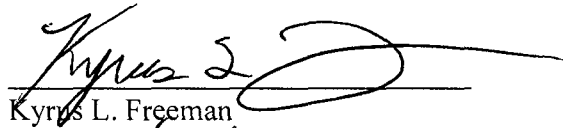


Certificate of Notice

I HEREBY CERTIFY that a copy of a Notice of Intent to File a Zoning Application for second-stage approval of, and modifications to, an approved Planned Unit Development ("PUD") for Lot 839 and a portion of Lot 906 in Square 5785 was mailed to the owners of all property within 200 feet of the perimeter of the project site and Advisory Neighborhood Commission 8A on June 9, 2014, at least ten (10) calendar days prior to the filing of the application for second-stage approval of, and modifications to the approved PUD, as required by the Zoning Regulations of the District of Columbia, 11 DCMR §2406.7. A copy of the Notice is attached hereto.


Kyrris L. Freeman

6/9/14
Date

June 9, 2014

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the District of Columbia Zoning Commission
For Second-Stage Approval of, and Modifications to, An Approved
Planned Unit Development**

Four Points LLC and Curtis Properties Inc., as contract purchaser and owner, respectively (collectively, the "Applicant"), hereby give notice of their intent to file an application for second-stage approval of, and modifications to, an approved Planned Unit Development ("PUD") with the Zoning Commission for the District of Columbia (the "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 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.

Pursuant to Commission Order No. 08-07, which became final and effective on October 25, 2013, the Commission approved a first-stage PUD for Square 5772, Lots 827, 829, 831, 880, 984, 1017, and 1019; Square 5783, Lots 829 and 1018; Square 5784, Lots 898, 899, and 900; and Square 5785, Lots 839 and 906. The Commission also approved a zoning map amendment to rezone (i) Lots 984 and 1019 in Square 5772 from C-3-A/C-M-1 to C-3-A; (ii) Lots 829 and 1018 in Square 5783 from C-2-A to C-3-A; (iii) Lots 898, 899, and 900 in Square 5784 from C-2-A to C-3-A; and (iv) Lot 906 in Square 5785 from C-2-A/C-3-A to C-3-A.

The property that is the subject of this application consists of Lot 839 and a portion of Lot 906 in Square 5785 (collectively the "Subject Property"). The Subject Property is zoned C-3-A and has approximately 200 linear feet of frontage on Martin Luther King Jr. Avenue, S.E. The Subject Property is located in the southeast quadrant of the District and is generally bounded by private property to the north, Martin Luther King Jr. Avenue to the east, Chicago Street to the south, and a public alley to the west.

The approved first-stage plans for the apartment building on the Subject Property include approximately 65,000 square feet of gross floor area devoted to residential use, providing 65 dwelling units (plus or minus 10%). The approved development parameters for the building include a density of approximately 2.57 FAR, a lot occupancy of 43%, a building height of 60 feet (not including roof structures), and 33 off-street parking spaces. The Applicant seeks second-stage approval and modifications to permit the development of an apartment building with approximately 68,265 square feet of gross floor area devoted to residential use, providing 71 units. The building will have an FAR of 2.85, will be constructed to a maximum height of 65 feet at its highest point, and will include a total of 26 off-street parking spaces located in a below grade garage.

The developer for this proposal is Four Points LLC; the architect for the project is Grimm & Parker Architects Inc.; 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.

W Street Acquisition LLC
5620 Linda Lane
Camp Springs MD 20748-2327

2100 Martin Luther King Assoc.
c/o GPM Management Corp.
7819 Norfolk Avenue
Bethesda, MD 20814-6016

2200 Railroad LLC
7905 Malcolm road
Suite 201
Clinton, MD 20735-1749

Lashon J. Brown
1414 Howard Road, SE
Washington, DC 20020-4407

David Flythe
Noralean Flythe
2250 Shannon Place, SE
Washington, DC 20020-5740

Gerard V. Lendow & Alma Lendow
c/o Cumanet Mtg/Attn: Magda Watson
73 Mountain View Boulevard
Basking Ridge, NJ 07920-3849

Equilibrium Fund Prop 3 LLC
2243 Shannon Place, SE
Washington, DC 20020-5739

Pauline J. Coley
Archabold Corey
1126 Chicago Street, SE
Washington, DC 20020-5812

