

Department of Consumer and Regulatory Affairs

Permit Center

941 North Capitol St. NE Room 2100

Washington DC 20002

Tel:(202) 442-4589

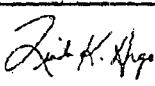
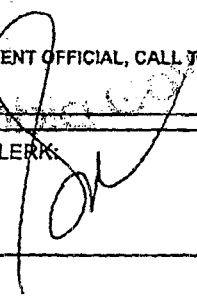
B

Building Permit

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

PERMIT NO. 119148

DATE: 6/26/2008

ADDRESS OF PROJECT: 1211 POTOMAC ST NW		SSL: SQ: 1207 WARD: 2	SX: LOT: 124 ZONE: c-2-a
DESCRIPTION OF WORK: CONVERSION OF AN EXISTING OFFICE SPACE IN TO A RESTAURANT			
PERMIT TYPE: Alteration and Repair	PLANS (Y/N): Y	EXISTING USE: Others (provide description)	PROPOSED USE: Others (provide description)
PERMISSION IS HEREBY GRANTED TO OWNER: MATT KOCAK		PERMIT FEE: \$740.50	
AGENT NAME: BELLO BELLO AND BELLO 202-289-1663			
CONDITIONS / RESTRICTIONS: ALL CONSTRUCTION DONE ACCORDING TO THE CURRENT BUILDING CODES ; ALL CONSTRUCTION DONE ACCORDING TO THE CURRENT ZONING REGULATIONS ; INTERIOR WORK ONLY ;			
TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639.			
DIRECTOR:  Linda K. Argo	PERMIT CLERK: 		EXPIRATION DATE: 6/26/2009

CONDITIONS: As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all the work authorized by this permit and to require any change in construction which may be necessary to ensure compliance with the permit; and with all the applicable regulations of the District of Columbia. Work authorized under the Permit must start within one (1) year of the date appearing on this permit or this permit is automatically void. If work is not started, any application for partial refund must be made within six months of the date appearing on this permit.

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT ADDRESS OF WORK UNTIL WORK IS COMPLETED.

NOTIFY THE BUILDING INSPECTOR THE DAY THE WORK STARTS. PHONE (202)442-9557 at 941 NORTH CAPITOL ST NE WASHINGTON DC 20002

Separate permits are required for all Plumbing, Refrigeration, Gas Fitting and Electrical Work.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

EXHIBIT NO.

18027
50

Board of Zoning Adjustment
District of Columbia
CASE NO. 18027
EXHIBIT NO. 50

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Department of Consumer and Regulatory Affairs

Permit Operations Division

941 North Capitol Street NE Room 2100

Washington DC 20002

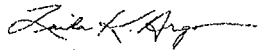
Tel. (202) 442 - 4589 Fax (202) 442 - 4862

B**BUILDING PERMIT**THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF WORK
UNTIL WORK IS COMPLETED AND APPROVED

Issue Date: 05/29/2008

PERMIT NO. B119148

Expiration Date: 05/29/2009

Address of Project: 1211 POTOMAC ST NW				Zone:	Ward:	Square:	Suffix:	Lot:
Description Of Work: CONVERSION OF AN EXISTING OFFICE SPACE IN TO ARESTAURANT								
Permission Is Hereby Granted To: Matt Kocak			Owner Address:			PERMIT FEE: \$775.50		
Permit Type: Alteration and Repair		Existing Use: Others (provide description)		Proposed Use: Others (provide description)			Plans: Y	
Agent Name: Bello Bello And Bello		Agent Address:		Existing Dwell Units:	Proposed Dwell Units:	No. of Stories:	Floor(s) Involved:	
Conditions/ Restrictions: Created-CONVERSION OF AN EXISTING OFFICE SPACE IN TO ARESTAURANT								
This Permit Expires If no Construction is Started Within 1 Year or if the Inspection is Over 1 Year. All Construction Done According To The Current Building Codes And Zoning Regulations: As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all work authorized by this permit and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this Permit must start within one(1) year of the date appearing on this permit or the permit is automatically void. If work is started, any application for partial refund must be made within six months of the date appearing on this permit.								
Director: Linda K. Argo			Permit Clerk  AA CONV					
TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639 FOR CONSTRUCTION INSPECTION INQUIRIES CALL (202) 442-9557 TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442-9557.								

