



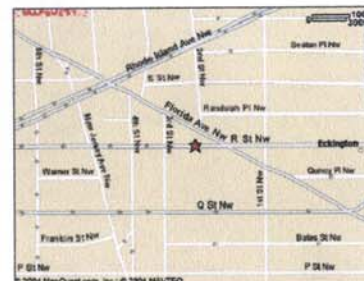
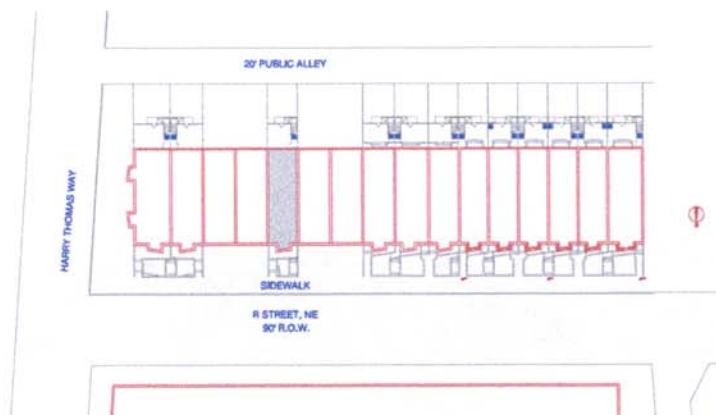
*P.O.BOX 790
LANHAM, MD 20703
301-429-5970 -PH
301-429-5972*

DEVELOPMENT PACKAGE FOR NEW CONDO PROJECTS.



Board of Zoning Adjustment
District of Columbia
CASE NO.19101
EXHIBIT NO.87

233 R STREET, NE. WASHINGTON DC.
PERMIT SET
04/22/09



ARCHITECTURAL

- CS.01 COVER SHEET
SP.1 FOUNDATION PLAN & DETAILS
SP.2 SOIL EROSION CONTROL / SITE PLAN
AP.1 PROJECTION DETAILS

- A0.1 WINDOWS & DOORS TYPES
- A0.2 SCHEDULES / DETAILS
- A1.1 FLOOR PLANS
- A2.1 FRONT / REAR ELEVATION
- A3.1 BUILDING SECTION / DETAILS
- A3.2 BUILDING SECTION / DETAILS
- A3.3 STAIR DETAILS
- A4.1 WALL SECTIONS

STRUCTURAL

- S0.1 STRUCTURAL NOTES
- S1.1 FRAMING PLANS
- S2.1 STRUCTURAL DETAILS

MECHANICAL

- MP.1 MECHANICAL PLUMBING NOTES
M1.1 MECHANICAL PLANS

ELECTRICAL

- ED.1 ELECTRICAL NOTES, DIAGRAMS & CHARTS
E1.1 GROUND & FIRST FLOOR ELECTRICAL PLANS

PLUMBING

- P1.1 GROUND & FIRST FLOOR PLUMBING LAYOUTS
- P2.1 RISER DIAGRAM & NOTES
- P3.1 PLUMBING SPECIFICATIONS

P3.1 PLUMBING SPECIFICATIONS

[illegible]

COVER SHEET

CS.01

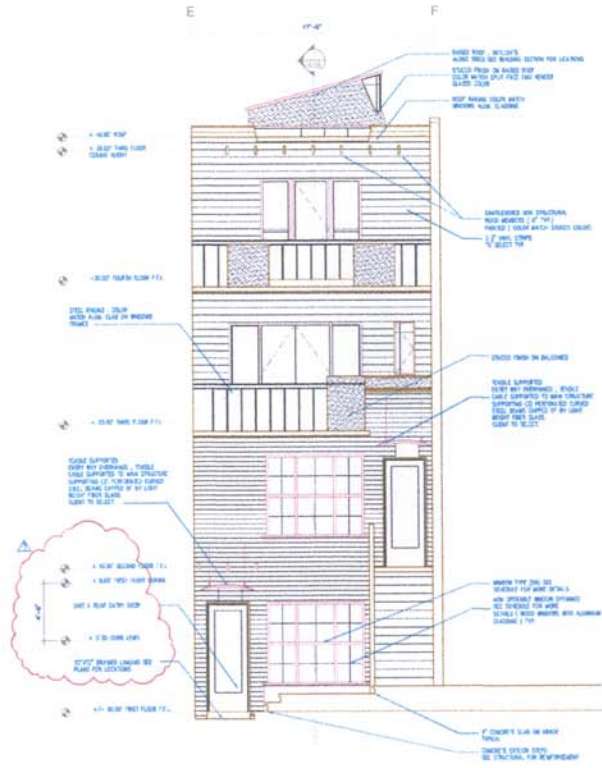
PROJECT NO.
KADY GROUP, COPYRIGHT 2004

DATE	
DATE OF R.C.C. PLAN	
DATE OF FOUNDATION PLAN	
DATE OF STRUCTURAL PLAN	
DATE OF ELECTRICAL PLAN	
DATE OF MECHANICAL PLAN	
DATE OF SANITARY PLAN	
DATE OF FINISH PLAN	
DATE OF LANDSCAPE PLAN	
DATE OF UTILITY PLAN	
DATE OF OTHER PLAN	

