Affidavit of Rich McPhillips, Principal of Trammell Crow Company

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

1. I am a Principal of Trammel Crow Company, an affiliate of High Street Development, Inc. (the "**Applicant**"), which is the Applicant in Zoning Commission Case No. 20-27 (the "**Approved PUD**").
2. As a Principal, I am responsible for efforts relating to designing, constructing, and financing the redevelopment of the property located at Lot 222 in Square 445 (the "**Property**") with a mixed-use building with approximately 223 residential units and approximately 7,400 square feet of ground-floor retail space (the "**Project**"), as proposed in the Approved PUD.
3. Since approval of the Approved PUD, the Applicant has actively worked with the development team to move the Project forward and has expended significant efforts and investment to this end, including preparing permit plans, applying for a building permit for the Project (Permit Application No. B2302913), and recording the PUD covenant.
4. During the period since approval of the Approved PUD, the Applicant has diligently pursued financing to allow construction of the Project to commence but has been unable to secure such financing due to the current adverse conditions affecting the market for commercial real estate development.
5. The Applicant continues its efforts to move the Project toward construction and to secure the necessary financing to do so in order to realize the Project envisioned in the Approved PUD.
6. The approval of the one-year time extension requested in this application will allow the Applicant to continue pursuing the necessary financing to allow the Project to be developed.

[SIGNATURE PAGE TO FOLLOW]

High Street Development, Inc.
a Delaware corporation

By: _____
Name: Rich McPhillips
Title: Principal

Subscribed and sworn to before me this 30th day of September 2026.

_____
Notary Public

My Commission expires: 11/30/2027

[Notarial Seal]

ALEXANDRA S. COOK
Notary Public, District of Columbia
My Commission Expires 11/30/2027

ALEXANDRA S. COOK NOTARY PUBLIC DISTRICT OF COLUMBIA Exp. - 11/30/2027