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GENERAL NOTES

1. THE WORK CONSISTS OF THE FURNISHING OF ALL LABOR, MATERIAL, EQUIPMENT, SERVICE, SUPERVISION AND PERFORMING ALL WORK CALLED FOR IN THE COMPLETION OF THE REHABILITATION OF 1211 POTOMAC STREET, INCLUDING SITE IMPROVEMENTS AS SET FORTH IN THE ARCHITECTURAL, STRUCTURAL, HEATING, VENTILATION, AIR CONDITIONING, PLUMBING, AND ELECTRICAL AND THE ACCOMPANYING WRITTEN SPECIFICATIONS BOOK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING THE ATTACHED DRAWINGS AND THE SCOPE OF WORK AS BEING INTEGRATED INTERDEPENDENT DOCUMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LICENSED TRADE PERMITS AND SCHEDULING ALL INSPECTIONS INCLUDING FINAL OCCUPANCY AS REQUIRED BY THE D.C. DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS, PEPCO, WASHINGTON GAS COMPANY, BELL ATLANTIC AND OTHER AFFECTED UTILITY COMPANIES.
3. ALL CHARGES, CONTRIBUTIONS, COSTS AND OTHER MEANS OF REIMBURSEMENT ASSOCIATED WITH THE INSTALLATION AND SERVICE BY LOCAL AUTHORITIES AND UTILITY COMPANIES SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID AND FINAL CONTRACT PRICE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COST OF ALL UTILITIES USED IN THE PERFORMANCE OF THE WORK.
4. ALL WORK SHALL BE DONE IN A LEGAL MANNER. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE CODES, REGULATIONS AND LAWS OF THE D.C. DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS (DCRA). WHEN THE DRAWINGS OR SPECIFICATIONS OMIT ANY PARTICULAR AREA COVERED BY THE CODES, THOSE CODES SHALL BE USED AS BEING THE MINIMUM IN CASES WHERE THE DRAWINGS OR SCOPE OF WORK INDICATE LESSER REQUIREMENTS.
5. THESE NOTES ARE GENERAL IN NATURE AND APPLY TO THE ENTIRE BUILDING WHETHER OR NOT SPECIFICALLY NOTED OR REFERENCED ON EACH FLOOR. THE DRAWINGS INDICATE ONLY THE GENERAL EXTENT OF DEMOLITION WORK AND MAY NOT INCLUDE ALL DEMOLITION WHICH WILL BE REQUIRED FOR NEW CONSTRUCTION. FIELD VERIFY ALL.
6. THE CONTRACTOR SHALL FURNISH TO THE OWNER ALL WARRANTIES AND BONDS OF AFFIDAVIT FROM SUPPLIERS AND MANUFACTURERS ON THE NEW ROOF, ALL MECHANICAL EQUIPMENT, APPLIANCES AND OTHER ITEMS AS MAY BE REQUESTED IN THE BODY OF THE SCOPE OF WORK. THE CONTRACTOR SHALL ALSO FURNISH TO THE OWNER A 3-RING LOOSE LEAF NOTEBOOK OF ALL OPERATING AND MAINTENANCE MANUALS OF ANY AND ALL EQUIPMENT PROVIDED AND INSTALLED UNDER THIS CONTRACT.
9. DIMENSIONS SHOWN IN NOMINAL SIZES ARE FOR THE PURPOSE OF DESCRIBING THE CONSTRUCTION AND ARE NOT TO BE TAKEN AS THE ACTUAL SIZE OF THE COMPONENT.
10. ALL WORK SHALL CONFORM TO THE CURRENT CODE STANDARDS OF THE TRADES. INSTALL ALL MANUFACTURED ITEMS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE PLUMBING, MECHANICAL, ELECTRICAL, AND BUILDING SECURITY SYSTEMS FULLY OPERATIONAL. PROVIDE LIGHTING FIXTURES, ELECTRICAL OUTLETS AND SWITCHES, AND PLUMBING AS SHOWN ON THE DRAWINGS OR AS IS NECESSARY TO PROVIDE A COMPLETE INSTALLATION FOR THE INTENDED OCCUPANCY.
15. DO NOT SCALE THE DRAWINGS. WHERE DIMENSIONS BETWEEN SMALL AND DETAIL DRAWINGS DIFFER, DETAIL DIMENSIONS SHALL GOVERN.
16. BEFORE BEGINNING WORK AT THE SITE, WHERE POSSIBLE, AND THROUGHOUT THE COURSE OF THE WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVERY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT DISCREPANCIES TO ARCHITECT BEFORE DOING WORK RELATED TO THAT BEING INSPECTED.
17. THE ARCHITECTURAL DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS DUE TO CHANGES AFFECTING EXISTING MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SYSTEMS. SUCH INCIDENTAL WORK IS ALSO A PART OF THIS CONTRACT. INSPECT THOSE AREAS, AND ASCERTAIN WORK NEEDED, AND DO THAT WORK IN ACCORD WITH THE CONTRACT REQUIREMENTS, AT NO ADDITIONAL COST. TRADE, PRODUCT, OR MANUFACTURER'S NAMES OR CATALOG NUMBERS SHOWN ON THE DRAWINGS FOR NEW PRODUCTS ARE TO ESTABLISH QUALITY REQUIRED. IN EACH CASE ADD, BY INFERENCE, AFTER TRADE, PRODUCT, OR MANUFACTURER'S NAME, THE PHRASE "OR APPROVED EQUAL." TRADE, PRODUCT OR MANUFACTURER'S NAMES OR CATALOG NUMBERS, AND INDICATIONS OF PRODUCT TYPES, SUCH AS "GLASS FIBER INSULATION," SHOWN ON THE DRAWINGS FOR EXISTING PRODUCTS ARE BELIEVED TO BE ACCURATE. IF THEY ARE DISCOVERED INACCURATE, NOTIFY ARCHITECT IMMEDIATELY AND DO NOT PROCEED WITHOUT INSTRUCTIONS. DETERMINE LOCATION OF PARTITIONS NOT DIMENSIONED BY THEIR RELATION TO COLUMN FACE OR CENTER, WINDOW JAMB OR MULLION, OR OTHER SIMILAR FIXED ITEM.
20. THE WORK WILL REQUIRE ALL NEW INTERIOR FINISHES INCLUDING VINYL COMPOSITION TILE, SHEET VINYL TILE AND CARPETING.
21. ALL FLOOR AREAS MUST BE MADE LEVEL.
22. INTERIOR SURFACES OF ALL EXTERIOR WALLS SHALL RECEIVE NEW 4" FURRING WITH BATT INSULATION. PROVIDE NEW WOOD BASES THROUGHOUT.
23. DOORS SHALL CONSIST OF NEW PREHUNG, HOLLOW CORE METAL PANEL DOORS AND FRAMES AT ALL DOORS OPENING ONTO EXTERIOR. ALL WINDOWS SHALL BE REPLACED WITH DOUBLE HUNG DOUBLE GLAZED THERMAL BREAK WINDOWS WITH SCREENS.
24. THE BUILDING SHALL RECEIVE ALL NEW GAS FIRED HEATING AND ELECTRICAL COOLING SYSTEMS, VENTILATION AND PLUMBING SUPPLY/ DRAINAGE AND ELECTRICAL POWER AND WIRING SYSTEMS THROUGHOUT AS DELINEATED ON THE ACCOMPANYING DRAWINGS.

