of ZR16 (11 DCMR Subtitle Z § 301.6),

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

A copy of the addresses to which the Notice was sent is attached hereto as Exhibit B.



Christopher H. Collins



Date

EXHIBIT A

July 11, 2016

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the
Zoning Commission of the District of Columbia for
Voluntary Design Review**

(Square 1499, Lots 802, 803, and 807)

Valor Development, LLC (the "Applicant"), on behalf of FW DC-Spring Valley Shopping Center LLC and Apex Real Estate Company, hereby gives notice of its intent to file an application with the Zoning Commission of the District of Columbia pursuant to Subtitle X Section 601.2 of the 2016 District of Columbia Zoning Regulations ("ZR16") (11 DCMR Subtitle X § 600) for voluntary design review of a new mixed-use development project located on the property consisting of Lots 802, 803, and 807 in Square 1499 (the "Subject Property"). The lots comprising the Subject Property are existing assessment and taxation ("A&T") lots, with A&T Lots 802 and 803 currently owned by FW DC-Spring Valley Shopping Center LLC, and A&T Lot 807 currently owned by Apex Real Estate Company. The Applicant is currently the contract holder of A&T Lot 807.

The Subject Property is located in Northwest Washington and contains an overall land area of approximately 119,138 square feet bounded by Yuma Street on the north; Massachusetts Avenue, the former American University Law School building, and a PNC Bank on the south; 48th Street on the east; and the Spring Valley Exxon station on the west. An existing 20-foot north-south public alley separates A&T Lot 807 from A&T Lots 802 and 803. The portion of the Subject Property comprising Lots 802 and 803 is improved with the historic Spring Valley Shopping Center (the "SVSC") which contains retail uses encompassing approximately 16,922 square feet of gross floor area ("GFA"). The portion of the Subject Property comprising Lot 807 is currently improved with a vacant grocery store building and other retail uses that encompass approximately 53,632 GFA, as well as a large surface parking lot. The Subject Property is located within the boundaries of Advisory Neighborhood Commission 3E, and is also located on a street that serves as a boundary line with Advisory Neighborhood Commission 3D (collectively the "affected ANC").

The subject application for voluntary design review is being submitted pursuant to ZR16 since the public hearing on the application will occur after ZR16 goes into effect on September 6, 2016. Under ZR16, the Subject Property will become zoned MU-4. The purpose of the MU (Mixed Use) Zones is, among other things, to provide for mixed-use developments that permit a broad range of commercial, institutional, and multiple dwelling unit residential uses at varying densities. Specifically, the MU-4 Zone is intended to permit mixed-use development in low- and moderate-density residential areas with access to main roadways or transit stops, and include uses that provide facilities for shopping and business needs, housing, and mixed-uses for large areas outside of the District's central core. As a matter-of-right, the MU-4 Zone permits a maximum height of 50 feet, and a maximum floor area ratio (FAR) of 3.0, of which no more than 1.5 FAR can be devoted to non-residential uses.

The proposed development retains the existing SVSC and consists of two new buildings on Lot 807. The existing SVSC contains approximately 16,922 square feet of gross floor area (GFA), and has a height of approximately 25 feet. The main building proposed on Lot 807 will have a maximum height of approximately 50 feet, plus a penthouse that will have a maximum height of 15 feet above the roof level and be setback as required. The lower-level of the main building will contain a residential lobby, a new full-service grocery store and potential additional retail/amenity space, and access to loading and below-grade parking from the existing public alley. The remainder of the building, including the penthouse, will contain residential dwelling units and amenity space. The second building proposed on Lot 807 will have a maximum height of approximately 46 feet, and will also contain a penthouse with a maximum height of 15 feet above the roof level that is setback as required. The second building will contain residential dwelling units and amenity space.

