

Pre-Submission Community Meeting Minutes
4 Bethesda Metro Center – Sketch Plan
October 11, 2017

The pre-submission community meeting was held at the Bethesda-Chevy Chase Regional Services Center located at 4805 Edgemoor Lane in Bethesda, Maryland on Wednesday, October 11, 2017. The meeting commenced promptly at 7:00 PM.

The following representatives of BOP Bethesda Metro Center LLC, an affiliate of Brookfield Property Partners (the "Applicant"), attended the meeting:

| | |
|-------------------|--------------------------------|
| Simon Carney | Brookfield |
| Richard Fernicola | Brookfield |
| Peter Glasson | Skidmore, Owings & Merrill LLP |
| Joshua Sloan | VIKA |
| Robert Harris | Lerch, Early & Brewer, Chtd. |
| Elizabeth Rogers | Lerch, Early & Brewer, Chtd. |

Several community members also attended the meeting – please refer to the attached sign-in sheet for their contact information.

Mr. Carney began the meeting by introducing himself and the Applicant's team. Additionally, he provided some background on Brookfield, including the company's long history in Bethesda. Mr. Carney gave a broad overview of the project, explaining that the goal of the Project is to remove the aging three-story appendage of the 3 Bethesda Metro Center office building and replace it with a new signature building that is reflective of the Property's prominent location along Wisconsin Avenue, atop the Bethesda Metro Station (the "Project"). The Project will also include extensive improvements to the surrounding plaza and public open space, as well as transit access improvements and enhancements of the Metro bus facilities.

Mr. Fernicola followed with an introduction to Arts Brookfield, whose mission is to enliven public spaces with world-class cultural experiences that are free to the public. These cultural experiences include, but are not limited to, concerts, theater, dance, film screenings, art exhibitions etc. To give meeting participants a better sense of the quality of these cultural experiences, he shared a short montage of some of the events Arts Brookfield curated in 2016. Through Arts Brookfield, the Applicant has been programming the public spaces in their projects since 1988 and will draw on these past, successful experiences to further activate and enliven the Plaza.

Mr. Harris then provided an overview of the development process and explained what a Sketch Plan is. He explained that the Bethesda Downtown planning process, in which the Applicant was very involved, was recently completed. In connection with the Bethesda Downtown Plan,

the Property was recently rezoned CR-8.0, C-8.0, R-7.5, H-290'/210'. He discussed how the Project will implement the goals and recommendations established for the Property in the Bethesda Downtown Plan.

Mr. Glasson then introduced himself as one of the design architects and elaborated on the design of the Project. He discussed some of the design constraints for the site, and highlighted the benefits of the site and its surroundings. He provided a summary of the overarching goals for the Project, to: (1) improve the public realm; (2) insert a new signature building; and (3) enhance user experience. He then discussed the location and conceptual design of the various open and amenity spaces proposed within the Project

The attendees were invited to ask questions or provide comments at the conclusion of the above-described presentations. Representative questions/comments included the following:

- *How will the proposed plan to revitalize the Plaza be different from past unsuccessful attempts to enliven this space?*

The development team has a lot of personal history and first-hand account of the various attempts made to revitalize that Plaza in the past. Unlike the prior attempts, the Applicant is proposing a comprehensive redesign of the plaza, including its relationship to the Metro Station and bus facilities below. Additionally, the proposed building will help to define the public space to provide a sense of enclosure and encourage activity.

- *Comment: Like the idea of locating building close to Wisconsin Avenue, and creating a more defined, enclosed public space in the center of the site.*
- *Comment: Like the idea of a signature, tall building at this location – iconic building architecture is important to make this building a "beacon" in Bethesda.*

The Applicant is focused on creating a building with exceptional design. The Sketch Plan is more conceptual and establishes building height and mass. The Applicant will share more details of the building design in connection with the subsequent Site Plan application.

- *Is there a way to get more light and air into the bus facility area?*

The Applicant explained that they are still in the conceptual design phase, but they recognize the importance of improving the bus facilities. The Applicant will be working closely with WMATA on the design for any improvements to the bus facilities.

