FUTURE HOME OF

MEDHANE ALEM ERITREAN ORTHODOX CHURCH

4700 Crittenden at 14 Street N.W.

September 1999

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* Conversion of Grocery Store to Church.

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* When the building has been cleaned throughout prices can be determined accordingly for various work to be executed as needed.

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* Zoning Code:

- Permits the premises to be used as a church.
- The area is 1,155 sq. feet, according to the Zoning Department
- 1 car space must be allotted for every 10 seats.
- 18 inches is allotted for each seat.
- If "fixed" folding chairs are used - Each 10 seats = 1 car.
- If "non-fixed" chairs are used - every 7 sq. ft. equals 1 seat & every 10 seats equals 1 car.
- According to zoning regulations: the approximate square feet of 1,155 equals more than 100 seats. NOTE: the actual size is (Length 90′ x Width 23.70′) as measured by the inspector.
- The adjacent lot (south elevation) should acommodate 6 to 7 medium sized cars which will be equivalent to 70 seats. With the exception of easy street parking, it might help reach the number of required parking spaces. My estimation takes this into account.

BZA
Case No. 16632
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO.16632
EXHIBIT NO.32

ADDITIONAL DISCUSSION

* All the grocery's facilities will be completely changed to be determined at a later date, as necessary.

* All aspects of the house, including the exterior, interior and the basement, have been inspected.

* The entire building is in Good condition. Except for the interior electrical, plumbing, heating & cooling system are needed to be completely dismantle as necessary.

* The ceiling on some small areas have water damage caused by condensation of a/c of leakage from the roof.

* Some of the wood joists i.e. that support the floor are rotten and need to be changed. Conservatively, we estimate that the need for change and/or reinforced is 30%.

* The main vinyl floor must be stripped, leveled and a new one installed. A heavy duty carpet could be install as necessary.

* Additional costs for office, rest room, etc., as needed should be allocated.

* The Seller of the property must be able to accommodate the future Church by consigning the premises in clean condition; otherwise, certain price costs must be deducted from the selling price.

* The cost of the estimation is $300.00. However, After applying a special discount, my charge to you is only $120.00.

* The cost for the AS-IS Drawing for the premises plus a Preliminary Projection Plan for converting from store to church is normally not less than $1,000.00. However, my discounted charge for the church would be $500.00.

Prepared By:

Seyoum Aradoum

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