EXHIBIT "A"

VOLUNTARY AGREEMENT FOR THE CAR BARN

June 12, 2000

PARTICIPANTS:	**Fred Moosally**	**Paul Millstein**
	Jonda McFarlane	**Bill Starrels**
	Karen Cruse	**Matthew Donahue**
	Edith Bralove	**Julian Radici**

Following the Fact-finding Hearing on May 31, 2000, the above participants met, with Fred Moosally acting as Mediator. The following reflects the agreement worked out at that time.

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The following conditions shall remain in place until the BZA hearing for The Car Barn's application for a special exception and variance (currently scheduled for September 5, 2000).

The Historic Car Barn hereby agrees that

1. No events will be added to The Car Barn schedule for the months of June, July and August beyond those currently scheduled;

2. All events will be over by 11:00 p.m., except for those events that have previously been scheduled to end at 11:30 p.m., in which case all guests must remain indoors after 11:00 p.m.

3. No loading or unloading of trucks or other vehicles will occur on Prospect Street, including supplies or catering materials (including furniture, food, flowers, etc). All loading and unloading will take place from the M St. commercial side of property, along the western side of the building (adjacent to the Exxon station), and from within the building.

4. No buses will load, unload, idle or wait at the Prospect St. entrance.

5. All guests will arrive and depart via the M Street entrance (excepting those walking from neighborhood)

6. No amplified music will be allowed outdoors on the patio. Doors to indoor areas will remain closed when there is amplified music inside, and all inside speakers will face towards M Street.

7. A one-day alcoholic beverage license will be posted on the sidelights of the Prospect Street St. door for each event.

8. Neighbors will have Mr. Millstein's pager number (1-800-947-8849), to report

#16A

Board of Zoning Adjustment
District of Columbia
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any problems; Mr. Millstein will contact on-site employees to remedy problem immediately.

9. Violation of any of the above articles of agreement shall constitute due cause for the issuance by the Zoning Administrator of a notice of civil infraction (with its applicable fine) and for the Alcoholic Beverage Control Board to deny further one-day licenses to The Historic Car Barn.

10. Any exception or waivers to items 1-7 sought by The Historic Car Barn, if any, shall be made in advance in writing and shall require the signatures of at least two (2) of the parties below in addition to The Historic Car Barn.

11. The terms of this Agreement shall apply to all events under the control, sponsorship or direction of The Historic Car Barn. Further, as landlord, the owner of the building must ensure that all tenants of the building also comply with the articles of this Agreement.

The neighbors are greatly appreciative of Mr. Millstein's efforts to ameliorate the difficult situation which has existed heretofore. While The Car Barn's adherence to the articles of this agreement will go far towards eliminating the current tension and establishing a better relationship between the parties, it must be noted that this agreement does not in any way waive the right of the neighbors to oppose the zoning application or any application for a liquor license, should they feel it is in their best interest to do so.

Agreed to this day June 13, 2000 by

Paul Millstein, for Jemal Cary LLC

Bill Starrels, ANC 2E-06

Karen Tammany Cruse (ABC committee)

Karen Cruse, Citizens Assn of Georgetown

Jonda McFarlane

Jonda McFarlane, neighbor

Edith Bralove

Edith Bralove, neighbor

Exhibit "B"

PROPOSED CONDITIONS TO B.Z.A. ORDER
THE CAR BARN; 3600 M STREET, N.W.

1. All events occurring on the terraces or pavilion or in any other outdoor area located in the R-3 zone district must end by 11:00 p.m. Sunday through Thursday and by 12:00 midnight on Friday and Saturday.

2. No loading or unloading of trucks or other vehicles for events or activities arranged by or under the control of the Applicant shall be permitted on or from Prospect Street, N.W. and all loading and unloading for such events or activities shall take place from and in the C-2-A portion of the property (i.e., along the western side of the building adjacent to the existing gasoline station and from within the building); provided, however, that "oversize" items that are too large for the elevators in the building may be loaded from Prospect Street, N.W. if such loading is completed prior to 10:00 p.m.

3. No cleanup or event "breakdown" (e.g., the transporting of equipment, tables, chairs, supplies, food, etc.) shall occur on the terraces or the pavilion or in any outdoor area located in the R-3 zone district after 11:00 p.m. Sunday through Thursday and after 12:00 midnight on Friday and Saturday.