- *Comment: Appreciation for the diverse public open spaces planned.*
- *Comment: This Property is located at the heart of Bethesda and needs to be appealing to travelers coming to, and passing through, Bethesda. The tall, grand building proposed is*

a needed, welcoming feature that will highlight the significance of this space. The Metro Station and bus facilities similarly need improvements to make this area welcoming to visitors. Consider trying to visually connect transit facilities to plaza and uses above.

The improvements to the bus facility are only conceptual at this point. The Applicant will take this suggestion into consideration as they continue to refine the design and improvements with WMATA.

- *Need more services and/or amenities to encourage people to come up to the Plaza and use this space (very few are currently provided).*

The proposed development, which under either development scenario includes ground floor retail, will contribute to the critical mass of people using the plaza. Additionally, the Applicant is proposing significant renovations to the plaza and surrounding public spaces that will provide diverse gathering spots that will appeal to various users. And the programming by Arts Brookfield will further activate this space.

- *What is the difference between the existing "food court" footprint and the footprint of the proposed building?*

The "food court" has a footprint of approximately 15,000 square feet. The proposed building is currently anticipated to have a footprint of approximately 23,000 square feet, which is dictated by the current office market.

- *Will the building be residential or commercial?*

The Sketch Plan seeks to preserve flexibility and requests approval of two alternative development scenarios: (1) residential with ground floor retail and (2) office above ground floor retail. The final use will be determined in connection with the subsequent Site Plan approval, based on market demands.

- *Comment: Encourage applicant to consider providing amenities that appeal to young families with children.*

The Applicant will take this into consideration as they finalize the designs for the public space.

- *Is there enough sunlight for trees to survive in plaza – especially the "Gallery" that is planned as an east-west linkage?*

The Applicant has done shade studies, which confirm that there is plenty of sun exposure for trees to grow in this area.

- *Comment: Need to make sure no spaces are too closed-off to attract undesirable activity.*

Brookfield is very committed to ensure all public spaces are safe.

- *What is the size of the proposed lawn area?*

The lawn itself, not including the hardscaping around it, is currently anticipated to be approximately 15,000 square feet.

- *What is the timing for the Project?*

Assuming the application is filed with M-NCPPC in the next month or so, the Sketch Plan will likely be heard by the Planning Board in early spring. After that, the Applicant still needs to obtain approval of a Preliminary Plan Amendment and Site Plan, which will collectively take an additional 4-6 months for review once filed (not including preparation time). And there are various other post-approvals needed before any building permits can be obtained, which take approximately 6-8 months to secure.

The meeting concluded at 8:08 PM. The Applicant thanked meeting attendees for attending the meeting.

**4 Bethesda Metro Center
Sketch Plan Application
Community Meeting**

At the Bethesda-Chevy Chase Regional Services Center
4805 Edgemoor Lane, Bethesda
On October 11, 2017 at 7:00 pm

| Name (Please Print) | Address (Please include <u>Zip code</u> and <u>Apt. number</u>) | Phone Number | E-Mail Address | Would you like to receive future notices? |
|------------------------|---|-----------------|--------------------------------------|---|
| STEVEN AURECCHIA | 7500 WOODMONT AVE #422 / 20814 | | S.AURECCHIA@VERIZON.NET / NO | |
| ANDREW DASHID | 4609 CHELTENHAM DRIVE / 20814 | | | |
| Bethany Rodgers | 7768 Woodmont Ave. | | bethany.rodgers@bethesdamagazine.com | |
| Barbara Marion | 7500 Woodmont Ave. Apt. 915 | | bmarion22@aol.com | yes |
| Laura Dunlap | 7500 Woodmont Ave, Apt 815 Beth. 20814 | | dunlap.lj@hotmail.com | yes |
| Allan Glass | 4853 Cordell Ave #614 Beth 20814 | | clears17@hotmail.com | yes |
| FRANCIS LYNCH | 1708 Q. St NW Wash DC 20009 | | folynch@gmail.com | yes |
| ALEX AYALA | 1330 N-H AVE Hw | | RAASTA@virginia.edu | no |
| Hannah Summers | | | hansummers13@gmail.com | |
| Richard Hays | 101 Lucas Ln 20814 | | richardhays@me.com | |
| Corinne Wornton | 6820 Wisconsin Ave, Bethesda | | CTbethesda@gmail.com | |
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At the Bethesda-Chevy Chase Regional Services Center
4805 Edgemoor Lane, Bethesda
On October 11, 2017 at 7:00 pm