ELEVATIONS

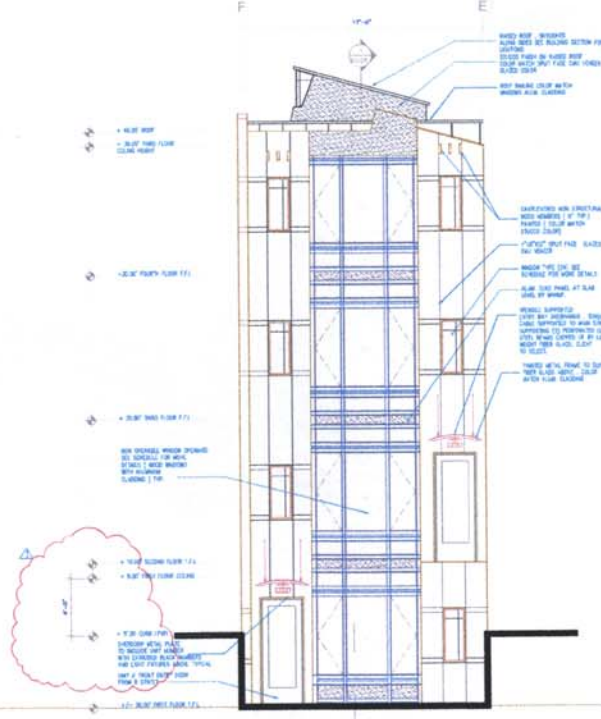
A2.1

PROJECT NO.
KADY GROUP, COPYRIGHT 2014



REAR ELEVATION

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



FRONT ELEVATION

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



KADY GROUP 1124 Wisconsin Road, N.W. Washington, DC 20005 Tel: (202) 429-5950 Fax: (202) 429-5972 www.kadypg.com

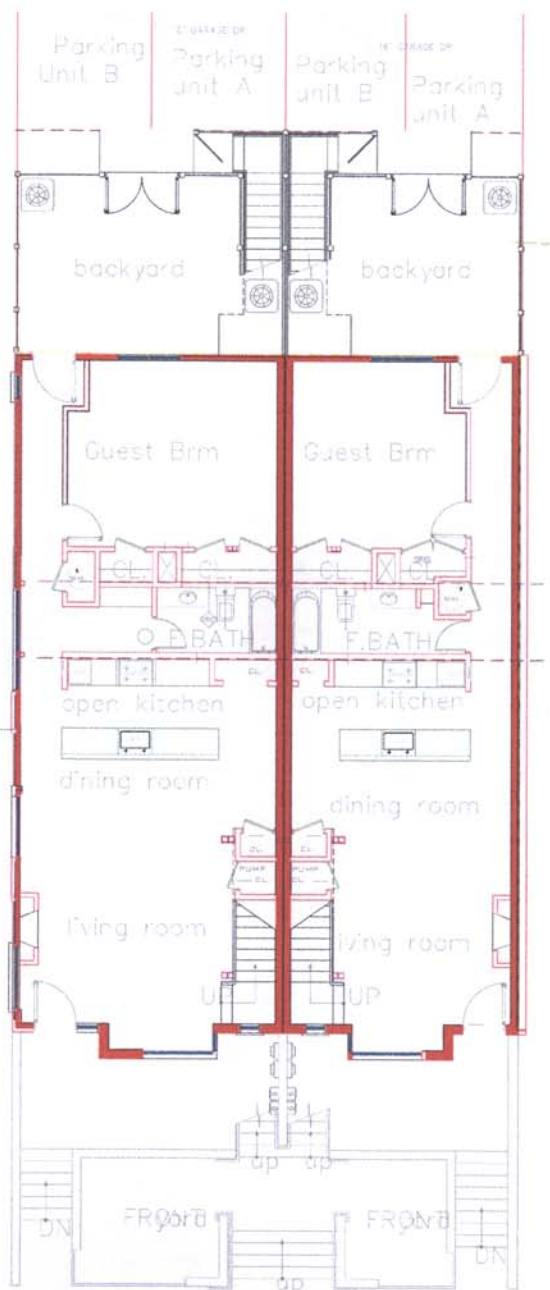
FOLU CONDOMINIUM
3rd STREET, NEW WASHINGTON DC

NO.	DATE	BY	CHK.
1	01/10/01	...	...
2	01/10/01	...	...
3	01/10/01	...	...
4	01/10/01	...	...
5	01/10/01	...	...
6	01/10/01	...	...
7	01/10/01	...	...
8	01/10/01	...	...
9	01/10/01	...	...
10	01/10/01	...	...

