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January 11, 2010

Via Hand Delivery

Captain Chris Roggeron
DC Fire and Emergency Medical Services Department
441 4th Street, NW, Suite 370
Washington, DC 20001

Re: Zoning Commission Case No. 09-03 - Consolidated Planned Unit Development
and Map Amendment for the Development of the Skyland Shopping Center
Skyland Holdings, LLC (the “Applicant”)

Dear Captain Roggeron:

This letter addresses the issues raised in the Fire and Emergency Medical Services Department (FEMSD) memo, dated November 1, 2009, in the above-mentioned case before the Zoning Commission. The Applicant has reviewed its plans to address your questions regarding emergency access to all of the buildings in the proposed project and has attached a truck-turning diagram which confirms that all streets proposed in this project have appropriate radii in order to provide appropriate access by FEMSD fire apparatus.

The November 1, 2009 FEMSD memo cited Appendix D to the International Fire Code as requiring two fire apparatus access roads for Blocks 1 and 2; the memo also cited IFC Section 503.2.4 “Dead Ends” with regard to the private alley in Block 3 implying that a second fire apparatus road is required for this Block as well. However, the District of Columbia has neither adopted Appendix D nor incorporated the requirements therein into the D.C. Fire Code. See 12H DCMR Section F-101.2.1, which states “Provisions in the appendices shall not apply unless specifically adopted.” As such, the Applicant believes the proposed design for Blocks 1, 2 and 3 are fully consistent with District of Columbia law and we believe that the PUD project satisfies IFC Sections 503.1 and 503.2.4.

At this stage in the development review process, the Applicant and its design team have not yet finalized the fire hydrant layout plans (including type and flows) for the project and have

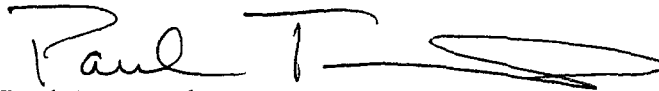
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not yet determined whether the hydrants will be public or private (with associated easements). Upon the Zoning Commission's approval of the PUD and Zoning Map Amendment application, street and building layout for the project will be confirmed. With that information, the Applicant will be able to move forward with construction documents that will address all fire hydrant spacing, location and maintenance requirements and will assure that all relevant Fire Code issues are addressed.

We have taken great care to design this project to ensure the safety of its occupants as well as the individuals who respond to such emergencies. To that end, Skyland Holdings, LLC and its design team conclude that the proposed PUD project is fully consistent with the District of Columbia Fire Code. We would be happy to discuss these issues further should you find it helpful.

Best regards,

A handwritten signature in black ink, appearing to read "Paul Tummonds". The signature is stylized with a large "P" and a long horizontal stroke at the end.

Paul Tummonds

Enclosure

cc: Maxine Brown-Roberts, OP (By Hand)