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At the Bethesda-Chevy Chase Regional Services Center
4805 Edgemoor Lane, Bethesda
On October 11, 2017 at 7:00 pm

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4 Bethesda Metro Center
Sketch Plan Application
Community Meeting

Project Description: The project is a new 4-story office building located at the intersection of Rte. 202 and Rte. 202. The building will be approximately 100,000 sq. ft. and will include a parking garage. The project is currently in the planning stage and is expected to be completed in 2014.

| Name Please Print | Address Please Print Street Address and City/State/Zip | Phone Number | E-Mail Address | Would you like to receive future notices? |
|----------------------|---|-----------------|--|---|
| Steven Aurecchia | 7500 Woodmont Avenue #422, 20814 | | saurecchia@verizon.net | No |
| Andrew Nashid | 4609 Cheltenham Drive, 20814 | | | |
| Bethany Rodgers | 7768 Woodmont Avenue | | Bethany.rodgers@bethesdamagazine.com | |
| Barbara Marion | 7500 Woodmont Avenue, #915 | | Bmarion22@aol.com | Yes |
| Laura Dunlap | 7500 Woodmont Avenue, #815, Beth. 20814 | | Dunlap.lj@hotmail.com | Yes |
| Allan Glass | 4853 Cordell Ave, #614, Bethesda, MD 20814 | | Clears17@hotmail.com | Yes |
| Francis Lynch | 1708 Q Street, N.W., Washington, DC 20009 | | Folynch@gmail.com | Yes |
| Alex Ayala | 1330 New Hampshire Ave. NW | | Raa8tp@virginia.edu | No |
| Hannah Summers | | | Hansummers13@gmail.com | |
| Richard Hoyo | 101 Lucas Lane, Bethesda 20814 | | richardhoro@md.com | |
| Corinne Thornton | 6820 Wisconsin Ave., Bethesda | | ctbethesda@gmail.com | |
| Katyz Marin | 4404 Fairfield Drive | 301-648-3237 | k.marin@mc.com | Yes |
| Ben Ross | 4710 Bethesda Ave., #819 | | ben@disposedsafety.com | Yes |
| Richard Trickle | 7500 Woodmont Ave. | | | |
| Amanda Farber | 7903 Kentucky Avenue, Bethesda, MD | 240-271-9033 | amandafarber@hotmail.com | Yes |
| Lisa McCabe | 4608 Highland Avenue, Bethesda, MD | 301-718-4514 | lisavee@mind.spring.com | Yes |
| Bob Eisenberg | 6004 Winnebago Road, Bethesda, MD | 301-233-2375 | Bob.eisenberg@clarkenferprises.com | Yes |

Property: Block 13, Lot P37
Area (approx.): 99,881 sf
Tax Map: HN22
Owners: BOP Bethesda Metro Center LLC

