

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a modification to the planned unit development approved for Lots 23, 811, 812 and 813 in Square 3584 was mailed to Advisory Neighborhood Commission 5C and to the owners of all property within 200 feet of the perimeter of the project site on April 9, 2010, at least ten (10) calendar days prior to the filing of the application for a modification to a planned unit development, as required by the Zoning Regulations of the District of Columbia, 11 DCMR §2406.7 A copy of the Notice is attached hereto.

Leila M. Jackson Batties
Leila M. Jackson Batties, Esq.

May 13, 2010
Date

April 9, 2010

NOTICE OF INTENT TO FILE A ZONING APPLICATION
Application to the District of Columbia Zoning Commission for a
Modification to an Approved Planned Unit Development

MidAtlantic Realty Partners, on behalf of G9 MRP Washington Gateway, LLC, the owner of the subject property (the "Owner") hereby gives notice of its intent to file an application for a modification to an approved Planned Unit Development ("PUD") with the District of Columbia Zoning Commission (the "Commission") under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR § 2400 *et seq.* (February 2003)). This modification will be filed not less than ten days from the date of this notice. This notice is given pursuant to § 2406.7 of the Zoning Regulations.

The subject property is located at Square 3584, Lots 23, 811, 812 and 813, and consists of approximately 134,665 square feet. It is zoned C-3-C.

As approved, the PUD contemplates a mixed-use development constructed to a maximum height of 130 feet and a density of 7.06 FAR. Approximately 229,690 square feet of gross floor area is devoted to residential use; approximately 120,443 square feet of gross floor area is devoted to hotel use; approximately 601,896 square feet is devoted to office use; and approximately 7,000 square feet is devoted to retail. The approved PUD requires a minimum parking ratio of 0.6 space per dwelling unit for the residential use; 0.25 space per guest room for the hotel, plus one parking space for each 300 square feet of floor area in either the largest function room or largest exhibit space, whichever is greater; and one parking space for each 1,800 square feet of gross floor area of use. At least two of the parking spaces are to be reserved for use by a car sharing service.

The Applicant seeks approval for a modification of the PUD in order to have the option of constructing residential dwelling units in lieu of the approved hotel – specifically, replacing 177 hotel rooms with up to 160 apartment units. Under the proposed development option, the height of the residential/hotel building will remain at 130 feet, but that section of the building originally intended for the hotel would contain one less story. The parking ratio and building configuration will be the same as what was originally approved for the PUD. In all other respects, the proposed project will be substantially consistent with the conditions set forth in Zoning Commission Order No. 06-14, including, but not limited to, that condition requiring eight percent of the residential gross floor area be devoted to affordable housing for residents with incomes no greater than 80 percent of the Area Median Income. This requirement would apply to the residential units contemplated under the optional development proposal.

The developer for this proposal is MidAtlantic Realty Partners, LLC; the architect for the residential/hotel building in the PUD is SK&I Architectural Design Group, LLC; and land use counsel is Holland & Knight.

Should you need any additional information regarding this proposed PUD application, please contact Norman M. Glasgow, Jr., Esq. or Leila Batties, Esq. of Holland & Knight at (202) 955-3000.

**Roster of Persons or Entities Owning Real Property within 200 Feet (210 Scaled) of the Overall Extent of Lots 23, 811, 812, and 813 of Square 3584
Washington, DC**

SSL	PREMISEADD	Unit	OWNERNAME	OWNNAME2	CAREOFNAME	ADDRESS1	CITYSTZIP
0710 0804	0099 NEW YORK AV		UNITED STATES OF AMERICA		GSA	7TH AND D STS SW ROOM 2021	WASHINGTON, DC 20401-0001
0710E 0014	1325 2ND ST		DC CY OWNER LLC			1065 KANE CONCOURSE STE 201	BAY HARBOR IS, FL 33154-2100
0711E 0007	FLORIDA AV NE		BALTIMORE & OHIO RAILROAD COMPANY		C/O TREASURY SERVICES	400 N CAPITOL ST NW	WASHINGTON, DC 20001-1511
0711E 0804	FLORIDA AV NE		NATIONAL RAILROAD PASSENGER CORP		C/O TREASURY SERVICES	400 N CAPITOL ST NW	WASHINGTON, DC 20001-1511
0747 0008	1200 3RD ST NE		CENTRAL ARMATURE WORKS INC			1200 3RD ST NE	WASHINGTON, DC 20002-3408
3581 0803	HARRY THOMAS WAY		POTOMAC ELECTRIC POWER COMPANY			701 9TH ST NW	WASHINGTON, DC 20001-4572
3581 0804	R ST		POTOMAC ELECTRIC POWER COMPANY			701 9TH ST NW	WASHINGTON, DC 20001-4572
3582 0802	1501 ECKINGTON PL NE		FEDERAL EXPRESS CORPORATION		TAX DEPT/ 3RD FL	3630 HACKS CROSS RD	MEMPHIS, TN 38194-0001
3584 0023	0300 NEW YORK AV NE	<i>SITE</i>	G9 MRP WASHINGTON GATEWAY LLC			1133 21ST ST NW STE 720	WASHINGTON, DC 20036-3372
3584 0811	101 NEW YORK AV	<i>SITE</i>	G9 MRP WASHINGTON GATEWAY LLC			1133 21ST ST NW STE 720	WASHINGTON, DC 20036-3390
3584 0806	FLORIDA AV NE		WASHINGTON TERMINAL COMPANY			1801 9TH ST NE	WASHINGTON, DC 20018-1001
3584 0807	NEW YORK AV NE		WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)			600 5TH ST NW	WASHINGTON, DC 20001-2610
3584 0812	NEW YORK AV	<i>SITE</i>	WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY			600 5TH ST NW	WASHINGTON, DC 20001-2610
3584 0813	NEW YORK AV	<i>SITE</i>	WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY			600 5TH ST NW	WASHINGTON, DC 20001-2610
3584 0808	NEW YORK AV NE		ROBERT N WILEY	JERRY LYLES		1439 SOUTH CAROLINA AVE SE	WASHINGTON, DC 20003-2329
3585 0803	NEW YORK AV NE		WASHINGTON TERMINAL COMPANY			400 N CAPITOL ST NW	WASHINGTON, DC 20001-1511
3585 0806	0300 NEW YORK AV NE		DISTRICT OF COLUMBIA		SUITE 307	1350 PENNSYLVANIA AVE NW	WASHINGTON, DC 20004-3003

