EXHIBIT H

DETAILS, PLANS OR STATEMENTS PERTINENT TO THE APPLICATION REQUIRED BY THE BOARD OF ZONING ADJUSTMENT

BZA
Case No. 16840
Exhibit No. 10

Board of Zoning Adjustment
District of Columbia
CASE NO.16840
EXHIBIT NO.10

ATHENA WISCONSIN, LLC
c/o Dubin Wisconsin, LLC
10101 Grosvenor Place, #200
Rockville, Maryland 20852

January 2, 2002

Board of Zoning Adjustment for the District of Columbia
Attention: Richard S. Nero, Jr.
441 4th Street N.W.
Suite 210 South
Washington, D.C. 20001

Dear Mr. Nero:

I hereby certify that Athena Wisconsin LLC (the "Landlord") is the owner of the office building located at 2233 Wisconsin Avenue N.W. Washington D.C. (the "Building") Furthermore, I certify that the Landlord has executed a valid leasehold agreement with Washington Ceiling Fan, Inc.; (the "Tenant") for the lease of a portion of the first floor of the Building (such portion of the first floor being referred to herein as the "Premises"). I acknowledge that the Building is in the Naval Observatory Precinct C-2-A Zoning District of the District of Columbia.

The Landlord has agreed to permit the Tenant to sublease a portion of its Premises to its affiliate, Capital Vespa Inc. In addition, the Landlord has agreed to permit the Premises to be used for the display and retail sale of Vespa motor scooters and accessories.

The Landlord hereby supports Capital Vespa Inc.'s application for a Special Exception pursuant to Title 11 § 3104 of the District of Columbia Municipal Regulations to sell Vespa motor scooters in the Naval Observatory Precinct C-2-A Zoning District of the District of Columbia and urges the District of Columbia Board of Zoning Adjustment to approve the application in an expedited fashion. Please do not hesitate to contact the undersigned if you require anything further from us.

Sincerely,

ATHENA WISCONSIN, LLC
By: Dubin Wisconsin, LLC
Its: Manager

By: _____
Michael D. Ravitch, authorized agent

ATHENA WISCONSIN, LLC
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By: Dubin Wisconsin, LLC
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Statement of Compliance with DCMR Title 11 § 727:

DCMR Title 11 § 727.1 states that, "[M]otorcycle sales and repair shall be permitted in a C-2 District as a special exception if approved by the Board of Zoning Adjustment in accordance with § 3104, subject to the provisions of this section". Pursuant to DCMR Title 18 § 9901, Motor Scooters are defined as, "a motorcycle designed so that the operator does not straddle the engine, gas tank, or frame of the vehicle and so that the operator may mount the vehicle by stepping across the frame". Therefore, the applicant acknowledges and agrees that compliance with the provisions of DCMR Title 11 § 727 and specifically §§ 727.3-727.5, is required prior to selling motor scooters on the Premises.

In accordance with DCMR Title 11 § 727.3 the use of the Premises for the display and sale of the Vespa motor scooters and related accessories shall all be located within the Building.

In connection with DCMR Title 11 § 727.4, by virtue of its location on private property within the Naval Observatory Precinct District, no portion of the building is located within fifty feet (50 ft.) of a Residence or Special Purpose District.

Finally, in response to DCMR Title 11 § 727.5, based on the fact that Capital Vespa Inc., will not make any structural changes to the Building, the Vespa motor scooter "boutique sales showroom" concept, and the compact nature of the Vespa motor scooters, any impact on neighboring property will be very minimal.

Applicant further avers that the requested special exception is entirely consistent with the present use of the Premises for retail sales. As detailed under Exhibit B, the Premises will only be used as a showroom boutique for the display and sale of the Vespa motor scooters and related accessories and will not be used as a repair facility. Furthermore, as indicated under Exhibit B, the Vespa motor scooters will not be test driven or otherwise operated in the Premises, in the Building or on the sidewalk areas surrounding the Building and are compact motorized vehicles roughly one half (1/2) to one third (1/3) of the size, dimensions and technological specifications of typical motorcycles.

Statement of Compliance with DCMR Title 11 § 1533:

Based on the fact that the Building is a preexisting structure that is in full compliance with the requirements of DCMR Title 11 § 1531 and the proposed use is in full compliance with DCMR Title 11 § 727, no special exception under DCMR Title 11 § 1533 is required for this application.