BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

RECEIVED
D.C. OFFICE OF ZONING
2002 FEB 19 PM 4:08

APPLICATION OF THE STUART BUILDING, L.L.C., a D.C. Limited Liability Corp.	)	BZA Application no. 16827 Hearing date: March 5, 2002 ANC 2B

SUPPLEMENTARY STATEMENT OF THE APPLICANT

I.

NATURE OF RELIEF SOUGHT

This is an application pursuant to 11 DCMR 3108.1, for a special exception to use the subject property for office use under Section 508 in a DC/SP-1 District at premises 1750 N Street, NW (Square 159, Lot 70), for a variance from the applicable floor area ratio requirements, and for a variance from the requirement of three (3) on-premises parking spaces to permit a maximum of two (2) such parking spaces.

II.

Jurisdiction of the Board

The Board has jurisdiction under Section 3108 to grant a special exception as provided in Section 508 of the Zoning Regulations and under Section 3103 to grant variance relief.

BZA
Case No. 16827
Exhibit No. 37

RECEIVED
D.C. OFFICE OF ZONING
2002 FEB 19 PM 4:08

III.

Background of the Case

A. **Description of the Subject Property**

The subject property, Lot 70 in Square 159, is located at 1750 N Street, N.W., on the south side of N Street, NW, between 17th and 18th Streets, NW. The subject property contains a lot area of 1816

Board of Zoning Adjustment
District of Columbia
CASE NO.16827
EXHIBIT NO.37

square feet and is improved with a five story masonry townhouse that was constructed around 1888. At my request, Stoiber & Associates, architects, recalculated the existing and proposed gross floor area of the building according to the applicable definitions of gross floor area and FAR. The existing building contains approximately 4677 square feet of gross floor area on a footprint of 1816.92 square feet with an FAR of 2.57. The first floor has 1200 square feet, the second floor has 1212 square feet, the third floor has 1045 square feet, the fourth floor has 1045 square feet and the 5th floor attic has 175 square feet. The site is located in the DC/SP-1 Zone and is within the Dupont Circle Historic District.

B. **Description of the Surrounding Area**

The subject property is surrounded by a mix of commercial, chancery, office, hotel, and other uses. The subject property is bounded to the west by an eight story building complex at 1752 N Street, NW. Continuing west on the south side of N Street, NW, there is a small eight foot wide alley and then a public parking lot encompassed in a large office building at the intersection of N and 18th Streets and Connecticut Avenue, N.W.

North of the subject property, across N Street, N.W., are a variety of structures, including numerous row houses utilized for permitted office and hotel uses and newer construction, including the newly-renovated Canterbury Hotel at 1735 N Street, NW, and the Tabard Inn. To the east, the property is bounded by row buildings utilized for permitted office and restaurant uses.

The subject property is bounded to the south by the southern most portion of the American Society for Microbiology building. The building's parking area empties into a narrow right of way which exits on to a central alley, St. Matthew's Court. St. Matthew's Cathedral is south of St. Matthew's Court. Also, a future development site approved for a planned unit development for a 114 foot-tall office building is located south east of 1750 N Street, NW.

C. **Description of the Proposal**

The Applicant intends to restore and renovate an existing Victorian-era townhouse that was originally constructed for residential use and carries a 1950 certificate of occupancy for a "rooming house." From January 1973 until approximately March 2001, the building was owned and/or occupied by the Phi Delta Phi legal fraternity which utilized it as office space for its national headquarters. The deed conveying the building to Phi Delta Phi and tax records of the Office of Tax and Revenue showing that the building has been taxed as a class 4 (commercial) structure with use code 51 (small office) are attached in Exhibit 1.

The Stuart Building L.L.C. proposes to renovate the building so that it may be utilized as offices for individual professionals or other white collar workers and possibly small firms. Thus, the Applicant seeks a special exception pursuant to 11 DCMR 3108 for general office use within an SP-1 zone. Thus, there will be essentially no change in use as a result of the proposed redevelopment of the property. The building will be open during

normal business hours and after hours by appointment and for use by individual tenants. The increase in staff and foot traffic will be minimal. The Applicant intends to construct an addition to the rear and to the top of the row house which would add two offices to the top floor presently occupied by an attic and an additional office on the third and fourth floors, respectively. The total gross floor space as proposed, all of which would be incorporated within the existing "footprint" of the building, would total 5816 square feet (without the rear fire stairway) and 6326 square feet counting the rear fire stairway. Thus, the proposed FAR of the renovated building would be 3.20 without counting the outside rear stairs and 3.48 with the rear fire stairs. The floor plans of the building illustrating these calculations that were prepared by Stoiber & Associates are attached as Exhibit 2. Architectural drawings have been submitted previously.

Because of the life safety requirements of the building code for a fire escape stairwell at the rear of the building, an additional variance from the existing three parking spaces to two parking spaces is requested out of an abundance of caution in case the new staircase prevents use of the parking area by more than two cars.

D. **Zoning Requirements**

The subject site is zoned SP-1. The SP-1 zone allows residential uses at a FAR of up to 6 and office uses at a FAR of up to 2.5 FAR overall.

IV. Exhibits Submitted in Support of Application

A surveyor's plat of the subject property, architectural drawings, and a copy of the existing certificate of occupancy showing a permitted use of "rooming house" have previously been submitted along with photographs of the site. With this submission, we have included additional photographs of the interior of the building showing the unique characteristics of the building that consume FAR space but are not "useable" as rentable space. (The photographs are attached in an envelope marked Exhibit 3). These areas include (1) a large staircase in the middle of the building which significantly narrows the floor space in the mid section of the building (approximately 25% of the total floor space) so that no offices can be placed adjacent to the stairwell; (2) a long and narrow entryway to the right of the building on the first floor that is not rentable space (it was probably used as a servant's entry in the 19th century and will be occupied by a closet, the elevator, and the utility closet in the renovated building); and the attic space on the fifth floor which was used for storage and cannot be used as office space unless the renovation and addition are approved. In addition, we have submitted the deed conveying the property to Phi Delta Phi in 1973 and tax records showing its commercial tax status, floor plans depicting the calculation of existing and proposed FAR, and copies of orders closing the alley behind the building to public use (Exhibit 4), and a proposed trash plan that calls for the use of two supercan-type structures which can easily be accommodated near the rear entry way of the building under the fire stairs. (Exhibit

5).

V. The Applicant Meets the Requirements for Special Exception Relief Under Section 508.1 of the Zoning Regulations

In order to obtain a certificate of occupancy for general office use in an SP (Special Purpose) zone, special exception relief under § 508 of the Zoning Regulations is required. A special exception use is a use that is deemed compatible with other uses permitted in a particular zoning classification provided that the specific regulatory requirements are met. In reviewing applications for a special exception, the Board's discretion is limited to determining whether the proposed exception satisfies the requirements set forth in the appropriate section of the Zoning Regulations. If the Applicant meets its burden, the Board ordinarily must grant the application. First Baptist Church of Washington v. District of Columbia Board of Zoning Adjustment, 432 A.2d 695 (D.C. 1981). Through the exhibits, testimony and other evidence before the Board, the Applicant will establish that it complies with all applicable provisions of the Zoning Regulations.

