No. B 169096

District of Columbia Government
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration Zoning Division
P.O. BOX 37200 — Washington, D.C. 20013-7200

BLRA 17
(Rev. 11/91)

CERTIFICATE OF OCCUPANCY

July 14, 1994
(date)

Permission is hereby granted to LG INDUSTRIES, INC.

to use suite(s) _____ on the first floor(s)

of the building located on lot(s) 8-9-10-11-42-43-802-808-809-810-811-812 square 748

known as premises 1140 Third Street, N.E. for the following

purpose(s) Shipping, Freight & Cargo, Transfer Station, Warehouse & Trucking (Not sexually oriented.)

BZA #: _____ EXPIRATION DATE: _____

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s) indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

ZONE M FEE $ 219.00

Aubrey H. Edwards, Director

By _____
Designee

DISTRICT OF COLUMBIA
OFFICE OF ZONING

'97 FEB 21 P4:15

#3
16239

Board of Zoning Adjustment
District of Columbia
CASE NO.16239
EXHIBIT NO.3

Please Complete Each Question - Indicate N.A. if not applicable

A. SITE DESCRIPTION

1. Present land use: a. ☒Industrial ☐Commercial ☐Residential
☐Public/Institutional ☐Other _____
b. Percent of impervious area 100 %; Percent of pervious area 0 %

2. What is the current zoning classification(s) of the site? Heavy Industrial --- "M"

3. What are the predominant land uses and zoning classifications within a ¼ mile radius of the project site? zoning: "M" & "CM-1"

4. Total size of project land area: 80,000 Square feet/Acres

5. What is predominant soil type(s) on project site? Alluvial Fill

6. What is the Federal Emergency Management Administration (FEMA) flood zone designation for the project site? "X"

7. Approximate percentage of project site with slopes: ☒0-10% 0 % ☐10-15% ____ %
☐greater than 15% ____ %

8. List all adjacent properties and describe the current usage of each:
Central Armature Works --- R/R Electrical Co. repair & Transfer
AmTrak, CSX, ConRail Rail Lines --- Transfer
Cash & Carry --- Bulk Products Transfer
Storage Garage --- Equipment Storage; Ice House --- Abandoned
a. List any of the adjacent properties or buildings on the adjacent properties which are listed on the National Register of Historic Places: None

9. What is the depth of the water table? >25 (in feet, if known)

10. Does the project site contain any species of plant or animal that is identified as threatened or endangered?
☐Yes ☒No Identify each species _____
Note: If you answer YES to this question, you must contact the U.S. Fish and Wildlife Service office in Annapolis, Maryland at (410) 573-4542.

11. Are any streams within or contiguous to the project site? ☐Yes ☒No
a. Name of the stream and the river to which it is a tributary _____

12. Are any lakes, ponds, springs or wetlands within or contiguous to the project site? ☐Yes ☒No
a. Name _____ b. Size _____

13. Is the site served by existing public utilities? ☐Gas ☒Electric ☒Water
☒Sanitary sewer ☐Storm Sewer ☐Combined Sewer

a. Does sufficient capacity exist to allow connection? ☒Yes ☐No
b. Will improvements be necessary to allow connection? ☐Yes ☒No

14. Has the site ever been used as a landfill, construction fill or for the disposal of solid wastes? ☐Yes ☒No

LG Industries, Inc.

Property / Lot Map

M-STREET

