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JEANNINE RUSTAD ZIGNER
(202) 775-0725
jrzigner@rkmc.com

August 30, 2002

BY HAND
Mr. Alberto Bastida
Office of Zoning
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: JBG/6006 Limited Partnership;
Zoning Commission Case No. 02-24/98-14C (Order No. 906)
1000 - 1010 16th Street, N.W., Square 184, Lot 74
Our File No. 092218.0000

Dear Mr. Bastida:

As a prerequisite to the issuance of a certificate of occupancy for the above-referenced PUD, paragraph 11 of the Zoning Commission's Decision in Order No. 906 requires that JBG enter into a Contract Construction Agreement ("Agreement") with the Marshall Hieghts Community Development Organization, Inc. ("MHCDO") for the completion of seven (7) single-family dwelling units at the Banneker Ridge Project. Although construction has not yet started on the PUD, JBG/6006 Limited Partnership ("JBG") elected to go forward in fulfilling this obligation. On June 26, 2001, JBG entered into an Agreement with MHCDO and, at the same time, contributed $280,000 towards offsetting the costs associated with constructing the seven (7) new single-family dwellings. JBG was recently informed by MHCDO that the seven (7) homes have been completed.

For consideration of the Zoning Commission in the instant matter, JBG is pleased to submit twenty (20) copies of: (a) correspondence dated June 28, 2001, from MHCDO to JBG regarding JBG's donation and Agreement; (b) JBG's contribution; and (c) correspondence from MHCDO dated August 12, 2002, with pictures of the residences attached. We are also submitting a copy of JBG's correspondence dated August 22, 2002, to us regarding this matter.

ZONING COMMISSION
District of Columbia
Case 02-24
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ZONING COMMISSION
District of Columbia
CASE NO.02-24
EXHIBIT NO.22

As always, your assistance in this matter is appreciated.

Sincerely,

ROBINS, KAPLAN, MILLER & CIRESI L.L.P.

Jeannine Rustad Zigner

cc: Advisory Neighborhood Commission 2B (w/encl.)
Presidential Owners, Inc. (w/encl.)
Office of Planning, Attention Steve Cochran (by hand; w/encl.)
Ms. Chorman Romano (by facsimile)
Mr. Porter Dawson (by facsimile)
Richard B. Nettler, Esquire



THE JBG COMPANIES

By Courier/Fax

August 22, 2002

Mr. Richard Nettler, Esquire
Robins, Kaplan, Miller & Ciresi
1801 K St. NW, Suite 1200
Washington, DC 20006

Re: Banneker Ridge MHCDO Project

Dear Richard:

I just wanted to pass on to you the completed photos of the houses resulting from JBG/6006 LP's contribution of $280,000 towards offsetting the costs of seven houses at Banneker Ridge.

As you recall, the approved PUD Order No. 906, Case No. 98-14C requires JBG/6006 LP to enter into a Contract Construction Agreement with the Marshall Heights Community Development Organization, Inc. ("MHCDO") to complete seven houses at Banneker Ridge. This requirement is necessary for the issuance of the Certificate of Occupancy of the new building at 16th and K Street as approved by the PUD Order. Last year, JBG/6006 LP had elected to proceed in fully meeting this responsibility.

On June 26, 2001, JBG/6006 LP and the MHCDO entered into a Construction Contract Agreement. At this same time, JBG/6006 LP contributed $280,000 towards offsetting the costs associated with building seven new single-family homes at Banneker Ridge.

Last week, the MHCDO sent to us the photos of the completed homes, which we hope you might be able to share with the community who helped make this come together.

Hope you find this as exciting as we do!

Sincerely,

Chorman Romano
Development Manager



FILE E.01.05 JUL - 3 2001

cc: Ben (just letter)

MARSHALL HEIGHTS COMMUNITY DEVELOPMENT ORGANIZATION, INC.
3939 Benning Road, N.E.
Washington, D.C. 20019
(202) 396-1200
(202) 396-4106 - Facsimile

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Ada Windean

Loretta Tate
President & CEO

June 28, 2001

E.01.05

Ms. Lisa Marier
The JBG Companies
5301 Wisconsin Ave. NW
Suite 300
Washington, DC 20015-2015

RE: Solar Building Linkage Transaction

Dear Ms. Marier:

I wanted to write and thank-you for all your efforts in helping to bring the MHCDO/JBG Solar Building linkage transaction to a successful completion. The $280,000 has enabled MHCDO to complete aspects of the development that would have not been possible without the knowledge that these linkage funds would be available upon the completion and sale of seven houses.

This linkage transaction is a great example of how downtown office development can assist in the re-building of underdeveloped neighborhoods by providing the capital that allows the non-profit developer to write-down production costs to maintain affordability for low and moderate income households.

MHCDO again thanks JBG and its team for first selecting MHCDO as the linkage partner and then working closely with us to complete the transaction successfully. Please call if you have any questions, and note that I have enclosed a copy of the deposit slip indicating the depositing of the funds into the Banneker Ridge project account.

Sincerely,

Michael J. Crescenzo
Sr. Vice President

cc. Richard Hamilton, Chairman
Loretta Tate, President

Bank of America

Customer Receipt

All items are credited subject to verification, collection, and conditions of the Rules and Regulations of this Bank and as otherwise provided by law. Payments are accepted when credit is applied to outstanding balances and not upon issuance of this receipt. Transactions received after the Bank's posted cut-off time or Saturday, Sunday, and Bank Holidays, are dated and considered received as of the next business day.

Please retain this receipt until you receive your account statement. Thank you for banking with Bank of America.

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DEPOSIT TICKET                                94
NDC  3018002  009  mbkeyb2     06/28/01
NDC 540500138 ACCT# 1933220257
        $279,900.00  WILL BE AVAILABLE
ON THE 2ND BUSINESS DAY AFTER DEPOSIT
06/28/01 11:32 AM          $280,000.00
```

95-14-2005H 4-1999

JBG 6006 LP Marshall Heights

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	
6/20/01	062001	SOLAR-FULL HOUSING P	280000.00	

CHECK DATE	6/21/01	CHECK NUMBER	220090	TOTAL >	280000.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

ORIGINAL DOCUMENT AS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

JBG 6006 LP
C/O JBG PROPERTIES
5301 WISCONSIN AVE
THE JBG COMPANIES *WASHINGTON, DC 20015*

WACHOVIA BANK

88-25
510

DATE	CHECK NO.	AMOUNT
June 21, 2001	220090	$*****280,000.00

Pay: **********Two hundred eighty thousand dollars and no cents

2 SIGNATURES IF OVER $5,000

PAY TO THE ORDER OF Marshall Heights
Community Development, Inc.

AUTHORIZED SIGNATURE

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

Marshall Heights Community Development Organization, Inc.
3939 Benning Rd., NE
Washington, DC 20019
(202) 396-1200 Fax (202) 396-4106

★ MEMORANDUM ★

TO: Lisa Marier, JBG Companies

FROM: Michael Crescenzo, Sr. Vice President

DATE: August 12, 2002

SUBJECT: Banneker Ridge

Enclosed find copies of pictures of the now completed and sold out Banneker Ridge project. MHCDO could not have completed the project with out the linkage funds from the Solar Building. Please feel free to use these pictures if you wish in any reports you may do in the future.

Hope all is well with you, and hope the Solar Building is progressing nicely. Again, thanks.







