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November 15, 2018

District of Columbia Office of Zoning
441 4th St NW # 200
Washington, DC 20001

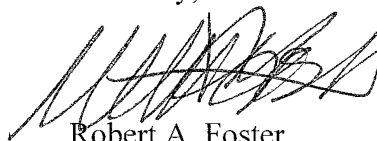
Re: 315 H Street NE - Zoning Commission Order No. 15-07

Ladies and Gentlemen:

Capital Place Homeowners Association (CPHOA) consists of 24 townhomes, with a courtyard and other common areas in the block bound by 3rd and 4th Streets NE and G and H Streets NE. CPHOA is the only residential property that shares a boundary with the new apartment building located at 315 H Street NE, known as Coda on H, which was developed by MRP Realty.

In ZC Order No. 15-07, under the heading "Benefits and Amenities," item 5 required MRP to pay for certain improvements and upgrades to CPHOA's common areas. CPHOA agreed to accept a cash payment in lieu of these improvements and upgrades. We have received payment in full from MRP, and we hereby certify to the Office of Zoning that MRP has fulfilled its obligations to CPHOA under ZC Order No. 15-07.

Sincerely,



Robert A. Foster
CPHOA Board Member

cc: Mark Eckenwiler (by email) – 6C04@anc.dc.gov
Willie Sykes (by email) – wsykes3@yahoo.com
Dennis Fravel (by email) – levarf03@gmail.com
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