OUTLINE OF TESTIMONY

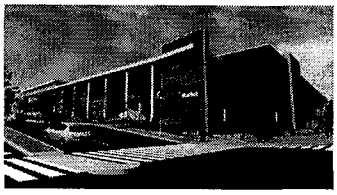
Gabriel J. Massa
Massa Montalto Architects

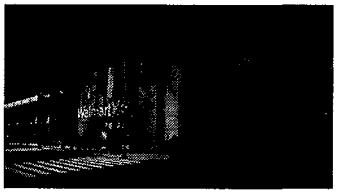
I. Introduction and experience

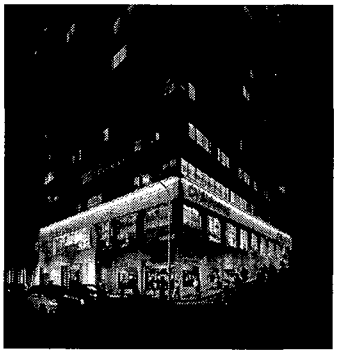
II. Description of Walmart building

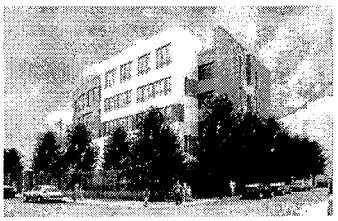
III. Conclusions

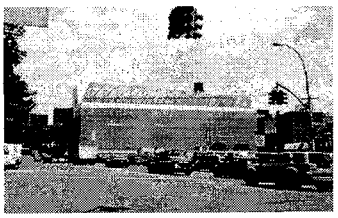
ZONING COMMISSION
District of Columbia
CASE NO.12-16
EXHIBIT NO.17E











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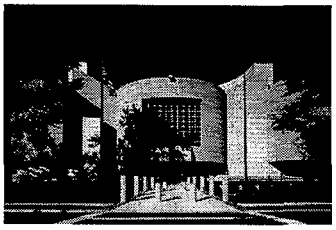
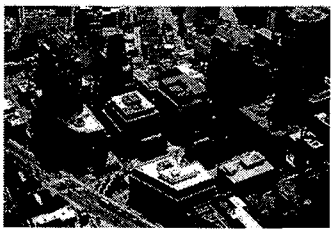
| Profile |

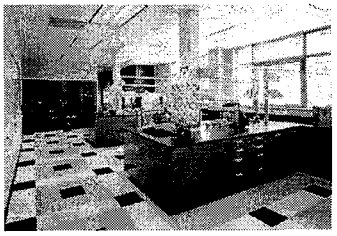
As Principal-in-Charge, Gabriel J. Massa established and has directed MMA for over 16 years with his partner John Montalto. The success of the firm under his direction has recently been highlighted as MMA was ranked as the 18th largest Retail Design based Architecture firm in the country (according to Building Design + Construction magazine). As a firm, Gabe has managed and morphed MMA into a team with extensive in-house design experience in a wide array of industries that range from retail, mixed-use residential developments, commercial, and governmental, to the educational markets of Pre K, K-12, and Higher Education. For each of these defined markets, MMA has a developed a portfolio of successful projects that showcase a primary concentration of designing, entitling and developing projects in urban environments. At MMA, Gabe spends most of his days in the design studio fully entangled in the daily workload. Working side-by-side with the design and entitlement team he is fully intertwined with the intricacies and compositions of almost all of the designs. This hands on approach has resulted in a proven path of success as Gabe's ability to successfully translate his and his teams theories and philosophies of the urban environment into real world application has resulted in hundreds of successful projects and continued client relations.

| Current Endeavors |

For the past 5 years Gabe and MMA have spearheaded Walmart's rollout of projects in urban areas throughout the upper East Coast. One urban area where Walmart has focused a great deal of its efforts is in Washington DC. From the beginning, many challenges have surfaced that have required overcoming preconceived perspectives. MMA has met these challenges by providing an innovative design approach along with accurate and detailed information to educate key individuals so that informed decisions can be ultimately achieved. With MMA as the Architect-of-Record, 3 of the 6 projects are under construction, with the others moving quickly through the home stretch of the entitling process. MMA is currently, and has been the primary architect for CVS/Pharmacy in the 5 boroughs of New York for over 14 years. MMA has successfully completed hundreds of projects for this client including renovations, additions, and new constructions. The experience and knowledge gained of NYC from this client along with MMA's rich portfolio of educational projects in the State of New Jersey has resulted in a Joint Venture in







NYC with the prominent architecture firm of Michael Graves and Associates (MGA). MMA and MGA formed this JV to link two extremely successful architecture firms together for the purpose of building public schools in New York City. Our offices have grown as a formidable team over the past 7 years and this has resulted in numerous successfully completed public school projects for the SCA.

| Career History |

Gabe received his Bachelor of Science in Architecture from the Kent State University School of Architecture and Environmental Design in 1985. Continuing a push for additional education Gabe has pursued critical credentials throughout his career in the architecture industry including Registration, NCARB Certification, CID (Certified Interior Designer), LEED AP, and he has also been a long standing member of the AIA. To strengthen his resume further, Gabe has also pursued licensure in over 30 states. Prior to forming MMA, Gabe worked for both nationally and internationally recognized firms such as HLW International, Michael Lynn & Associates and STV Architects & Engineers. Some of the more notable projects that Gabe worked on while at these firms include the Keio Japanese Academy, Federal Reserve Bank, Metro Tech, and Citi Corp. Throughout his over 30 year career Gabe has gained extensive urban master-planning experience, building construction knowledge, design aptitude, project management skills, and business dexterity.

| Conclusion |

Established in 1996 and under Gabe's direction, MMA has prided itself with the ability to constantly adapt our services, designs and in-house technology to stay current with the rapid progressions of technology. As an architecture firm that is registered in multiple states and consistently working in numerous states simultaneously, staying current with communication, computer programs and organizational technologies is a high priority. As our ambitions to learn and adapt continue to guide us we are confident that our efforts allow us to provide the highest level of service to our clients. From initial design concepts through construction documents, cost estimating, working with local authorities, permitting, bidding and construction administration, MMA has gained an extensive amount of experience throughout the years. Since the beginning and as the company continues to grow in the future, each project MMA takes on is founded and pursued upon under Gabe's principle philosophy of building strong relationships. Building strong relationships is the first step to building strong teams, which is the first step of building successful projects.