Under § 508.1 of the Zoning Regulations, "construction of a new office building or construction of an addition to a building for office use, or conversion of an existing building to office use, shall be permitted in an SP district if approved by the Board of Zoning Adjustment in accordance with the conditions specified in [§ 3104.1]. . . subject to the provisions of this title." As demonstrated below, the Applicant intends to renovate an existing building that, because it has never had a certificate of occupancy for office use despite its use as the national headquarters office

of a legal fraternity, requires a "conversion" of an existing building to office use. In addition, the Applicant intends to construct an addition to a building for an office use that satisfies the conditions of both § 3104.1 and § 508 of the Zoning Regulations.

A. Compliance with Section 3104.1

Under § 3104.1, which sets forth the general provisions for special exception relief under the Zoning Regulations, the Board is authorized to grant those special exceptions which, in the judgment of the Board, will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of the neighboring property.

This portion of N Street in recent years has acquired a professional/commercial character. In addition to offices of professional associations such as the Federation of Women's Clubs and law offices located at 1717 N Street, 1742 N Street, and 1748 N Street, two hotels (the Tabard Inn and the Topaz Hotel) are located on the north side of the block and a restaurant (the Iron Gate Inn) is on the south side. The Stephen Case Foundation acquired 1711 N Street and several other buildings and is in the process of constructing a headquarters facility. This is not a block that is conducive to residential use any more due to the commercial nature of the block and the limited availability of "yard space" and parking. Given the commercial nature of the block, office use is a more appropriate use.

The building's use, height, bulk and design will be in harmony

with existing uses and structures on neighboring property. The Association of Microbiology building at 1752 N Street dwarfs the subject structure. It is 8 stories tall and has a total floor space of over 60,000 square feet. It borders the subject property on the west and on the south. As depicted in the photographs submitted with this supplement, the Association of Microbiology building's south and west office structure towers over its glass atrium which sits in the middle of the building to the west of the subject site. The existing portion of the subject building's rear first two floors come approximately to the roof level of the atrium. Thus, the construction of an addition to the upper floors of the subject property to a height of 58 feet from its present 52 feet (which is within the permitted height limit of 65 feet) would not affect the use of the atrium at all and will be significantly lower than the Association's own eight story structure that is on the other side of the atrium. The proposed fire stairs will be largely open and will not affect the atrium.

The townhouse owned by the Black Rock Group, L.L.C. at 1748 N Street which houses law offices shares an existing party wall with the subject site and will be affected only the increase in height of the party wall at the rear by about six feet and by the extension of the party wall to accommodate the addition. 1742-46 N Street recently received the approval for construction of an addition at the rear of the building to accommodate a fire stairway and rearrangement of the HVAC system.

The proposed use will not create dangerous or other

objectionable traffic conditions as there is ample street metered parking and two commercial parking lots within 100 feet or so of the subject site. In addition, the Dupont Circle metro station's south entrance is located approximately four blocks from the building. The subject site has space in the rear to accommodate two and possibly three cars as presently configured. In order to access the parking, entrance is off St. Matthew's Court, an alley behind St. Matthew's Cathedral, through a metal gate, across a private alley that serves all of the neighboring buildings and across the rear of 1748 N Street's lot that is behind the entrance to it's parking garage. It is expected that the majority of building occupants will use public transportation or utilize the nearby commercial parking lots.

The proposed use will not generate any undue noise, glare or light that shines on adjacent property or any other adverse effects.

The subject site is within the Dupont Circle Historic District and changes to the building's facade are not anticipated except for possible renovations and added signage to reflect the proposed uses. The approval of the requested special exception and variances will not adversely affect the surrounding properties and will enhance the neighborhood.

VI. **Applicant meets the requirements of Section 3103.2 for the granting of variances from the regulations set forth under the Zoning Act.**

Section 3103.2 of the regulations sets forth the standard for

the granting of variances from the zoning regulations:

> [w]here by reason of exceptional narrowness, shallowness or shape of a piece of property at the time of the original adoption of the regulations, or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of any regulation adopted under DC Code Ann. §§ 5-413 to 5-432 (1981) would result in peculiar and extraordinary practical difficulties to or exceptional and undue hardship upon the owner of the property, to authorize, upon an appeal relating to the property, a variance from the strict application so as to relieve the difficulties or hardship; Provided the relief can be granted without substantially impairing the intent, purpose and integrity of the zone map as embodied in the Zoning Regulations and Map.

The property is unique by reason of its exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional situation or condition.

The subject property has a rectangular shape and is smaller and less deep than adjacent properties. It is narrow (17 feet 6 inches wide) and features an irregularly configured floor plan at the present time which contains a significant amount of interior space (approximately 1/3) that does not receive natural light or air except from a rooftop skylight located above the middle of the staircase. Providing light or air to this space would be impractical or impossible and result in the destruction of a beautiful staircase that has stood since the 19th century. Because of the height of the floors (the bottom three floors have twelve foot ceilings), it would be impractical to preserve the historic character of the building to add floor area within the existing structure. Also, modern use requires an elevator be constructed within the building to permit access to the upper floors by

handicapped and older occupants. As a result of the current configuration of lot and buildings, it is difficult for natural light and air to penetrate into a large portion of the interior space. Because the subject building has common walls on two sides, light and air come in only from the front and rear. Due to the large staircase and doorways in the middle of the building and the height and depth of adjacent properties, light and air is not able to filter straight through from front to back which makes the floor space not conducive to residential use. In addition, other than a small front space occupied by ivy, there is no "yard" to the property since the parking area is covered with blacktop.

By reason of the aforementioned unique or exceptional condition of the property, the strict application of the Zoning Regulations will result in peculiar and exceptional practical difficulties or to exceptional and undue hardship upon the owner of the property.

Residential use of this building for permanent residents would likely be rejected owing to the building's proximity to the Connecticut Avenue commercial corridor and the noise associated with it, the lack of open space, as well as to the commercial uses on the block. There is a substantial amount of commercial truck traffic into and through the nearby alleys which creates substantial noise and inconvenience. The strict application of providing only 2.5 FAR of commercial space would adversely affect the ability of the building to provide adequate light and air to the occupants on the upper floors of the building, would not permit

adherence to the building code which requires construction of a second means of egress from the building (the fire stairs), and would not take into account the unique hardship presented by the substantial portion of the present FAR at the subject site which is taken up by non-rentable space (the stairwell, the second entry way, the attic, the boiler room). Thus, if the BZA does not grant this application to relieve this unique hardship, the building will become essentially unusable.

