

February 20, 2015

RE: SETTLEMENT AGREEMENT:

To whom it may Concern:

The purpose of this letter is to address the terms of II Terms of Agreement, (“Owner”), Adams Morgan Church Hotel, and LLC.

On November 26, 2013, a Settlement agreement was made by the Adams Morgan Hotel Owner, LLC (successor in interest to Adams Morgan Church Hotel, LLC, Owner), the Champlain Street Neighbors, the Hotel Study Group (“CSN”), and Ronald Gluck. Please note that CSN, Lopez, and Gluck are collectively referred to as the “Petitioners”, and the Petitioners and the Owner are collectively referred to as the “Parties.”

It is been over a year that Attorney Daniel Horal claims that he has been working on the By-Laws for “The Forget Me Not Fund.” Attorney Danile Horal informed us that he is holding off on finishing the By-Laws due to the fact the Owner of the Hotel has not answered his phone or e-mails. Due to this reason, the By-Laws of the organization cannot be finish and the \$100,000.00 will continue to be held on the Client Attorney Trust Account. Another concern is that the “Petitioners” have not received a monthly or quarterly financial statement from Attorney Daniel Horal, and because of this situation is hard to keep everything transparent and accountable for the “Petitioners”.

1. Obligations of the Owner, #2 The owner will contribute the sum of \$500,000.00 to the fund within fifteen (15) days of issuance for all necessary building permits for the Project. The owner had estimated that such permits would have been issued in mid-2014. However, the owner has not answered any of his e-mails or phone calls regarding obligations of #2 about when the issuance of all necessary building permits for the Project will be completed.

The collective “goal of this Agreement is to seek, protect and preserve the longstanding affordable housing and small businesses in close proximity to the proposed location of the hotel project. Ultimately, the collective goal is to safeguard the unique diversity that remains in Adams Morgan”.

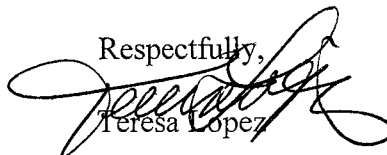
Because of the lack of communication from the owner and the lack of financial accountability from Attorney Daniel Hornal, it makes it hard to keep Champlain Street Neighbors and Small Businesses informed and protected..

Owner Holland & Knight LLP
800 17th Street, N. W. Suite 1100
Washington, DC 20006
Attn: Norman M. Glasgow, Jr.
(202) 955-5300
Norman.glasgowjr@hklaw.com

CSN: Daniel Hornal
Talos Law Firm
705 4th Street, N. W., Street 403
Washington DC 20001
Daniel@taloslaw.com

Lopez Teresa Lopez
1772 Columbia Road NW Unit 3
Washington, DC 20009
(202) 319 2183
Teresalopez100@yahoo.com

Gluck: Ronald Gluck
2478 Ontario Rd. N. W.
Washington, DC 20009
rongluck@comcast.net

Respectfully,

Teresa Lopez