Exhibit B-1

Declaration of Peter J. Farrell, Principal of CityInterests Development Partners, LLC

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

1. I am a Principal of CityInterests Development Partners, LLC, an affiliate of Lano Parcel 12, LLC (Lano Parcel 12, LLC, and affiliated entities controlling portions of the Parkside PUD are for this Declaration collectively, "**Owner**").

2. Owner is the owner of property located in Square 5055, Lot 26 (the "**Property**").

3. As a Principal, I am responsible for efforts relating to designing, constructing, and financing the development of the Property (the "**Project**").

4. Owner's affiliates have filed a building permit application for Parcel 9A (B2307968) and has other necessary permits and approvals to begin construction of that building but has not yet begun construction. Owner's affiliates have also filed a building permit application for the Parkside Parcel 9B multifamily residential building (B2206770) to permit 82 units with a below-grade parking garage and approximately 4,000 square feet of ground floor retail.

5. To advance future second-stage PUDs, Owner has undertaken detailed planning with respect to Blocks G, H, and I. The plans reflect input from ANC 7D existing residents in the Parkside community and include an allocation of green space at the entrance to Parkside from the new pedestrian bridge at the Minnesota Avenue Metrorail Station.

6. To the best of my knowledge, there has been no substantial change in any material facts that would undermine the basis for the Commission's original approval of the Project.

7. The multifamily building on Parcel 10 of the Parkside PUD delivered in June 2025, and the multifamily building on Parcel 8 delivered in 2024.

8. Owner continues to maintain a community playground and amenity area on Block H for the benefit of Parkside residents during the construction of Block F and future second-stage PUDs, which provides ongoing community benefits during the pendency of the PUD.

9. Owner has explored development partnerships with housing developers for the Property.

10. Owner contributed $3 million to the construction of the pedestrian bridge from the Minnesota Avenue Metrorail Station to Parkside. The bridge is now open and in use.

11. Owner has undertaken detailed site planning and related architectural studies in anticipation of future second-stage PUDs.

12. The Parkside PUD did not displace any existing residences but has converted vacant land to residential housing.

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13. The Project provides job opportunities with the clinic, as well as the newly constructed retail spaces, in addition to the construction opportunities that come with each new development.

14. The Property's designation as a federal "opportunity zone" has heightened interest in the remaining residential development blocks of the Property and helped facilitate the construction of those residential units already approved.

15. Owner continues to maintain a strong relationship with the nearby Parkside, Mayfair, and Eastland Garden neighborhoods, providing regular updates on the progress of the Parkside PUD and gathering community feedback. This past summer, Owner took part in a neighborhood walk with District officials, PEPCO representatives, and residents to identify community priorities, and Owner plans to continue this clear and frequent communication with the community.

16. The Project has been affected by several events that have slowed the development timetable, including the state of the residential, retail and office markets east of the Anacostia River, challenges in obtaining financing for mixed-income and mixed-use development, and a very challenging interest rate climate.

17. The District is advancing plans to extend Anacostia Avenue, NE from Benning Road into the Parkside neighborhood, providing a much-needed additional vehicle access route.

[SIGNATURE PAGE TO FOLLOW]

Lano Parcel 12, LLC

By: DocuSigned by: Peter J. Farrell FD1FE31BCA28457...
Name: Peter J. Farrell
Title: Principal