

FRF Land Owner, LLC

March 2, 2026

Zoning Commission
for the District of Columbia
441 4th Street, N.W.
Suite 210S
Washington, D.C. 20001

**Re: FRF Land Owner LLC / Authorization Letter
Zoning Application
Owner of 1333 M Street, SE (Lot 2 in Square 1048S)**

Dear Members of the Commission:

This letter is to authorize the law firm of Holland & Knight LLP to represent FRF Land Owner LLC, the owner of the property located 1333 M Street, SE, and more particularly known as Lot 2 in Square 1048S (the "Property"), in all matters before the Zoning Commission relating to the Property. As set forth in Subtitle Z § 200.3 of the Zoning Regulations, this authorization includes the power to bind the undersigned owner of the above-referenced in the case before the Commission.

FRF LAND OWNER LLC,
a District of Columbia limited liability company

By:



Frederick Felice
its Authorized Representative



February 20, 2020

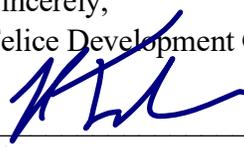
Zoning Commission for
the District of Columbia
441 4th Street, N.W.
Suite 210S
Washington, D.C. 20001

**Re: Felice Development Group, LLC Authorization Letter
Request for First-Stage, Consolidated PUD Approval
and Zoning Map Amendment**

Dear Members of the Commission:

Felice Development Group, LLC, is the applicant in connection with the request for a first-stage and consolidated planned unit development approval and a zoning map amendment for the property located at 1333 M Street, SE (Square 1025-E, Lot 802, Square 1048-S, Lots 1, 801 and 802, RES 129 and RES 299) (collectively, the "Property"). This letter authorizes the law firm of Holland & Knight, LLP to represent Felice Development Group, LLC in the proceedings before the Zoning Commission concerning the Property. As set forth in Subtitle Z § 200.3 of the Zoning Regulations, this authorization includes the power to bind Felice Development Group, LLC in the case before the Zoning Commission.

Sincerely,
Felice Development Group, LLC



Signature
Rick Felice

Printed Name
President

Title