EXHIBIT B

STATEMENT OF EXISTING AND INTENDED USE

The existing use of this property is as a four unit apartment building. The building is vacant and boarded up, and has been so for several years. The apartment building is built right up against an identical apartment building next door (see attached Exhibit C). The existing building contains four one-bedroom units. There is no off-street parking on the site.

The proposed use of the property is as a three-story office building. The ground level will have space for 12 cars in the rear of the building, with access from the public alley. The first floor of the building will contain approximately 1,600 rentable SF. Included on this floor will be offices, bathrooms, and most likely a conference room. The first floor will also have a lobby with elevator and staircase access to the second and third floors. A second staircase with access from the parking lot to the first, second and third floors will be located in the rear of the building. The second floor will contain 3,800 to 3,900 SF of office space to be built out by the tenant. At a minimum it will contain bathrooms, offices and a conference room. The third floor will house East of the River's offices and will contain offices for 12 people, bathrooms, a kitchen, two conference rooms, a training room, and a business resource center.

East of the River expects to have local businesses as tenants, and has also had interest from a D.C. agency. Regardless of who the tenants are, the space will not be used for anything but general and administrative office use.

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DISTRICT OF COLUMBIA

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Case No. 16583
Exhibit No. 9

Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO.9