

December 23, 2025

District of Columbia Board of Zoning Adjustment  
441 4th Street NW, Suite 200S  
Washington, D.C. 20001

Re: Owner Authorization Letter - Application for Special Exception  
1155 Dahlia Street NW, Washington DC 20004 (Sq. 2950, Lot 7038)

Dear Board of Zoning Adjustment:

The 1155 Dahlia Street Owner LLC, the "Owner" of the above-referenced property, hereby authorizes HDR Holdings, LLC and its attorney Zachary G. Williams and the law firm of Venable LLP to act on the owner's behalf and to file and process an application for a special exception and any other related application related to development of the above-referenced property and to represent the Owner in all proceedings before the Board of Zoning Adjustment relating to such applications. This authorization includes the power of the above-referenced agents to bind the Owner before the Board of Zoning Adjustment.

Sincerely,

**1155 DAHLIA STREET OWNER LLC**,  
a Delaware limited liability company

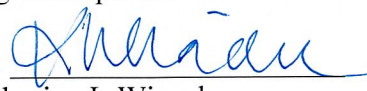
By: 1155 Dahlia Street OZ Holdings LLC,  
its sole member

By: Building P Developer Member LLC,  
its operating member

By: Hines WR Building P LLC,  
a managing member

By: Hines WR P Associates LP,  
its sole member

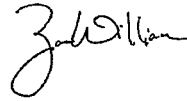
By: Hines Interests Limited Partnership,  
its general partner

By:   
Katherine L Wiacek  
Managing Director

Date: 12/23/25

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21437  
EXHIBIT NO. 10

I have read the Board of Zoning Adjustment's Rules of Practice and Procedure, and I am able to competently represent the Owner.

A handwritten signature in black ink, appearing to read "Zach Williams". The signature is fluid and cursive, with the first name "Zach" and last name "Williams" clearly distinguishable.

Zachary G. Williams