

July 25, 2005

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission for a Consolidated Planned Unit Development

1000 Connecticut Avenue Associates and PNC Bank, Trustee, (the "Applicants") hereby give notice of their intent to file an application for consolidated review and approval of a Planned Unit Development ("PUD") with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003, as amended). The application will be filed with the Zoning Commission not less than ten (10) days from the date of this notice. This notice is given pursuant to section 2406.7 of the Zoning Regulations.

The property that is the subject of these applications is comprised of Lots 847, 803, 804, 805 and 806 in Square 163 and is located at the northwest corner of Connecticut Avenue and K Street, N.W. It is presently improved with two multi-story office buildings: 1000 Connecticut Avenue, N.W., and 1725 K Street, N.W. The site consists of approximately 32,782 square feet of land area.

The Applicants propose to construct a new twelve-story commercial office building with retail space on the site of the two existing buildings. The new structure will consist of approximately 363,292 square feet of gross floor area, with approximately 17,000 square feet devoted to retail use. Approximately four levels of below grade parking will provide spaces for approximately 225 to 260 cars. The height of the building will be 130 feet and the floor area ratio ("FAR") will be 11.08.

The property is located in the C-4 District, which allows for a height of 110 feet and a building density of 10.0 FAR. The height may be increased to 130 feet in the C-4 District on streets having a width of 110 feet or greater, such as K Street in this location. Further, PUDs constructed in the C-4 District may increase building density to 11.0 FAR. The Zoning Commission may also authorize a five percent increase in FAR and building in order to effectuate the successful functioning of the building.

The PUD process will allow the Applicants to provide important amenities to the community. First, the exceptional architectural design of the project, together with its superior landscaping and streetscaping elements, will make a significant contribution to this highly visible corner in the center of Washington's office corridor. Second, the Applicants will assist in the

production of affordable housing units through a non-profit housing provider. The Applicants will also make significant contributions to the community through a First Source Employment Agreement, and a Memorandum of Understanding with the Local Business Opportunity Commission.

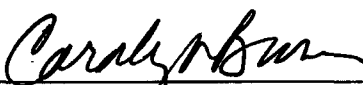
The architect is Pei Cobb Freed & Partners Architects LLP, with associate architects Weihe Design Group; and the land use counsel is Holland & Knight LLP.

Should you need additional information regarding the proposed PUD application, please contact Whayne S. Quin or Carolyn Brown of Holland & Knight LLP at (202) 955-3000.

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Certificate of Notice of Intent

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Consolidated Planned Unit Development for Lots 847, 803, 804, 805 and 806 in Square 163 was mailed to Advisory Neighborhood Commission 2B and to the owners of all property within 200 feet of the perimeter of the project site on July 25, 2005, at least ten (10) calendar days prior to the filing of this application for a Planned Unit Development as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§2406.7 – 2406.10.



Mary Carolyn Brown

**Roster of Persons or Entities Owning Real Property Any Part of Which
Falls within 200' of the Perimeter of Lots 803-806 and 847, Square 163
Washington, DC**

SSL/Lot	Premise Address	Owner Name/Address
0126 0057	1776 K St NW	Riddell Properties Inc Et A c/o Charles E Smith Co 2345 Crystal Dr Arlington, VA 22202-4801
0126 0058	1750 K St NW	Consortium Three 1750 K St LLC c/o Bernstein Consort Mgmt Inc 3299 K St NW Ste 700 Washington, DC 20007-4438
0126 0062	1700-1730 K St	Commerce Building Assoc & 1730 K St Assoc LLC c/o 1700 K St Assoc/Ste 1110 1000 Connecticut Ave NW Washington, DC 20036-5302
0163 0051	1775 K St NW	Douglas H Dority Sarah P Amos c/o UFCW Acctg Dept 1775 K St NW Washington, DC 20006-1502
0163 0052	1015 18 th St NW	1015 OB Associates LLC c/o Donohoe Companies Inc 2101 Wisconsin Ave NW Washington, DC 20007-2232
0163 0055	1050 Connecticut Av NW	Washington Square Limited Partnership Albert Abramson 11501 Huff Ct Kensington, MD 20895-1043
0163 0849	1735 K St NW	National Assoc Securities Dealers Inc c/o Finance Dept 9509 Key West Ave Rockville, MD 20850-3329
0164 0002 0164 0003	1001 Connecticut Av NW	1001 Connecticut LLC c/o Charles Gravely 2 Wisconsin Cir Ste 560 Bethesda, MD 20815-7028
0164 0035	1025 Connecticut Av NW	Blake Development Company 1150 Connecticut Ave NW Washington, DC 20036-4130
0185W 0800	17TH St NW	United States of America c/o John Parsons (NPS) 1100 Ohio Drive SW -- Room 220 Washington, DC 20242

Idell Properties Inc Et A
c/o Charles E Smith Co
145 Crystal Dr
Arlington, VA 22202-4801

Consortium Three 1750 K St LLC
C/O Bernstein Consort Mgmt Inc
3299 K St NW Ste 700
Washington, DC 20007-4438

Commerce Building Assoc &
1730 K St Assoc LLC
c/o 1700 K St Assoc/Ste 1110
1000 Connecticut Ave NW

Douglas H Dority
John P Amos
c/o UFCW Acctg Dept
1775 K St NW
Washington, DC 20006-1502

1015 OB Associates LLC
c/o Donohoe Companies Inc
2101 Wisconsin Ave NW
Washington, DC 20007-2232

Washington Square Limited
Partnership
Albert Abramson
11501 Huff Ct
Kensington, MD 20895-1043

National Assoc Securities Dealers Inc
Finance Dept
19 Key West Ave
Rockville, MD 20850-3329

1001 Connecticut LLC
c/o Charles Gravely
2 Wisconsin Cir Ste 560
Bethesda, MD 20815-7028

Blake Development Company
1150 Connecticut Ave NW
Washington, DC 20036-4130

United States of America
John Parsons (NPS)
1 Ohio Drive SW -- Room 220
Washington, DC 20242

ANC 2B
9 Dupont Circle, N.W.
Washington, D.C. 20036