AWINGS

YES, INDEX OF DRAWINGS, SYMBOL LISTS

ILS

DETAILS

AILS

DIAGRAM

FORMATION

TION:

= 438.28 SF.
= 438.28 SF.
= 191 SF.

DEAD LOAD, TOTAL = 30
DEAD LOAD, TOTAL = 40

SCHEDULED PER NFM 13

ZONING: C-2-A
FAR 1.5
LOT OCCUPANCY
LOT 124
SQUARE 1207
HEIGHT RESTRICTION N/A
SIDE YARD N/A
SIZE OF LOT 660.8 SF.

REVISIONS

SHEET TITLE

PROPOSED:
COVER SHEET
GENERAL NOTES

PROJECT TITLE

PROPOSAL OF
1211 POTOMAC STREET
WASHINGTON, DC.

DATE: FEB. 18, 2008

1. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH AND VERIFY EXISTING CONDITIONS AND VARIANCES PRIOR TO SUBMITTAL OF PROPOSAL. NO CONSIDERATION BY REASON OF LACK OF FAMILIARITY OF THE PART OF THE CONTRACTOR WITH ACTUAL PHYSICAL CONDITION OF THE SITE. INSPECT EACH AND EVERY AN AFFECTED DEMOLITION OF THE SPACE BEFORE SUBMITTAL OF THE BID. OBTAIN AND NOTICES AUTHORIZING DEMOLITION, AS REQUIRED.