FLOOR PLANS

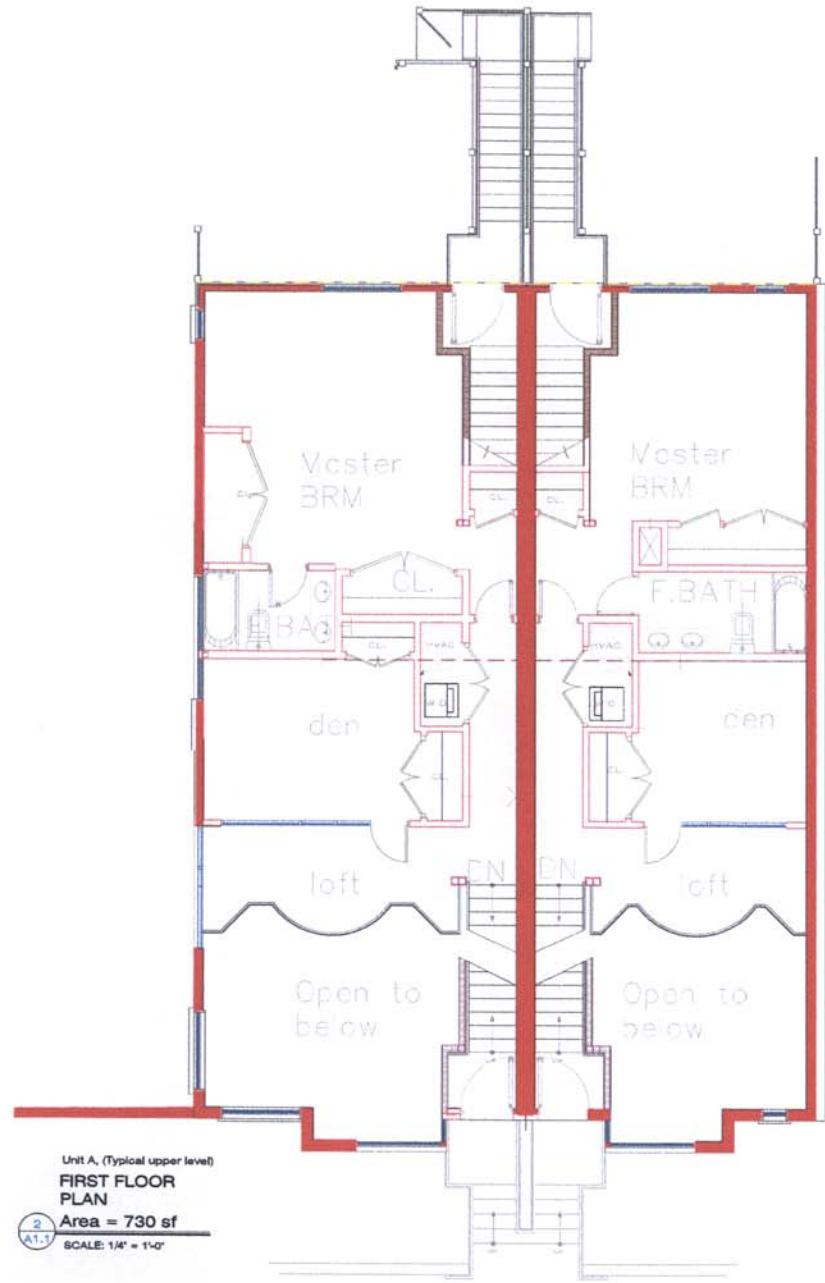
A1.1

PROJECT NO.
KADY GROUP, COPYRIGHT 2001



Unit A, (typical lower floor)
GROUND FLOOR PLAN
Area = 870sf
SCALE: 1/4" = 1'-0"

3rd Street, NE, DC



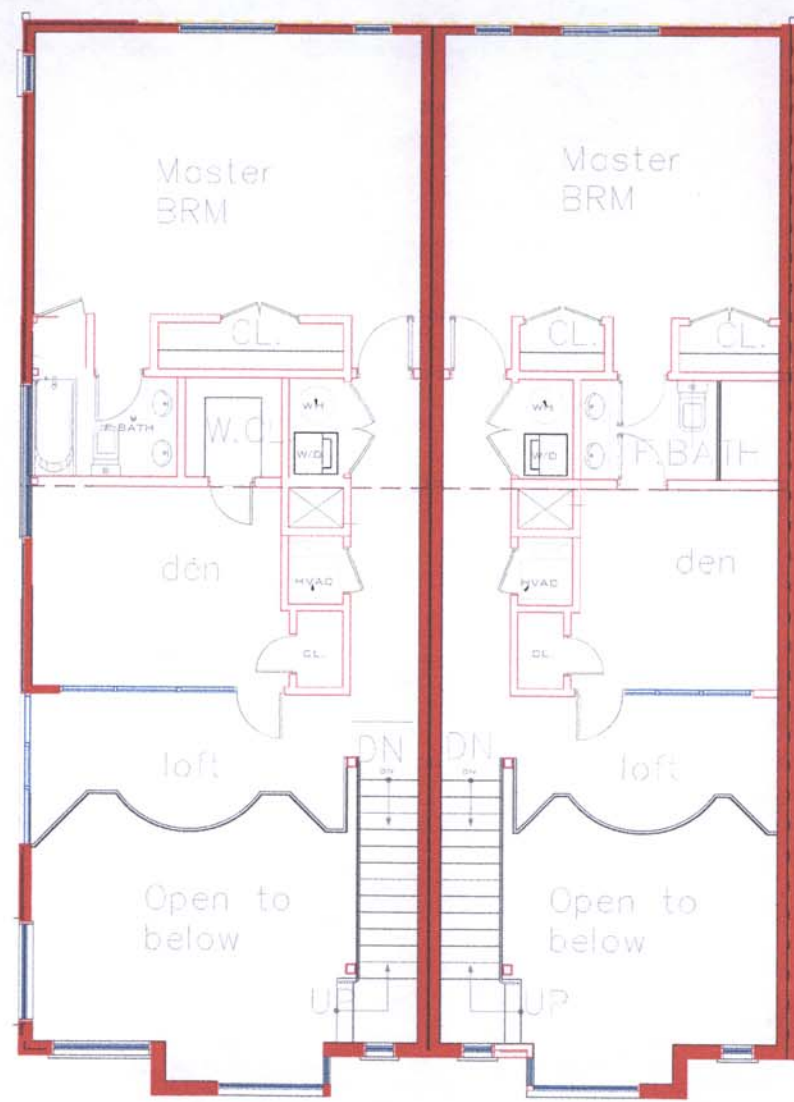
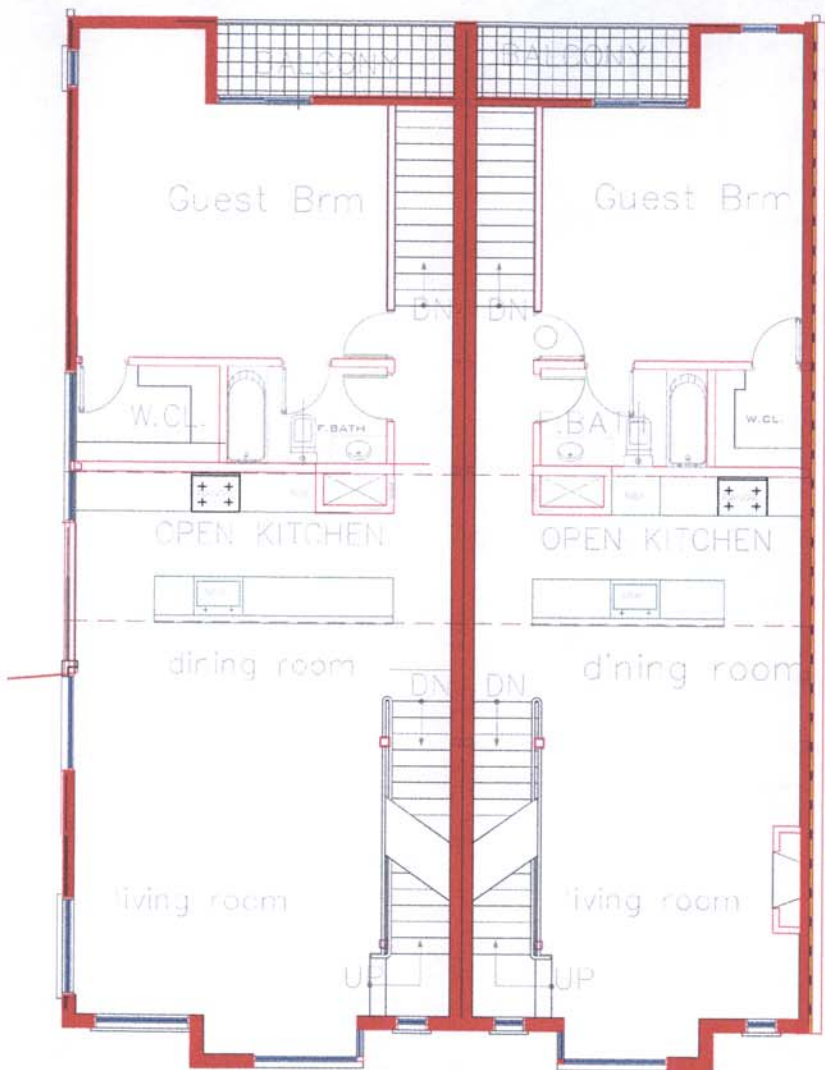
Unit A, (Typical upper level)
FIRST FLOOR PLAN
Area = 730 sf
SCALE: 1/4" = 1'-0"

