

AFFIDAVIT OF COMMUNITY MEETING

I hereby certify that a community meeting was held virtually on November 24, 2020 at 6:30 pm through the GoTo Meeting platform, with an optional dial-in number, in advance of the filing of the Major Site Plan Amendment for the 9800 Medical Center Drive project located at 9800 Medical Center Drive, Rockville. The presentation materials were made available to the public for download on November 19, 2020, in advance of the meeting, on the previously advertised website.

I solemnly affirm that notice was properly given and the said community meeting was held in accordance with the Zoning Ordinance requirements and development procedures, as modified by the Planning Department for virtual community meetings in response to the COVID-19 public health emergency.

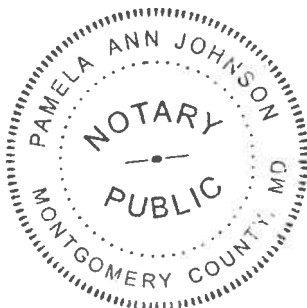
Pat O'Neil
Signature

1/20/2021
Date

Patrick L. O'Neil
Print Name

Attorney
Title

Sworn and subscribed to before me this 20th day of Jan., 2021.



Pamela A. Johnson
Signature of Notary Public

Pamela A. Johnson
Printed Name of Notary Public

My Commission Expires: 7-15-2024



Patrick L. O'Neil
Attorney
301-657-0738
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November 9, 2020

RE: 9800 Medical Center Drive Project
Site Plan Amendment #81995045G Application
Pre-Submission Community Meeting

Dear Neighbor:

On behalf of ARE-Maryland No. 24 LLC (the "Applicant"), we cordially invite you to attend a virtual meeting to review plans for the development of a new building on the property located at 9800 Medical Center Drive, Rockville, Maryland (the "Property"). The Property is zoned Life Science Center, LSC-1.0, H-110T and is approximately 18.07 acres of net lot area. The Applicant is proposing the addition of a new building of up to 64,088 square feet for research & development, life sciences, laboratory, medical manufacturing and/or office, along with a two level parking structure (the "Application").

Date/Time: Tuesday, November 24, 2020 at 6:30 PM¹

Virtual Location: <https://global.gotomeeting.com/join/387074797>

Call in Number: (872) 240-3311 Access Code: 387-074-797

Presentation available: on November 19, 2020 at <https://bit.ly/367CmtI>

Please note that if your computer does not have a microphone and you would like to provide comments during the meeting, you will need to use the call-in number provided above or through the GoTo Meeting comment box.

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. At this meeting, the Applicant will discuss the proposal and answer any questions. The Applicant will be filing the Application with the Maryland-National Capital Park and Planning Commission ("M-NCPPC") shortly after the meeting. For more information about the development review process, please contact M-NCPPC at 301-495-4610 or visit their website at www.montgomeryplanning.org.

Because this meeting will be held virtually, we are asking you to provide your name and contact information for inclusion on the meeting attendee list at <https://bit.ly/2GoZevI>. If you would like to be added to the mailing list for future project updates, please make that selection when completing your information. The link to provide your contact information will remain available until November 25th at 5:00 p.m. We look forward to meeting with you (virtually) on November 24th.

Sincerely,

Patrick L. O'Neil

¹ You can join the meeting from your computer, tablet or smartphone. You can also dial in using just your phone.
3872688.1 78783.001

9800 Medical Center Drive
9800 Medical Center Drive, Rockville

Major Site Plan Amendment Community Meeting
Date/Time: Tuesday, November 24, 2020 at 6:30 PM
Virtual Location: <https://global.gotomeeting.com/join/387074797>
Call in Number: (872) 240-3311 Access Code: 387-074-797

Name¹ (Please Print)	Complete Mailing Address (Please include City, <u>Zip code</u> and, if applicable <u>Apt. number</u>)	Phone Number	E-Mail Address	Would you like to receive future notices?
Dan	[No contact information was provided.]			

¹ This sign-in sheet has been compiled to the best of the Applicant's ability. Given the virtual format, the Applicant requested that individuals email their contact information to be included in the sign-in sheet and to indicate if they wished to receive additional notices moving forward. Those individuals who did not email their contact information were identified from their log-in information in the GoTo Meeting platform.

Pre-Submission Community Meeting Minutes
9800 Medical Center Drive
Site Plan 81995045G Amendment
November 24, 2020

The pre-submission community meeting was held virtually through the GoTo meeting platform, with an optional dial-in number for those not joining online, on Tuesday, November 24, 2020. The meeting commenced promptly at 6:34 PM.

The following representatives of the development team attended the meeting:

William DePippo	Alexandria Real Estate Equities, Inc.
Ari Hoffman	Alexandria Real Estate Equities, Inc.
William Gaudreau	Ewing Cole
Richard Espe	MKSK
Phil Isaja	Soltesz
Timothy Hoffman	Soltesz
Keely Lauretti	Soltesz
Rich McGill, II	Soltesz
Patrick O'Neil	Lerch, Early & Brewer, Chtd.

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

Mr. O'Neil began the meeting by welcoming attendees and introducing the development team. He explained the purpose of the meeting and how it fits into the Site Plan process. He then discussed the virtual meeting setup and invited questions to be posed via the “chat” feature or following the presentation.

Mr. DePippo introduced Alexandria Real Estate Equities, Inc. and how it has been investing in the Maryland biotech market. He oriented attendees to the location of the Property and described the existing conditions on the Property. He then explained that the Applicant is seeking to continue development of the Property with a biotech, lab and possible light manufacturing structure of at least 60,000 square feet.

Next, Mr. Gaudreau gave an overview of the project layout, describing how the project was oriented to coordinate with the other six buildings on the Applicant's campus and to respect the adjacent environmental areas. He described the architectural design and high-quality building materials being proposed. He also discussed the proposed 2-level parking deck that will address the parking demand created by the new building. He further explained how the new campus features will be enhanced by a new plaza and future hub building that seek to engage the surrounding community in a meaningful way. The attached PowerPoint guided the presentation.

Mr. O'Neil concluded the Applicant's presentation by explaining the next steps in the development process and inviting attendees to sign in on the "sign-in sheet."

At the conclusion of the meeting, the attendees were invited to ask questions and provide comments. Representative questions/comments included the following:

- *Will current access points on Medical Center Drive be changing?*
The project likely requires the western entrance to be moved about 10 feet westward to accommodate the proposed plaza and parking structure.
- *What is the net effect of parking on site when considering the removal of current parking spaces and the addition of new parking?*
The parking numbers have not been finalized because the final building density and parking structures are still being tweaked. That said, the Applicant anticipates a final campus parking ratio of 2.25, which is consistent with current numbers.