

## CONSTRUCTION MANAGEMENT AGREEMENT

This CONSTRUCTION MANAGEMENT AGREEMENT (this “**Agreement**”) is made as this 30 day of MAR 2022, by and between 1345 Madison Street NW LLC (“**Owner**”), Owner of 1436 Eastern Ave NE and Deanwood Citizens Association (“**DCA**”) for themselves, and for their successors and assigns.

### RECITALS:

**Recital No. 1.** Owner intends to build an addition to the existing building located at 1436 Eastern Ave NE (the “**Project**”).


**Recital No. 2.** Owner desires to mitigate the potential adverse impact if any, on the community which may result directly from construction activity related to the Project, and to provide assurances to DCA and Advisory Neighborhood Commission 7C (ANC7C) regarding such construction activity.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, the parties hereby agree as follows:

1. **Unit Size.** The Contract Purchaser has agreed to include half of the units as family size (2BD+).
2. **Hiring.** Owner commits to using best efforts in sourcing and hiring local contractors and laborers to perform contracting services on this Project on a competitive basis.
3. **DCA.** The Owner commits to provide quarterly project updates to the DCA Economic Development Committee.

4. Site Improvement. The Contract Purchaser commits to providing security, lighting, cameras, and a clean improved lot.
5. Point of Contact. The Owner shall provide a Point of Contact for neighborhood outreach and streamline communication.
6. Slow Streets. Contract Purchaser shall work with the community to ensure slow streets.
7. Entire Agreement. This Agreement constitutes the entire Agreement between the parties hereto and no party is liable to the other or bound in any manner by express or implied warranties, guarantees, promises, statements or representations pertaining to the subject matter hereof unless such warranties, guarantees, promises, statements, or representations are expressly and specifically set forth herein.
8. Counterparts. This Agreement may be executed simultaneously in any number of counterparts by original or facsimile signature, each of which shall be deemed an original, but all of which shall constitute one and the same Agreement.
9. Binding on Successors and Assigns. This Agreement shall be binding upon the **DCA** and **Owner**. This Agreement shall also be binding upon any successor entity to **Owner up** until the completion of construction and sale of the proposed building.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed as of the date first above written.

  
1345 Madison Street NW LLC

  
Deanwood Citizens Association - President