

STATEMENT OF EXISTING AND INTENDED USE

The property is comprised of several lots within the western portion of Square 450, certain of which are improved with two- to four-story commercial buildings. The buildings are occupied by a variety of tenants and utilized for ground level retail and service uses and office uses in upper floors.

The applicant proposes to construct on the property an eleven-story mixed-use office, retail and service building with frontage on New York Avenue, 7th Street and L Street, NW. This new construction will incorporate a number of rehabilitated historic buildings currently located on the property.

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EXHIBIT NO. 4

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