In its current condition, it is a substantial eyesore since the facade badly needs renovation and is marred by unsightly window air conditioners. The addition proposed to the building will be in harmony with its neighbors and will make it economically feasible to do the renovation.

The parking requirement for a building of this size is 3 spaces. Decreasing the requirement to two spaces would not substantially affect the use of the building and would accommodate the fire stairs which the building code requires.

The variance will not cause substantial detriment to the public good and will not impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

The proposed project furthers the aim of providing additional space for generation of revenue for the District of Columbia and would provide some relief to the pressure on nearby residential areas to convert to commercial uses. It would meet a significant need of solo practitioner lawyers for office space in a cooperative and congenial environment. The proposed variances further the

purpose and intent of the Zoning Regulations and Maps by complying with the aim of providing space for professional and office use in this SP-1 District.

VII. **Community Comments**

ANC 2B voted to recommend approval of the requested special exception and variances at its meeting on January 16, 2002. All commissioners present voted in favor of recommending the proposal. A copy of this supplementary submission will be provided to the ANC.

VIII. **SUMMARY AND CONCLUSION**

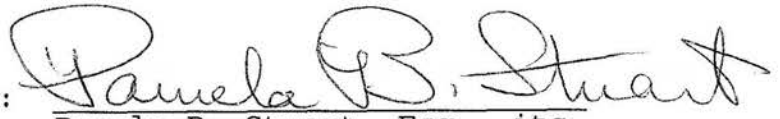
The proposed increase in the square footage of the office space in the building is complementary to the uses on adjacent properties. There is precedent for increasing the commercial FAR along the 1700 block of N Street (most recently for 1742 N Street, a building just two doors away from the subject site) to accommodate office use. The requested variance will be in conformance of the plan to permit office use in this SP-1 District while relieving the pressure on nearby residential areas to permit such uses. It would relieve the unique hardships presented by the current configuration of the building which includes a substantial portion of historically interesting but unusable space. It would permit the construction of an elevator which will make access easier to what will be a fully utilized five story structure. Therefore, increasing the FAR of the subject site from approximately 4677 square feet (FAR 2.57) to 5816 square feet (FAR 3.20 -- without including fire stairs) or 6326 square feet (FAR

3.48 -- including fire stairs area) is justified.

Thus, the proposed increase in the floor area and decrease in parking spaces has met the provisions of Section 3103.2 of the Zoning Ordinance for granting a variance. The "uniqueness" of the site has been demonstrated through its shape and size that further places an undue "hardship" on the property through the inability to expand beyond its 17'6" width and the inability to provide adequate light and air for residential use. Approval of these requested special exception and variances will not cause any "substantial detriment to the public good" and will not "substantially impair the intent, purpose, and integrity" of the zone plan as embodied in the Zoning Regulations or Map, as it will fulfill the intent of increasing the availability of office space for small businesses in this SP-1 area.

Respectfully submitted,

THE STUART BUILDING, L.L.C.

By: 

Pamela B. Stuart, Esq., its
Managing Member

EXHIBIT 1

00582

BOOK 3577 PAGE 208

Jan 8 3 40 PM '74

LTIC 407603

This Deed, Dated this 7th day of January in the year one thousand nine hundred and seventy-four, by and between

HENRY A. BERLINER, JR. and BODIL I. BERLINER, his wife,

part ies of the first part, and

COURT OF APPEALS, Trustee for PHI DELTA PHI INTERNATIONAL LEGAL FRATERNITY

part y of the second part:

Witnesseth, That in consideration of Ten & No/100 ($10.00) Dollars, the part ies of the first part do hereby grant unto the part y of the second part, in fee simple all that piece or parcel of land, together with the improvements, rights, privileges and appurtenances to the same belonging, situate in the District of Columbia described as follows, to wit:

Lot numbered Seventy (70) in Susan P. Okie's subdivision of lots in Square numbered One Hundred Fifty-nine (159) as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 15 at folio 9.

00295

And, the said part ies of the first part covenant that they will warrant specially the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

Witness, their hands and seals the day and year first hereinbefore written.

Henry A. Berliner, Jr. [SEAL]
HENRY A. BERLINER, JR.

Bodil I. Berliner [SEAL]
BODIL I. BERLINER

DISTRICT OF COLUMBIA, } TO-WIT:

I, Elaine M. McCullough, a Notary Public in and for the District of Columbia, DO HEREBY CERTIFY that HENRY A. BERLINER, JR. and BODIL I. BERLINER who are personally well known to me as part ies to and who executed the annexed deed bearing date the 7 day of Jan A. D. 1974, personally appeared before me in the said District and acknowledged the same to be their act and deed.

Witness my hand and official seal this 7th day of January A. D. 19 74

Elaine M. McCullough
Notary Public.

My Commission Expires May 31, 1976

LTIC 407603

Deed

HENRY A. BERLINER, JR.
ET UX BODIL I.

TO

COURT OF APPEALS Trustee for
PHI DELTA PHI INTERNATIONAL
LEGAL FRATERNITY

Received for Record on the
day of , A. D. 19 ,
at o'clock M., and recorded in
Liber No 13577 at Folio 708
one of the Land Records for the District of Columbia
and examined by
Recorder.

Lawyers Title Insurance Corporation
of Richmond, Virginia
WASHINGTON BRANCH OFFICE
1825 "K" Street, N. W.
Washington, D. C. 20006
E.P.C.
223-3000

After Recording
Mail to Phi Delta Phi
Address 1710 H St. N.W.
20036

STATE OF
COUNTY OF
I,
To-wit:
State and County, DO HEREBY CERTIFY that
who personally well known to me as the person
whose name
to the aforegoing deed bearing date the
day of
A.D. 19
and who acknowledged the same to be
the act and deed
personally appeared before me in the said State and County aforesaid
Given under my hand and seal this
A.D. 19

EXPL ATION OF LETTERS AND NUMBERS PEARING IN THE "USE" COLUMN AND THE "M" (MATERIAL) COLUMN

Alphabetic Abbreviation	Assessor's Numeric Code	Meaning
O-LAR	52	Office-Large
O-SML	51	Office-Small
PC-DE	53	Planned Commercial Development
P-LOT	64	Parking Lot
P-VAC	92	Vacant with Permit
RAW-M	71	Raw Material Handling
REST	67	Restaurant
RET-M	39	Residential-Transient, Misc.
RMF-M	29	Residential-Multifamily, Misc.
ROW	11	Row
RS-MF	2	Residential-Multifamily Non-Conform
RS-SF	1	Residential-Single Family Non-Conform
RSFM	19	Residential-Single Family, Misc.
RS-TR	3	Residential-Transient, Non-Conform
S	7	Stucco
S-DET	13	Semi-Detached
SP-E	83	Special Purpose-Educational
SP-EC	85	Special Purpose-Embassies, Chanceries, etc.
SP-M	89	Special Purpose-Misc
SP-ME	82	Special Purpose-Medical
SP-ML	86	Special Purpose-Museums Libraries Galleries
SPNC	8	Special Purpose, Non-Conform
SP-PS	84	Special Purpose-Public Service
SP-R	81	Special Purpose-Religious
SP-RC	87	Special Purpose-Recreational
SSC-M	44	Store-Shopping Ctr./Mall
ST	8	Stone
STR-S	41	Store-Small/1 Story
STR	46	Store
STR-D	43	Store-Department
STR-M	42	Store-Misc.
STR	45	Store
STR	47	Store
TC	9	Terra Cotta Tile
TH-E	66	Theaters & Entertainment
T-HMS	35	Tourist Homes
TRK-T	76	Truck Terminal
T-VAC	91	True Vacant Lot (no existing structure)
U-VAC	96	Vacant-Unimproved Parking
WHG-M	75	Warehousing-Multistory
WH-1	74	Warehousing-1 Story
Z-VAC	93	Vacant with Zoning