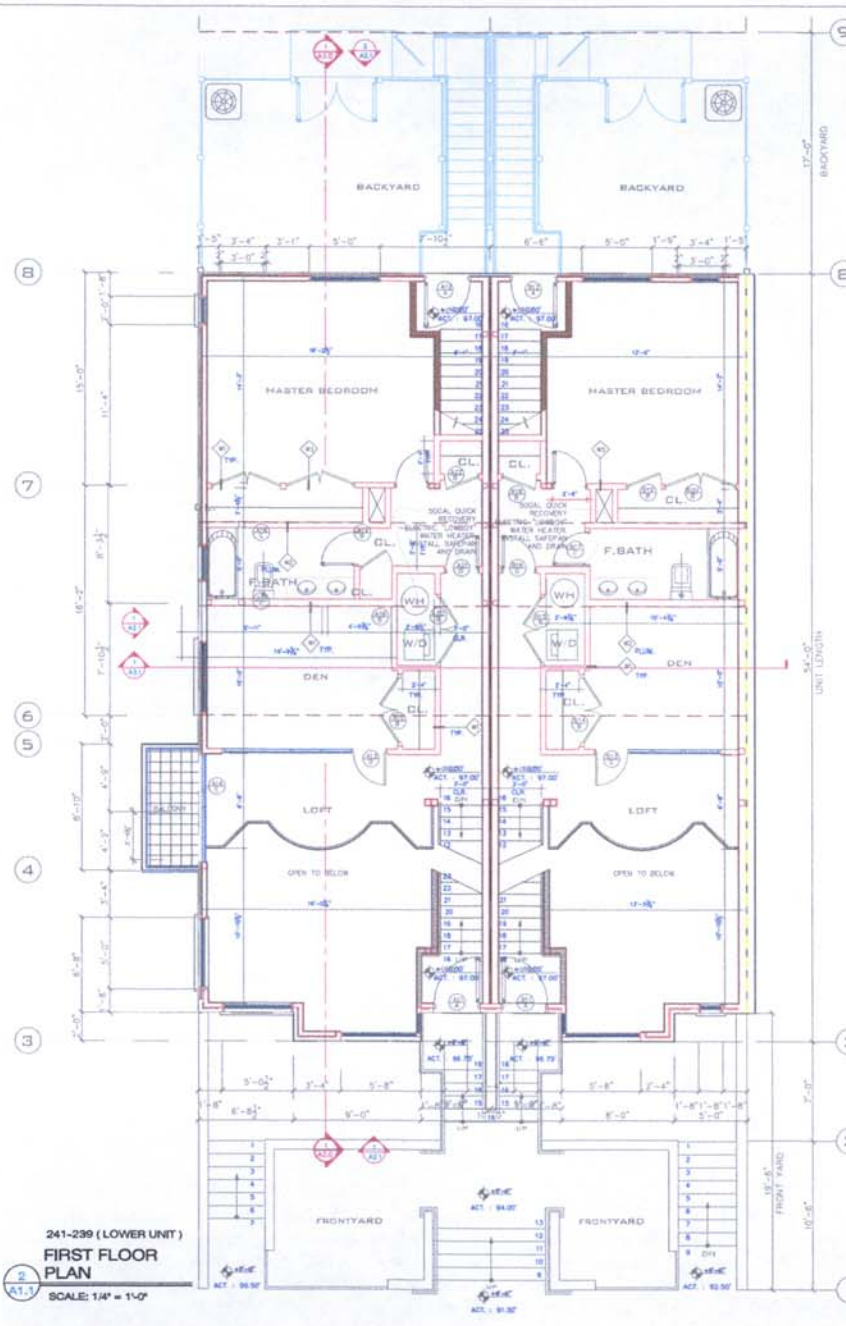
FOLU CONDOMINIUM
 LOTS 6, 7, 8, 9, 10 & 812, 3rd STREET, NE WASHINGTON, DC