2. THE GENERAL CONTRACTOR SHALL COMPLY WITH OS: RULES AND REGULATIONS, ALL LOCAL BUILDING CODES AND ORDINANCES AND ALL OTHER AGENCIES HAVING JURISDICTION.

3. PROVIDE AND MAINTAIN PROTECTION OF THE PARTS
THE BUILDING THAT ARE SCHEDULED TO REMAIN.

4. THE CONTRACTOR SHALL REMOVE AS INDICATED, MECHANICAL UNIT, DUCTS, HANGERS, SUPPORT, EXHAUST FANS, PIPING, PLUMBING FIXTURES, ETC.

5. WHEN EXISTING PARTITIONS / WALLS ARE TO BE REMOVED, ALL POWER, AND TELEPHONE OUTLETS, SWITCHES, ETC. MOUNTED ON THE WALL ARE TO BE REMOVED, AND ALL WIRES LEADING BACK TO THE PANEL IS TO BE REMOVED.

6. CONTRACTOR TO REPAIR EXISTING FINISH ON WALLS AREAS SCHEDULED TO REMAIN. EXISTING WALLS TO BE REPAIRED OR SKIMMED TO RECEIVE NEW SCHEDULED FINISH.

7. REMOVE ALL CEILING SYSTEMS IN THE AREA DESIGNATED TO BE DEMOLISHED.

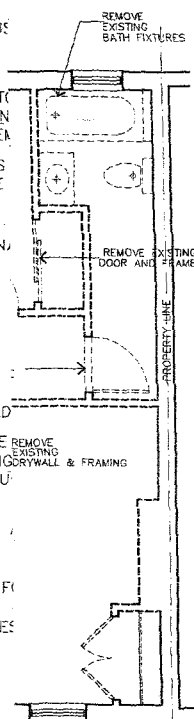
8. ALL LIGHT FIXTURES IN THE CEILING ARE TO BE REMOVED

9. DOOR, FRAME AND HARDWARE TO BE REMOVED AS SHOWN.

10. DEMOLITION AND REMOVAL WORK SHALL NOT UNDERMINE THE STRUCTURAL INTEGRITY OF THE BUILDING.

11. DEMOLITION SHALL BE DONE IN NEAT WORKMANLIKE MANNER WITHIN THE LIMIT INDICATORS IN THE DRAWING AND IN ALL CASES TO THE EXTENT NEEDED TO PRODUCE THE INTENDED WORK.

12. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR TEMPORARY SHORING AND BRACING REQUIRED FOR DEMOLITION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF AND PROCEDURES FOR THE REQUIRED TEMPORARY SHORING. THE DESIGN PROCEDURES WILL CONFORM TO ALL GOVERNING CODES AND SAFETY REQUIREMENTS.



EXISTING WALLS TO REMAIN

EXISTING TO BE REMOVED


Ballo, Ballo & Associates, LLC
 20000 1st Ave. S. Suite 100
 Tukwila, WA 98162
 Tel: 206.835.1111

THIRD PARTY PLANS REVIEW CERTIFICATE

The plans and respective application have been reviewed for compliance with the applicable building codes and the best of our knowledge and belief the plans comply with the applicable provisions of the code. Consequently, the restoration services of the applicant are approved.

Signature: _____
 Title: _____
 Date: _____

FLOOR PLAN

SCALE: $1/4" = 1'-0"$

SCALE: $1/4" = 1'-0"$

☒ Mechanical
☒ Electrical
☒ Structural / Fabrication

Stamp: MAY 22 2008
☒ Filing
☒ Filing
☐ Filing

ARCHITECTURAL
DESIGN
GRAPHICS

2626 TUNLAW RD. #304
WASHINGTON, DC. 20007
TEL: 202 338 8074

SHEET TITLE
EXISTING AND DEMOLITION FLOOR PLANS

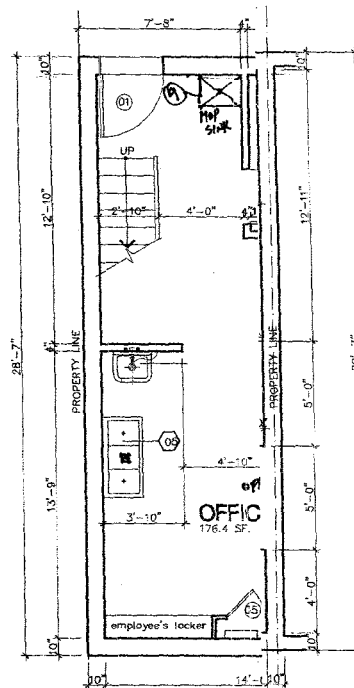
PROPOSAL OF
1211 POTOMAC STREET
WASHINGTON, DC

A-1

DATE: FEB. 18, 2008

SPECIFICATIONS TO BE MET FOR COMPLIANCE WITH THE DC.

