

Limited Power of Attorney:

I, Justin Thornton, am a Member / Manager of 1106 Montello, LLC, Owner of 1140 Florida Ave NE, Washington DC 20002, hereby appoint Will Teass & Charles Warren of Teass \ Warren Architects, located at 515 M St SE, Suite 200, Washington DC 20003, as my attorneys-in-fact ("Agents") to exercise the power and discretions described below. Said attorney-in-fact shall have full power and authority to undertake and perform only the following acts on my behalf regarding:

- 1 Act as my representative before the DC Board of Zoning Adjustment for filing a special exception or variance application
- 2 Filing additional building and /or supplemental trade permits, as required for issuance of a building permit

The authority herein shall include such incidental acts as are reasonably required to carry out and perform the specific authorities granted herein. My Agent agrees to accept this appointment subject to its terms, and agrees to act and perform in said fiduciary capacity consistent with my best interest, as my Agent in its discretion deems advisable. This power of attorney is effective upon execution. This power of attorney may be revoked by me at any time, and shall automatically be revoked upon my death, provided any person relying on this power of attorney shall have full rights to accept and reply upon the authority of my Agent until in receipt of actual notice of revocation. All questions concerning the validity and construction of this Limited Power of Attorney shall be determined under the laws of the District of Columbia.

Signed this 5 day of May, 2015:

Justin Thornton

DISTRICT OF COLUMBIA

On this 5 day of May, 2015, Justin Thornton appeared before me and proved to my satisfaction that she is the person whose name is subscribed to this Limited Power of Attorney, and acknowledged the due execution of the foregoing instrument.

Notary Public
Washington, DC

My commission expires: 2/14/19