



November 14, 2014

Robert Knopf III
QC 369, LLC
1001 G Street, Suite 700W
Washington DC 20001

Bob:

Based on the adjustments and assurances communicated to us in meetings and email correspondence over the past three months and summarized below, we are pleased to inform you that the Whitman Condominium Homeowners Association Board of Directors is now able to support QC 369 LLC's plan for Columbia Place. This support can be publicly communicated to the ANC and other parties and if needed, can include us registering as a Party in Support at the Mayor's Agent Hearing in December and the PUD hearing in January.

The following are the clarifications, adjustments and assurances QC 369 LLC has made, as we understand them. Please confirm that our understanding is accurate and reflects your own understanding and intentions.

1. Noise from hotel and apartment building roof mechanicals. QC 369 LLC intends to relocate the hotel cooling towers to the 9th Street facing roof, size all mechanical buildings to the minimum required, and use state-of-the-art expertise and techniques for noise related issues and sound transfer.
2. Ease of truck turning and access to the Whitman loading dock. The Whitman recognizes that the east/west alley cannot be widened and that the existing alley to L Street has to be eliminated. When hotel and apartment operations begin, QC 369 LLC and the Whitman will cooperate in managing occasional larger truck access into their respective loading dock entrances.
3. Traffic flow and access during the construction period. QC 369 LLC will provide the Whitman traffic and alley configuration plans and potential impacts on Whitman residents at about the time the construction activity will begin and update them as needed on a timely basis.
4. View lines from the Whitman roof. The Whitman recognizes that the view lines will be significantly reduced. As the final, detailed designs are completed in the coming months, QC 369 LLC will continue to explore ways for improving view lines from the Whitman as much as feasible.
5. Lighting, security and rear-of-building aesthetics. Based on a tour of the Lyric Apartments, which was built and is owned by Quadrangle, the Whitman is pleased with all elements of that property. QC 369 LLC assures that the same standards for lighting, security and aesthetics will be applied to the rear of the Columbia Place project.

We are pleased that QC 369 LLC and The Whitman have worked hard to achieve a mutually beneficial understanding and are mutually committed to a long-term good-neighbor relationship. We anticipate having regular, cooperative communications during the construction period and after Columbia Place operations begin.

Sincerely,

Carlos H. Arce
President, HOA
Whitman Condominium

Office 202.898.0719 • Fax 202-898-0046 • Concierge 202.898.0725
910 M Street, NW Washington, DC 20001