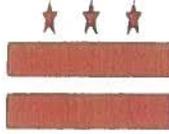


**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



March 26, 2012

Mr. Kyrus L. Freeman
Holland & Knight LLP
2099 Pennsylvania Avenue, NW - Suite 100
Washington, DC 20006

Re: Zoning Commission Order No. 07-21B - PerStar M Street Partners, LLC (PUD
Modifications @ Square 50)

Dear Mr. Freeman:

This letter is to confirm the substance of our discussion on Friday, February 17, 2012 regarding the above-referenced matter. Pursuant to Zoning Commission Order No. 07-21B, dated November 28, 2011 (the "Order"), the Zoning Commission approved modifications to an approved PUD for a hotel to be developed on Lot 87 (former Lots 82, 84, 813, 814, and 816) in Square 50. Decision No. A. 1. on pages 22 to 23 of the Order states:

1. The PUD shall be developed in accordance with the architectural plans and elevations prepared by Shalom Baranes Associates, dated October 7, 2011 (Exhibit 24), as supplemented by the plans presented at the public hearing (Exhibit 36) (the "Plans"), as modified by the guidelines, conditions, and standards herein. Notwithstanding the notes on pages A1 and A2 of Exhibit 24², but subject to the flexibility allowed under Condition No. 7(e) (discussed at paragraph 43(b) in this Order), the hotel sign shall be above the hotel's entrance on 22nd Street as shown on those pages and that the sign cannot be at a different location or be vertically mounted on the façade of the hotel or illuminated from within.

² Each note indicated that the location and dimension of the signage was for illustrative purposes only.

You provided me with certified copies of Exhibit 24 and Exhibit 36; a certified, enlarged copy of the signage plan shown on page 4 of Exhibit 36; and portions of the public hearing and decision meeting transcript regarding the proposed signage for the hotel. Based upon my review of these materials, I interpret Decision No. A. 1. to mean that the Applicant is permitted to install up to four signs on the hotel's façades, and that the signs must be installed in the general locations and consistent with the dimensions as shown on the signage plan included as page 4 of Exhibit 24. I interpret the last sentence of Decision No. A. 1. to only impose a limitation regarding the hotel sign to be located above the hotel's entrance on 22nd Street, but not as a limitation on any of the other proposed signs.

Please let me know if I may be of further assistance.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachments

File: Det Let re Hotel Signage for ZC Order No. 07-21B to Freeman 3-26-12