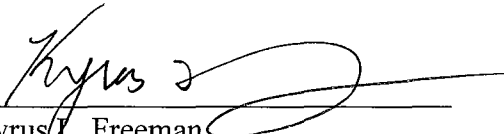


Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for consolidated review and approval of a Planned Unit Development ("PUD") and Zoning Map Amendment with the District of Columbia Zoning Commission under Chapter 24 for Lot 4 in Square 3587 was mailed to the owners of all property within 200 feet of the perimeter of the project site and the Advisory Neighborhood Commission for the area within which the property is located on January 6, 2015, at least ten (10) calendar days prior to the filing of the application for consolidated approval of a Planned Unit Development and Zoning Map Amendment as required by the Zoning Regulations of the District of Columbia, 11 DCMR §2406.7. A copy of the Notice is attached hereto.



Kyrus L. Freeman

1/6/15

Date

January 6, 2015

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the
District of Columbia Zoning Commission for
Consolidated Approval of a Planned Unit Development and Zoning Map Amendment**

Level 2 Development (the "Applicant"), on behalf of 320 Florida, LLC (the Owner), hereby gives notice of its intent to file an application for consolidated review and approval of a Planned Unit Development ("PUD") and a Zoning Map Amendment with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR §2400 *et seq.* (July 1995)). The application will be filed with the Zoning Commission not less than ten (10) days from the date of this notice. This notice is given pursuant to §2406.7 of the Zoning Regulations.

The property that is the subject of this application consists of Lot 4 in Square 3587 (the "Subject Property"). The Subject Property has a land area of approximately 28,394 square feet. The Subject Property has approximately 246 linear feet of frontage on Florida Avenue, N.E. The Subject Property is bounded by private property to the north, east, and west, and by Florida Avenue, N.E. to the south.

The Subject Property is presently zoned C-M-1. The Applicant is seeking to rezone the Subject Property to the C-3-C District in connection with this application. The requested map amendment is consistent with the Comprehensive Plan's Future Land Use Map designation of the Subject Property as mixed-use: high-density commercial, high-density residential, and Production, Distribution and Repair. The requested map amendment is also consistent with the Comprehensive Plan's Generalized Policy Map designation of the Subject Property as a Multi-Neighborhood Center.

The Applicant proposes to build a mixed-use building composed of retail and residential uses. The building will have an FAR of 8.0 and will include approximately 227,152 square feet of gross floor area. Approximately 219,667 square feet of gross floor area will be devoted to residential uses and approximately 7,485 square feet of gross floor area will be devoted to retail uses. Of this housing, 8% will be affordable housing which will add to the District's affordable housing stock; whereas, under the current industrial zoning, no new housing can be provided on the site. The building will include 315 residential units (plus or minus 10%) and 145 off-street parking spaces located in a below-grade parking garage. The building will be constructed to a maximum height of 120 feet at its highest point.

The Applicant for this proposal is Level 2 Development and the owner is 320 Florida, LLC; the architect for the project is Eric Colbert & Associates; and land use counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed applications, please contact Kyros L. Freeman of Holland & Knight LLP at (202) 955-3000.

**ROSTER OF PROPERTY OWNERS WITHIN
200 FEET OF LOT 4, SQUARE 3587**

SSL	PREMISES ADDRESS	OWNERS
0711E 0007	Florida Av NE	B & O Railroad And Natl Rail Pass Corp
0711E 0804	Florida Av NE	Treasury Services 400 N Capitol St NW Washington, DC 20001-1511
0747 0008	1200 3rd St NE	Central Armature Works Inc Allen B Hirschmann Pc 2111 Wilson Blvd Ste 700 Arlington, VA 22201-3052
0772 0020	N St NE	301 N Street Ltd Partnership
0772 0021	N St NE	Wilkes Co
0772 0800	N St NE	5101 Wisconsin Ave NW Ste 200 Washington, DC 20016-4136
0772 0023	0331 N St NE	331 N Just LLC 2001 W Main St Ste 244 Stamford, CT 06902-4544
0772N 0803	0301 Florida Av NE	John A Booker Jr 1924 Blueridge Ave Silver Spring, MD 20902-2911
3584 0806	Florida Av NE	Washington Terminal Company 1801 9th St NE Washington, DC 20018-1001
3584 0808	New York Av NE	Robert N Wiley Jerry Lyles 1439 South Carolina Ave SE Washington, DC 20003-2329
3585 0806	0300 New York Av NE	District Of Columbia Suite 307 1350 Pennsylvania Ave NW Washington, DC 20004-3003
3587 0008	Florida Av	Gateway Market L/Cal LLC 2 Bethesda Metro Ctr, Suite 800 Bethesda, MD 20814-5395

