

December 30, 2013

VIA HAND DELIVERY

Zoning Commission of the
District of Columbia
441 4th Street, N.W.
Suite 210-S
Washington, DC 20001

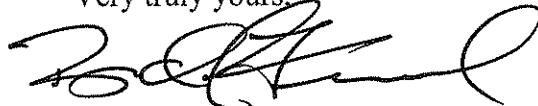
Re: Authorization Letter for Location of 30 Annual Contributions Contract ("ACC")
Units on Lot 76, Square 737

Dear Members of the Zoning Commission,

Please accept this letter as authorization to Capper/Carrollsburg Venture, LLC and the District of Columbia Housing Authority ("DCHA") (collectively, the "Applicants"), to locate 30 Annual Contributions Contract ("ACC") units on Lot 76, Square 737 (the "Property"), which we own. We intend to develop lot 76 in 2 phases with each phase providing 15 ACC units.

Although we agree to the placement of the 30 ACC units on the Property, the Property will not be part of, or subject to, the Capper/Carrollsburg PUD Order. The Property is located in the C-3-C Zone District and the South Capitol TDR Receiving Zone. Therefore development on the property has no affordable housing requirement. However, in coordination with DCHA and subject to the terms of the Affordability Covenant between DCHA and Square 737 LLC, Square 737 LLC has agreed to place the 30 ACC units on the Property.

Very truly yours,



on behalf of

W. Christopher Smith,
on behalf of Square 737, LLC