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Washington, DC**

SSL	PREMISEADD	Unit	OWNERNAME	OWNNAME2	CAREOFNAME	ADDRESS1	CITYSTZJP
3587 0004	0320 FLORIDA AV NE		LUI WDC FLORIDA LLC			100 WAUGH DR STE 600	HOUSTON, TX 77007-5961
3587 2001	0300 MORSE ST NE Units 1-4,16-19,P-V	0001	SANG OH & COMPANY INC			300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2002	0300 MORSE ST NE Units 1-4,16-19,P-V	001A	SANG OH & COMPANY INC			300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2003	0300 MORSE ST NE Units 1-4,16-19,P-V	0002	SANG OH & COMPANY INC			300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2004	0300 MORSE ST NE Units 1-4,16-19,P-V	002A	SANG OH & COMPANY INC			300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2005	0300 MORSE ST NE Units 1-4,16-19,P-V	0003	SANG OH & COMPANY INC			300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2006	0300 MORSE ST NE Units 1-4,16-19,P-V	003A	SANG OH & COMPANY INC			300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2007	0300 MORSE ST NE Units 1-4,16-19,P-V	0004	SANG OH & COMPANY INC			300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2008	0300 MORSE ST NE Units 1-4,16-19,P-V	004A	SANG OH & COMPANY INC			300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2031	0300 MORSE ST NE Units 1-4,16-19,P-V	0016	SANG OH & COMPANY INC			300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2032	0300 MORSE ST NE Units 1-4,16-19,P-V	016A	SANG OH & COMPANY INC			300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2033	0300 MORSE ST NE Units 1-4,16-19,P-V	0017	SANG OH & COMPANY INC			300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2034	0300 MORSE ST NE Units 1-4,16-19,P-V	017A	SANG OH & COMPANY INC			300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2035	0300 MORSE ST NE Units 1-4,16-19,P-V	0018	SANG OH & COMPANY INC			300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2036	0300 MORSE ST NE Units 1-4,16-19,P-V	018A	SANG OH & COMPANY INC			300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2037	0300 MORSE ST NE Units 1-4,16-19,P-V	0019	SANG OH & COMPANY INC			300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2038	0300 MORSE ST NE Units 1-4,16-19,P-V	000P	SANG OH & COMPANY INC			300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2039	0300 MORSE ST NE Units 1-4,16-19,P-V	000R	SANG OH & COMPANY INC			300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2040	0300 MORSE ST NE Units 1-4,16-19,P-V	000V	SANG OH & COMPANY INC			300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2041	0300 MORSE ST NE Units 1-4,16-19,P-V	000S	SANG OH & COMPANY INC			300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2042	0300 MORSE ST NE Units 1-4,16-19,P-V	000T	SANG OH & COMPANY INC			300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2043	0300 MORSE ST NE Units 1-4,16-19,P-V	000U	SANG OH & COMPANY INC			300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2044	0300 MORSE ST NE Units 1-4,16-19,P-V	000Q	SANG OH & COMPANY INC			300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2009	0300 MORSE ST NE Unit 5	0005	JU MAN CHONG	BYONG JA CHONG		11401 WOLFS LNDG	FAIRFAX STA, VA 22039-2041
3587 2010	0300 MORSE ST NE Unit 5	005A	SU MAN CHONG	BYONG J A CHONG		11401 WOLFS LNDG	FAIRFAX STA, VA 22039-2041
3587 2011	0300 MORSE ST NE Unit 6	0006	WON HO CHOI	CHOM SOON CHOI		300 MORSE ST NE STE C	WASHINGTON, DC 20002-7035
3587 2012	0300 MORSE ST NE Unit 6	006A	WON HO CHOI	CHOM SOON CHOI		300 MORSE ST NE STE C	WASHINGTON, DC 20002-7035

