LAW OFFICES OF
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January 28, 2004

Ms. Carol Mitten, Chair
Zoning Commission of the
District of Columbia
Room 210
441 4th Street, N.W.
Washington, DC 20001

Re: Withdraw of Opposition to Conversion of the Watergate Hotel to residential use - ZC Case No. 03-16 - Monument Realty, LLC

Dear Ms. Miller:

I represent Watergate South, Inc., a cooperative building in the Watergate Complex. We submitted a letter under Steve Gell's letterhead , dated January 15, 2004, indicating we were in discussions with Monument Realty, LLC to arrive at a mutually acceptable agreement for the anticipated development of the property known as the Watergate Hotel.

I am pleased to advise you and the Commission that Watergate South has reached such agreement with Monument Realty for the proposed modification of the Watergate Planned Unit Development (PUD) to permit conversion of the Watergate Hotel to a cooperative. Accordingly, we would respectfully request to withdraw our Opposition to the Conversion of the Watergate Hotel to a cooperative residence and submit our support for such conversion.

Attached, is a letter from the President of the Watergate South, Inc. Board of Directors confirming such statement.

Yours very truly

Morton S. Taubman
Counsel for Watergate South, Inc.

Cc: Steve Gell, Esq.
Neil C. Livingstone

ZONING COMMISSION
District of Columbia
Case. 03-16
Exhibit. 42

ZONING COMMISSION
District of Columbia
CASE NO.03-16
EXHIBIT NO.42

Watergate South, Inc.

700 New Hampshire Ave. N.W. • Washington, D.C. 20037 • Phone: 202•965•1134 • Fax: 202•965•3857

January 27, 2004

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: Zoning Commission Case No. 03-16
Modification to the Approved Planned Unit Development
2650 Virginia Avenue, N.W.

Dear Members of the Commission:

Watergate South, Inc. is the housing cooperative located at 2500 Virginia Avenue, N.W., one of three residential buildings at the Watergate Complex. Watergate South supports the Planned Unit Development ("PUD") application of Monument Residential, LLC, and BRE/Watergate LLC to convert the existing Watergate hotel to a residential housing cooperative building consisting of no more than 155 units.

Over the last six months, Monument, BRE/Watergate and Watergate South have worked diligently together to ensure that Watergate South's interests are protected and that the conversion will not have any adverse impacts on our existing cooperative building. We believe that the conversion of the hotel space to residential use is consistent with intent of the original PUD, the character of the Watergate Complex and the surrounding Foggy Bottom neighborhood. We urge the Commission to act favorably on this application.

Very truly yours,

Watergate South, Inc.