4. No buses will load, unload, idle or wait on Prospect Street in conjunction with any events or activities arranged by or under the control of the Applicant.

5. All guests shall arrive and depart via the M Street entrance to the property (except those who walk from the neighborhood).

6. No amplified music shall be allowed on the terraces or pavilion or in any other outdoor area located in the R-3 zone after 10:00 p.m. If there is amplified music inside the building after 10:00 p.m., doors to indoor areas shall remain closed at all times that such amplified music is played and all speakers used in conjunction with such amplified music shall face M Street, N.W.

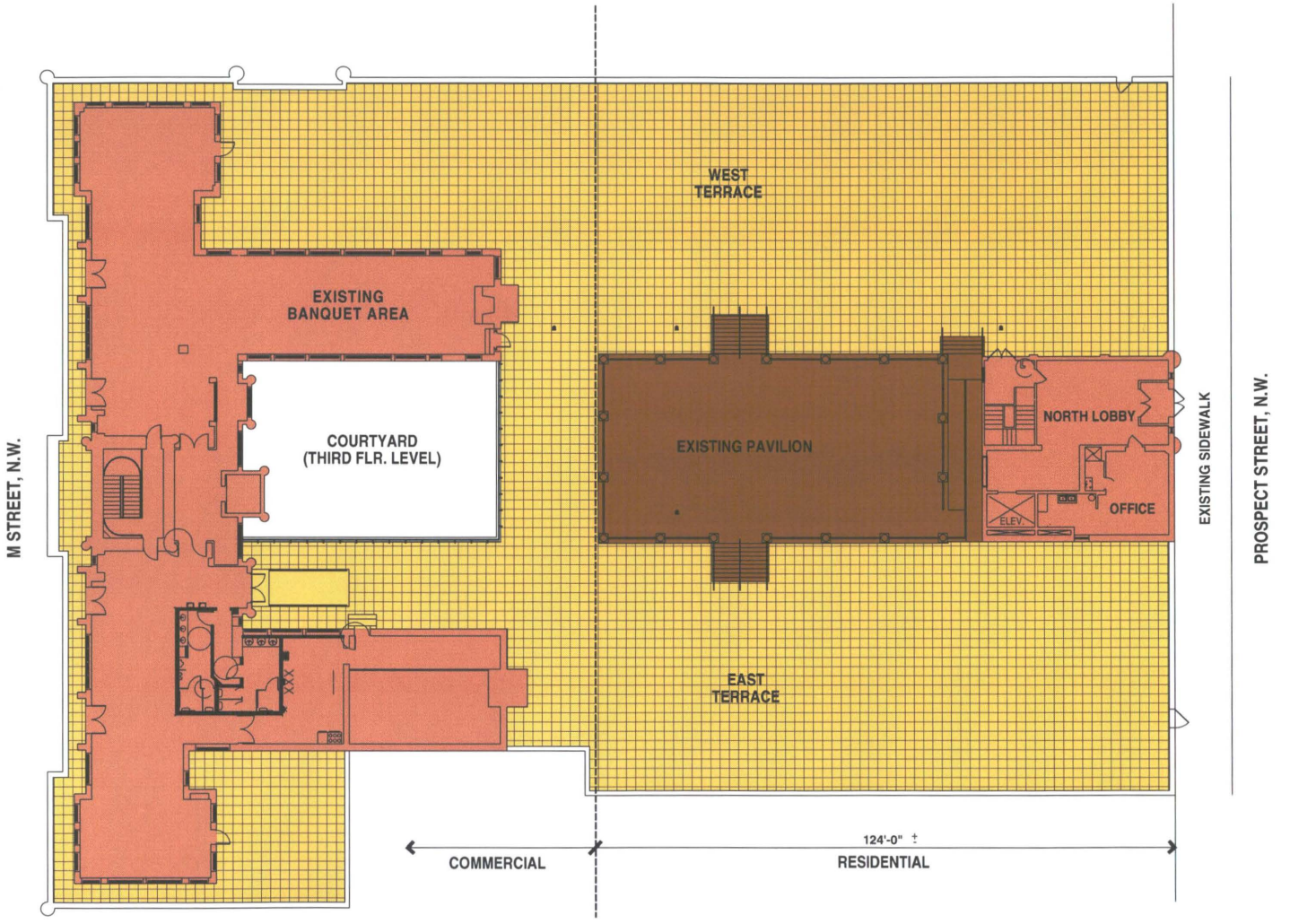
7. All one-day alcoholic beverage licenses shall be posted on Prospect Street inside the side door windows at the Prospect Street entrance to the property and shall be readily visible to the general public.

