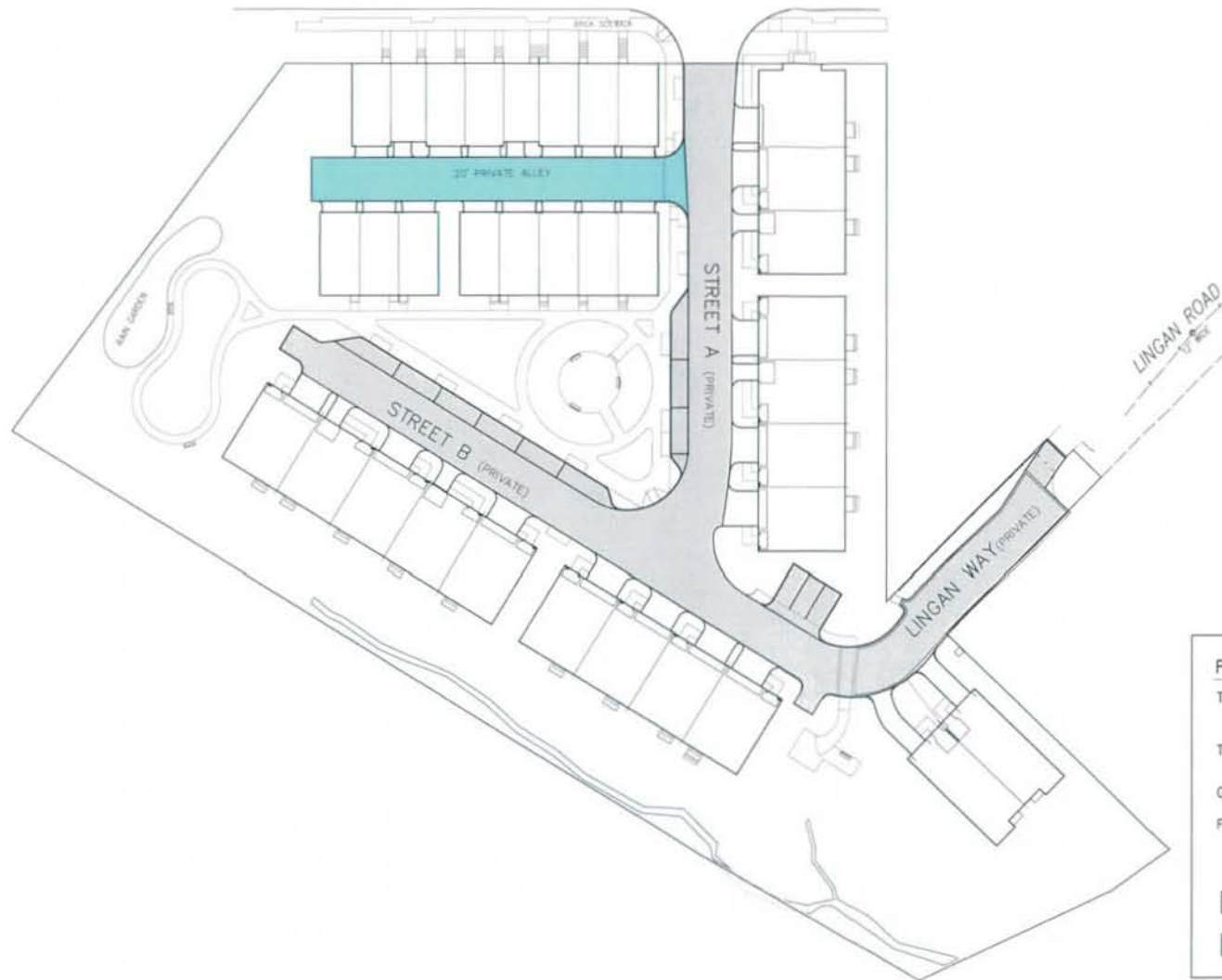


MacARTHUR BOULEVARD, N.W.
90' WIDE



F.A.R. ANALYSIS

TOTAL LAND AREA (GROSS)	120,994 s.f.
Less Private Streets & Surface Parking	- 16,541 s.f.
TOTAL LAND AREA (NET) (For F.A.R. Calculation)	104,453 s.f.
G.F.A. OF BUILDINGS	108,673 s.f.
FLOOR AREA RATIO (F.A.R.)	1.04

