


**Declaration of Augustus Haney,
Vice President, Head of Northeast Development
at Forest City SEFC, LLC**

The undersigned, being duly sworn according to law, deposes and says:

1. I am a Vice President at Forest City SEFC, LLC (“**Master Developer**”), the master developer of The Yards and an affiliate of FC 110 N ST SE, LLC (“**Applicant**”).
2. Applicant is the affiliate entity that will acquire and develop the property located in Square 743, Lot 856 (the “**Property**”).
3. As a Vice President, I am responsible for efforts relating to leasing, constructing, and financing the development of the Property as a mixed-use office building on Parcel F in The Yards (the “**Project**”).
4. Since the Commission’s review and approval of the Project in Z.C. Case No. 20-28 in 2021 (“**Approval**”) and the initial two-year time extension in Z.C. Case No. 20-28A in 2024 (“**Initial Extension**”), Master Developer and the Applicant have proceeded diligently in good faith to advance the development of the Project.
5. Master Developer’s in-house capital markets team manages and advises on the financing for Master Developer’s entire portfolio. Applicant continues to work with the capital markets team in its efforts to secure financing for the Project.
6. The capital markets team continues to indicate that a significant anchor tenant is a prerequisite to the Applicant obtaining the necessary financing for the Project.
7. The Applicant has continued the marketing and leasing efforts described in the application and supporting materials for the Initial Extension.
8. The adverse market conditions that required the Applicant to request the Initial Extension, including low demand for office space and highly unfavorable lending conditions, are still prevalent today.
9. In total, Master Developer and the Applicant have invested over \$6,000,000 on design, permitting, leasing, and marketing efforts for the Project.

[Signature page follows]

FOREST CITY SEFC, LLC,
a District of Columbia limited liability company

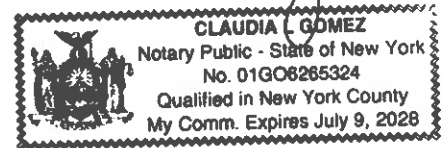
By: 
Name: AUGUSTUS HANEY
Title: VICE PRESIDENT

(SEAL)

Sworn to and subscribed before me this 19th day of March, 2026.

Claudia L. Gomez

Notary Public



My Commission Expires: July 9, 2028