

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (the "MOU") is made as of this 5th day of September, 2006, by and between 6000 New Hampshire Avenue, LLC, a development entity owned and operated by West*Group Development Company, LLC and The Jarvis Company, LLC (collectively, "West*Group Development") and Advisory Neighborhood Commission 4B, the Lamond-Riggs Citizens Association, the Lamond Community Action Group, South Manor Neighborhood Association, and Citizens Aware (collectively, the "Community"). This MOU concerns the residential development at 6000 New Hampshire Avenue, N.E., Washington, D.C. (the "Development").

I. Development Principles

West*Group Development and the Community have been in meetings and discussions concerning the Development since November 2004, but in particular have had a series of focused meetings on the project since the Zoning Commission Hearing on July 20, 2006. During the course of these multiple sessions, the Community hereby agrees on the following development principles: (i) the planned unit development ("PUD") process is preferable to the matter-of-right process; (ii) a zoning change associated with the PUD process is acceptable; (iii) the number of units proposed in the PUD application should be reduced; (iv) the number of affordable housing units is linked to the number of overall units in the development; (v) the two existing buildings should remain; (vi) the large "village green" at the center of the development should be terraced so that it would not become a draw for undesirable activity; (vi) any financial community benefits provided by the developer should be provided upon the issuance of the building permits and not spread out over time.

With these design principles in mind, the West*Group Development and the Community have collectively agreed upon the plan of the Development, which is attached hereto as Exhibit A. Specifically, this plan consists the following:

1. A residential-only development consisting of seventy-three (73) town homes and thirty-eight (38) single-family homes to be constructed on the vacant portion of the property, and fifty-eight (58) condominium units to be constructed in the two existing buildings on the property;
2. The smaller of the two existing building will no longer be designated and restricted as a seniors-only condominium building;

3. The common-area green space will be terraced so that it would be impractical to be used as a soccer field;
4. Fourteen (14) affordable housing units will be provided by the developer, to be distributed as three (3) affordable town homes and eleven (11) affordable condominium units.
5. All other components and characteristics of the Development shall remain as proposed in the PUD application.

II. Community Contribution

West*Group Development shall make a cash contribution to the Community of one hundred fifty thousand dollars (\$150,000), contingent upon: (i) the approval of the PUD application in conformance with this MOU; and (ii) the issuance of the first building permit for the Development. This contribution shall be distributed as follows:

1. five thousand dollars (\$5,000) for a sign or signs that will be identifiers of the Lamond community; such sign or signs to be delivered to the Lamond Community Action Group for approval by DC Department of Transportation regarding placement;

2. _____ thousand dollars (\$____,000) to _____
for _____;

3. _____ thousand dollars (\$____,000) to _____
for _____;

4. _____ thousand dollars (\$____,000) to _____
for _____;

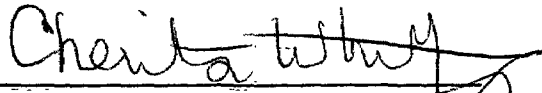
5. _____ thousand dollars (\$____,000) to _____
for _____;

III. Community Authority and Approval of Zoning Commission

By executing below, each of the representatives of the Community hereby acknowledges and affirms that he or she is a designated representative of his or her respective organization with the power and authority to execute this MOU on behalf of such organization. The terms of this MOU shall become effective only upon the complete and final approval of the PUD application submitted to the DC Zoning Commission as Case No. 05-30 on terms and conditions acceptable to West*Group Development.

FOR THE COMMUNITY:

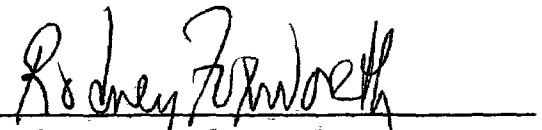
ADVISORY NEIGHBORHOOD COMMISSIONERS



Cherita Whiting
Chairperson
Advisory Neighborhood Commission 4B
Commissioner, Single Member District 4B08

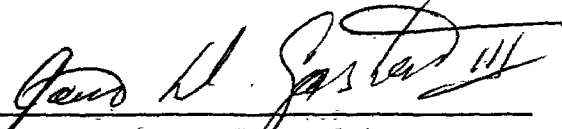
Muriel Bowser
Advisory Neighborhood Commissioner
Single Member District 4B09

LAMOND RIGGS CITIZENS ASSOCIATION

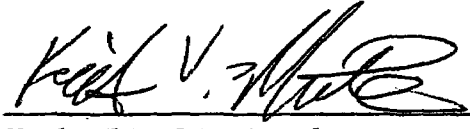


Rodney Foxworth, President

LAMOND COMMUNITY ACTION GROUP

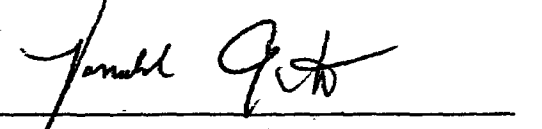


James D. Gaston, III, President



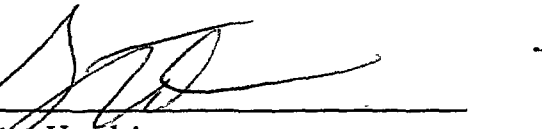
Keith White, Vice President

SOUTH MANOR NEIGHBORHOOD ASSOCIATION

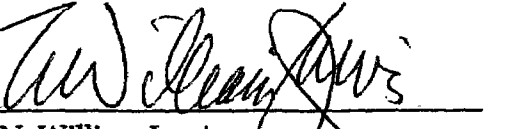


Ronald Austin, President

FOR WEST*GROUP DEVELOPMENT:



Stan Voudrie
West Group Development Company, LLC



N. William Jarvis
The Jarvis Company, LLC