8. No lighting that is visible from any adjacent properties shall be permitted on the terraces or pavilion or in any other outdoor area located in the R-3 zone district after 11:00 p.m. Sunday through Thursday or after 12:00 p.m. Friday and Saturday.

9. The Applicant shall require that an event manager and one or more security personnel be in attendance at all events that occur after 9:00 p.m. that use the terraces or pavilion or any other outdoor area located in the R-3 zone district in order to ensure compliance with the requirements above.

10. The Applicant shall use its reasonable best efforts to ensure compliance with the above-referenced requirements by tenants of the property.

EXHIBIT "C"



THE HISTORIC CAR BARN
3600 M STREET, N.W.

DOUGLAS DEVELOPMENT CORP.

EXHIBIT "D"



SITE PLAN - ZONING USE AREAS

NTS 8/18/00

DOUGLAS DEVELOPMENT CORP.

EXHIBIT "E"



INTERIOR, 4TH FLOOR



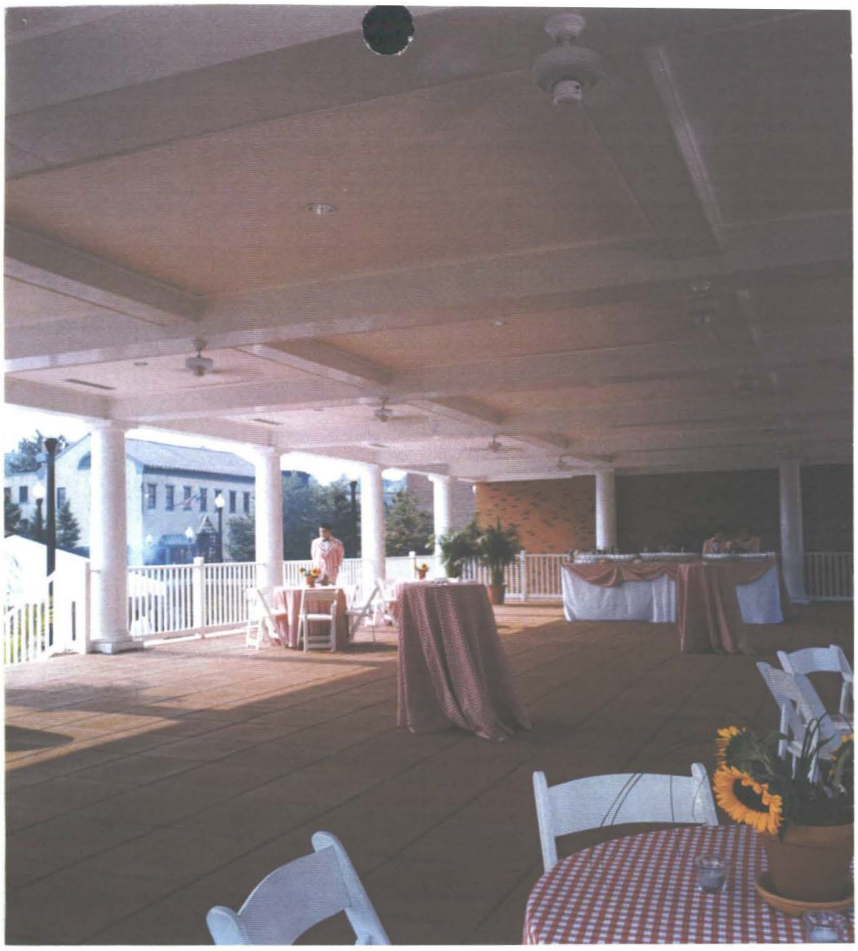
PAVILION (INTERIOR, FACING North)



PAVILION (INTERIOR, FACING South East)



PAVILION (INTERIOR, FACING South)



PAVILION (INTERIOR, FACING North West)



PAVILION (INTERIOR, FACING North East)



INTERIOR, 4TH FLOOR



PAVILION and TERRACE (FACING North East)



PAVILION and TERRACE (FACING East)



TERRACE (FACING North West)