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February 27, 2006

Ronald Mlotek, Esquire
The Office of Foreign Missions
United States Department of State
2201 C Street, NW
Washington, D.C. 20520

Phil Feola
Phone: 202.663.8789
phil.feola@pillsburylaw.com

Re: Kuwaiti Embassy, Tilden Street, NW

Dear Mr. Mlotek:

As you are probably aware, our client, Clark Realty Capital ("Clark"), is proposing to develop a vacant parcel of land of approximately 34,686 thousand square feet immediately west and adjacent to the Kuwaiti Embassy property on Tilden Street, NW. The proposed project is a six-story apartment (condominium) building with a variety of setbacks from both the Kuwaiti property line and the Tilden Street right-of-way. It will be the subject of a Zoning Commission public hearing (a date yet to be set) to re-zone the site from R-2 to R-5-B under the guidelines of a planned unit development ("PUD").

A copy of the PUD application (Exhibit A) with the schematic plans, is enclosed for your review.

As you may, or may not, be aware our client has met with personnel of the Kuwaiti Embassy to address potential issues that might arise due to the development. In that regard, the Kuwaitis appeared to be most concerned with the potential for windows in the condominium units close to its property line. Consequently, Clark has made changes to the plans (on the proposed building's east elevation) to accommodate this concern. As you can see on the plans in Exhibit B, the entire east elevation of the building which is adjacent to the Kuwaiti property line is now proposed to be a solid masonry wall. There are no windows on the property line and windows which face the Kuwaiti property line are set back approximately 36 feet and 55 feet from Embassy property line and approximately 100 feet from the Kuwaiti Embassy building.

ZONING COMMISSION
CASE No. 05-26
EXHIBIT No. 141
ZONING COMMISSION
District of Columbia
CASE NO.05-26
EXHIBIT NO.141

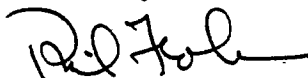
February 27, 2006

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Please note, that the ultimate height of this new building would be approximately 67 feet whereas under "matter-of-right" zoning the height of an adjacent row of duplexes, which need only be set back from the property line 8 feet, could be 40 feet in height. Obviously under a matter-of-right scenario there would be no constraint on windows on the east wall of the new duplexes. Also, as you are probably aware, immediately adjacent to both of these sites, within 35 feet of the Kuwaiti property line is a 90 foot tall apartment building constructed approximately four years ago. A copy of the site plan and this building's existence is shown on Exhibit C.

After you have had an opportunity to review this information please feel free to call me to discuss the issues that might arise both with the Office of Foreign Missions and the Kuwaiti Embassy in order that we may be able to resolve any issues.

Sincerely ,

A handwritten signature in black ink, appearing to read "P. Feola", with a stylized flourish at the end.

Phil Feola

Attachments

cc: Nicole Forrest (w/o enclosures)
Xavier Arguello (w/o enclosures)

TILDEN STREET HOMES



APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR
CONSOLIDATED REVIEW AND APPROVAL OF A PLANNED UNIT
DEVELOPMENT AND ZONING MAP AMENDMENT

Tilden 800 LLC

JULY 27, 2005

LOT 800 of square 2234 - 2950 TILDEN STREET, NW

Washington, DC

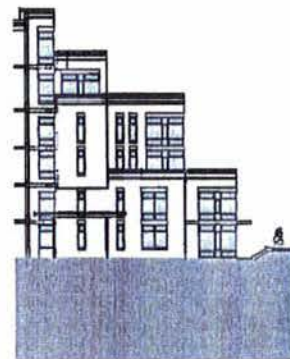
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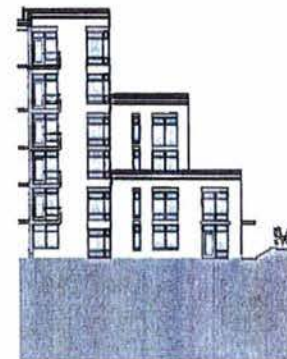
WEST ELEVATION