GOVERNMENT OF THE DISTRICT OF COLUMBIA

PRELIMINARY REAL ESTATE ASSESSMENT ROLL FOR TAX YEAR 2000

LINE NO	SQUARE / LOT	SUFFIX OR PARCEL	TRI-GRP: 1 NAME OF OWNER	PREMISE ADDRESS	ARN	TAX TYPE	PROPERTY VALUE LAND	BUILDING(S)	TOTAL	PHASE IN ASSMT.	BLDG. SQ. FT.	USE CODE
1	0159 0033		EMPLOYEE RELOCATION	1718 N ST NW	312	TX	183,161	658,939	842,100	842,100	5204	051
2	0039		THE BLACK ROCK GROUP LLC	1748 N ST NW	312	TX	114,820	373,880	488,700	488,000	3244	051
3	0040		N STREET FOLLIES LTD	1746 N ST NW	312	TX	264,000	574,800	838,800	838,800	4877	051
4	0043		ASSOC OF COMM COLLEGE	1740 N ST NW	406	E8	191,360	679,240	870,600	870,600	5546	05
5	0045		NINE ST MATTHEWS COURT	9 ST MATTHEWSCNW	312	TX	46,194	133,706	179,900	179,900	1740	001
6	0046		1742 N STREET CO LLC	1749 ST MATTHEWSCNW	312	TX	34,801	85,599	120,400	120,400	1308	001
7	0047		1742 N STREET CO LLC	1751 ST MATTHEWSCNW	312	TX	43,291	52,509	95,800	95,800	654	001
8	0048		1742 N STREET CO LLC	1 ST MATTHEWSCNW	312	TX	75,593	161,871	237,464	237,464	2700	001
9	0070		PHI INTNL LEGAL FRAT	1750 N ST NW	312	TX	154,536	534,364	688,900	688,900	4352	051
10	0071		AMER EDUC RESEARCH ASSO	1230 17TH ST NW	312	TX	140,824	533,376	674,200	674,200	5268	051
11	0072		AMERICAN ED RESEARCH ASS	1228 17TH ST NW	312	TX	105,880	428,120	534,000	534,000	4213	051
12	0073		1226 17TH ST ASSOCIATES	1226 17TH ST NW	312	TX	95,743	409,957	505,700	505,700	3702	051
13	0074		WILLIAM L SLOVER	1224 17TH ST NW	312	TX	129,430	435,670	565,100	561,534	3696	051
14	0075		1215 CONNCORP LLC	1215 CONNECTICUTANW	312	TX	368,550	506,450	875,000	875,000	10301	042
15	0076		SARV INC	1217 CONNECTICUTANW	312	TX	403,088	536,612	939,700	939,700	11072	042
16	0082		1225 INVESTMENT CORP	1225 CONN AVE NW	312	TX	10,659,899	33,976,201	44,636,100	42,563,734	352774	052
17	0084		NEW 1211 CONN INC	1211 CONN AV NW	312	TX	5,459,513	10,491,087	15,950,600	15,380,732	186197	052

BLDG. SQ. FT. DOES NOT INCLUDE BASEMENT

LINE TOTALS	SQUARE	SUFFIX OR PARCEL	NO. LOT

	LAND	BUILDING(S)	TOTAL
DC PROPERTY			
US PROPERTY			
OTHER EXEMPT PROPERTY			
TAXABLE PROPERTY			
ASSESSED VALUATION			

GOVERNMENT OF THE DISTRICT OF COLUMBIA

PRELIMINARY REAL ESTATE ASSESSMENT ROLL FOR TAX YEAR 1999

PAGE 1,057

LINE NO	SQUARE	SUFFIX OR PARCEL	LOT	TRI-GRP: 1 NAME OF OWNER	ARN PREMISE ADDRESS	TAX TYPE	PROPERTY VALUE LAND	BUILDING(S)	TOTAL	PHASE IN ASSMT 1999	GBA	USE CODE	LINE NO
1	0159		0033	EMPLOYEE RELOCATION	312 1718 N ST NW	TX	183,161	658,939	842,100	842,100	5204	051	1
2			0039	THE BLACK ROCK GROUP LLC	312 1748 N ST NW	TX	114,820	373,880	488,700	487,300	3244	051	2
3			0040	N STREET FOLLIES LTD	312 1746 N ST NW	TX	172,940	591,160	764,100	764,100	4877	051	3
4			0043	ASSOC OF COMM COLLEGE	312 1740 N ST NW	E8	191,360	679,240	870,600	870,600	5546	051	4
5			0045	NINE ST MATTHEWS COURT	312 9 ST MATTHEWSCNW	TX	46,194	133,706	179,900	179,900	1740	001	5
6			0046	1742 N STREET CO LLC	312 1749 ST MATTHEWSCNW	TX	34,801	85,599	120,400	120,400	1308	001	6
7			0047	1742 N STREET CO LLC	312 1751 ST MATTHEWSCNW	TX	43,291	52,509	95,800	95,800	1634	001	7
8			0048	1742 N STREET CO LLC	312 1 ST MATTHEWSCNW	TX	75,593	161,871	237,464	237,464	2976	001	8
9			0070	PHI INTNL LEGAL FRAT	312 1750 N ST NW	TX	154,536	534,364	688,900	688,900	4352	051	9
10			0071	AMER EDUC RESEARCH ASSO	312 1230 17TH ST NW	TX	140,824	533,376	674,200	674,200	5268	051	10
11			0072	AMERICAN ED RESEARCH ASS	312 1228 17TH ST NW	TX	105,880	428,120	534,000	534,000	4213	051	11
12			0073	1226 17TH ST ASSOCIATES	312 1226 17TH ST NW	TX	95,743	409,957	505,700	505,700	3702	051	12
13			0074	WILLIAM L SLOVER	312 1224 17TH ST NW	TX	129,430	435,670	565,100	557,967	3696	051	13
14			0075	1215 CONNCORP LLC	312 1215 CONNECTICUTANW	TX	368,550	506,450	875,000	875,000	10301	042	14
15			0076	SARV INC	312 1217 CONNECTICUTANW	TX	403,088	536,612	939,700	939,700	11072	042	15
16			0082	1225 INVESTMENT CORP	312 1225 CONN AVE NW	TX	10,659,899	34,369,701	45,029,600	40,622,534	202915	052	16
17			0084	NEW 1211 CONN INC	312 1211 CONN AV NW	TX	5,459,513	10,491,087	15,950,600	14,810,866	123314	052	17

