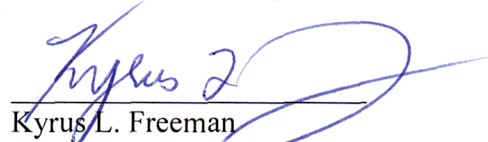


Certificate of Notice

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 803 in Square 722N 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 August 13, 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

8/13/15
Date

August 13, 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**

301 FL Manager LLC (the "Applicant"), the contract purchaser of the subject property, on behalf of John A Booker, Jr., the current owner of the property, 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 803 in Square 722N (the "Subject Property"). The Subject Property has a land area of approximately 8,720 square feet. The Subject Property is a corner lot, is triangular in shape, and is bounded to the northeast by Florida Avenue, N.E., to the south by N Street, N.E., and to the west by 3rd Street, N.E.

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: Medium 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 Land Use Change Area.

The Applicant proposes to construct a mixed-use building composed of retail and residential uses. The building will have a density of 7.57 floor area ratio ("FAR") and will include approximately 66,010 square feet of gross floor area. Approximately 61,173 square feet of gross floor area of the building will be devoted to residential uses (56 units), of which 8% will be designated as affordable housing as required by the Inclusionary Zoning ("IZ") provisions of Chapter 26 of the Zoning Regulations. Half of the building's gross floor area devoted to IZ units will be set aside for moderate income households earning up to 80% of the area medium income ("AMI") and half will be set aside for low income households earning up to 60% of the AMI. The building will be constructed to a maximum height of 101 feet at its highest point.

The Applicant for this proposal is 301 FL Manager LLC; the architect for the project is DEP; and land use counsel is Holland & Knight LLP. Should you need any additional information regarding the proposed applications, please contact Kyrus L. Freeman, Esq. of Holland & Knight LLP at (202) 955-3000.

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CENTRAL ARMATURE WORKS INC
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ARLINGTON, VA 22201-3052

SQUARE 772 DEVELOPMENT GROUP LTD PTR
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UNITED LLC
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331 N JUST LLC
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SANG OH & COMPANY INC
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