

Exhibit A

WASHINGTON GATEWAY PUD CHRONOLOGY
AFFIDAVIT OF MATTHEW ROBINSON, MIDATLANTIC REALTY PARTNERS

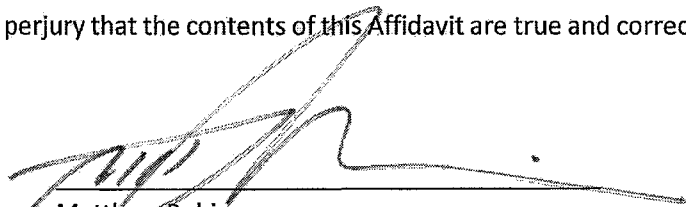
I, Matthew Robinson, representing MidAtlantic Realty Partners, being duly sworn, depose and state as follows:

- In 2006, MidAtlantic Realty Partners, LLC (“Applicant”) filed for a PUD for the Washington Gateway Property.
- The PUD was eventually approved by the zoning commission in February of 2007, and the final written order was issued on June 29, 2007. The Applicant had secured equity financing at the time with a Wall Street hedge fund that was intent on constructing all of the buildings on the property in a single phase. For this reason, the Applicant commenced design on all four towers (residential, hotel, north office, south office) and eventually completed construction drawings at a cost of over \$3 million. It is based on this information, that Mr. Frederick Rothmeijer testified in 2006 before the Zoning Commission that “... it is our hope that we can build the whole thing within about a 24-28-month period”. Mr. Rothmeijer went on to say, “it is our intent to build this all at once.”
- Due to the unsteady economy, the hotel franchise elected not to proceed with the project in 2008. Since the residential tower and the hotel tower make up one structure and share amenities, the Applicant was required to search out a new hotel operator, secure a new franchise, and then redesign the hotel in order to accommodate the new hotel brand. This process delayed the completion of drawings and pushed the project deeper into the recession.
- In 2008, the project’s Wall Street hedge fund partner was bought out by another Wall Street firm that no longer wanted to be in the real estate business. Citing the failing economy, the office towers were put on hold. The Applicant continued to progress the residential and hotel components of the project, and were able to secure ‘take-out’ equity financing for the apartment building from a life insurance company. Later that year, the Applicant went to the market to secure a construction loan, the depth of the recession was being realized, and no construction lenders were willing to provide construction financing for the project.
- With the project on hold, the Applicant spent 2009 discussing options with the project’s current predevelopment lender – a German nationalized banking institution that was looking to liquidate its loan holdings in the United States. The Applicant also applied for an extension for time from the Zoning Commission for the PUD, which was approved pursuant to ZC Order No. 06-14A.
- In 2010, the Applicant was able to negotiate a loan restructure with the German bank and was able to recapitalize the project with a new equity investor that remains in the project today.
- Following the recapitalization, the Applicant proceeded with a new plan to modify the PUD to convert the hotel to residential use and further extend the timeframes under the PUD approval. The conversion of the hotel use was necessary to remove the uncertainty of hotel financing at the time and capitalize on the potential for increasing amounts of financing for residential construction. During the PUD Modification, Matthew Robinson testified that the construction for the project would “most likely be in multiple phases,” and that “...we would construct the

residential or residential hotel component first.” (Transcript, Page 44, Lines 16-20.) The PUD modification was approved in 2011, pursuant to ZC Order No. 06-14B.

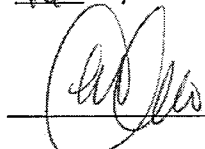
- The Applicant also engaged in 2011 the commercial office brokerage team of Collier International to market the office component of the project for lease opportunities. In 2011, the Applicant submitted for the Department of Justice (1400 New York Ave relocation) lease prospectus expression of interest, however Washington Gateway was not selected.
- The first phase of 400 units and approximately 5,000 square feet of retail commenced construction in 2012. The filing of building permits and the commencement of construction occurred within the timeframes allowed under the last PUD time extension approval.
- 2014 saw the delivery of the initial phase at Washington Gateway. Meanwhile the Applicant continued to market the office component for pre-leasing. During this year, the Applicant submitted for two different Department of Justice lease requirements as well as a CIS expression of interest. In all three cases, the project was not selected.
- By 2015 the first residential phase was fully leased up and the Applicant continued to search for a pre-lease commercial tenant. This year, the Applicant submitted for an FCC lease prospectus expression of interest as well as a Department of Justice final lease offer. Again the project was not selected.
- The lack of success on commercial preleasing, as well as the configuration of the approved office towers led to the decision in 2016 to pursue the current PUD Modification that stands before the Zoning Commission today.

I solemnly affirm under the penalties of perjury that the contents of this Affidavit are true and correct to the best of my personal knowledge.



Matthew Robinson

Sworn to and subscribed before me, this 11th day of May, 2017.



Notary Public

ERIKA CAMACHO
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires August 31, 2018

