GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

CERTIFICATE

16863

THIS IS TO CERTIFY THAT

S & P PROPERTIES, LLC

A Limited Liability Company organized and existing under and by virtue of the laws of the state of **Maryland** has been duly authorized to transact business as a foreign Limited Liability Company in the District of Columbia by virtue of the Certificate of Registration issued by the Department of Consumer and Regulatory Affairs, Corporations Division on the **11th** day of **September ,2002 .**

The above entitled Limited Liability Company is at the time of issuance of this Certificate in **Good Standing** according to the records of this office.

IN TESTIMONY WHEREOF I have hereunto set my hand and caused the seal of this office to be affixed this **13th** day of **September ,2002 .**

David Clark
DIRECTOR

Elizabeth O. Kim
Administrator
Business Regulation Administration

Patricia E. Grays
Superintendent of Corporations
Corporations Division

Anthony A. Williams
Mayor

BZA
Case No. 16863
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO.16863
EXHIBIT NO.31

Mr. Permit

Delivery Method: Facsimile 727 6072

Letter of Transmittal

Ms. Beverly Bailey
Office of Zoning
441 4th Street, NW, Second Floor
Washington, DC 20001

Date: September 16, 2002

2 Pages

Attention: Beverly Bailey

Subject: BZA Case Number 16863, S and P Properties, 420 M Street, NW, Square 514 Lot 863

Property Address: 420 M Street, NW

Enclosed please find:

Proposal		
Permit		
Plans		
License		
Invoice		
Application Forms		
Plat		
Information		
Other	✓	Certificate of Good Standing for S and P Properties

We need the following action:

Ms. Bailey:

We are happy to enclose a Certificate of Good Standing for S and P Properties, LLC. We will bring the original to the hearing.

If you have any questions, please feel free to contact me. The best time to reach me is prior to 10:00 AM weekdays. Sincerely,

James F. Smith

James F. Smith

6 Logan Circle, N.W., Suite 3
Washington, D.C. 20005

E-mail:MrPermit@aol.com

202-462-7662
Fax: 202-328-1333

Letter of Transmittal Number 866