SSL		PREMISES ADDRESS	OWNERS
3587	0805	0350 Morse St NE	Jemal's Tko LLC 702 11th St NW Washington, DC 20001-4512
3587	0814	Morse St NE	Sm Corporation 2394 Watters Glen Ct Falls Church, VA 22043-2951
3587	0819	Morse St	District Of Columbia 801 N Capitol St NE Washington, DC 20002-4232
3587	2001	0300 Morse St NE Unit: 0001 0001	Sang Oh & Company Inc 300 Morse St NE Washington, DC 20002-7000
3587	2002	0300 Morse St NE Unit: 001A 001A	
3587	2003	0300 Morse St NE Unit: 0002 0002	
3587	2004	0300 Morse St NE Unit: 002A 002A	
3587	2005	0300 Morse St NE Unit: 0003 0003	
3587	2006	0300 Morse St NE Unit: 003A 003A	
3587	2007	0300 Morse St NE Unit: 0004 0004	
3587	2008	0300 Morse St NE Unit: 004A 004A	
3587	2031	0300 Morse St NE Unit: 0016 0016	
3587	2032	0300 Morse St NE Unit: 016A 016A	
3587	2033	0300 Morse St NE Unit: 0017 0017	
3587	2034	0300 Morse St NE Unit: 017A 017A	
3587	2035	0300 Morse St NE Unit: 0018 0018	
3587	2036	0300 Morse St NE Unit: 018A 018A	
3587	2037	0300 Morse St NE Unit: 0019 0019	
3587	2038	0300 Morse St NE Unit: 000p 000p	
3587	2039	0300 Morse St NE Unit: 000R 000R	
3587	2040	0300 Morse St NE Unit: 000v 000v	
3587	2041	0300 Morse St NE Unit: 000s 000S	
3587	2042	0300 Morse St NE Unit: 000t 000T	
3587	2043	0300 Morse St NE Unit: 000u 000U	
3587	2044	0300 Morse St NE Unit: 000q 000Q	
3587	2009	0300 Morse St NE Unit: 0005 0005	B And T Bros Co LLC 43374 Hollybank Place South Riding, VA 20152-2575
3587	2010	0300 Morse St NE Unit: 005A 005A	
3587	2011	0300 Morse St NE Unit: 0006 0006	Won Ho Choi Chom Soon Choi 300 Morse St NE Ste C Washington, DC 20002-7035
3587	2012	0300 Morse St NE Unit: 006A 006A	

SSL		PREMISES ADDRESS	OWNERS
3587	2013	0300 Morse St NE Unit: 0007 0007	Ki J Cho
3587	2014	0300 Morse St NE Unit: 007A 007A	Son Y Cho
3587	2015	0300 Morse St NE Unit: 0008 0008	9454 Wooded Glen Ave
3587	2016	0300 Morse St NE Unit: 008A 008A	Burke, VA 22015-4230
3587	2017	0300 Morse St NE Unit: 0009 0009	
3587	2018	0300 Morse St NE Unit: 009A 009A	
3587	2019	0300 Morse St NE Unit: 0010 0010	Liou Family L.L.C.
3587	2020	0300 Morse St NE Unit: 010A 010A	Liou Family LLC/Sec G & H
3587	2021	0300 Morse St NE Unit: 0011 0011	300 Morse St NE
3587	2022	0300 Morse St NE Unit: 011A 011A	Washington, DC 20002-7000
3587	2023	0300 Morse St NE Unit: 0012 0012	
3587	2024	0300 Morse St NE Unit: 012A 012A	
3587	2025	0300 Morse St NE Unit: 0013 0013	Tang Enterprise LLC
3587	2026	0300 Morse St NE Unit: 013A 013A	12805 Brandon Green Ct
3587	2027	0300 Morse St NE Unit: 0014 0014	Silver Spring, MD 20904-3569
3587	2028	0300 Morse St NE Unit: 014A 014A	
3587	2029	0300 Morse St NE Unit: 0015 0015	
3587	2030	0300 Morse St NE Unit: 015A 015A	
PAR		1250 - 1252 4th St NE	1250 4th St Edens LLC
01290068			1221 Main St Ste 1000
			Columbia, SC 29201-3255
PAR		4th St NE	Consolidated Rail Corporation
01290072			Csx Transportation
			500 Water St
			Jacksonville, FL 32202-4423
RES		Florida Av	United States Of America
02790000			C/O Natl Pk Svc
			1100 Ohio Drive, SW - Ste 220
			Washington, DC 20242