LINES TOTAL	SQUARE	SUFFIX OR PARCEL	NO. LOT

	LAND	BUILDING(S)	TOTAL
DC PROPERTY			
US PROPERTY			
OTHER EXEMPT PROPERTY			
TAXABLE PROPERTY			
ASSESSED VALUATION			

TRI-GRP:

TRI-GRP 2&3 INCLUDES BASEMENT
TRI-GRP1 EXCLUDES BASEMENT

GOVERNMENT OF THE DISTRICT OF COLUMBIA

PRELIMINARY REAL ESTATE ASSESSMENT ROLL FOR TAX YEAR 1998

PAGE 1,060

LINE NO	SQUARE / LOT	SUFFIX OR PARCEL	NAME OF OWNER	PREMISE ADDRESS	ARN	TAX TYPE	ASSESSED VALUATION LAND	BUILDING(S)	TOTAL	LAND AREA ADJ RATE	GBA	USE CODE
1	0159 0033		EMPLOYEE RELOCATION	1718 N ST NW	312	TX	278,864	621,436	900,300	2404 116.00	5204	051
2	0159 0039		THE BLACK ROCK GROUP LLC	1748 N ST NW	312	TX	175,000	311,600	486,600	2000 87.50	3244	051
3	0159 0040		N STREET FOLLIES LTD	1746 N ST NW	312	TX	264,000	574,800	838,800	2000 132.00	4877	051
4	0159 0043		ASSOC OF COMM COLLEGE	1740 N ST NW	312	E8	321,000	632,900	953,900	2000 160.50	5546	051
5	0159 0045		NINE ST MATTHEWS COURT	9 ST MATTHEWSCNW	312	TX	41,616	158,484	200,100	1224 34.00	1740	001
6	0159 0046		1742 N ST COMPANY	1749 ST MATTHEWSCNW	312	TX	70,497	70,703	141,200	1119 63.00	1308	001
7	0159 0047		1742 N ST COMPANY	1751 ST MATTHEWSCNW	312	TX	70,417	45,183	115,600	1051 67.00	1634	001
8	0159 0048		1742 N STREET CO	1 ST MATTHEWSCNW	312	TX	161,413	130,106	291,519	1745 92.50	2976	001
9	0159 0070		PHI INTNL LEGAL FRAT	1750 N ST NW	312	TX	235,302	513,198	748,500	1817 129.50	4352	051
10	0159 0071		AMER EDUC RESEARCH ASSO	1230 17TH ST NW	312	TX	218,124	572,076	790,200	1494 146.00	5268	051
11	0159 0072		AMERICAN ED RESEARCH ASS	1228 17TH ST NW	312	TX	161,352	473,348	634,700	1494 108.00	4213	051
12	0159 0073		1226 17TH ST ASSOCIATES	1226 17TH ST NW	312	TX	145,755	409,545	555,300	1422 102.50	3702	051
13	0159 0074		WILLIAM L SLOVER	1224 17TH ST NW	312	TX	197,235	357,165	554,400	1461 135.00	3696	051
14	0159 0075		GROSVENOR INTERNATIONAL	1215 CONNECTICUTANW	312	TX	617,400	927,600	1,545,000	3150 196.00	10301	042
15	0159 0076		GROSVENOR INTERNATIONAL	1217 CONNECTICUTANW	312	TX	664,637	996,363	1,661,000	2871 231.50	11072	042
16	0159 0082		1225 INVESTMENT CORP	1225 CONN AVE NW	312	TX	17,774,782	20,644,218	38,419,000	33131 536.50	202915	052
17	0159 0084		NEW 1211 CONN INC	1211 CONN AV NW	312	TX	9,099,188	5,141,812	14,241,000	18665 487.50	123314	052

TOTALS	SQUARE	SUFFIX OR PARCEL	NO. LOT		LAND	BUILDING(S)	TOTAL
				DC PROPERTY			
				US PROPERTY			
				OTHER EXEMPT PROPERTY			
				TAXABLE PROPERTY			
				ASSESSED VALUATION			

GBA = NRA FOR USE CODE 52

GBA = GUA FOR USE CODES 16,17,116,117 216,217,316,516

GOVERNMENT OF THE DISTRICT OF COLUMBIA

PRELIMINARY REAL ESTATE ASSESSMENT ROLL FOR TAX YEAR 1997

PAGE 1,064

LINE NO	SQUARE	SUFFIX OR PARCEL	NAME OF OWNER	PREMISE ADDRESS	ARN	TAX TYPE	ASSESSED VALUATION LAND	BUILDING(S)	TOTAL	LAND AREA ADJ RATE	GBA	USER CODE	LINE NO
	0159												
1	0033		EMPLOYEE RELOCATION	1718 N ST NW	312	TX	278,864	621,436	900,300	2404 116.00	5204	051	1
2	0039		THE BLACK ROCK GROUP LLC	1748 N ST NW	312	TX	175,000	311,600	486,600	2000 87.50	3244	051	2
3	0040		N STREET FOLLIES LTD	1746 N ST NW	312	TX	264,000	574,800	838,800	2000 132.00	4877	051	3
4	0043		ASSOC OF COMM COLLEGE	1740 N ST NW	O	E8	300,000	648,000	948,000	2000 150.00	5546	051	4
5	0045		NINE ST MATTHEWS COURT	9 ST MATTHEWSCNW	312	TX	41,616	158,484	200,100	1224 34.00	1740	001	5
6	0046		1742 N ST COMPANY	1749 ST MATTHEWSCNW	312	TX	70,497	79,903	150,400	1119 63.00	1308	001	6
7	0047		1742 N ST COMPANY	1751 ST MATTHEWSCNW	312	TX	70,417	117,483	187,900	1051 67.00	1634	001	7
8	0048		1742 N STREET CO	1 ST MATTHEWSCNW	312	TX	161,413	180,787	342,200	1745 92.50	2976	001	8
9	0070		PHI INTNL LEGAL FRAT	1750 N ST NW	312	TX	235,302	513,198	748,500	1817 129.50	4352	051	9
10	0071		AMER EDUC RESEARCH ASSO	1230 17TH ST NW	312	TX	218,124	572,076	790,200	1494 146.00	5268	051	10
11	0072		AMERICAN ED RESEARCH ASS	1228 17TH ST NW	312	TX	161,352	473,348	634,700	1494 108.00	4213	051	11
12	0073		1226 17TH ST ASSOCIATES	1226 17TH ST NW	312	TX	145,755	409,545	555,300	1422 102.50	3702	05	2
13	0074		WILLIAM L SLOVER	1224 17TH ST NW	312	TX	197,235	357,165	554,400	1461 135.00	3696	051	13
14	0075		GROSVENOR INTERNATIONAL	1215 CONNECTICUTANW	312	TX	617,400	927,600	1,545,000	3150 196.00	10301	042	14
15	0076		GROSVENOR INTERNATIONAL	1217 CONNECTICUTANW	312	TX	664,637	996,363	1,661,000	2871 231.50	11072	042	15
16	0082		1225 INVESTMENT CORP	1225 CONN AVE NW	312	TX	17,774,782	20,644,218	38,419,000	33131 536.50	202915	052	16
17	0084		NEW 1211 CONN INC	1211 CONN AV NW	312	TX	9,099,188	5,141,812	14,241,000	18665 487.50	123314	052	17