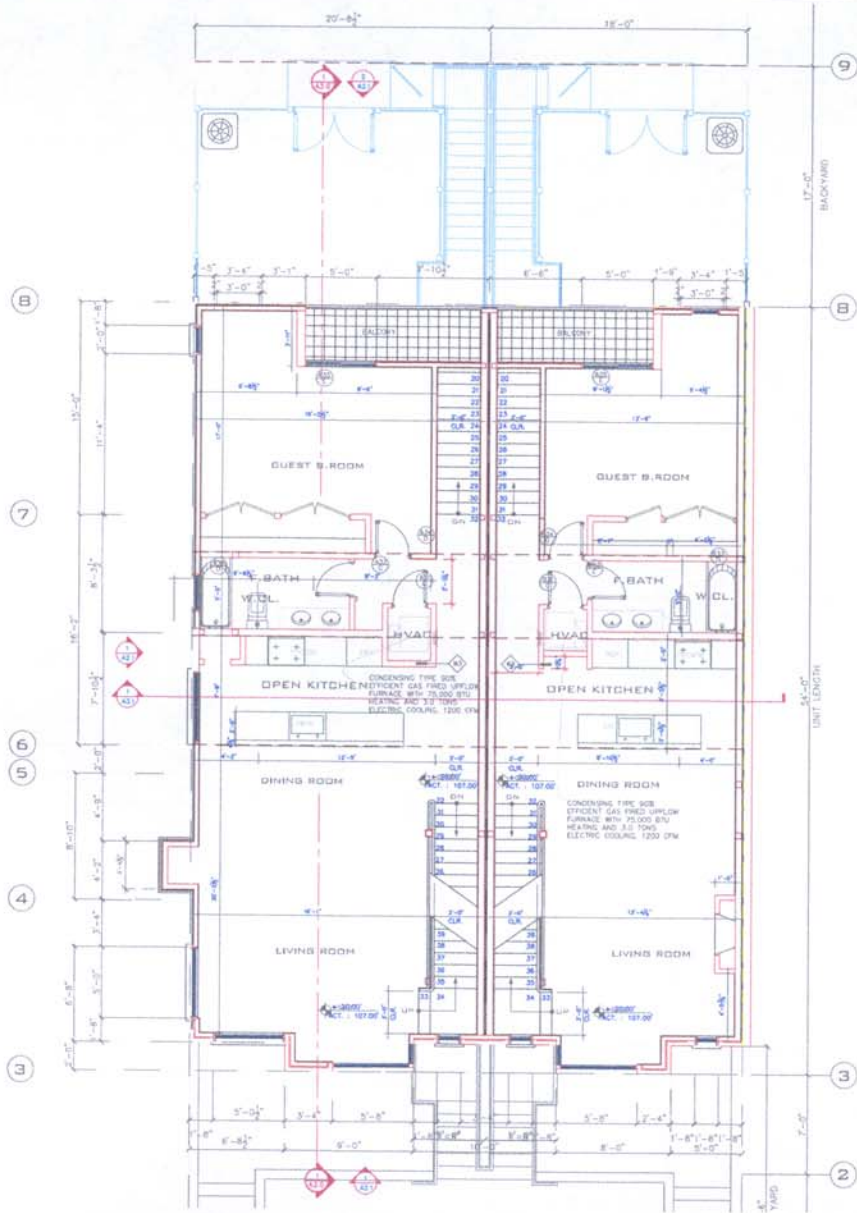
FLOOR PLANS

A1.2

PROJECT NO.
 KADY GROUP COPYRIGHT 2008

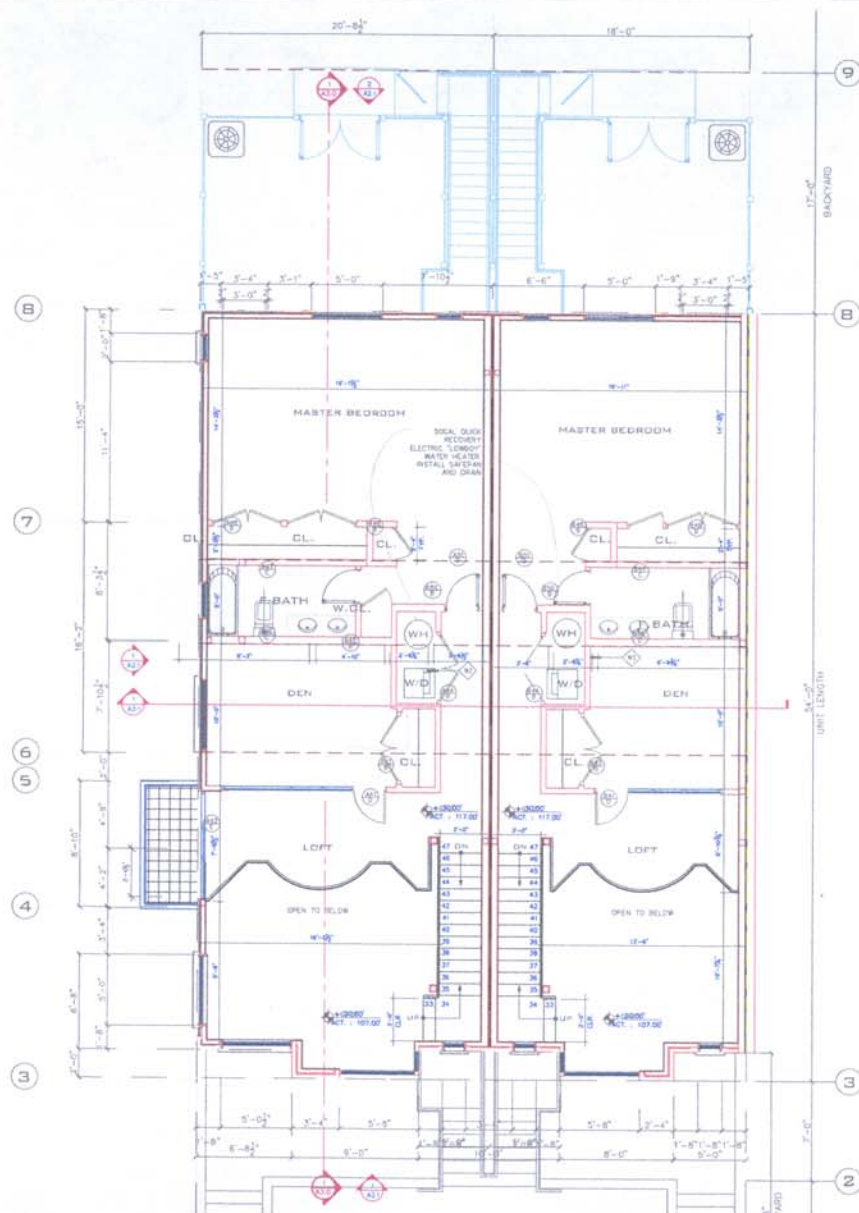






1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

241-239 (UPPER UNIT)



