22nd & M Streets Associates Ltd
c/o Willco Construction
7811 Montrose Road, Suite 500
Potomac, Maryland 20854

March 4, 2003

2003 MAR 19 PM 4:36
D.C. ZONING

Mr. Geoffrey Griffis
Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Room 210
Washington, DC 20001

Re: Square 71, Lots 11, 19, 21, 23, 26, 27, 28, 801-806, 812, 816, and 817 (the "Property")

Dear Mr. Griffis:

This letter, on behalf of 22nd & M Streets Associates Ltd (the "Owner"), the owner of the above-referenced Property, is to authorize Eastbanc, Inc. ("Eastbanc"), the contract purchaser of the above-referenced property, to file and prosecute a BZA Application for the Property. Eastbanc shall be solely responsible for any representations and/or indemnifications required by the filing of the BZA Application. As such, the Owner hereby authorizes Eastbanc to execute any documents and to take any other actions necessary for the filing and prosecuting of a BZA application for the Property.

Sincerely,

22nd & M Streets Associates Ltd

By: _____
Richard S. Cohen, General Partner and as
Attorney-In-Fact for Ronald J. Cohen
and Joel S. Meisel

BZA
Case No. 17014
Exhibit No. 9

Word 45642417.1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17014
EXHIBIT NO. 9