TOTAL LINES	SQUARE	SUFFIX OR PARCEL	NO. LOT		LAND	BUILDING(S)	TOTAL
				DC PROPERTY			
				US PROPERTY			
				OTHER EXEMPT PROPERTY			
				TAXABLE PROPERTY			

GBA = NRA FOR USE CODE 52

GBA = GUA FOR USE CODES 16,17,116,117 216,217,316,516

GOVERNMENT OF THE DISTRICT OF COLUMBIA

PRELIMINARY REAL ESTATE ASSESSMENT ROLL FOR TAX YEAR 1996

PAGE 1,063

LINE NO	SQUARE / LOT	SUFFIX OR PARCEL	NAME OF OWNER	PREMISE ADDRESS	ARN	TAX TYPE	ASSESSED VALUATION LAND	ASSESSED VALUATION BUILDING(S)	ASSESSED VALUATION TOTAL	LAND AREA / ADJ RATE	GBA	USE CODE
1	0159 / 0033		EMPLOYEE RELOCATION	1718 N ST NW	362	TX	360,600	515,800	876,400	2404 / 150.00	5204	051
2	0039		1742 N ST COMPANY	1748 N ST NW	362	TX	300,000	150,000	450,000	2000 / 150.00	3244	051
3	0040		N STREET FOLLIES LTD	1746 N ST NW	362	TX	300,000	528,000	828,000	2000 / 150.00	4877	051
4	0043		ASSOC OF COMM COLLEGE TR	1740 N ST NW	362	TX	300,000	648,000	948,000	2000 / 150.00	5546	051
5	0045		PIERRE & FRANCES DUPONT	9 ST MATTHEWSCNW	362	TX	52,632	94,800	147,432	1224 / 43.00	1740	001
6	0046		1742 N ST COMPANY	1749 ST MATTHEWSCNW	362	TX	39,165	117,500	156,665	1119 / 35.00	1308	001
7	0047		1742 N ST COMPANY	1751 ST MATTHEWSCNW	362	TX	49,397	90,246	139,643	1051 / 47.00	1634	001
8	0048		1742 N STREET CO	1 ST MATTHEWSCNW	362	TX	88,995	158,680	247,675	1745 / 51.00	2976	001
9	0070		PHI INTNL LEGAL FRAT	1750 N ST NW	362	TX	272,550	465,525	738,075	1817 / 150.00	4352	051
10	0071		AMER EDUC RESEARCH ASSO	1230 17TH ST NW	362	TX	224,100	751,550	975,650	1494 / 150.00	5268	051
11	0072		AMERICAN ED RESEARCH ASS	1228 17TH ST NW	362	TX	224,100	473,250	697,350	1494 / 150.00	4213	051
12	0073		1226 17TH ST ASSOCIATES	1226 17TH ST NW	362	TX	213,300	528,150	741,450	1422 / 150.00	3702	05[illegible]
13	0074		WILLIAM L SLOVER	1224 17TH ST NW	362	TX	219,150	520,325	739,475	1461 / 150.00	3696	051
14	0075		GROSVENOR INTERNATIONAL	1215 CONNECTICUTANW	362	TX	721,350	994,050	1,715,400	3150 / 229.00	10301	042
15	0076		GROSVENOR INTERNATIONAL	1217 CONNECTICUTANW	362	TX	757,944	464,861	1,222,805	2871 / 264.00	11072	042
16	0082		1225 INVESTMENT CORP	1225 CONN AVE NW	312	TX	20,740,006	25,455,994	46,196,000	33131 / 626.00	202915	052
17	0084		NEW 1211 CONN INC	1211 CONN AV NW	312	TX	10,620,385	6,592,615	17,213,000	18665 / 569.00	123314	052

TITLES	SQUARE	SUFFIX OR PARCEL	NO. LOT

	LAND	BUILDING(S)	TOTAL
DC PROPERTY			
US PROPERTY			
OTHER EXEMPT PROPERTY			
TAXABLE PROPERTY			
ASSESSED VALUATION			

GBA = NRA FOR USE CODE 52

GBA = GUA FOR USE CODES 16,17,116,117 216,217,316,516

SALE DATE	SALE PRICE
31/91	305,000
31/90	235,000
13/87	201,500
27/77	82,500
12/89	160,000
26/77	85,100
13/71	26,000
10/92	275,000
03/85	300,000
29/72	32,000
18/73	58,000
09/94	230,000
07/94	272,000
25/83	173,000
06/86	290,000
03/94	417,000
11/90	550,000
07/88	275,000
10/87	197,000
21/83	170,000
23/84	155,000
16/93	250,000
24/82	179,000
11/80	100,000
23/81	3,500,000
21/78	250,000
16/83	418,578
16/83	418,578
16/83	418,578
11/93	787,500
28/92	375,000
14/79	230,000
15/86	280,000
26/74	65,000
29/92	2,000,000
20/75	52,500
11/85	850,000
12/76	130,000
12/76	130,000
12/88	224,307
14/88	500,000
13/75	66,000
19/77	149,000
13/89	589,000
07/88	145,985
09/92	85,000
5/73	3,605,000
1/87	168,977
0/90	942,000
6/82	565,000
5/85	1,750,000
4/78	154,500
8/85	670,000
4/89	1,150,000
5/73	340,000