2 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

241-239 (UPPER UNIT)



KADY GROUP
2124 KADY ROAD
LANTHAM, MD 20706

CAPITAL OVERLOOK PHASE II
239-241 K STREET, NE WASHINGTON, DC

KADY GROUP • 9324 Annapolis Road • Lanham, MD 20706 • (301) 429-5970 • Fax: (301) 429-5972 • www.kadygroup.com

DATE OF RECORD

FLOOR PLANS

A1.2

PROJECT NO.
KADY GROUP, COPYRIGHT 2001



Darryl Sulekoiki <dsk709@gmail.com>

Lender Letter

7 messages

Marty Welsh <martywelsh@comcast.net>

Fri, Aug 4, 2006 at 11:00 AM

To: James Reynolds <james.reynolds@dol.net>, Dave Ferry <dferry@ferryjoseph.com>

Cc: Lane Potkin <potkin@lplawdc.com>, Aida Dunn <aida.dunn@usdoj.gov>, "Darryl O.A. Sulekoiki" <darryls@kadygroup.com>, Wale Aboderin <wale_aboderin@yahoo.com>

Good morning!

I am attaching the letter that was faxed to our office yesterday just prior to the conference call.

I just got off the phone w/the Columbia Bank loan officer (Doug Greene) & attorney (Kevin Sebastien), who indicated they are ready to settle (funds are available) once they receive the following items:

1. Clear title report & binder
2. Organizational Docs of Buyer -- w/the change that Lane recommended yesterday in having the buyer be Eckington Station, assignee of The Kady Group, Inc., sole owner the buyer needs to amend these documents and re-submit to the lender
3. Site plan
4. Insurance Certificate

Kevin indicated that in order to close by next Friday, he will need the above documentation by no later than close of business on Wednesday August 9th.

I will copy Lane and the buyer on this email so they are aware of this communication and what needs to be addressed.

If you have any questions or need any additional information, please don't hesitate to email or call me anytime.

Marty

Daniel Lloyd & Associates Realtors

Your Real Estate Resource

homes@martywelsh.com

www.martywelsh.com

(301)762-3726

C:\Sharpdesk Desktop\IMAGE (8).TIF;



IMAGE (8).TIF
24K

Lane Potkin <potkin@lplawdc.com> Fri, Aug 4, 2006 at 3:39 PM
 To: Marty Welsh <martywelsh@comcast.net>, James Reynolds <james.reynolds@dol.net>, Dave Ferry
 <dferry@ferryjoseph.com>
 Cc: Aida Dunn <aida.dunn@usdoj.gov>, "Darryl O.A. Sulekoiki" <darryls@kadygroup.com>, Wale Aboderin
 <wale_aboderin@yahoo.com>

i just spoke to my title insurer, and he indicated that the title company would prefer to wait 30 days from the date of D.C. Court's order to ensure that there is no appeal of the guardian issue. I am having my associate research whether in fact there is an appeal right, and will update everyone by Monday on this. I also asked the underwriter to review all the pleadings and see if his position would be changed. I will let you know

[Quoted text hidden]

Lane Potkin <potkin@lplawdc.com> Mon, Aug 7, 2006 at 9:36 AM
 To: David Ferry <dferry@ferryjoseph.com>, Marty Welsh <martywelsh@comcast.net>, James Reynolds
 <james.reynolds@dol.net>
 Cc: Aida Dunn <aida.dunn@usdoj.gov>, "Darryl O.A. Sulekoiki" <darryls@kadygroup.com>, Wale Aboderin
 <wale_aboderin@yahoo.com>

the date of the order is July 20, so that closing would be August 20. Can you give me your local counsel's email so I can ask her to provide any input as to what if any appeal rights the petitioner may have, so I can forward this on to title company underwriter

-----Original Message-----

From: David Ferry [mailto:dferry@ferryjoseph.com]
 Sent: Saturday, August 05, 2006 7:20 AM
 To: Lane Potkin; Marty Welsh; James Reynolds
 Cc: Aida Dunn; Darryl O.A. Sulekoiki; Wale Aboderin
 Subject: RE: Lender Letter

We may not be able to wait 30 days. We need to settle NOW.

[Quoted text hidden]

Lane Potkin <potkin@lplawdc.com> Tue, Aug 8, 2006 at 6:23 PM
 To: David Ferry <dferry@ferryjoseph.com>, Marty Welsh <martywelsh@comcast.net>, James Reynolds
 <james.reynolds@dol.net>
 Cc: Aida Dunn <aida.dunn@usdoj.gov>, "Darryl O.A. Sulekoiki" <darryls@kadygroup.com>, Wale Aboderin
 <wale_aboderin@yahoo.com>

Here is Andrea's answer

He has passed the time to file a motion for reconsideration. That was ten days. The appeal time is 30 days....which takes us until the 20th of the month.

Andrea

-----Original Message-----

From: David Ferry [mailto:dferry@ferryjoseph.com]
Sent: Monday, August 07, 2006 8:41 AM
To: Lane Potkin; Marty Welsh; James Reynolds
Cc: Aida Dunn; Darryl O.A. Sulekoiki; Wale Aboderin
Subject: RE: Lender Letter

it is Asloancat@aol.com.