1. ALL FOOD SERVICE AND RELATED EQUIPMENT SHALL BE NATIONAL SANITATION FOUNDATION CONFORMITY WITH D.C. HEALTH REGULATIONS.
2. ALL FOOD SERVICE AND RELATED EQUIPMENT SHALL BE INSTALLED IN CONFORMITY WITH NSI
3. ALL UTILITY LINES (ELEC, PLUMB, AND MECH. VENTILATION DUCTWORK SYSTEMS) TO BE INST. FOOD SERVICE AREAS SHALL BE CONCEALED. JOOBUT.
4. AN AISLE SPACE OF THIRTY (30") INCHES SHALL BE PROVIDED WITHIN ALL WORK AND STOR
5. ALL HAND BASINS SHALL BE EQUIPPED WITH MIXING FAUCETS FOR RUNNING HOT AND COLD
6. ALL REFRIGERATION EQUIPMENT AND EQUIPMENT FOR HOT STORAGE SHALL HAVE THERMO IN PROPER WORKING CONDITION AND ACCURATE, WITHIN RANGE OF PLUS OR MINUS.
7. THE LIGHTS THROUGHOUT THE KITCHEN AREA ALL FOOD SERVICE AREAS SHALL CONSIST OF 1 MOUNTED, PLASTIC COVERED FLUORESCENT CEILING FIXTURES, LOCATED AS INDICATED ON THE
8. ALL ARTIFICIAL LIGHTING FIXTURES SHALL BE PROVIDED WITH PROTECTIVE SHIELDING IN FOX AREAS, ALL REFRIGERATION UNITS, UTENSIL AND EQUIPMENT WASHING AREAS.
9. ALL CUTTING BOARDS AND WORK SURFACES SHALL BE OF NON-WOOD CONSTRUCTION AND N
10. METAL LOCKERS SHALL BE PROVIDED FOR EMPLOYEE CLOTHING STORAGE.
11. A JANITORIAL SINK WITH A THREE (3) INCH DRAIN SHALL BE INSTALLED AND LOCATED WITH SAME FLOOR LEVEL.



BASEMENT
SCALE = 1" = 0'

Belle, Belle to JAMES EARL RAY,
Rooming, Love & Developmental Services
900 7th St., NE, Suite 6
Washington, DC 20002

TWO PARTY PLANS

100-70-2 Developmental Circuits
100-70-100, Sub E
Washington, DC 20002

THIRD PARTY PLANS REVIEW CENTER

Input plans and supporting application have been reviewed for compliance with the rules of
Construction. Code not on the basis of our knowledge and beliefs the stated design, which the
provisions of the code. Consequently, the respective nature of the engineering work
has been reviewed and approved.

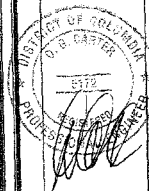
See sketch on drawing.

✓ Mechanical
Electrical

✓ Mechanical
✓ Electrical
✓ Structural & Environmental

ARCHITECTURAL
DESIGN
GRAPHICS

2626 TUNLAW RD. #304
WASHINGTON, DC. 20007
TEL: 202 338 8074



SHEET TITLE

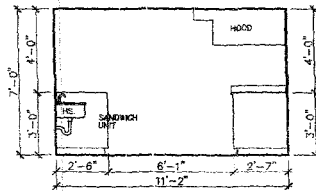
**PROPOSED:
FLOOR PLANS**

PROJECT TITLE

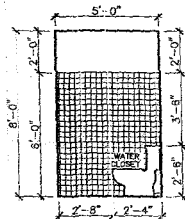
PROPOSAL OF
12111 POTOMAC STREET
WASHINGTON, DC

A-2

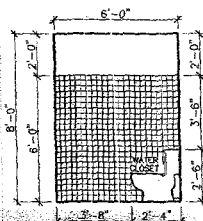
DATE: FEB. 18, 2008



KITCHEN ELEVATION A1
SCALE: 1/4" = 1'-0"



RES. ELEVATION C1



RES. ELEVATION D1

Bello, Bello & Associates, LLC
2000 L Street, NE
Washington, DC 20002

THIRD PARTY PLAN REVIEW CERTIFICATE

A professional has been reviewed the construction documents for the project and has found them to be in accordance with the applicable codes and regulations. The professional is not responsible for the design or construction of the project.