SQ	SUF	LOT	PREMISE ADDRESS	OWNER'S NAME	MAILING ADDRESS	LAND AREA	LAND ASSMT	IMP ASSMT	TOTAL ASSMT	YEAR BLT	M	ZNG	LAND USE	BR	BA/½	SQ 165 BLDG SQFT	SUF SALE DATE	LOT 804 SALE PRICE
158		810	1765-65 N St NW	Jeane L Dixon	1765 N St NW	4,544	795,200	763,800	1,559,000	1922		SP1	O-SML					
158		812	1319 18th St NW	Helen D Reid Education	1319 18th St NW	9,520	1,666,000	2,134,000	3,800,000	1900		SP1	O-SML				05/10/91	2,300,000
158		817	1331 18th St NW	Gordon M Odegaard	1331 18th St NW	1,169	174,181	24,919	199,100		BR	SP2	FLAT					
158		818	18th St NW	Government of Canada	1746 Mass Av NW	4,348	952,212		952,212			SP2						
158		824	1732 Mass Av NW	Republic of Chile	1732 Mass Av NW	7,309	1,279,075	1,266,925	2,546,000	1890	BR	SP2	SP-EC					
158		825	1300 17th St NW	Natl League Amer Pen Wom	1300 17th St NW	2,130	372,750	1,216,250	1,589,000	1895	BR	SP2	COF-M					
158		830	1720 Mass Av NW	Association of Holy	1225 19th St NW # 710	3,100	542,500	1,208,500	1,751,000	1900	BR	SP2	O-SML					
158		833	1708 Mass Av NW	Govt Trinidad & Tobago	1708 Mass Av NW	3,798	664,650	1,563,350	2,228,000		BR	SP2	SP-EC					
158		834	1714 Mass Assoc	1714 Mass Assoc c/o Ronald J Cohen	6500 Rock Spring Dr Bethesda Md 20817	5,577	975,975	916,780	1,892,755			SP1	SP-EC				04/09/80	1,000,000
158		835	1745 N St NW	N St Follies Ltd Ptnshp	1746 N St NW	8,832	1,545,600	1,554,400	3,100,000			SP1	O-SML				06/30/89	5,500,000
158		836	1755 N St NW	N St Follies Inc	1746 N St NW	5,880	593,880	1,565,080	2,158,960	1956	BR	SP2	APT-E				06/30/89	2,500,000
158		838	1733 N St NW	Jane Corp Nv	1315 16th St NW	9,783	3,120,777	2,480,223	5,601,000	1964	BR	SP2	H-LAR					
158		2123	1325 18th St NW	Paul S Allen #	1329 18th St NW	394	43,340	179,060	222,400	1896	BV	SP2	COF-C				03/31/94	300,000
158		2124	1325 18th St NW	Medical Clinic Prop	1780 Mass Ave NW	291	32,010	164,590	196,600	1896	BV	SP2	COF-C				04/21/76	150,000
159		33	1718 N St NW	Employee Relocation	1720 N St NW	2,404	420,700	515,800	936,500			SP1	O-SML				09/25/91	740,000
159		39	1748 N St NW	1742 N St Company	4821 V St NW	2,000	350,000	150,000	500,000	1900		SP1	O-SML	2	3	1,622	01/09/75	105,000
159		40	1746 N St NW	N Street Follies Ltd	1746 N St NW	2,000	350,000	528,000	878,000			SP1	O-SML		3	4,877		
159		43	1740 N St NW	Board of Comm College Tr	1740 N St NW	2,000	350,000	648,000	998,000		BR	SP2	O-SML					
159		45	9 St Mathews Ct NW	Pierre & Frances Dupont	3110 Wisconsin Ave NW	1,224	61,200	94,800	156,000	1900		SP1	RS-SF	3	1	1,308		
159		46	1749 St Mathews Ct NW	1742 N St Company	1742 N St NW	1,119	45,879	71,621	117,500	1900		SP1	RS-SF	2	1	1,532		
159		47	1751 St Mathews Ct NW	"		1,051	56,754	90,246	147,000	1900		SP1	RS-SF	1	1	1,634		
159		48	1-01 St Mathews Ct NW	1742 N Street Co	1742 N St NW	1,745	104,700	158,680	263,380			SP1	RS-SF		2	2,976		
159		70	1750 N St NW	Phi Intnl Legal Frat	1750 N St NW	1,817	317,975	465,525	783,500			SP1	O-SML				01/08/74	121,966
159		71	1230 17th St NW	Amer Educ Research Asso	1230 17th St NW	1,494	261,450	751,550	1,013,000	1900		SP1	O-SML	3	4	4,005	01/25/78	300,000
159		72	1228 17th St NW	American Ed Research Ass	1230 17th St NW	1,494	261,450	473,550	735,000	1900		SP1	O-SML	2	3	3,096	11/07/86	458,000
159		73	1226 17th St NW	1226 17th St Associates	1224 17th St NW	1,422	248,850	528,150	777,000	1900	BR	SP2	O-SML	2	3	2,865	03/18/85	430,000
159		74	1224 17th St NW	William L Slover	1224 17th St NW	1,461	255,675	520,325	776,000		BR	SP2	O-SML					
159		75	1215 Conn Av NW	Grosvenor International	1701 Pa Av NW # 1050	3,150	859,950	994,050	1,854,000	1914		C3C	STR-M			5,166	10/13/89	2,750,000
159		76	1217 Conn Av NW	"		2,871	887,139	464,861	1,352,000			C3C	STR-M			5,515	11/22/89	2,550,000
159		82	1225 Conn Av NW	1225 Investment Corp c/o Jmb Realty-Mtg Servi	900 N Mich Ave 10-Flr Chicago Il 60611	33,131	24,285,023	13,282,977	37,568,000	1970	BR	C3C	O-LAR				05/24/90	54,125,184
159		84	1211 Conn Av NW	New 1211 Conn Inc	1875 I St NW Ste 900	18,665	12,430,890	7,375,110	19,806,000	1968	BR	C3C	O-LAR				12/13/76	5,786,000
159		86	1742-44 N St NW	1742 N Street Co	1742 N St NW	3,250	568,750	750,250	1,319,000	1900		SP1	O-SML					
159		87	1701-43 R I Av NW	Young Mens Christrn Asn	1711 R I Av NW	17,854	9,516,182	7,331,818	16,848,000		BR	SP2	SP-M					
159		88	1756 N St NW	1752 N Associates	7811 Montrose Rd # 500 Potomac Md 20854	11,919	5,423,145	6,565,855	11,989,000		BR	SP1	O-LAR					
159		89	1723-39 R I Av NW	Archbishop of Washington	PO Box 29260	51,062	17,871,700	439,300	18,311,000	1908	BR	SP1	SP-E					
159		814	1219 Conn Av NW	Richard S Hindin Etal c/o Canterbury Tales Inc	544 Herndon Pky Herndon Va 22070	3,848	988,936	1,055,824	2,044,760	1906		C3C	STR-M			5,735	02/19/80	900,000
159		815	1221 Conn Av NW	Gettysburg College	C O William V Arsdale Gettysburg Pa 17325	4,127	1,002,861	1,432,139	2,435,000			C3C	STR-M			6,915	07/13/92	2,450,000