-----Original Message-----

From: Lane Potkin [mailto:potkin@lplawdc.com]

[Quoted text hidden]

[Quoted text hidden]

David Ferry <dferry@ferryjoseph.com>

Tue, Aug 8, 2006 at 6:40 PM

To: Lane Potkin <potkin@lplawdc.com>, Marty Welsh <martywelsh@comcast.net>, James Reynolds
<james.reynolds@dol.net>

Cc: Aida Dunn <aida.dunn@usdoj.gov>, "Darryl O.A. Sulekoiki" <darryls@kadygroup.com>, Wale Aboderin
<wale_aboderin@yahoo.com>

So what will be the new settlement date? In the alternative, could we provide some indemnification to the title co and the buyer and settle now?

-----Original Message-----

From: Lane Potkin [mailto:potkin@lplawdc.com]

[Quoted text hidden]

[Quoted text hidden]

Joanne Leong <joanneleong@lplawdc.com>

Wed, Aug 9, 2006 at 4:13 PM

To: "Darryl O.A. Sulekoiki" <darryls@kadygroup.com>

Isn't this closing on August 21?

-----Original Message-----

From: Darryl O.A. Sulekoiki [mailto:darryls@kadygroup.com]
Sent: Wednesday, August 09, 2006 3:48 PM
To: 'Lane Potkin'
Cc: 'Joanne Leong'
Subject: RE: Lender Letter

Lane, could you please have Joanne send me a copy of the HUD 1 to at least give me an idea what is going to be required from me.

'Darryl' O.A. Sulekoiki
301-674-5197 : Cell
darryls@kadygroup.com

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3/22/2016

Gmail - Lender Letter

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[Quoted text hidden]

Lane Potkin <potkin@lplawdc.com>

To: "Darryl O.A. Sulekoiki" <darryls@kadygroup.com>

Wed, Aug 9, 2006 at 5:12 PM

will do our best to get it to you tomorrow

—Original Message—

From: Darryl O.A. Sulekoiki [mailto:darryls@kadygroup.com]

[Quoted text hidden]

ASSIGNMENT OF CONTRACT

The undersigned, Kady Group, Inc. ("Assignor"), hereby assigns to Eckington Station L.L.C., a District of Columbia Limited Liability Company ("Assignee"), all of Assignor's right, title and interest in and to that Agreement of Purchase and Sale dated as of May 4, 2006, (the "Contract") by and between Assignor and Peggy Griffiths by her guardian, Senior Partner, Inc., ("Seller"), relating to the real property commonly known as 2118 and 2120 3rd Street in the District of Columbia (the "Property").

Assignee hereby accepts such assignment and agrees to perform all the terms and obligations of the Contract in the place and stead of Assignor.

Assignor hereby affirms that Olusola A. Sulekoiki is the sole shareholder of Kady Group, Inc. and that Olusola A. Sulekoiki is also the sole member of Eckington Station L.L.C. Assignor also affirms that Kady Group, Inc. is an ongoing real estate development company and for various tax and liability issues, typically forms single purpose limited liability companies for the purpose of acquiring and developing individual properties.

The date for closing under the Contract is hereby extended to August 11th, 2006.

ASSIGNOR

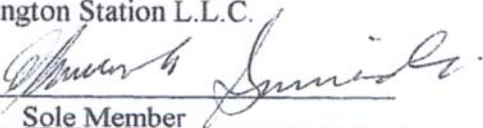
Kady Group, Inc.

By: 

Its: President

ASSIGNEE

Eckington Station L.L.C.

By: 

Its: Sole Member

MAY-04-2008 THU 02:23 PM

DANTE LLOYD & ASSOCIATES REALTORS

FAX No. 4105315327

P. 005

May 04 06 08 10 12 14 16 18 20 22 24 26 28 30 31
 Mon Tue Wed Thu Fri Sat Sun

WALSH, JAMES
WALSH, JAMES

3013800070
LAWY HUGHES

4.3



Greater Capital Area Association of REALTORS®, Inc.



REGIONAL SALES CONTRACT

[illegible][illegible][illegible]

Chen Shiwei late

WATER, SEWAGE, HEATING AND CENTRAL AIR CONDITIONING (Check all that apply)

Vickie Woychik ☒ Female ☐ White Mar Wilson ☒ Male ☐ Black ☐ Other ☒ Other W/B
Suzanne Chapman ☒ Female ☐ Gender N/A Jo (Quentin) Harding ☒ Male ☐ Black ☐ Hispanic ☐ Native American ☐ Other W/B

[illegible]

4. **Static AND Dynamic** **A. Dave Rogers**

E. Financial & Political

2. Second Time

उ. अन्तराष्ट्रिय विद्यालय - सुपुष्पावली

TOTAL FINANCINGS**DAVED PRICE**

1. 375,000
2. 45,000
3. 1,375,000
4. 1,400,000

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View Notwithstanding, Plans in Partially view of the General Policy Administrative of STATISTICS, for and in for use by STATISTICAL agencies only.

MODEL # 1307 - Regional Sales Contract
(Previously Form # 900)

Page 1 of 3

EW

0453



Greater Capital Area Association of REALTORS®, Inc.

REGIONAL SALES CONTRACT

This SALES CONTRACT ("Contract") is made on MAY 4 - 2006 ("Contract Date") between KARY GROUP INC., DARRY L. O. A. SATEKOIKI ("Purchaser") and PEGGY S. GRIFFIN by JAMES R. REYNOLDS her GUARDIAN ("Seller") who hereby confirm and acknowledge by their initials and signatures below the prior disclosure that in this real estate transaction DANIEL HAYD & ASSOCIATES, REALTORS ("Listing Company") represents the Seller, and N/A ("Selling Company") represents the Purchaser OR the Seller. The Listing Company and Selling Company are collectively referred to as ("Broker"). (If the brokerage firm is acting as a dual representative for both the Seller and the Purchaser, then the appropriate disclosure form is attached to and made a part of this Contract.)