4 Bethesda Metro Center
Sketch Plan
October 11, 2017 Community Meeting mailing list

| | Adjoining/Confronting Property Owner | Organization | Mailing Address | City | State | Zip | Block | Lot/Parcel | Tax Account Number | |
|----|--|--|--------------------------------|---------------|--------------|------------|-------|------------|--------------------|--|
| 1 | Newlands Bldg. Venture LLC | | 8401 Connecticut Ave. | Chevy Chase | MD | 20815 | 13A | 21 | 07-03015406 | |
| 2 | Clark Office Bldg. Ltd. Ptnshp | c/o Capital Markets Ser Grp. | 900 W. Trade St. Ste 650 | Charlotte | NC | 28202 | 25 | 1 | 07-02155665 | |
| 3 | TMG II Bethesda Hotel LP | c/o The Meridian Group | 3 Bethesda Metro Center, #1400 | Bethesda | MD | 20814 | 13 | P37 | 07-03411592 | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | Civic, Community, Condominium and HOAs registered with MNCPPC | Organization | Street | City | State | Zip | | | | |
| 4 | Battery Lane Tenants | Anthony Falcone, Aldon Mgmt. Group | 8180 Wisconsin Avenue | Bethesda | MD | 20814 | | | | |
| 5 | Battery Park Citizens Assn. | Anna Fierst, President | 7815 Maple Ridge Road | Bethesda | MD | 20814 | | | | |
| 6 | Battery Park Citizens Assn. | Goldie Rivkin, Zoning Chair/Land Use Comm. | 7801 Fairfax Road | Bethesda | MD | 20814 | | | | |
| 7 | Battery Park Citizens Assn. | Megan Raymond | 8016 Park Lane | Bethesda | MD | 20814 | | | | |
| 8 | Bethesda-Chevy Chase CC | Ginanne Italiano, Executive Director | 7910 Woodmont Avenue #1204 | Bethesda | MD | 20814 | | | | |
| 9 | Bethesda Coalition | Dennis Wood, President | 4109 Woodbine Street | Chevy Chase | MD | 20815 | | | | |
| 10 | Bethesda Urban Partnership | Rick Ammirato, Executive Director | 7700 Old Georgetown Road | Bethesda | MD | 20814 | | | | |
| 11 | Bethesda Urban Partnership | Jeff Burton, Deputy Exec. Director | 7700 Old Georgetown Road | Bethesda | MD | 20814 | | | | |
| 12 | Christopher Condo. | Alvin Aubinoe, Aubino Mgmt. | 7507 Arlington Rd. | Bethesda | MD | 20814 | | | | |
| 13 | Christopher Condominium | Marilyn Lucht, President | 4808 Moorland Lane #1205 | Bethesda | MD | 20814 | | | | |
| 14 | City Homes of Edgemoor HOA | Richard Lawch, President | 4810 Montgomery Lane | Bethesda | MD | 20814 | | | | |
| 15 | City Homes of Edgemoor HOA | Sara Brodie, Allied Realty, Inc. | 7605 Arlington Road Suite 100 | Bethesda | MD | 20814 | | | | |
| 16 | Concerned Families of City Homes | Brent Polkes | 4808 Montgomery Lane | Bethesda | MD | 20814 | | | | |
| 17 | Crescent Plaza HOA | Faith Jennings, Property Manager | 7111 Woodmont Avenue | Bethesda | MD | 20815 | | | | |
| 18 | Crescent Plaza HOA | Patrick Brettell, Board President | 7111 Woodmont Avenue | Bethesda | MD | 20815 | | | | |
| 19 | East Bethesda Citizens Assn. | | P.O. Box 41020 | Bethesda | MD | 20824 | | | | |
| 20 | East Bethesda Citizens Assn. | Andy O'Hare, Past-President | 8002 Kentbury Drive | Bethesda | MD | 20814 | | | | |
| 21 | East Bethesda Citizens Assn. | Jack Hayes, Treasurer | 8305 Kentucky Avenue | Bethesda | MD | 20814 | | | | |
| 22 | East County Citizens Advisory Board | | 3300 Briggs Chaney Road | Silver Spring | MD | 20904 | | | | |
| 23 | East Edgemoor Property Owners | Lawrence Funt, President | 4905 Edgemoor Lane | Bethesda | MD | 20814 | | | | |
| 24 | Edgemoor Citizens Assn. | David Barnes, Vice President | 5125 Manning Drive | Bethesda | MD | 20814 | | | | |
| 25 | Edgemoor Citizens Assn. | Judy Gilbert Levey, President | P. O. Box 30459 | Bethesda | MD | 20824 | | | | |
| 26 | Edgemoor Citizens Association | Shepard Sheinkman, | 5119 Wessling Lane | Bethesda | MD | 20814 | | | | |
| 27 | Elm Street-Oakridge-Lynn Civic Assn. | Brenda Lizzio, Vice Chair | 4218 Oakridge Lane | Chevy Chase | MD | 20815 | | | | |
| 28 | Kenwood Forest Condo. II | Management Office | 6658 A Hillandale Road | Chevy Chase | MD | 20815 | | | | |
| 29 | Kenwood Forest Condo. II | Thomas Hutchison | 6640 Hillandale Rd. | Chevy Chase | MD | 20815 | | | | |
| 30 | Montgomery County Civic Federation | Carol Ann Barth, President | 10602 Lockridge Drive | Silver Spring | MD | 20901 | | | | |
| 31 | Montgomery County Renters Alliance Inc. | Matthew Losak , Director | 1001 Spring Street #316 | Silver Spring | MD | 20910 | | | | |
| 32 | Montgomery County Taxpayers League | Joan Fidler, President | 7400 Pyle Road | Bethesda | MD | 20817 | | | | |
| 33 | Montgomery Preservation, Inc. | Judith Christensen, Director | 6 Walker Avenue | Gaithersburg | MD | 20877 | | | | |
| 34 | Northern Montgomery County Alliance | Julius Cinque, Chair | 22300 Slidell Road | Boysds | MD | 20841 | | | | |
| 35 | Riviera of Chevy Chase Condo. | President/Board of Directors | 4242 East-West Highway | Chevy Chase | MD | 20815 | | | | |
| 36 | Sacks Neighborhood Assn. | Alicia Wattenberg, Treasurer | 4814 Wellington Drive | Chevy Chase | MD | 20815 | | | | |
| 37 | Sacks Neighborhood Assn. | Haleh Joone, Vice President | 4813 Leland Street | Chevy Chase | MD | 20815 | | | | |
| 38 | Sacks Neighborhood Assn. | Jim Meyer, President | 4814 Leland Street | Chevy Chase | MD | 20815 | | | | |
| 39 | Town of Chevy Chase | David Lublin, Mayor | 4301 Willow Lane | Chevy Chase | MD | 20815 | | | | |
| 40 | Town of Chevy Chase | Ronald Bolt, Bolt Legal LLC | 8 Executive Park Court | Germantown | MD | 20874 | | | | |
| 41 | Town of Chevy Chase | Todd Hoffman, Town Manager | 4301 Willow Lane | Chevy Chase | MD | 20815 | | | | |
| 42 | Town of Chevy Chase | Warren Rizzi, Management Assistant | 4301 Willow Lane | Chevy Chase | MD | 20815 | | | | |
| 43 | Washington Metro Area Transit Authority | Shyam Kannan, Office of Planning | 600 Fifth Street NW | Washington | DC | 20001 | | | | |
| 44 | Wilson Lane Safety Coalition | George Nolfi, Nolfi & Associates | 5113 Strathmore Ave. | Kensington | MD | 20895 | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

