

Exhibit C

AFFIDAVIT OF MARIE P. CARR, TIBER CREEK ASSOCIATES, LLC

The undersigned, being duly sworn according to law, deposes and says

- 1 I am the Manager of Tiber Creek Associates, LLC (“**Tiber Creek**”)
2. Tiber Creek was the Applicant in Zoning Commission Case Nos 10-12 and 10-12A.
- 3 In May of 2013, the tenant that was operating a taxi cab service and repair garage on the property located at 129 Q Street, SW (the “Property”) in Washington, DC stopped paying rent
- 4 On December 19, 2013, Tiber Creek served a notice to quit upon the tenant
- 5 On January 23, 2014, Tiber Creek filed a complaint for possession of the property in the DC Superior Court – Landlord Tenant Division
- 6 On February 14, 2014, the DC Superior Court held the initial hearing and granted the defendant corporation a continuance until March 26, 2014 so it could retain counsel
- 7 On March 26, 2014, the DC Superior Court held the corporate defendant in default for failing to appear at the hearing and entered judgment for possession in favor of Tiber Creek.
- 8 On April 15, 2014, the DC Superior Court heard and denied defendant’s motion to vacate the default judgment
- 9 On May 28, 2014, the Court issued a Writ of Execution and caused it to be delivered to the US Marshal’s Office
- 10 On June 17, 2014, the US Marshal’s Office surveyed the property and explained to the tenant what objects needed to be removed from the property to complete the eviction process
- 11 On July 22, 2014, Tiber Creek’s litigation counsel canceled the eviction process with US Marshal’s Office as the tenant had vacated the Property.
- 12 The litigation process to evict the tenant cost Tiber Creek \$25,692 in legal fees In addition, the District of Columbia Department of Consumer and Regulatory Affairs issued a Special Assessments Bill to Tiber Creek of \$2,856 84 to account for the excessive trash and debris which were left on the Property by the former tenant Tiber Creek paid the Special Assessments Bill on September 26, 2014

- 13 Tiber Creek filed an application to raze the existing structures on the property, and demolition activities on the property are expected to start by the end of 2014
14. While the taxi cab service and repair use was operating on the Property it was difficult to undertake necessary due diligence issues which were needed to prepare the Property for development of the C Hostel and Hotel project

TIBER CREEK ASSOCIATES, LLC

Marie P Carr

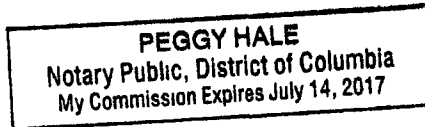
By Marie P Carr
Title Manager

Subscribed and sworn to before me this 16th day of October 2014

Notary Public

Peggy Hale

My Commission expires



[Notarial Seal]

