

EXHIBIT F

ENVIRONMENTAL ANALYSIS

1. Water Demand

The proposed Project will contain approximately 134,664 square feet of gross floor area. The current uses on the property generate about 2,000 gallons per day, while the proposed Project will generate about 13,500 gallons per day. There will be a net increase of approximately 11,500 gallons per day. However, the average daily water demand for this Project can be met by the existing District water system. The proposed connection for the fire and residential water supply will be made within the existing distribution system and will be coordinated with the D.C. Department of Public Works and the D.C. Water and Sewer Authority.

2. Sanitary Sewer Demand

The proposed connection for the sanitary sewer line will be made with the existing distribution system and will be coordinated with the D.C. Department of Public Works and the D.C. Water and Sewer Authority.

3. Stormwater Management

The Project will meet or exceed the current stormwater management requirements of the D.C. Department of the Environment. The proposed Best Management Practices for water quality will be designed and constructed in compliance with the standards set by the D.C. Department of Public Works, the D.C. Department of the Environment, and the D.C. Water and Sewer Authority.

4. Solid Waste Services

Solid waste and recycling materials generated by the Project will be collected four times per week by a private trash collector.

5. Electrical Services

Electricity for the Project will be provided by the Potomac Electric Power Company (PEPCO) in accordance with its usual terms and conditions of service. All electrical systems will be designed to comply with the D.C. Energy Code. Transformers will be installed on the Property in accordance with PEPCO's design guidelines.

6. Energy Conservation

The Project will be constructed in full compliance with Article 24 (Energy Conservation) of the District of Columbia Building Code. Conformance to code standards will minimize the amounts of energy needed for the heat, ventilation, hot water, electrical distribution, and lighting systems contained in the buildings. Further, the Project will target LEED-Gold achievement.

7. Erosion Control

During any demolition, excavation, and construction, erosion on the Property will be controlled in accordance with District of Columbia Law.