R. MICHAEL CROSS
DESIGN GROUP

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7/14/2026

Client: 71 WAB V Street LLC
Client Address: 71 V ST NW
Washington DC 20001

Project: 71 V ST NW
Project Address: 71 V ST NW
Washington DC 20001

With this letter, I the *Client* recognize and authorize the agency implicit between myself and R MICHAEL CROSS LLC, for all matters concerning the *Project* listed above. The duration of this agency shall extend from the date that R MICHAEL CROSS LLC was retained for services relating to this *Project*, which may predate this letter, and shall last until the completion of the project or until the *Client* notifies R MICHAEL CROSS LLC in writing that their services are no longer required.

Signature – *Client*

71 WAB V Street LLC - Walter Berrios - Managing Member

Printed Name – *Client*

Date: **7/14/2026**

Signature – *Agent Managing Member*

R. Michael Cross

Printed Name – *Agent Managing Member*

Date: **7/14/2026**

Board of Zoning Adjustment
District of Columbia
CASE NO. 21525
EXHIBIT NO. 21