

Affidavit of Gary Cohen, Representative of EDCO LLC

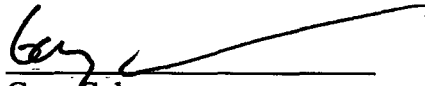
The undersigned, being duly sworn according to law, deposes and says:

1. I am President of EDCO LLC ("Owner"), an affiliate of Willco Residential LLC. EDCO LLC was the Applicant in Case No. 18174 and is the owner of property located at 732 15th Street, SE ("Property").
2. Owner purchased the Property in December 2010 and has been the owner since that date.
3. I am Principal in Charge of the Property on behalf of the Owner.
4. As Principal in Charge, I am responsible for efforts relating to designing, constructing, financing and marketing the renovation of and addition to the existing laundromat on the Property ("Project").
5. Since the approval of BZA Order No. 18174 in March 2011, Owner has been proceeding in good faith with the Project as approved by the Order. However, Owner has been unable to obtain sufficient project financing due to the economic and market conditions beyond Owner's control.
6. Following acquisition of the building, Owner has approached two separate banks for financing. Owner was unable to secure financing for any of these sources. The banks cited market conditions as the primary obstacle in lending for the Project.
7. Since the acquisition of the building, Owner has spent approximately \$60,000 in the entirety relating to its pursuit of the Project to date (not including property acquisition purchase price or related costs). These expenses exceed 15% of the value of the Property, as based on its purchase price.
8. Of that amount, Owner has spent the following amounts since BZA Order No. 18174 was issued in March of 2011:

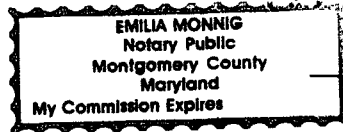
<u>Cost Category</u>	<u>Amount</u>
Legal: BZA/Zoning	5,642
Architectural & Engineering	13,200
General & Administrative	13,400
Total Costs	<u>\$32,242</u>

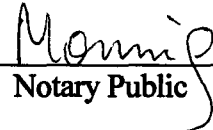
9. Owner continues its efforts to secure construction financing for the Project.

EDCO LLC

By: 
Name: Gary Cohen
Title: President

Subscribed and sworn to before me this 21st day of February 2013.




Notary Public

My Commission expires: 02/07/2016
[Notarial Seal]