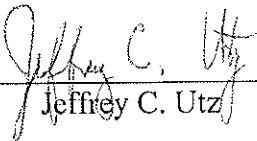


Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File an Application for a Modification to the Consolidated Planned Unit Development and Zoning Map Amendment for Lot 8, 3587 was mailed to Advisory Neighborhood Commission 5D, ANC 6C, and the owners of all property within 200 feet of the perimeter of the project site on March 27, 2013, at least ten (10) calendar days prior to the filing of this application for to amend a Planned Unit Development and Zoning Map Amendment as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning) §§ 2406.7-2406.10.

A copy of the notice is included with the Application as Exhibit G.



Jeffrey C. Utz

NOTICE OF INTENT TO FILE A ZONING APPLICATION
with the District of Columbia Zoning Commission for Modification of a
Consolidated Planned Unit Development and Related Map Amendment

March 27, 2013

In accordance with Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR § 2400 et seq.), EDENS and Sang Oh & Company, the developers and owners of the property (collectively, the "**Applicant**"), hereby give notice of their intent to file an application for the modification of the consolidated approval of a Planned Unit Development ("**PUD**") and Map Amendment approved under Z.C. Order Nos. 06-40 and 06-40A with the District of Columbia Zoning Commission (the "**Commission**"). The application will be filed with the Commission not less than ten (10) calendar days from the date of this notice. This notice is given pursuant to § 2406.7 of the Zoning Regulations.

The PUD is known as the "Gateway Market and Residences". The property that is the subject of this application consists of Lot 8 in Square 3587 of the District of Columbia. Square 3587 is bounded by Florida Avenue, NE to the south, Fourth Street, NE to the east, New York Avenue, NE to the north, and to the west by a railroad and the Metrorail.

The property included in this application consists of approximately 38,452 square feet of land area, and was re-zoned from C-M-1 to C-3-C under Z.C. Order Nos. 06-40 and 06-40A.

The Applicant intends to construct one building under this PUD, consisting of two levels of parking below grade with street level retail. The building will be built to a height of approximately 80 feet, 1 inch as measured from 4th Street, NE. The Applicant is proposing two alternatives for the five stories of the project above the retail platform of the project. Under the first alternative, the project will contain a range of residential units, between 170 residential units (consisting of a project of 183,712 square feet) and 216 residential units (consisting of a project of 189,763 square feet). Under the second alternative, the project will contain approximately 200 hotel rooms (consisting of a project of 189,712 square feet).

The parking will accommodate approximately 215 parking spaces. The building will occupy 100% of the lot on the first floor and approximately 76 – 78% of the lot on the second through sixth floors.

The residential/hotel portion of the building will rise five floors above the retail space in a U-shaped configuration fronting on Florida Avenue, and Morse and Fourth Streets. The interior courtyard will become a landscaped outdoor recreational space amenity for the residential tenants or hotel guests.

The project will offer similar amenities to those approved as part of the previous approval. The project will offer significant benefits to the District of Columbia and is in accordance with and achieves the goals of the D.C. Comprehensive Plan, the Florida Avenue Market Study (Small Area Plan), and streetscape requirements. It will act as a catalyst for other development in this area.

The Applicant has had informal community contacts regarding this project and will be presenting to ANC 5D and community groups formally in April and May.

The overall project will have a gross floor area above grade of approximately 183,712 – 189,763 gross square feet, or an FAR of approximately 4.8 – 4.9. The architect is SK&I Architecture. The land use counsel is Goulston & Storrs, PC. Should you need additional information regarding this proposed PUD application, please contact Maureen Dwyer, Esq. at (202) 721-1101 or Jeff Utz, Esq. at (202) 721-1132.