

Exhibit G-2

Memorandum from Wiles Mensch Corporation



January 16, 2019
Via Electronic Delivery

RE: Waterfront Station II
1000 4th Street, SW
Washington, DC
Z.C. Case No. 02-38J

To: David Roberts, P.N. Hoffman & Associates and WFS2, LLC

This memo documents the existing site, proposed development, and general parameters for design of the proposed 11-story mixed-use project at 1000 4th Street, SW that is part of the pending application for a second-stage planned unit development pending before the Zoning Commission of the District of Columbia in Z.C. Case No. 02-38J (the "Project"), as noted below.

Overall, we do not foresee any major challenges with the Project site from an infrastructure standpoint and believe that in light of the existing and proposed development in the vicinity of the Project there is likely adequate capacity in the adjacent water and sewer, PEPCO, and Washington Gas infrastructure to service the incremental additional water, sewer, electric and natural gas demand of the Project. In the event the Project's utility consultant, DC Water, PEPCO, and/or Washington Gas determine during the development of the Project's Construction Documents and the building permit application process that the Project would impact the availability of those utilities on existing nearby buildings, the utility company in charge of the affected utility would require upgrades to the existing utilities prior to authorizing a connection to the Project.

In addition, utility providers charge fees to cover the incremental costs of new development on the infrastructure network. DC Water, the District's water and sewer utility company, charges a "System Availability Fee" or "SAF" that is scaled to the size of the new development and that is intended to cover the costs of water storage and transmission and wastewater and stormwater interceptors. See DC Water, *System Availability Fee* (effective June 1, 2018) and available at <https://www.dcwater.com/system-availability-fee>. As DC Water notes, the SAF recognizes that "As the available capacity in our system is utilized by new city-wide development it is appropriate to apportion a commensurate amount of the debt burden to new development."

PEPCO similarly recoups network impact costs through upfront connections for new development. See PEPCO, *Fees and Payment*, www.pepco.com/MyAccount/MyService/Pages/FeesandPayment.aspx (last visited March 6, 2019).

Should you have any questions or require additional information, please do not hesitate to contact this office at (202)499-6497. Thank you.

Sincerely,
Wiles Mensch Corporation-DC

A handwritten signature in blue ink, appearing to read "William Lattanzio".

William Lattanzio, MBA, PE
Associate Principal