

EXHIBIT F

Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File an Application for a Consolidated and First Stage Planned Unit Development and Zoning Map Amendment for Lot 800 in Square 3591 was mailed to Advisory Neighborhood Commission 5D and the owners of all property within 200 feet of the perimeter of the project site on June 23, 2014, at least ten (10) calendar days prior to the filing of this application for 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 filing as Exhibit F.



Jeffrey C. Utz

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

June 23, 2014

In accordance with Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR § 2400 et seq.), EAJ 1309 5th Street LLC, the owner of the property described below (the "**Applicant**"), hereby gives notice of its intent to file an application for the consolidated and first stage approvals of a Planned Unit Development ("**PUD**") and related Map Amendment 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 property that is the subject of this application consists of Lot 800 in Square 3591 of the District of Columbia and is known as 1309-1325 5th Street, NE. Square 3591 is bounded by Morse Street, NE to the south, 6th Street, NE to the east, Penn Street, NE to the north, and 5th Street, NE to the west.

The property included in this application consists of approximately 85,820 square feet of land area.

The Applicant is applying to rezone the Property from the C-M-1 Zone District to the C-3-C Zone District and intends to construct two buildings on one record lot under this PUD. The Applicant is requesting consolidated PUD approval for the first building, located on the south portion of the property and the first phase of the project. Such structure will include the existing approximately 55,000 gross square foot existing building, approximately 40,000 gross square foot of retail and services use above, and an approximately 100,000 gross square foot office component.

The Applicant is requesting first stage PUD approval for the second building, located on the north portion of the property and the second phase of the project. Such structure will include approximately 30,000 gross square feet of retail use and approximately 250,000 to 275,000 gross square feet of office or residential use. This structure will contain below grade parking. The parking will accommodate approximately 300-450 parking spaces to accommodate both phases.

The overall project will have a gross floor area of approximately 475,000 gross square feet to approximately 500,000 gross square feet, or an FAR of approximately 5.53 to 5.83. All square footages referenced in this Notice are subject to increase or decrease through the PUD process.

The buildings will be built to a height of approximately 120 feet. The buildings will occupy approximately 90% of the lot, which is less than the allowable 100% lot occupancy in the C-3-C Zone District. An interior entry plaza will be located on the property.

The project will offer an amenities and benefits package commensurate with the additional density and height allowed through the PUD process. The project will offer significant benefits to the District of Columbia and will be in accordance with and achieve 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 community contacts regarding this project and will be presenting to ANC 5D and community groups formally over the coming months, as desired by the ANC.

The architect is Shalom Baranes Architects. 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.