Property: Block 13, Lot P37
Area (approx.): 99,881 sf
Tax Map: HN22
Owners: BOP Bethesda Metro Center LLC

4 Bethesda Metro Center
Sketch Plan
October 11, 2017 Community Meeting mailing list

| | Others Required to be Notified | Organization | Street | City | State | Zip | | | | |
|----|--|---|----------------------------------|---------------|-------|-------|----|--------------|-------------|---|
| 45 | Intake Section | MNCPPC-DARC | 8787 Georgia Avenue | Silver Spring | MD | 20910 | | | | |
| | | | | | | | | | | |
| | Team Members | Organization | Street | City | State | Zip | | | | |
| 46 | Robert R. Harris | Lerch, Early & Brewer, Chtd. | 7600 Wisconsin Avenue, Suite 700 | Bethesda | MD | 20814 | | | | |
| 47 | Elizabeth C. Rogers | Lerch, Early & Brewer, Chtd. | 7600 Wisconsin Avenue, Suite 700 | Bethesda | MD | 20814 | | | | |
| 48 | Joshua Sloan | VIKA, Inc. | 20251 Century Blvd., Suite 400 | Germantown | MD | 20874 | | | | |
| 49 | James Buchheister | VIKA, Inc. | 20251 Century Blvd., Suite 400 | Germantown | MD | 20874 | | | | |
| 50 | Simon Carney | Brookfield Office Properties | 750 9th St., NW, Suite 700 | Washington | DC | 20001 | | | | |
| 51 | Scott Kirkham | Brookfield Office Properties | 750 9th St., NW, Suite 700 | Washington | DC | 20001 | | | | |
| 52 | Kristopher Takacs | SOM | 2001 K Street NW, Suite 200 | Washington | DC | 20006 | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | Courtesy Copy to | Organization | Street | City | State | Zip | | | | |
| 53 | Metropolitan of Bethesda LP | c/o HOC | 10400 Detrick Ave. | Kensington | MD | 20895 | 12 | Pt. 16 | 07-03192993 | HOC owns all units in building under HOC and Metropolitan of Bethesda |
| 54 | Montgomery County | EOB | 101 Monroe St. | Rockville | MD | 20850 | 12 | 16 | 07-02717517 | |
| 55 | The Chase at Bethesda | c/o Community Management Corporation | 11300 Rockville Pike, Suite 907 | Rockville | MD | 20852 | | | | |
| 56 | The Chase at Bethesda | c/o Jeremy Tucker, Lerch Early & Brewer | 7600 Wisconsin Avenue, Suite 700 | Bethesda | MD | 20814 | | | | |
| 57 | The Chase at Bethesda | Council of Unit Owners | 7500 Woodmont Avenue | Bethesda | MD | 20814 | | | | |
| 58 | The Chase at Bethesda Council of Unit Owners | c/o Trilyn LLC | One Fawcett Place, 2nd Fl. | Greenwich | CT | 06830 | | | | |
| 59 | BOP Bethesda Metro Center LLC | c/o Ryan LLC Tax Compliance | PO Box 4900 Dept. 113 | Scottsdale | AZ | 85261 | 13 | P37 | 07-02214867 | |
| 60 | Housing Opportunities Commission | of Montgomery County | 10400 Detrick Ave. | Kensington | MD | 20895 | 12 | Pt. 16 | 07-03192982 | HOC owns all units in building under HOC and Metropolitan of Bethesda |
| 61 | S & P Partnership LLC | | 4824 Edgemoor Ln. | Bethesda | MD | 20814 | 13 | P16 | 07-00489274 | |
| 62 | 7501 Wisconsin Ave. LLC | c/o O & I Accounting | 7501 Wisconsin Ave. Ste. 1500E | Bethesda | MD | 20814 | | N323, Par. A | 07-03267110 | |
| 63 | Suntrust Bank | c/o Suntrust | 919 E. Main St., 14th Fl. | Richmond | VA | 23219 | | P349 | 07-00416952 | |
| 64 | Trizechahn Wisconsin Ave. Ltd. Ptnshp | | PO Box 4900, Dept. 113 | Scottsdale | AZ | 85261 | 3 | P15 | 07-03233764 | |



