

EXHIBIT D

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for Design Review for 899-999 North Capitol Street NE (Lot 298 in Square 675) (the “**Property**”) was mailed to Advisory Neighborhood Commission (“**ANC**”) 6C, ANC 6E, and to the owners of all property within 200 feet of the perimeter of the Property on February 10, 2021, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Section 301.7.

US Union Square DC 899 LLC, US Union Square DC 901 LLC, and US Union Square DC 999 LLC (collectively, “**Applicant**”) are proposing a project that will expand the ground-floor components of, and renovate the entirety of, the existing office buildings on the Property and redevelop the existing sunken plaza on the Property with a seven (7)-story lodging and retail building (the “**Project**”). The Applicant met with the Single Member District Commissioner for ANC 6C on April 23, 2021 to discuss the Project, and will be presenting the Project to ANC 6C’s Planning, Zoning and Economic Development Committee on June 2, 2021. The Applicant has been in communication with ANC 6E and is working to be placed on an ANC 6E agenda in the near future.

The Applicant has also been coordinating with government agencies regarding the project. The Applicant met with the District Department of Transportation on April 14, 2021 and the Office of Planning on April 29, 2021 to discuss the Project.

The Applicant will continue to work with the community and District agencies as the Project moves forward.

/s/ Jeff C. Utz

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR DESIGN REVIEW

February 10, 2021

US Union Square DC 899 LLC, US Union Square DC 901 LLC, and US Union Square DC 999 LLC (collectively, “Applicant”) hereby give notice of their intent to file an application for design review (“Design Review”) to allow development of a mixed-use building with lodging and/or residential use and ground-floor retail uses and renovations and ground-level retail expansion of existing office buildings (the “Project”) at the property located at 899-999 North Capitol Street, NE (Square 675, Lot 298) (“Property”). The Property is located on the east side of North Capitol Street, NE between H and K Street, NE.

The Property is in the NoMa neighborhood of Ward 6. The Property consists of approximately 134,579 square feet of land area, divided into A&T Lots 853, 854, and 855. The Property is located in the High Density Commercial land use category on the Future Land Use Map of the District of Columbia Comprehensive Plan. The site is located in the D-5 Zone District and within the North Capitol Street Sub-Area.

The Property is currently improved with commercial office buildings on the northern portion (Lot 853) and southern portion (Lot 855) of the Property. The middle portion of the Property (Lot 854) is currently improved with a sunken courtyard. The Project will redevelop Lot 854 with an up to eleven (11)-story mixed-use building with up to approximately 163,788 square feet of gross floor area of lodging and/or residential use and up to approximately 8,000 square feet of retail/commercial use, along with introducing significant hardscaping and landscaping improvements on the Property. This proposed structure will have a height of up to approximately 130 feet. The Project will also renovate the existing office buildings on Lots 853 and 855 and construct ground-level additions at the front of these buildings containing approximately 6,980 square feet of retail/commercial uses (and these buildings will also be reduced by approximately 5,306 square feet of office use). In total, the Project will add up to approximately 165,462 square feet of gross floor area to the Property, resulting in a total floor area ratio (“FAR”) of approximately 5.92 FAR for the Property, including the two existing structures on the lot.

Pursuant to Subtitle Z § 301.8 of the Zoning Regulations, the Applicant will make all reasonable efforts to attend a regularly-scheduled meeting of, and present the Project to, Advisory Neighborhood Commission (“ANC”) 6C, the ANC in which the Property is located. The Applicant is available to discuss the proposed Project with all interested and affected groups and individuals.

This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 6 of the Zoning Regulations at least 45 days after the date of this notice, which is given pursuant to Subtitle Z § 301.6 of the Zoning Regulations. The land use counsel is Goulston & Storrs, PC, and the architects are Hord Coplan Macht and GTM Architects. If you require additional information regarding the proposed Design Review application, please contact Jeff Utz (202-721-1132).