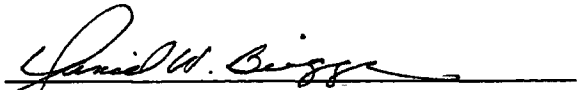


CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a second-stage Planned Unit Development and a Zoning Map Amendment for 100 Potomac Avenue, S.E. (Lots 800, 801 and 802 in Square 707, Lot 809 in Square 708, Lots 807 and 808 in Square 708E and Lot 806 in Square 708S) was mailed to Advisory Neighborhood Commission 6D and to the owners of all property within 200 feet of the perimeter of the project site and Square 664E on May 10, 2004 at least ten (10) calendar days prior to the filing of this application for a Planned Unit Development is required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§2406.7-2406.10.



David W. Briggs
Holland & Knight LLP
2099 Pennsylvania Avenue, N.W.
Suite 100
Washington, D.C. 20006

May 10, 2004

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the
District of Columbia Zoning Commission
for a Second-Stage Planned Unit Development and Map Amendment**

Florida Rock Properties, Inc. ("FRP") hereby gives notice of its intent to file an application for second-stage review and approval of a Planned Unit Development ("PUD") with the District of Columbia Zoning Commission (the "Zoning Commission") under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003), as amended ("Zoning Regulations"). In lieu of extending the previously adopted second-stage approval, the Zoning Commission elected to allow the earlier approval to expire and to extend the first-stage PUD application as Zoning Case No. 01-31 TE/98-17F/95-16P, Order No. 910-B, dated March 10, 2003, published May 23, 2003 at Vol. 50 DCR 4073 et seq., subject to a set of design guidelines incorporated into and made a part of the extension order ("Design Guidelines").

FRP intends to file a second-stage PUD application with the Zoning Commission no less than ten (10) days from the date of this notice. This notice is given pursuant to Sections 2406.7 through 2406.9 of the Zoning Regulations.

The property that will be the subject of this application is 100 Potomac Avenue, S.E. (Lots 800, 801 and 802 in Square 707, Lot 809 in Square 708, Lots 807 and 808 in Square 708E and Lot 806 in Square 708S). It is bounded by Potomac Avenue, S.E. to the north, 1st Street, S.E. to the east, the Anacostia River to the south, and the Frederick Douglass Bridge access ramp to the west (the "PUD Site"). The PUD Site has a total land area of approximately 253,500 square feet and is currently being used for concrete mixing and batching operations, which includes open storage of gravel and other stone aggregates.

The PUD Site is currently zoned C-3-C under the first-stage order extension; the Design Guidelines under which the proposed second-stage application is being

developed permits a floor area ratio ("FAR") on the PUD Site of 4.4, with tapered building heights at 110 or less over the PUD Site and a lot occupancy of no greater than 58%.

If the second-stage PUD application is not approved, the property may be developed under the provisions of the Zoning Regulations applicable in a CG/W-2 Zone District. Under the CG/W-2 Zone District, mixed use development for a maximum FAR of 4.0 and building heights between 60 to 70 feet are permitted.

In its second-stage application, FRP will be proposing to construct on the site a mixed use project consisting of office, residence and hotel uses with a substantial retail component, containing a total of approximately 1,115,000 square feet of space (the "PUD Project"). The PUD Project is proposed to be developed as three (3) separate buildings, configured to create multiple vistas to and opportunities for direct access to the Anacostia River from Potomac Avenue, S.E. The maximum building height of the portion of the PUD Project nearest the Frederick Douglass Bridge would be approximately 113 feet, with the building heights tapering down to approximately 93 feet for the building located at the intersection of First Street and Potomac Avenue, S.E., all in substantial accordance with the Design Guidelines, adjusted to accommodate for market driven retail space height requirements. As proposed the PUD Project will not exceed 4.4 and the overall lot occupancy will not exceed fifty-eight percent (58%). A building setback from the Anacostia River waterfront of no less than 75 feet in depth has been established as the location of a landscaped and terraced waterfront esplanade for the full length of the PUD Project.

