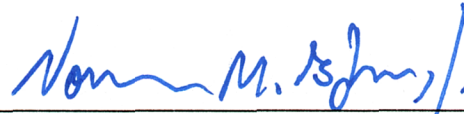


Certificate of Notice

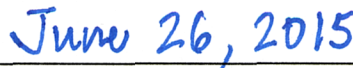
I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a Second Stage Planned Unit Development ("the Notice") for property known as Parcel 1, Market Shed, and Market Square ("the Subject Property") of the planned redevelopment of the Southwest Waterfront, was mailed to the owners of all property within 300 feet of the perimeter of the Subject Property, and to Advisory Neighborhood Commission 6D, on June 26, 2015. The application will be filed no earlier than ten (10) calendar days following June 26, 2015, as required by the Zoning Regulations of the District of Columbia, 11 DCMR §2406.7.

A copy of the Notice is attached hereto as Exhibit A.

A copy of the addresses to which the Notice was sent is attached hereto as Exhibit B.



Norman M. Glasgow, Jr.



Date

EXHIBIT A

June 26, 2015

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the
District of Columbia Zoning Commission for
Stage 2 Approval of a Planned Unit Development
(Southwest Waterfront, Parcel 1, Market Shed, and Market Square)**

Wharf District Master Developer LLC (the “Applicant”), hereby gives notice of its intent to file an application for second stage review and approval of a Planned Unit Development (“PUD”) with the Zoning Commission of the District of Columbia (the “Commission”) under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR § 2400 *et seq.*). The application will be filed with the Commission not less than ten (10) days from the date of this notice. This notice is given pursuant to Section 2406.7 of the Zoning Regulations.

The property that is the subject of this application is known as Parcel 1, Market Shed, and Market Square (collectively the “Subject Property”) of the planned redevelopment of the Southwest Waterfront (the “PUD Site”). The PUD Site is generally bounded by the Washington Channel of the Potomac River on the southwest and Maine Avenue, SW on the northeast between 6th and 11th Streets, SW. The Maine Avenue Fish Market is located immediately northwest of the PUD Site. The Subject Property is located at the northern end of the PUD Site.

The Commission granted first-stage approval for redevelopment of the PUD Site in Z.C. Case No. 11-03. The redevelopment of the PUD Site consists of 11 mixed-use building parcels, a number of smaller landside and waterside structures, four major plazas, one large park, a waterfront promenade / shared space, as well as public and private piers. The waterside development includes club buildings for the marinas, buildings on existing Piers 3 & 4, and other minor waterside buildings and facilities. Finally, the parks included in the redevelopment project include smaller retail structures.

Pursuant to Commission Order No. 11-03, which became final and effective on December 16, 2011, the Commission approved a first-stage Planned Unit Development (PUD) and related map amendment. Overall, the Commission approved a mixed-use development consisting of residential, hotel, retail, service, institutional, cultural, and office uses comprising approximately 3,165,000 gross square feet of landside development, and approximately 114,000 gross square feet of waterside development. With regard to the map amendment, the Commission approved rezoning of the PUD Site to C-3-C, with the exception of Parcel 11, which was rezoned to R-5-B, and Parcel 10, which maintained its existing zoning of W-1. In addition, the W-1 Zone District was extended into the Washington Channel to new pierhead lines. Development parameters pertaining to building height, parking, and loading were included in the Commission’s first-stage approval. The Commission also approved the phased redevelopment of the PUD Site and zoning flexibility for lot occupancy on Parcel 11 and for the precise mix of uses in the overall development. Since approving the first-stage PUD for the entire PUD Site, the Commission has

granted second-stage PUD approvals for Parcels 2, 3, 4, and 11 (Z.C. Case No. 11-03A), and for Parcel 5 (Z.C. Case No. 11-03B)

The proposed development of Parcel 1, Market Shed, and Market Square encompasses Phase 2 of the redevelopment project. According to Order No. 11-03, the building to be constructed on Parcel 1 is approved for retail uses on the ground-floor and a portion of the second floor, with commercial office space making up the remainder of the building. The Commission approved a maximum height of 130 feet for Parcel 1. The proposed plans for the Parcel 1 Building are consistent with the stage-one approval, showing a 130 foot, 10-story building consisting of approximately 261,498 square feet of gross floor area, with 13,960 square feet devoted to ground floor retail and 247,538 square feet of office use. Parking for the Parcel 1 Building will be located on two levels within the below-grade garage that is currently under construction as part of Phase 1 of the redevelopment project. Finally, a standalone, one-story building, the Market Shed, is proposed to the northwest of the Parcel 1 Building within Market Square. The Market Shed will consist of approximately 1,350 square feet of retail uses.

The master developer for the redevelopment of the PUD Site is Wharf District Master Developer LLC. The design architect for the Parcel 1 Building is Kohn Pedersen Fox and the architect of record is FOX Architects. The architect of the Market Shed is McGraw Bagnoli Architects. The civil engineer and surveyor is AMT LLC, the landscape architect is Landscape Architecture Bureau, and the land use counsel is Holland & Knight LLP.

Should you need any additional information regarding the proposal, please contact Norman M. Glasgow, Jr. at (202) 419-2460, or Shane L. Dettman, AICP at (202) 469-5169.

EXHIBIT B

Notice Addresses for Southwest Waterfront Stage 2 Parcel 1 Notice of Intent (NOI)

District of Columbia Government
1350 Pennsylvania Avenue, NW
Suite 307
Washington, DC 20004-3003

District of Columbia Government
Department of General Services
2000 14th Street, NW
8th Floor
Washington, DC 20009
Attn: Jonathan Kayne

United States General Services Administration
301 7th Street, SW
Washington, DC 20407
Attn: Darren Blue, Regional Commissioner, Public Building Service

United States Department of the Interior
National Park Service - National Capital Region
1100 Ohio Drive, SW
Washington, DC 20242
Attn: Peter May, Associate Regional Director - Lands, Planning, and Design

Advisory Neighborhood Commission 6D
1101 4th Street, SW
Washington, DC 20024
Attn: Andy Litsky