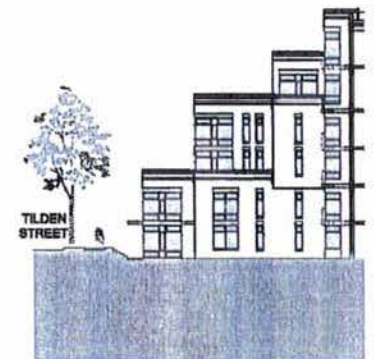
EAST ELEVATION



**WEST COURTYARD
EAST ELEVATION**

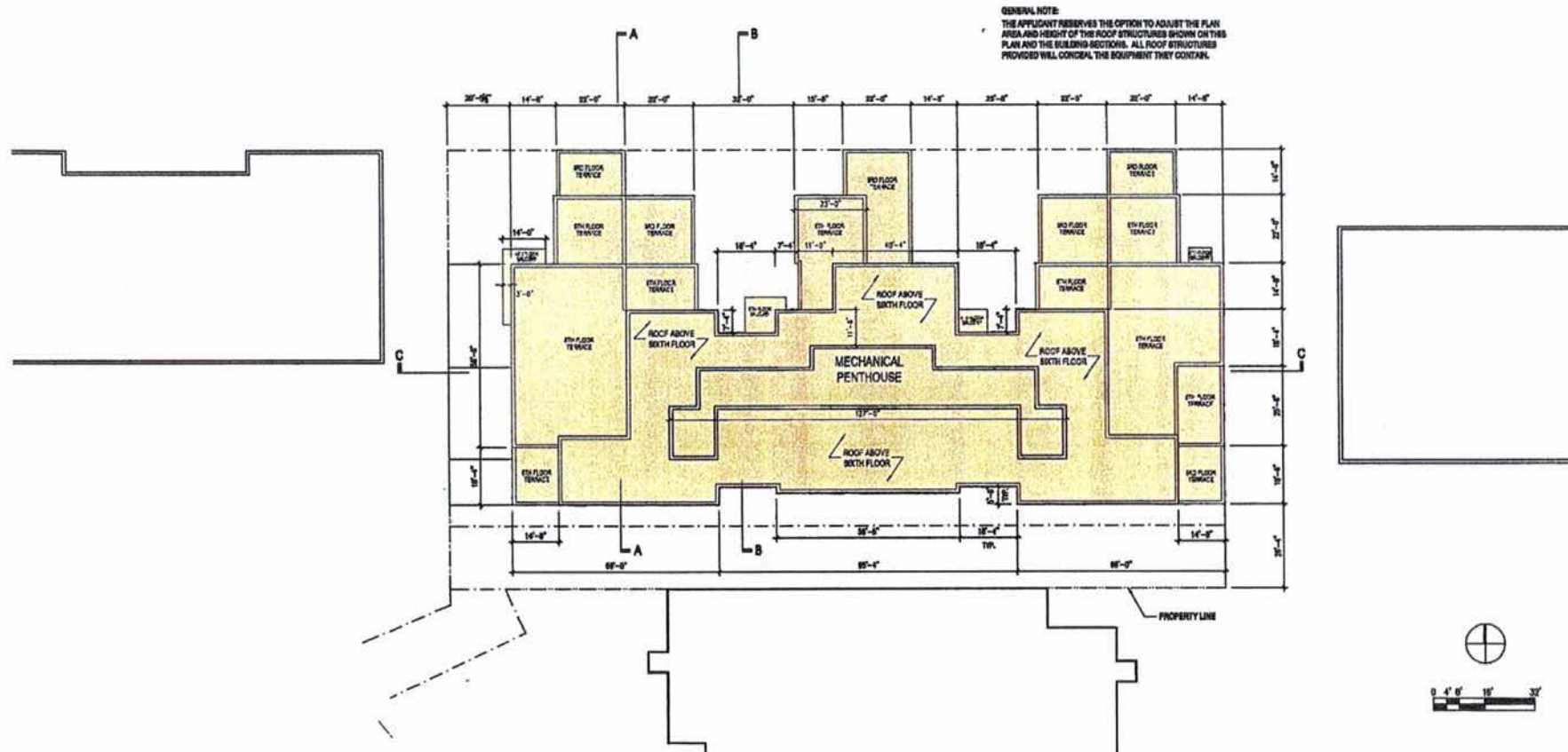


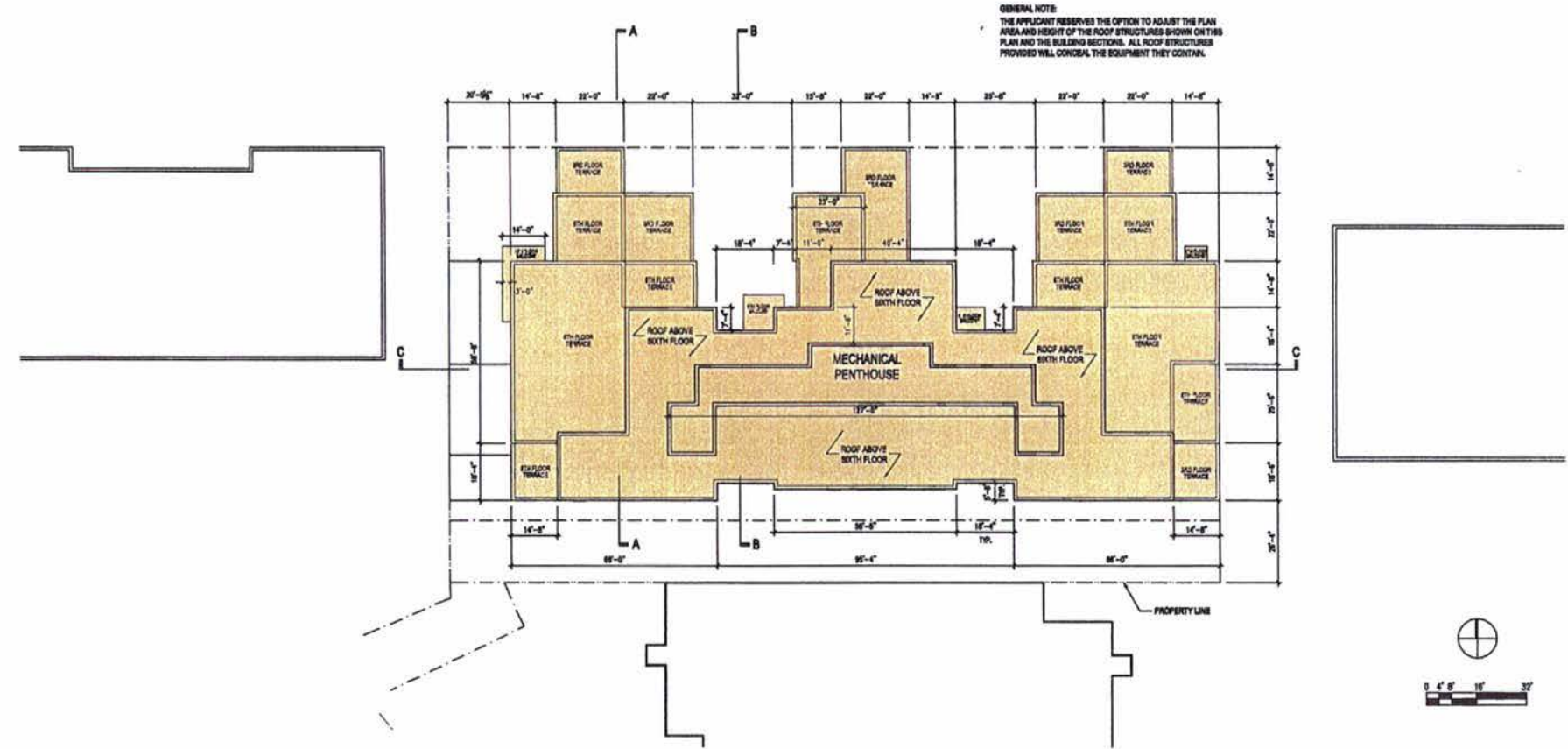
**EAST COURTYARD
EAST ELEVATION**



**EAST COURTYARD
WEST ELEVATION**

EAST, WEST & COURTYARD ELEVATIONS

