



DONOHUE & STEARNS, PLC

April 15, 2013

Edward L. Donohue
Donohue & Stearns, PLC
801 North Fairfax Street
Suite 209
Alexandria, Virginia 22314

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To Whom it May Concern:

This letter hereby authorizes Edward L. Donohue of Donohue & Stearns, PLC to sign all documents related to Community Three Properties, LLC's application for area variances for the property located 2200-2202 14th Street and 1405 W Street NW Washington D.C. 20009.

Sincerely,

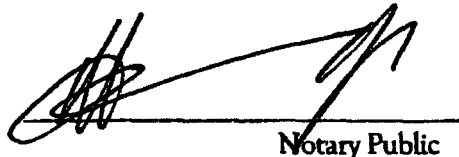

Grant Epstein

President, Community Three Properties, LLC

City/County of _____
State of _____

I, MWANGI GATHINJI, a Notary Public of the County and State aforesaid, hereby certify that Grant Epstein, personally known to me to be the affiant in the foregoing affidavit, personally appeared before me this day and upon his oath acknowledged to me that he executed the same for the purposes therein expressed.

Witness my hand and official seal this the 15th day of April, 2013.

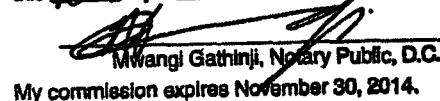

Notary Public

My Commission expires:

11/30/2014

District of Columbia: SS

Subscribed and sworn to before me, in my presence,
this 15th day of APRIL, 2013


Mwangi Gathinji, Notary Public, D.C.
My commission expires November 30, 2014.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18596
EXHIBIT NO. 6