Belinda A. Campbell
1122 Chicago Street, SE
Washington, DC 20020-5812

Curtis Properties, Inc.
7905 Malcolm Road
Suite 201
Clinton, MD 20735-1749

George T. Curtis III, Trustee
5620 Linda Lane
Camp Springs, MD 20748-2327

David Leiner
1134 Chicago Street, SE
Washington, DC 200120-5878

Maude Johnson
Cornelius H. Johnson
1130 Chicago Street, SE
Washington, DC 20020-5878

Beverly A. Floyd
2248 Shannon Place, SE
Washington, DC 20020-5740

Alvin E. Durham
Denise M. Johnson
2244 Shannon Place, SE
Washington, DC 20020-5740

Olubunmi Akinsete
2249 Shannon Place, SE
Washington, DC 20020-5739

Estella White
1124 Chicago Street, SE
Washington, DC 20020-5812

James Ingram
2321 Hartford Street, SE
Apt. 302
Washington, DC 20020-7921

P.M. Battle
Frances Battle
1129 Chicago Street, SE
Washington, DC 20020-5804

Charles E. Stewart
1123 Chicago Street, E
Washington, DC 20020-5804

David J. White, Jr.
Eileen C. White
1127 Chicago Street, SE
Washington, DC 20020-5804

Natl. Association of Black Social Workers
2305 Martin Luther King Jr., Ave, SE
Washington, DC 20020-5813

African Cultural Foundation Inc.
Mohamed Sesay
2131 Young Street, SE, Apt. 203
Washington, DC 20020-5349

Joseph Gans
Georgia L. Gans
1137 Chicago Street, SE
Washington, DC 20020-5804

Leroy P. Gross
Roberta Q. Gambrell
810 Water Fowl Drive
Yorktown, VA 23692-2996

2216 MKL LLC
Unit 1
2216 Martin Luther King Jr. Ave, SE
Washington, DC 20020-5734

Clarence R. Sykes
2251 Shannon Place, SE
Washington, DC 20020-5739

Charles S. Scott
PV Scott
3470 23rd Street, SE
Washington, DC 20020-1922

Walter Coates
Rosa L. Coates
1125 Chicago Street, SE
Washington, DC 20020-5804

Whitman Walker Clinic, Inc.
1701 14th Street, NW
Washington, DC 20009-4309

Arch Research & Development Fund, Inc.
1227 Good Hope Road, SE
Washington, DC 20020-6907

James Boone
Edith Boone
1135 Chicago Street, SE
Washington, DC 20020-5804

Howard Mabry
Michon Mabry
26 O Street, NW
Washington, DC 20001-1259

Bethel Christian Fellowship
2220 Martin Luther King Jr. Ave, SE
Washington, DC 20020-5734

Fred I. Clingman
3300 Saville Lane
Mitchellville, MD 20721-4033

Delmus Nelson
2202 Martin Luther King Jr. Ave, SE
Washington, DC 20020-5734

Willie F. Wilson
1217 W Street, SE
Washington, DC 2002-5755

Arch Development Corporation
c/o C. Duane Gautier
1227 Good Hope Road, SE
Washington, DC 20020-6907

Candace A. Ashley
2210 Martin Luther King Jr. Ave, SE
Washington, DC 20020-5734

Curtis Homes of Maryland Inc.
7905 Malcolm Road
Suite 201
Clinton, MD 20735-1749

Union Temple Baptist Church
1225 W Street, SE
Washington, DC 20020-5714

Bethel Christian Fellowship, Inc.
c/o Rev. Ronald W. Miles
2220 Martin Luther King, Jr. Ave, SE
Washington, DC 20020-5734

Carlos X. Williams
Zenobia Williams
1220 Pleasant Street, SE
Washington, DC 20020-5714

William Applestein
David Applestein
4435 Wisconsin Avenue, NW, #400
Washington, DC 20016-2151

Earl Rodriguez
1217 Pleasant Street, SE
Washington, DC 20020-5713

Andrew H. Cho
PO Box 69
Highland, MD 20777-0069

District of Columbia
1800 Martin Luther King Jr. Avenue, SE
Washington, DC 20020-6900

The Salvation Army
2626 Pennsylvania Avenue, NW
Washington, DC 20037-1618

#30410581_v1 (Four Points)