Robert R. Harris

Phone 301-841-3826

Email rrharris@lercheearly.com

September 26, 2017

RE: 4 Bethesda Metro Center - Sketch Plan Application
Pre-Submission Community Meeting

Dear Neighbor:

On behalf of BOP Bethesda Metro Center LLC, an affiliate of Brookfield Property Partners (the "Applicant"), we cordially invite you to attend a meeting to review plans for the redevelopment of a portion of the Bethesda Metro Center property in Bethesda, Maryland (the "Property").

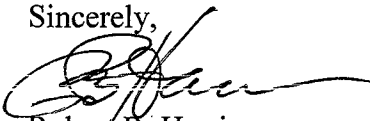
The Property is located in the southwestern corner of the intersection of Wisconsin Avenue and Old Georgetown Road. The Property consists of approximately 4.35 acres of tract area and is split zoned Commercial/Residential, CR-8.0, C-8.0, R-7.5, H-290 and CR-8.0, C-8.0, R-7.5, H-210.

The Applicant will be filing a Sketch Plan application (the "Application") with the Maryland-National Capital Park and Planning Commission ("MNCPPC") in the future for the redevelopment of the Property with a mixed-use development with up to 500,000 square feet of Retail/Restaurant and Residential or Office use, in addition to the non-residential uses to remain on the Property.

In compliance with the County's Zoning Ordinance, a pre-submission community meeting will be held to share our plans with you and give you an opportunity to provide input. **The meeting will be held on Wednesday, October 11, 2017 at 7:00 p.m., at the Bethesda-Chevy Chase Regional Services Center, in the Wisconsin meeting room, located at 4805 Edgemoor Lane, Bethesda, MD.** At this meeting, the Applicant will discuss the proposal and answer any questions. The Application will be filed with the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission ("M-NCPCC") shortly after the meeting. Once filed, the Application will be assigned an application number. For more information about the development review process, please contact M-NCPCC at 310-495-4610 or visit their website at www.montgomeryplanning.org.

RSVPs are appreciated, but not required. You may e-mail your RSVP to my colleague, Elizabeth Rogers, at ecrogers@lercheearly.com (with "4 Bethesda Metro Center Community Meeting" in the subject line of your e-mail) or call her directly at (301) 841-3845. We look forward to meeting with you on October 11th.