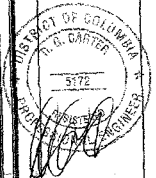
MAY 22 2008

Reviewed by: [Signature]
Reviewed by: [Signature]
Reviewed by: [Signature]

ARCHITECTURAL
DESIGN
GRAPHICS



2026 TUNLAW RD. #304
WASHINGTON, DC 20007
TEL: 202 338 8074



SHEET TITLE

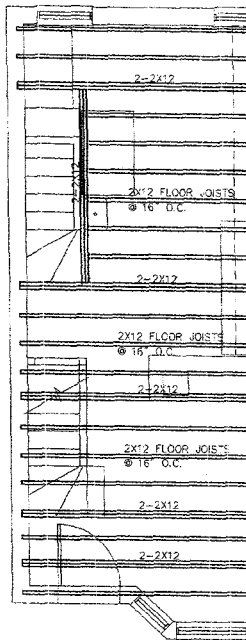
PROPOSED:
INTERIOR ELEVATIONS

PROJECT TITLE

PROPOSAL OF
1211 POTOMAC STREET
WASHINGTON, DC.

A.

DATE:



FIRST FLOOR
 SCALE: 1/4" = 1'-0" **FRAMING**

METAL JOIST HANGER
 WOOD BEAM OR JOIST



2

HE

F

NOTES: 1. ALL JOISTS TO BE 2X12 S4S. 2. ALL BEAMS TO BE 4X12 S4S. 3. ALL JOISTS TO BE SPACED @ 16\"/>

MAY-22-2008



**ARCHITECTURAL
 DESIGN
 GRAPHICS**
 2626 TUNLAW RD. #304
 VA. 22007
 TEL: 202 338 8074

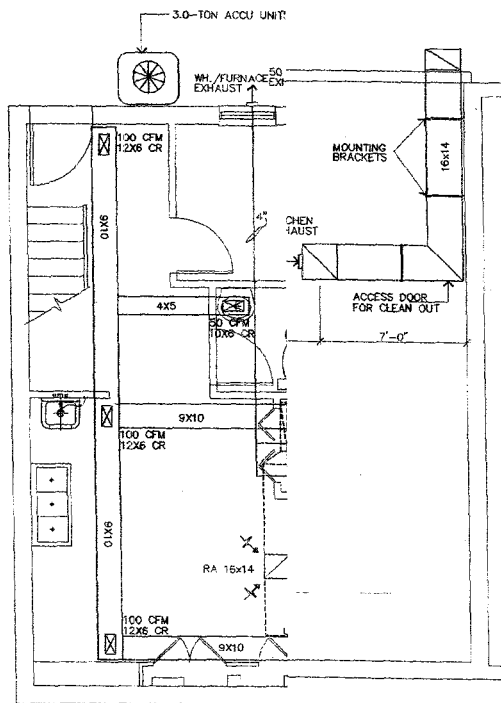


**PROPOSED:
 FRAMING AND DETAILS**

**PROJECT TITLE
 PROPOSAL OF
 1211 POTOMAC STREET
 WASHINGTON, DC.**

S-2

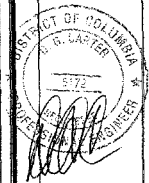
DATE: FEB. 18, 2008



BASEMENT
 SCALE: 1/4" = 1'-0" 1/4" = 1'-0"

Handwritten notes and signatures at the bottom of the plan, including a date stamp: MAY 22 2008.

**ARCHITECTURAL
 DESIGN
 GRAPHICS**
 2626 TUNLAW RD. #304
 VA., 20007
 TEL: 202 338 8074



SHEET TITLE
 PROPOSED:
MECHANICAL

PROJECT TITLE
 PROPOSAL OF
 1211 POTOMAC STREET
 WASHINGTON, DC.

M-2

DATE: FEB. 18, 2008