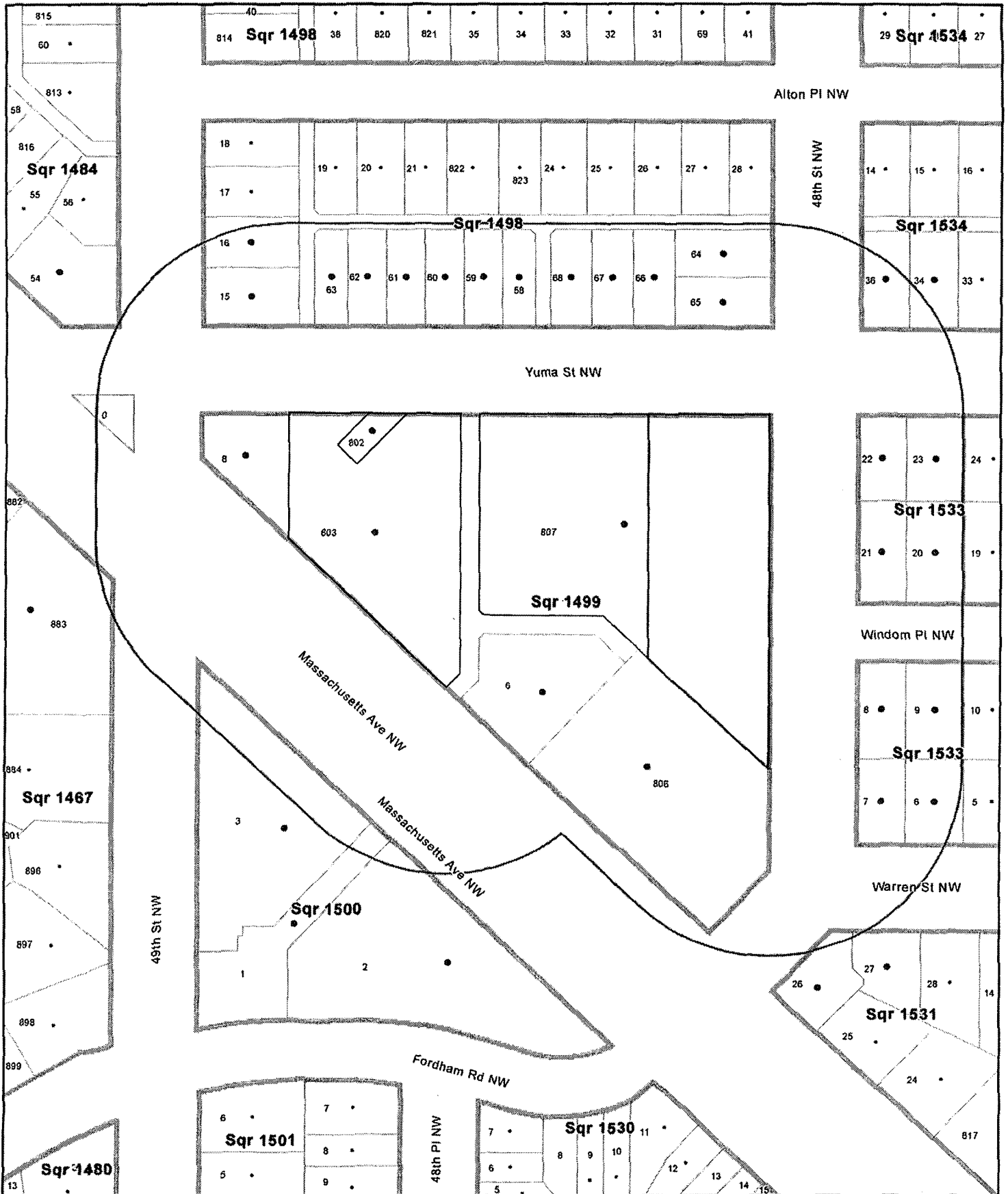
Collectively, the two buildings proposed on Lot 807 will contain approximately 282,000 GFA, consisting of approximately 255,000 GFA of residential use, and approximately 27,000 GFA of grocery store and other potential retail/amenity uses. Including penthouse habitable space, below-grade/cellar areas, and permitted projections into public space, the two proposed buildings will result in approximately 230 dwelling units and approximately 60,000 total square feet of grocery store and other potential retail/amenity uses.

Other significant aspects of the proposed project include substantial building setbacks, landscaped courtyards, and streetscape improvements; paving, landscape, and other improvements to surrounding alleys; a landscaped pedestrian extension of Windom Place through the Subject Property; approximately 18 - 23 affordable dwelling units; and a below-grade garage containing approximately 330 – 500 parking spaces.




Pursuant to Subtitle Z Section 301.6 of ZR16 (11 DCMR Subtitle Z § 301.6), the application will be filed with the Zoning Commission not less than forty-five (45) days from the date of this notice. In accordance with 11 DCMR Subtitle Z § 301.8, the Applicant is required to make all reasonable efforts to attend a duly noticed meeting of the affected ANC during the 45-day notice period to discuss the project. The Applicant will attend the July 14, 2016, meeting of ANC 3E, and will also appear before ANC 3D on August 15, 2016.

