

Exhibit D

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Statement of Current and Future Use

AM 9: 56
2013 DEC 28

Current Use:

The property is located at 1742 Church Street, NW. The lot is approximately 5112 square feet in area, rectangular in shape, with rowhouses on each side. The lot contains a large brick building originally constructed in early 1900 as a gymnasium for Holton-Arms private school and has been used as a school or a theater ever since. The building is currently three stories, though the basement and the top floors do not extend across the entire footprint of the building, with exposed brick walls. The main floor includes a very large open space with graduated built-in seats on one side of the space that extend almost up to the ceiling on one wall with storage space underneath the seats, and a built-in stage on the other half of the room that measures 35' wide by 31' 6", a grid attached to the ceiling that holds lights and other theatrical components. There is a sound booth built into the upstairs section that looks out onto the stage and which is specially wired into the rest of the building.

For roughly the last thirty years or so, the property in question has been used as a theater by a variety of companies, including Smallbeer Theatre, Avalanche Theatre, American Theatre Project, Cheryl Swannack, Actor's Theatre of Washington, Le Neon Theatre, Ganymede Theatre, Washington Shakespeare Company, Solus Nua, Dizzy Miss Lizzie's Roadside Revue, Factory 449. New Playwrights Theater owned and use the space as a live performance theater from 1975-1987. Church Street Theater, LLC, who is the immediate prior owner of the property, leased the space out as "Church Street Theater" to the following companies, all of whom put on live theater performances for audiences.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18722
EXHIBIT NO. 4

1975-1987	New Playwrights Theater
1993	Fourth Wall Productions
1994 -1995	Scena Theatre
2002 to 2003	Stanislavsky Theater Studio/Synetic Theater
2004-2009	Journey Men Theater
2005	Forum Theatre
2006	Actors Theatre of Washington
2005- current	The Andrew Keegan Theatre Company ("Company")

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From 2004 until 2009, when the Company became the sole resident theater, the property was leased out to the above companies on a per production basis and was often used by multiple companies at once. Since 2005, the Company has used the theater to stage professional theatrical shows, often up to 7-8 shows a season, with each show running at least 21 performances, including evening performances and matinees, with an audience size of 125 people maximum. In 2013, The Company purchased the property and renamed it The Andrew Keegan Theatre. DC also identifies the property for tax purposes as a theater under code 066 (*066 Theaters, Entertainment (CLASS 2) Structure with primary use for live, on-screen, or audience-participation entertainment*).

Future Use:

The Company purchased the property in 2013 and plans continue use the property as a performance space for live theater, with about 7-8 shows a season, with the same number of performances and same size audience. The planned renovations would add additional bathroom spaces for patrons, staff and performers, allow the facility to be ADA-compliant for patrons, and would provide workshop, classroom and community spaces for use by the theater and the community.