Sincerely,



Robert R. Harris

AFFIDAVIT OF COMMUNITY MEETING

I hereby certify that a community meeting was held at the Bethesda-Chevy Chase Regional Services Center, at 4805 Edgemoor Lane in Bethesda, Maryland, October 11, 2017 at 7:00 pm in advance of the filing of the Sketch Plan for the 4 Bethesda Metro Center project located at 4 Bethesda Metro Center, Bethesda, Maryland.

I solemnly affirm that the said community meeting was held in accordance with the Zoning Ordinance.

Elizabeth C. Rogers
Signature

10/16/2017
Date

Elizabeth C. Rogers
Print Name

Attorney
Title

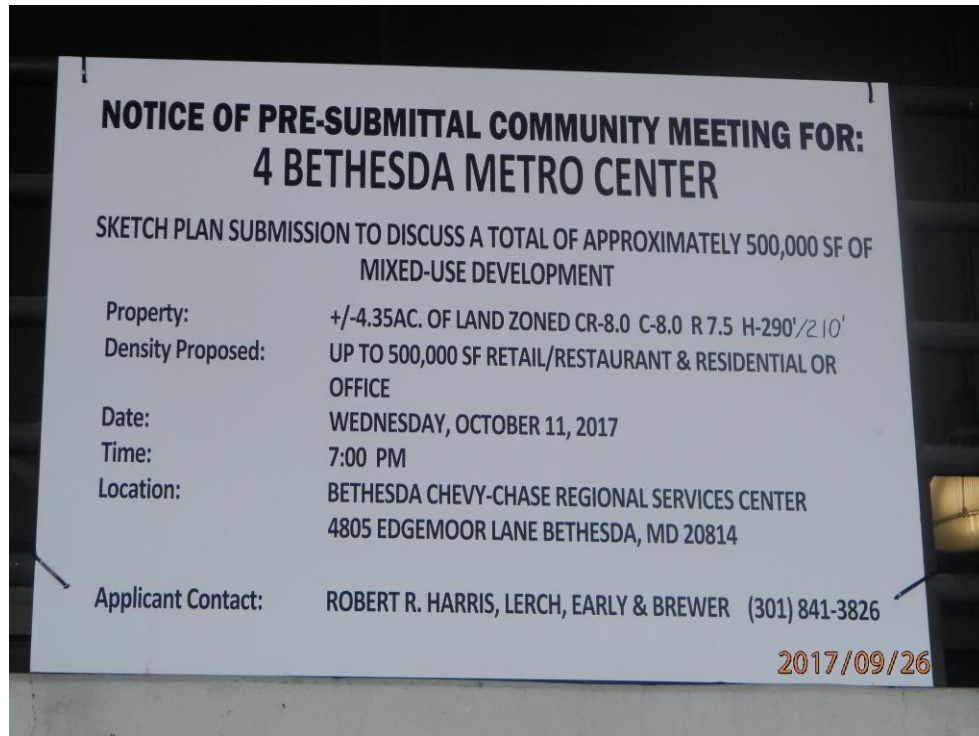
Sworn and subscribed to before me this 16th day of October, 2017.

