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July 10, 2026

Dear Board of Zoning Adjustments:

We can confirm that we have an executed and active loan with 2222 Q Street Owner LLC for 2222 Q St NW Washington DC 20008. In this loan, there is a provision and mechanics that if the Zoning Variance is not approved (i.e. units increased from 20 to 24 units), then the loan proceeds available for hard costs for construction are significantly reduced.

Sincerely,

Trevian Capital

By: _____

A handwritten signature in blue ink, appearing to read "Andrew Smeltz", is written over a horizontal line.

Name: Andrew Smeltz

Title: C.O.O / Authorized Signatory