-  DENOTES PRIVATE STREETS & SURFACE PARKING
-  DENOTES SHARED DRIVEWAY (ALLEY)



LESSARD GROUP INC.

8521 LEESBURG PIKE, SUITE 700 VIENNA, VA 22182

P: 703.760.9344 F: 703.760.9328 WWW.LESSARDGROUP.COM

LAND AREA DIAGRAM

JULY 31, 2009

CANAL PARC
WASHINGTON, D.C.

SAIMAC DEVELOPMENT, LLC
C/O ATHENA GROUP, LLC



G.F.A. Calculations

Athena Group LLC

Canal Parc

Revised: 08/06/09

Unit Type	Qty.	Gross Floor Area				G.F.A. per Unit	Gross Floor Area ¹
		First Floor	Second Floor	Third Floor	Loft Floor		
Building #1							
A (16x36)	2	576 s.f.	576 s.f.	576 s.f.	340 s.f.	2,068 s.f.	4,136 s.f.
B (18x38)	6	684 s.f.	684 s.f.	684 s.f.	468 s.f.	2,520 s.f.	15,120 s.f.
Subtotal	8						19,256 s.f.
Building #2A							
B (18x38)	3	684 s.f.	684 s.f.	684 s.f.	468 s.f.	2,520 s.f.	7,560 s.f.
Subtotal	3						7,560 s.f.
Building #2B							
B (18x38)	5	684 s.f.	684 s.f.	684 s.f.	468 s.f.	2,520 s.f.	12,600 s.f.
Subtotal	5						12,600 s.f.
Building #3							
C1 (29x40)	3	1,080 s.f.	1,194 s.f.	1,160 s.f.	0 s.f.	3,434 s.f.	10,302 s.f.
C1 (29x40)	2	1,080 s.f.	1,194 s.f.	1,160 s.f.	0 s.f.	3,434 s.f.	6,868 s.f.
Subtotal	5						17,170 s.f.
Building #4							
C1 (29x40)	4	1,080 s.f.	1,194 s.f.	1,160 s.f.	0 s.f.	3,434 s.f.	13,736 s.f.
Subtotal	4						13,736 s.f.
Building #5							
D (22x57)	2	1,194 s.f.	1,214 s.f.	1,214 s.f.	836 s.f.	4,458 s.f.	8,916 s.f.
Subtotal	2						8,916 s.f.
Building #6A							
C (29x40)	1	1,080 s.f.	1,194 s.f.	1,194 s.f.	725 s.f.	4,193 s.f.	4,193 s.f.
C (29x40)	1	1,080 s.f.	1,194 s.f.	1,194 s.f.	725 s.f.	4,193 s.f.	4,193 s.f.
Lot 34(35x40)	1	1,399 s.f.	1,439 s.f.	1,439 s.f.	0 s.f.	4,277 s.f.	4,277 s.f.
Subtotal	3						12,663 s.f.
Building #6B							
C (29x40)	3	1,080 s.f.	1,194 s.f.	1,194 s.f.	725 s.f.	4,193 s.f.	12,579 s.f.
C (29x40)	1	1,080 s.f.	1,194 s.f.	1,194 s.f.	725 s.f.	4,193 s.f.	4,193 s.f.
Subtotal	4						16,772 s.f.
Project Totals	34						108,673 s.f.
Site Area (Gross) 2.78 acres							120,994 s.f.
less Private Streets							-14,225 s.f.
less Surface Parking							-2,316 s.f.
Site Area (Net) for purposes of F.A.R. Calculation per Z.C. direction							104,453 s.f.
Floor Area Ratio							1.04

Note 1: Gross Floor Area calculated per District of Columbia Zoning Ordinance and includes Garage.**Note 2:** Cellar deductions for Building 1 as allowed under DCMR 199.1 have NOT yet been utilized in the above calculations.