Designed by Davis Buckley, Architects and Planners, the PUD Project will feature high-quality architecture and design. The PUD Project will be beautifully landscaped and will include multiple tree-lined urban spaces, including a cascading staircase down to the Anacostia riverfront, a retail pedestrian alleé, and two through building lobbies, all connecting Potomac Avenue, S.E. to the landscaped and terraced waterfront esplanade along the Anacostia River. The proposed PUD Project is intended to serve as a major stimulus for new development in the area.

In addition to the enhanced landscaped, open spaces of the proposed PUD Project, FRP will offer as additional amenities the following:

1. The design, landscaping and subsequent maintenance for a period of 5 years of an unimproved public reservation, Reservation 247, north of the PUD Site, at the intersection of First Street, SE and Potomac Avenue.
2. The design, landscaping and subsequent maintenance for a period of 5 years of a parcel of land at the foot of First Street, SE abutting the

PUD Site, owned by the District of Columbia and fronting on the Pump House site, currently leased to the Earth Conservation Corps.

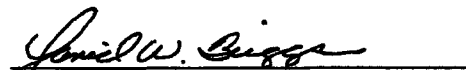
3. The development and subsequent maintenance for a period of 5 years of a 12 foot wide pedestrian/bicycle pathway link over District owned lands fronting on the Anacostia River, connecting the waterfront esplanade of the proposed PUD Project with the currently developed pedestrian/bicycle pathway at the Southeast Federal Center to the east.
4. The reservation of approximately 9,600 square feet of the residential development (approximately 8 units), being the equivalent of more than 15% of the additional density being requested above the density permitted in the CG/W2 Zone District, as workforce housing, with this restriction to last for a period of 20 years (in both the rental and ownership contexts).
5. The development of the PUD Project as a U.S. Green Building Council LEED certified project, including the incorporation of a low impact storm water management system.

The proposed development will provide needed jobs for the District of Columbia and its residents during construction and after completion of the project. FRP will work with the Minority Business Opportunity Commission to establish a minority contractor program for the construction of the building and will voluntarily participate in the District's First Source Employment Program.

If you desire further information about the proposed PUD and rezoning application, please contact Fred L. Greene of FLGA LLC, at (202) 965-0900.

Sincerely,

HOLLAND & KNIGHT LLP



By: David W. Briggs, Esq.

Its: Partner

WAS1-365184.1

**ROSETER OF PERSONS OR ENTITIES OWNING REAL PROPERTY ANY
PART OF WHICH FALLS WITHIN 200 FEET OF OUTER PERIMETER OF
HOLDINGS OF FLORIDA ROCK AND ASSOCIATED HOLDINGS IN
SQUARE 707, 708, 708E AND 708S**

<u>Square/Lot</u>	<u>Premise Address</u>	<u>Owner Name And Address</u>
0705 0015	0060 P St SE	Roubin Associates LLC 8550 Lee Hwy Fairfax, VA 22031-1515
0706 0802	South Capitol St SE	William T Martin 460 Ednor Rd Silver Spring, MD 20905-5008
0706 0806 0706 0807	0031 - 0041 P St SE 0024 Potomac Av SE	Schroff Real Estate Co c/o Awr Attn: WJ Madigan Jr 8405 Greensboro Dr Ste 700 Mc Lean, VA 22102-5108
0706 0809	1522 South Capitol St SE	William Lp Genstar Stone Products c/o John T Maloney 9707 Old Georgetown Rd, Apt #2312 Bethesda, MD 20814-1758
0707 0803 RES 02480000	1st St SE 0101 T St SE	District Of Columbia Ofc Property Management, Suite 1100 441 Fourth Street, Nw Washington, D.C. 20001
0708 0808 0708E 0806 0708S 0804 0708S 0807	1620 South Capitol St SE Half St SE 1620 South Capitol St SE South Capitol St SE	Hess Oil & Chemical Corporation 1 Hess Plz # 510MI Woodbridge, NJ 07095-1229
0708S 0004	1724 South Capitol St SE	Steuart Investment Company 5454 Wisconsin Ave Ste 1600 Chevy Chase, MD 20815-6906
0744SS 0801	SE	United States Of America General Svs. Administration (Fed. Bldgs.) 1800 F Street, NW (Suite 6340) Washington, D.C. 20405