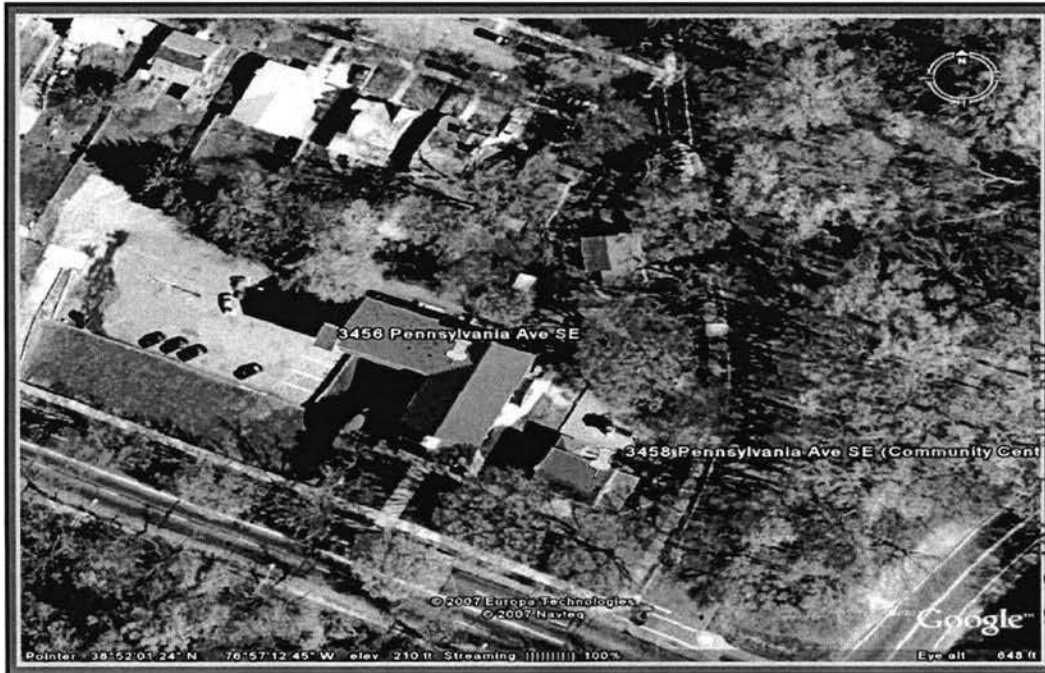


IV. THE SUBJECT PROPERTY DESCRIPTION

Aerial Photograph



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SITE ANALYSIS

Location:

The subject property is located in the Hillcrest Neighborhood, which is located in southeast Washington. The boundaries are: Pennsylvania Ave SE, from 31st to Southern Av.; Southern Ave. to Naylor Rd.; Naylor Rd to 27th St; 27th & Naylor to Pennsylvania Ave & 31st SE. The Anacostia neighborhood is characterized as a residential area that is located 6 miles east of Downtown D.C., which is 15 minutes away by car or bus depending on traffic. The nearest Metrorail station is located about 0.5 miles northwest of the subject at the intersection of Benning Road and East Capitol Street in the District of Columbia. An additional Metrorail station is located about 1.0 mile to northeast at the confluence of Southern Avenue and Central Avenue in Prince George's County, Maryland.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18728
EXHIBIT NO. 13