8/6/2009

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Lessard Group

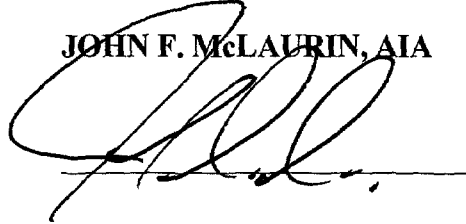
Affidavit of John F. McLaurin, AIA

The undersigned, being duly sworn according to law, deposes and says:

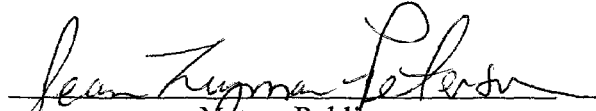
1. I am a registered architect licensed to practice in the District of Columbia. I am currently a Principal in the Lessard Group in Vienna, Virginia.
2. I have extensive experience with designing buildings in the District of Columbia and with Title 11 of the District of Columbia Municipal Regulations. I have been the Principal in Charge of multiple projects in the District of Columbia, including: Harrison Square, Capper Carrollsburg, Bryan Square Planned Unit Development ("PUD"), and St. Paul's College PUD.
3. I am the Principal in Charge on the Canal Parc project currently pending before the District of Columbia Zoning Commission as Case No. 08-21.
4. As the Principal in Charge, I am responsible for certifying the gross floor area of the project as well calculating the PUD's floor area ratio ("FAR"). I am personally familiar with the calculation of the FAR in the Canal Parc Zoning Commission case.
5. The method of calculating the FAR used in the Athena Group's June 25, 2009, submission was consistent with Title 11 of the District of Columbia Municipal Regulations.
6. Specifically, under the District of Columbia Zoning Regulations, FAR is defined as a figure that expresses the total gross floor area as a multiple of the area of the lot. FAR is calculated by dividing the gross floor area of all buildings on a lot by the area of that lot. Gross floor area is defined as the sum of the gross horizontal areas of the several floors of all buildings on the lot, measured from the exterior faces of exterior walls and from the center line of walls separating two buildings.
7. In my experience, the denominator in the FAR calculation has always included private roadways.
8. The projects noted in Paragraph Two above all included private streets in the FAR calculation and achieved PUD approval and building permits.
9. Nevertheless, for purposes of calculating the FAR for the Applicant's August 10, 2009, submission to the Zoning Commission, I excluded the private roadways and the on-street parking spaces from the area of the lot. Further, I did not use permitted deductions to reduce the gross floor area such as: basements per 11 DCMR Section 402.5 and cellar space per Section 199.1. In sum, I divided the gross floor area of all of the buildings by the area of the lot less the area of the private roadways and on-street parking.
10. This method of calculating FAR, in my professional judgment, is not required under Zoning Regulations in District of Columbia, and has not been used on any previous project with

which I have been associated in the District of Columbia. The calculation is, however, an accurate depiction of what the FAR calculation would yield if private roadways and all on-street parking spaces were excluded from the area of the lot. I believe the calculation is thus responsive to the question asked of the Applicant at the Zoning Commission meeting on July 27, 2009, and it is submitted for that purpose. The calculation methodology and results have been reviewed in detail with the Office of planning on August 5, 2009.

JOHN F. McLAURIN, AIA



Subscribed and sworn to before me this 10 day of August 2009.


Notary Public

My Commission expires: March 31, 2011
[Notarial Seal]



Jean Twyman Peterson
NOTARY PUBLIC
Commonwealth of Virginia
My Commission Expires
March 31, 2011

7087689

County of Fairfax
State of Virginia