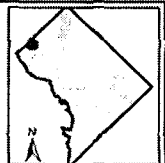
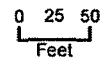
Additionally, should you need information or wish to discuss the proposed project, you may contact Christopher H. Collins of Holland & Knight LLP, land use counsel to the Applicant, at (202) 457-7841 or chris.collins@hklaw.com.

EXHIBIT B



Property ID: 1499 0802, 0803, 0807

-  Radius
-  Ownership Polygons
-  DC Squares



DC Office of Tax and Revenue
 Real Property Assessment Division
 Geographic Information Systems

Date: 6/17/2016
 For general planning purposes

WRIT SPRING VALLEY LLC
6110 EXECUTIVE BOULEVARD
SUITE 100
ROCKVILLE, MD 20852

MILTON BUCHLER
15408 FREDERICK ROAD
WOODBINE, MD 21797-8536

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4835 YUMA STREET, N.W.
WASHINGTON, D.C. 20016-2061

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WASHINGTON, D.C. 20016-2061

JANE PETIT-MOORE TRUSTEE
4710 YUMA STREET, N.W.
WASHINGTON, D.C. 20016-2048

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GERMANTOWN, MD 20874-2813

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WASHINGTON, D.C. 20016-2345

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WASHINGTON, D.C. 20016-2047

N. IWASE
4406 48TH STREET, N.W.
WASHINGTON, D.C. 20016-2002

DANIEL WALSH
4710 WARREN STREET, N.W.
WASHINGTON, D.C. 20016-2464

DEMETRIS PAPAGEORGIU
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THE CATHERINE MARY RAFFERTY
REVOCABLE
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WASHINGTON, D.C. 20016-2016

ANOMA KULATHUNGA
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WASHINGTON, D.C. 20016-2463

KHALID M. SYED
4413 49TH STREET, N.W.
WASHINGTON, D.C. 20016-4302

MARILYN RICHERT
4811 YUMA STREET, N.W.
WASHINGTON, D.C. 20016-2061

N.E. THOMAS
4301 48TH STREET, N.W.
WASHINGTON, D.C. 20016-2401

ALFONSO A. LOUREIRO CAAMANO
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WASHINGTON, D.C. 20016-4302

PHYLLIS KLINE
4815 YUMA STREET, N.W.
WASHINGTON, D.C. 20016-2061

CAROLINE N. DECKER
4712 WINDOM PLACE, N.W.
WASHINGTON, D.C. 20016-2406

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WASHINGTON, D.C. 20016

FRANCISCO AGUIRRE SACASA
4819 YUMA STREET, N.W.
WASHINGTON, D.C. 20016-2061

LAURA A. IVERS
4710 WINDOM PLACE, N.W.
WASHINGTON, D.C. 20016-2406

GLADYS AGUIRRE TRUSTEE
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WASHINGTON, D.C. 20016-2061

ELEANOR ACKERMAN TRUSTEES
REVOCABLE
303 EAST WACKER DRIVE – SUITE 1040
CHICAGO, IL 60601-5216

JOHN L. VERNA TRUSTEE
4711 WINDOM PLACE, N.W.
WASHINGTON, D.C. 20016-2405

GLADYS AGUIRRE TRUSTEE
4831 YUMA STREET, N.W.
WASHINGTON, D.C. 20016-2061

ANACOSTIA REALTY LLC
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SPRINGFIELD, VA 22151-4201

FW DC-SPRING VALLEY SHOPPING CENTER
LLC
P. O. BOX 790830
SAN ANTONIO, TX 78279-0830

THE AMERICAN UNIVERSITY
4400 MASSACHUSETTS AVENUE, N.W.
LOWER LEVEL
WASHINGTON, D.C. 20016-8002

**PAUL S. BURKA
9227 ORCHARD BROOK DRIVE
POTOMAC, MD 20854-2407**

**ADVISORY NEIGHBORHOOD COMMISSION
3E
C/O LISNER HOME
5425 WESTERN AVENUE, N.W. – SUITE 219
WASHINGTON, D.C. 20015**

**WC AND AN MILLER DEVELOPMENT
COMPANY
100 LAKEFOREST BOULEVARD
SUITE 500
GAITHERSBURG, MD 20877-6204**

**ADVISORY NEIGHBORHOOD COMMISSION
3D
P.O. BOX 40846 – PALISADES STATION
WASHINGTON, D.C. 20016**

**JOHN R. PEASLEE
4901 MASSACHUSETTS AVENUE, N.W.
WASHINGTON, D.C. 20016-4310**