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I, Calvin Reid, the Property Manager of Atlas MLK LLC, say that under oath:

1. I am of sound mind, over the age of 18 years, and competent to testify in this matter.
2. I am the Property Manager of Atlas MLK LLC, a District of Columbia limited liability company, the owner of the property located at 3707 Martin Luther King Jr. Ave, SE (Square 6070, Lot 52).
3. Atlas MLK LLC along with 3715 MLK LLC, the owner of the property located at 3715 Martin Luther King Jr. Ave (Square 6070, Lot 48) (hereinafter known collectively as the “Applicant” or “We”) filed an application to amend the Zoning Map of the District of Columbia (the “Application”) to rezone the following properties (the “Subject Properties”) from MU-3A to MU-4: 3703 Martin Luther King Jr. Avenue, SE (Square 6070, Lot 50), 3705 Martin Luther King Jr. Avenue, SE (Square 6070, Lot 51), 3707 Martin Luther King Jr. Avenue, SE (Square 6070, Lot 52), and 3715 Martin Luther King Jr. Avenue, SE (Square 6070, Lot 48).
4. Not all MU-3A properties in the immediate area have been included in the Application.
5. I made monthly visits to the corner store located at 3705 Martin Luther King Jr. Avenue, SE between May 2019 through October 2019. During these visits, I shared hard copies of the Application and asked for a letter in support from the property owner.
6. The operators of the corner store located at 3705 Martin Luther King Jr. Avenue have informed me that the corner store owners, who also own the property, have not returned from Korea since leaving the United States of America in 2014. The current tenants of the corner store, Addis, Asma, and Betty Testa, would not provide me a forwarding address or phone number for the property owners.
7. As of the end of November 2019, the current tenants of the corner store located at 3705 Martin Luther King Jr. Avenue have admitted to not being able to contact the property owners in order to provide them with the information regarding the Application.
8. The owner of the Dry Cleaners located at 3700 Martin Luther King Jr. Avenue, SE is an absent owner and has not returned since leaving for Korea in 2015. On several occasions, I was only able to talk to the current tenants who are Virginia residents. From our conversations, it appeared to me that they did not have any comments regarding the Application.

9. The property located at 3720 Martin Luther King Jr. Avenue, SE is currently vacant and owned by the District of Columbia Government.
10. I spoke to the Single Member Committee Member for the property located at 3720 Martin Luther King Jr. Avenue, SE, Mustafa Mohammed (ANC 8C05), and he suggested that we submit proposed community uses for the vacant property. We did not want to pay a Zoning Map Amendment application fee for a DC Government property.
11. The property located at 3726 Martin Luther King Jr. Avenue, SE is currently owned by C&P Telephone Company and the building is an unmanned property. C&P Telephone Company has a Longwood, Florida address. We came to the conclusion that C&P Telephone Company could pay for their own Zoning Map Amendment application fee.

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I hereby swear and affirm under penalty of perjury that the statements made in the foregoing affidavit are true and correct to the best of my knowledge, information, and belief.

Calvin L. Reid
Name: Property Manager
Title:

Subscribed and sworn to before me this 6 day of December 2019.

[Signature]
Notary Public

My Commission Expires: April 30, 2024

[Notarial Seal]

JORDAN L. HALVERSON
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires April 30, 2024