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Washington, DC

SSL	PREMISEADD	Unit	OWNERNAME	OWNNAME2	CAREOFNAME	ADDRESS1	CITYSTZIP
3587 2013	0300 MORSE ST NE Units 7-9	0007	KI CHO	SON Y CHO		9454 WOODED GLEN AVE	BURKE, VA 22015-4230
3587 2014	0300 MORSE ST NE Units 7-9	007A	KI J CHO	SON Y CHO		9454 WOODED GLEN AVE	BURKE, VA 22015-4230
3587 2015	0300 MORSE ST NE Units 7-9	0008	KI J CHO	SON Y CHO		9454 WOODED GLEN AVE	BURKE, VA 22015-4230
3587 2016	0300 MORSE ST NE Units 7-9	008A	KI J CHO	SON Y CHO		9454 WOODED GLEN AVE	BURKE, VA 22015-4230
3587 2017	0300 MORSE ST NE Units 7-9	0009	KI J CHO	SON Y CHO		9454 WOODED GLEN AVE	BURKE, VA 22015-4230
3587 2018	0300 MORSE ST NE Units 7-9	009A	KI J CHO	SON Y CHO		9454 WOODED GLEN AVE	BURKE, VA 22015-4230
3587 2019	0300 MORSE ST NE Units 10-12	0010	LIU FAMILY L.L.C.		C/O Liou Fam LLC/Sec G & H	300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2020	0300 MORSE ST NE Units 10-12	010A	LIU FAMILY L.L.C.		C/O Liou Fam LLC/Sec G & H	300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2021	0300 MORSE ST NE Units 10-12	0011	LIU FAMILY L.L.C.		C/O Liou Fam LLC/Sec G & H	300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2022	0300 MORSE ST NE Units 10-12	011A	LIU FAMILY L.L.C.		C/O Liou Fam LLC/Sec G & H	300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2023	0300 MORSE ST NE Units 10-12	0012	LIU FAMILY L.L.C.		C/O Liou Fam LLC/Sec G & H	300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2024	0300 MORSE ST NE Units 10-12	012A	LIU FAMILY L.L.C.		C/O Liou Fam LLC/Sec G & H	300 MORSE ST NE	WASHINGTON, DC 20002-7000
3587 2025	0300 MORSE ST NE Units 13-15	0013	TANG ENTERPRISE LLC			12805 BRANDON GREEN CT	SILVER SPRING, MD 20904-3569
3587 2026	0300 MORSE ST NE Units 13-15	013A	TANG ENTERPRISE LLC			12805 BRANDON GREEN CT	SILVER SPRING, MD 20904-3569
3587 2027	0300 MORSE ST NE Units 13-15	0014	TANG ENTERPRISE LLC			12805 BRANDON GREEN CT	SILVER SPRING, MD 20904-3569
3587 2028	0300 MORSE ST NE Units 13-15	014A	TANG ENTERPRISE LLC			12805 BRANDON GREEN CT	SILVER SPRING, MD 20904-3569
3587 2029	0300 MORSE ST NE Units 13-15	0015	TANG ENTERPRISE LLC			12805 BRANDON GREEN CT	SILVER SPRING, MD 20904-3569
3587 2030	0300 MORSE ST NE Units 13-15	015A	TANG ENTERPRISE LLC			12805 BRANDON GREEN CT	SILVER SPRING, MD 20904-3569
3605 0812	0601 T ST NE		WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)			600 5TH ST NW	WASHINGTON, DC 20001-2610
3605 0813	NEW YORK AV NE		WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)			600 5TH ST NW	WASHINGTON, DC 20001-2610
3605 0814	NEW YORK AV NE		WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY			600 5TH ST NW	WASHINGTON, DC 20001-2610
3605 0820	7TH ST NE		REAL ESTATE & IMPROVEMENT COMPANY OF BALTIMORE		CSX TAX	500 WATER ST # J910	JACKSONVILLE, FL 32202-4423
RES 01850000	SE		UNITED STATES OF AMERICA	Natl Park Service	c/o Peter May	1100 Ohio Drive, SW -- Room 220.	Washington, D.C., 20242

Supporting Diagrams for Roster of Persons or Entities Owning Real Property within 200 Feet of the Overall Extent of Lots 23, 811, 812, and 813 of Square 3584 -- Washington, DC

Initial Arc of 200 Feet (210 Scaled)



Supporting Diagrams for Roster of Persons or Entities Owning Real Property within 200 Feet of the Overall Extent of Lots 23, 811, 812, and 813 of Square 3584 -- Washington, DC

Initial Arc of 200 Feet (210 Scaled) Extended to Outer Limits of Properties First Reached