Brenda J. Phillips
Signature of Notary Public

Brenda J. Phillips
Printed Name of Notary Public

My Commission Expires: 8/11/2020

Brenda J. Phillips
My commission expires 08/11/2020
Prince George's County, MD





2

WOODMONT AVENUE



3

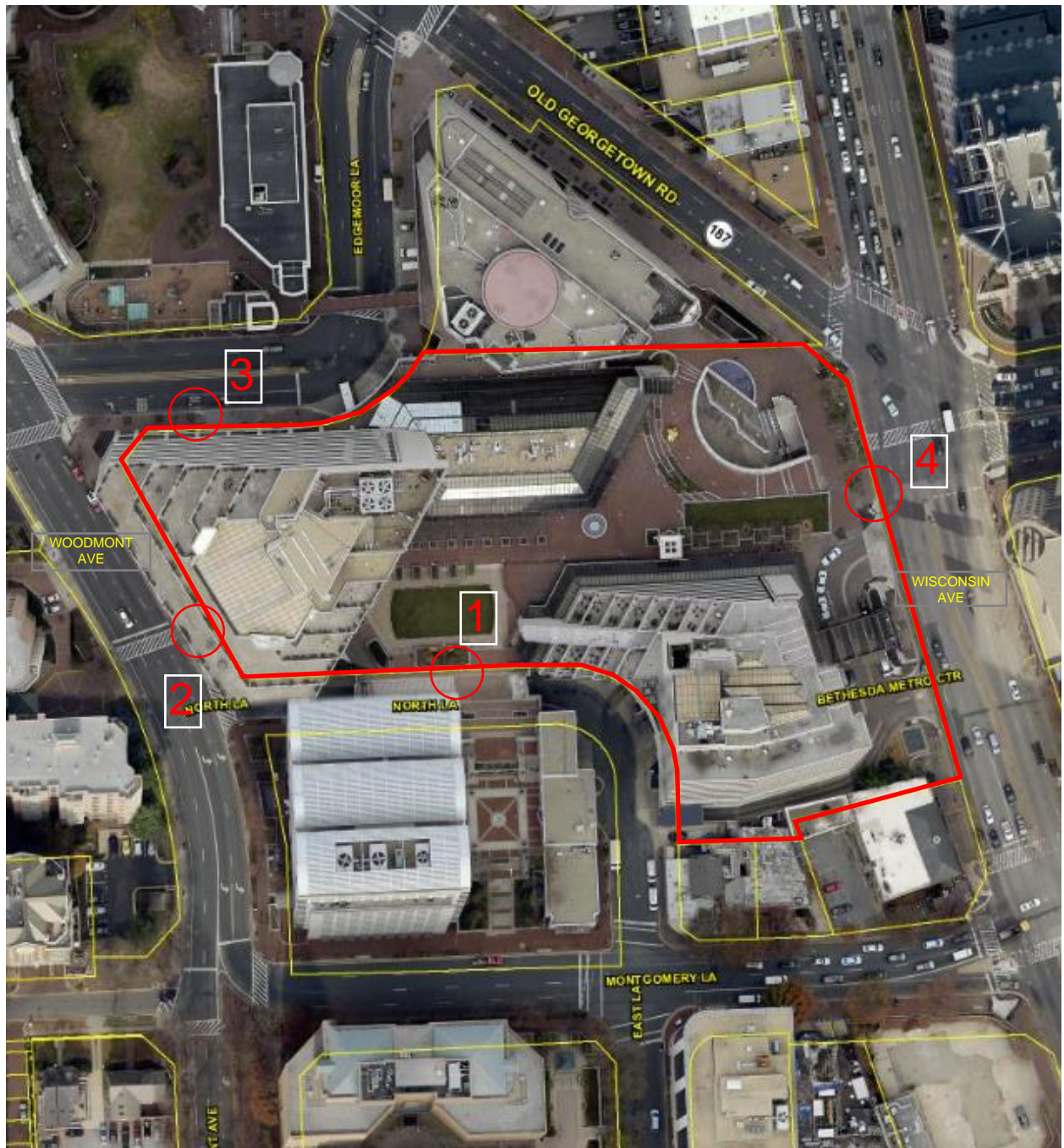
EDGEMORE LANE



4

WISCONSIN AVENUE

SIGN LOCATION MAP




Project Name: 4 Bethesda Metro Center
Sketch Plan

**AFFIDAVIT IN COMPLIANCE WITH
MONTGOMERY COUNTY ZONING ORDINANCE**

On this 28th day of September, 2017, before me the subscriber, a
Notary Public of the State and County aforesaid,
personally appeared James Buchheister who made oath
in due form of law as follows:

That on September 26, 2017, at least 10 days before the October
11, 2017 Community Meeting, signs announcing the date, time, and
location of the Community Meeting were erected for the above
captioned Plan on the Subject property, in accordance with the
required distances and positioning as set forth in the above
mentioned Ordinance.

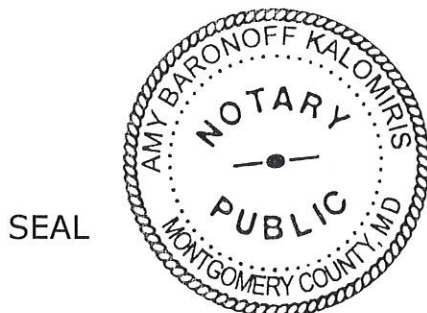


Signature

Subscribed and sworn to, before me,
on the day and year above written.



Notary Public



My Commission Expires: September 2018