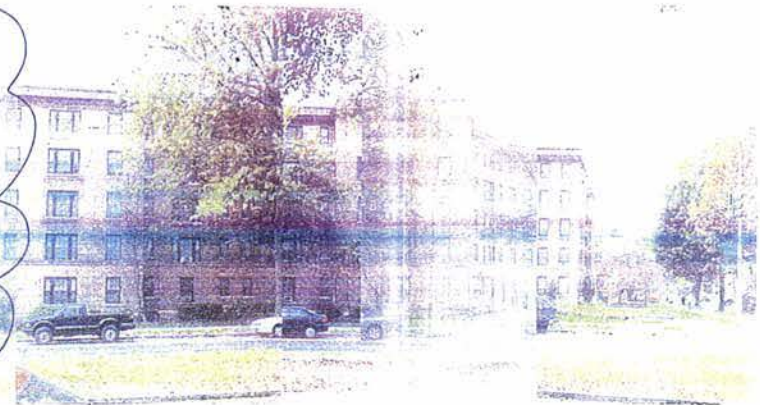






2940 TILDEN ST. .
(KUWAITI EMBASSY)

VIEW OF SITE WITH 3883 CONNECTICUT BEYOND.



3945 CONNECTICUT AVE.

VIEW OF TILDEN STREET SOUTH



FROM TILDEN STREET LOOKING SOUTHWEST TOWARDS SITE



FROM SITE LOOKING EAST



FROM SITE LOOKING WEST

