

April 16, 2018

District of Columbia Board of Zoning Adjustment  
D.C. Office of Zoning  
441 4<sup>th</sup> Street, N.W., Suite 200S  
Washington, DC 20001

Re: **Application of 1729 T Street TF LLC to the District of Columbia Board of Zoning Adjustment for 1729 T Street, NW (Square 151, Lot 0015) (the "Property") – Letter of Authorization for a Variance Application**

Chairperson Hill and Honorable Members of the Board:

On behalf of 1729 T Street TF LLC, the owner of the Property, I hereby authorize the law firm of Goulston & Storrs PC to file a variance application for the Property and appear at all proceedings before the District of Columbia Board of Zoning Adjustment on behalf of the undersigned concerning the above-referenced application.

Sincerely,



By: *Travis Fleisher*  
Title: *Managing Member, 1729 T Street TF LLC*

After recording, please return to:

Buonassissi, Henning & Lash, P.C.  
1861 Wiehle Avenue  
Suite 300  
Reston, Virginia 20190

### COURT APPOINTED TRUSTEES' DEED

THIS DEED, made January 17, 2018, by and between Court Appointed Trustees Richard A. Lash, Barry K. Bedford, David A. Rosen, Leonard W. Harrington, Jr., Robert E. Kelly, and Ramsey Saleeby, Parties of the First Part, and 1729 T Street TF LLC, 1328 Florida Avenue NW Washington, DC 20009, hereinafter referred to as Party of the Second Part; and

WHEREAS, a civil complaint seeking judicial foreclosure of the property titled The Bank Of New York Mellon FKA The Bank Of New York, As Trustee For The Certificateholders Of CWALT, Inc., Alternative Loan Trust 2007-11T1, Mortgage Pass-Through Certificates, Series 2007-11T1 v. Ernest Duran, was filed on July 10, 2015 in the Superior Court of the District of Columbia and docketed under Case Number 2015 CA 005185 R (RP): and

WHEREAS, the Superior Court of the District of Columbia entered an Order Granting Plaintiff's Motion for Default Judgment on December 13, 2016, which authorized the appointment of the Parties of the First Part, any of whom was authorized to act alone, and directed them to satisfy the obligations secured by a certain Deed of Trust from Ernest Duran dated February 23, 2007 and recorded as Instrument No. 2007071990 in the Office of the Recorder of Deeds for the District of Columbia through public auction; and

WHEREAS, pursuant to the Order Granting Plaintiff's Motion for Default Judgment, the Parties of the First Part herein proceeded to notice and advertise and auction said land and premises and appurtenances, and on April 13, 2017 at the time and place advertised, did sell the same at public auction unto the highest bidder, 408 Richwood LLC, for the sum of \$1,401,000.00; and

WHEREAS, the Parties of the First Part submitted a verified Report of Sale to the Superior Court, which was approved after motion and notice by Order Granting Plaintiff's Motion To Ratify The Sale Of Real Property dated July 25, 2017; and

WHEREAS, a Consent Motion to Substitute Purchaser was submitted to the Superior Court, requesting that 1729 T Street TF LLC be substituted as purchaser in place of 408 Richwood LLC, which Motion was granted by Order of the Superior Court on January 12, 2018; and

NOW, THEREFORE, THIS DEED WITNESSETH, that the Parties of the First Part, do hereby grant and convey unto the Party of the Second Part, in fee simple, the following described land and premises, situate, lying, and being in the District of Columbia, and known as:

**Lot 15 in Square 151 in a subdivision made by H. A. Willard as per plat recorded in Liber RW at folio 122 in the Office of the Surveyor for the District of Columbia.**

**AND BEING the same property conveyed to Ernest Duran by Deed dated November 12, 2004, and recorded December 15, 2004, as Instrument Number 2004178365 among the Land Records of the District of Columbia.**

And more particularly described in the Deed of Trust, hereinbefore mentioned, said description being incorporated and adopted by reference herein, for all the particulars thereof, together with the improvements, ways, easements, rights, privileges, and appurtenances to the same belonging, or in any way appertaining, and all the right, title, interest, legal, equitable, and otherwise, of the said Party of the First Part, Court Appointed Trustees and aforesaid.

IN WITNESS WHEREOF, the Party of the First Part has set his/her hand as of the day and year first above written.

Signed, sealed, and delivered in the presence of:

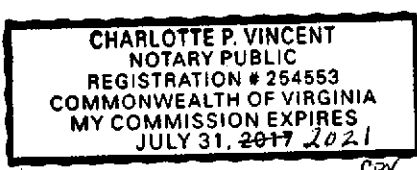
Robert E. Kelly  
Sole Acting Court Appointed Trustee

STATE OF VIRGINIA  
COUNTY OF Fairfax, ss:

I, Charlotte P. Vincent, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that Robert E. Kelly, sole acting Court Appointed Trustee, party to a certain deed bearing the date of January 7, 2018, and hereto annexed, personally appeared before me in said jurisdiction, the said party, being personally well known to me or satisfactorily proven to me as the person who executed the same deed and acknowledge the same to be his/her act and deed.

Given under my hand and seal this 7th day of January, 2018  
Charlotte P. Vincent  
Notary Public

My commission expires: July 31, 2021



Doc #: 2018007150  
Filed & Recorded  
01/22/2018 10:52 AM  
IDA WILLIAMS  
RECORDER OF DEEDS  
WASH DC RECORDER OF DEEDS

RECORDING FEES	\$25.00
SURCHARGE	\$6.50
RECORDATION TAX FEES	\$44,399.29
TRANSFER TAX FEES	\$44,399.29
TOTAL:	\$88,830.08