

Bowman CONSULTING

June 21, 2006

Clark Realty Capital, LLC
2 Bethesda Metro Center
Bethesda, MD 20814
Attn: Ms. Nicole Forrest – Development Executive

Re: Tilden Street – Lot 800 of Square 2234

Dear Ms. Forrest:

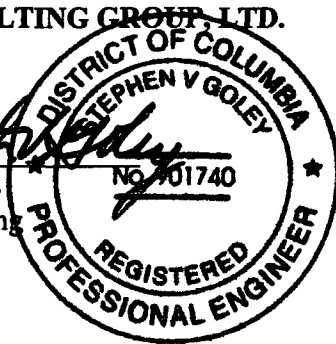
Pursuant to your request regarding the building setback, a.k.a., building restriction line (BRL) for the referenced property, Bowman Consulting Group, Ltd. ("BCG"), has completed their research on the matter. It is the opinion of the undersigned that there is no front building restriction line assigned to the property.

Entities known to BCG with regulatory authority for land usage were contacted in forming our opinion. These agencies include: the Government of the District of Columbia Department of Consumer and Regulatory Affairs Office of the Surveyor, Department of Transportation; Divisions of Transportation Planning, and Public Space Management; Potomac Electric Power Company (Pepco), National Capital Planning Commission, and the U.S. Commission of Fine Arts. In addition, the PUD documents and the ALTA survey by VIKI, Inc, dated June 17, 2000, were reviewed. The site was physically observed for utilities that may run along the front of the property, with none found. Utility records were obtained from all applicable utility companies operating within the District for records of any utility that may restrict building construction, with none found.

Thank you for the opportunity to be of service. If you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,
BOWMAN CONSULTING GROUP, LTD.

Stephen V. Goley, PE
Director of Engineering



cc: Phil T. Feola, Pillsbury, Winthrop, Shaw, Pittman
Tracey Thomm, Clark Realty Capital

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ZONING COMMISSION
CASE No. 05-26
EXHIBIT No. 117
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District of Columbia
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