1. REAL PROPERTY. The Purchaser will buy and the Seller will sell for the sales price ("Sales Price"), the Seller's entire interest in the land (with all improvements, rights and appurtenances) described as follows: TAX Map/ID # 356110006 - 0007-0003-0007-0010-0012
Legal Description: Lot(s) 6, 7, 8, 9, 10 & 12, Block/Square 3561, Section N/A
Subdivision or Condominium ECKINGTON, Unit # N/A, Parking Space(s) # N/A
County/City WASHINGTON, Deed Book/Liber N/A, Page/Folio # N/A
Street Address: 3209 RHODE ISLAND AVE, N.E., State DC, Zip Code 20005 ("Property").

2. PERSONAL PROPERTY, FIXTURES AND UTILITIES. The Sales Price includes the following personal property and fixtures: A. Any existing built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, attic fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, window shades, blinds, smoke and heat detectors, tv antennas, exterior trees and shrubs and, B. The items marked YES below as currently installed or offered.

YES	NO	YES	NO	YES	NO	YES	NO
☐ Stove or Range	☒	☐ Disposer	☒	☐ Ceiling Fan(s) #	☒	☐ Alarm System	☒
☐ Cooktop	☒	☐ Freezer	☒	☐ Washer	☒	☐ Intercom	☒
☐ Wall Oven(s) #	☒	☐ Window Fan(s) #	☒	☐ Dryer	☒	☐ Storage Shed(s) #	☒
☐ Refrigerator(s) #	☒	☐ Window A/C Unit(s) #	☒	☐ Furnace/Humidifier	☒	☐ Garage Opener(s) #	☒
☐ w/ Ice maker(s) #	☒	☐ Pool, Equip. & Cove	☒	☐ Electronic Air Filter	☒	☐ w/ remote(s) #	☒
☐ Dishwasher	☒	☐ Hot Tub, Equip. & Cover	☒	☐ Central Vacuum	☒	☐ Playground Equipment	☒
☐ Built-in Microwave	☒	☐ Satellite Dish and Equip.	☒	☐ Water Treatment System	☒	☐ Wood Stove	☒
☐ Trash Compactor	☒	☐ Window Treatments	☒	☐ Exhaust Fan(s)	☒	☐ Fireplace Screen/ Doors	☒

Other: UNIMPROVED LOTS

WATER, SEWAGE, HEATING AND CENTRAL AIR CONDITIONING: (Check all that apply)

Water Supply: ☒ Public ☐ Well _____ Hot Water: ☐ Oil ☐ Gas ☐ Elec. ☐ Other N/A
Sewage Disposal: ☒ Public ☐ Septic # BR _____ Air Conditioning: ☐ Oil ☐ Gas ☐ Elec. ☐ Heat Pump ☐ Other N/A
Heating: ☐ Oil ☐ Gas ☐ Elec. ☐ Heat Pump ☐ Other N/A

3. EQUIPMENT, MAINTENANCE AND CONDITION. The Purchaser accepts the Property in the condition as of the Contract Date except as otherwise provided herein. The Seller warrants that the existing appliances, heating, cooling, plumbing, electrical systems and equipment, and smoke and heat detectors (as required), will be in normal working order as of the possession date. The Seller will deliver the Property in substantially the same condition as on the Contract Date and broom clean with all trash and debris removed. The Purchaser and the Seller will not hold the Broker liable for any breach of this paragraph.

4. PRICE AND FINANCING

A. Down Payment

\$ 25,000

B. Financing 1. First Trust

\$ 1,375,000

2. Second Trust

\$ _____

3. Seller Held Trust - addendum attached

\$ _____

TOTAL FINANCING

\$ 1,375,000

SALES PRICE

\$ 1,400,000

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Handwritten initials

MAY-04-2006 THU 02:22 PM

DANIEL LLOYD & ASSOCIATES REALTORS

FAX No. 4105315327

P. 003

May 04 08 08:48a Sale aboderin
1788 07 08 08:48a3012900878
1200/ 08-1000

p.12

past to the sole benefit of the Seller if and only if settlement does not occur by June 30, 2006 due to the Buyer's efforts or lack thereof.

B. The parties agree to signing a Release (attached), therefore making the Buyer's good faith deposit non-refundable in the event settlement does not occur due to the Buyer's efforts or lack thereof.

4. The property is sold and shall be delivered in its "As Is" physical condition as of the date of contract ratification. The Seller makes no representation or warranty, express or implied, as to the condition of the property or any equipment or systems contained therein. All clauses in this Contract pertaining to Property Condition, terms, utilities or compliance with city, state or county regulations are hereby deleted from this contract.

The Seller shall have no obligation to make repairs to the electrical, plumbing, heating, air conditioning, or any other systems, equipment or fixture. The Seller shall continue to maintain the grounds, utilities, insurance and taxes until settlement.

5. Lena Fodda with Fodda & Lettner shall conduct the settlement at his office located at 4725 Wisconsin Avenue NW Suite 250W in Washington, DC 20016. He can be reached via telephone at (202)244-0600 or via fax at (202)244-8998. Either party may retain their own counsel. The Buyer agrees to contact the settlement attorney within 24 days after contract ratification to schedule the settlement.

6. This sale and this Contract are contingent upon the review and approval by the Delaware Court of Chancery. In the event the sale is not approved by this Court, the Buyer's deposit shall be returned in full to the Buyer upon notice of the Court's ruling.

The parties hereby certify that they have read carefully this addendum, that they understand fully all terms and conditions thereof, and that they will enter into this contract in a spirit of mutual good will and cooperation without the use of force or coercion upon the part of any of the parties hereto; and that, in affixing their signatures hereto, they mutually agree it shall be binding upon them and each of their respective heirs, executors, administrators or assigns.

All other terms of said contract remain in full force and effect.

Page 3. Certified, By Her Guardian,
Senior Partner, Inc., James R. Raynsida,
President (Seller)

Kady Group, Inc. Date
Darryl O. A. Subdinski,
Principal (Buyer)

10/6