159		816	1223 Conn Av NW	Riggs Natl Bank Etal	PO Box 96202	4,217	898,221	969,229	1,867,450			C3C	STR-M			5,727		
159		826	1728 N St NW	Gen Fed of Womens Clubs	1728 N St NW	3,202	560,350	646,150	1,206,500			SP1	O-SML					
159		827	1726 N St NW	St Matthews Catholic Ch	PO Box 29260	5,351	936,425	309,075	1,245,500			SP1	DORM					
159		828	1722 N St NW	American Sociological	1722 N St NW	3,273	572,775	1,145,725	1,718,500			SP1	O-SML					
159		829	1716 N St NW	A.F.S. Prtective Assoc.	1716 N St NW	1,906	333,550	522,450	856,000	1900		SP1	O-SML	4	3	2,404	12/02/88	1,050,000
159		830	1714 N St NW	Donald A & A V Swanson	3210 Grace St NW # 201	1,822	318,850	589,150	908,000			SP1	O-SML				10/19/92	900,000
159		831	1712 N St NW	Native American Rights Fund Inc	1506 Broadway Boulder Co 80302	1,822	318,850	478,650	797,500			SP1	O-SML				12/02/75	175,000
159		832	1710 N St NW	National Bank of Wash c/o American Medical Ass	535 North Dearborn St Chicago Il 60610	1,822	311,562	489,938	801,500	1890		R5D	RET-M				10/15/81	675,000
159		833	1232 17th St NW	Ronald & Susan Karp	1232 17th St NW	1,538	269,150	464,850	734,000	1900		SP1	O-SML	2	3	3,246		
159		835	1720 N St NW	Employee Relocation Inc	1720 N St NW	3,037	531,475	1,108,025	1,639,500	1900		SP1	O-SML	4	5	6,867	10/25/91	1,913,000
159		836	St Mathews Ct NW	1742 N Street Co	1742 N St NW	77	4,620		4,620			SP2						
159		845	1734R N St NW	Gen Fed of Womens Clubs	1734 N St NW	2,647	370,580	87,420	458,000		BR	SP2	O-SML					
159		848	1734-38 N St NW	General Federation of	1734 N St NW	6,169	1,079,575	1,837,425	2,917,000			SP1	O-SML					
159		855	1741 R I Av NW	Rds 1201 Conn Ave Lp c/o The Ellman Co # 250	4040 E Camelback Rd Phoenix Az 85018	17,933	20,228,424	9,721,576	29,950,000	1941	BR	C3C	O-LAR				03/30/94	31,750,000
160		31	1711 M St NW	Ascended Master I Am	1711 M St NW	1,105	226,525	655,475	882,000	1957	BR	C4	DORM					
160		35	1730 R I Av NW	Stanley Bender Etal	1150 Conn Ave NW # 801	16,230	16,635,750	10,947,250	27,583,000	1966	BR	C4	O-LAR					
160		36	1710 M St NW	Columbus Properties Inc c/o Suite 800	217 Broadway New York NY 10007	4,215	3,629,115	3,056,885	6,686,000	1983	BR	C4	O-LAR				03/31/89	12,550,000
160		809	1200 17th St NW	National Restaurant Asso	1200 17th St NW	17,013	9,170,007	1,543,993	10,714,000	1964	BR	SP2	O-LAR				12/31/87	17,400,000
161		30	1100-06 Conn Av NW	Rizik Incorporated	1100 Conn Av NW	16,610	20,347,250	8,936,750	29,284,000	1968	C	C4	O-LAR					
161		31	1111 18th St NW	Jack I Bender & Sons	1150 Conn Ave NW # 801	14,360	12,048,040	535,220	12,583,260	1917	BR	C4	O-LAR					
161		32	1129 18th St NW	1140 Connecticut Assoc c/o Charles Smith Co	2345 Crystal Dr Arlington Va 22202	17,959	21,456,336	1,393,664	22,850,000	1967	BR	C4	O-LAR					
161		37	1120 Conn Av NW	Jack I Bender & Sons Inc	1150 Conn Ave NW # 801	35,063	43,407,994	2,016,006	45,424,000	1960	BR	C4	O-LAR					
161		38	1144 Conn Av NW	Northwestern Dev Co II	1150 Conn Ave NW # 801	15,118	23,266,602	8,800,398	32,067,000		BR	C4	O-LAR					
161		39	1124-30 Conn Av NW	Acquiport Four Corp c/o The Yarmouth Group	10 East 50th Street New York NY 10022	20,995	26,810,615	22,290,385	49,101,000		BR	C4	O-LAR				05/02/89	81,109,126
162		19	1130 17th St NW	Natl Coal Assn	1130 17th St NW	2,700	2,133,000	175,824	2,308,824	1960	BR	C4	O-LAR					
162		20	De Sales St NW	"		2,556	2,019,240		2,019,240			C4						
162		37	1730 M St NW	G D & Ada S Grosner	PO Box 96202	3,192	3,073,896	2,887,780	5,961,676	1963	BR	C4	O-LAR					
162		38	M St NW	Gerald D Grosner	PO Box 96202	3,192	3,073,896		3,073,896			C4						
162		55	1145 Conn Av NW	Carole H Preston	2095 Hunters Crest Wy Vienna Va 22181	1,645	1,414,700	99,300	1,514,000	1915	BR	C4	STR-M			5,047		
162		56	1143 Conn Av NW	James & Marcia Roseheim	1143 Conn Ave NW	1,622	1,394,920	62,080	1,457,000	1916	BR	C4	STR-M			4,856	07/14/71	410,000
162		74	M St NW	C Smith & D Antonelli c/o Charles E Smith Co	2345 Crystal Dr Arlington Va 22202	7,980	7,684,740		7,684,740			C4						
162		77	1726 M St NW	1726 M St Assoc	1155 21st St NW # 200	10,640	9,224,880	3,342,821	12,567,701	1965	BR	C4	O-LAR				01/18/82	9,311,629
162		92	1100 17th St NW	1100 17th Associates	2001 M St NW Ste 4000	7,976	9,347,872	2,407,228	11,755,100	1962	BR	C4	O-LAR				05/17/78	7,273,713
162		93	17th St NW	Moder Manage Co Nv	2001 M St NW Ste 4000	6,075	7,119,900		7,119,900			C4					07/28/82	1,770,000
162		95	1150 17th St NW	1150 17 Street Assoc c/o Charles Smith Co	2345 Crystal Dr Arlington Va 22202	22,876	27,313,944	6,737,056	34,051,000	1971	BR	C4	O-LAR					
162		96	1101 Conn Av NW	W M A T A	600 5th St NW	3,063	3,730,734		3,730,734			C4					03/16/70	1,936,800
162		96	1101 Conn Av NW	Wmata	1101 Conn Ave Nw # 802	14,503	17,664,654	13,061,346	30,726,000		BR	C4	O-LAR				03/16/70	1,936,800
162		98	De Sales St NW	1717 Desales St Ltd Part c/o Cap Cities/Abc Inc	77 Wst 66th St 11-Flr New York NY 10023	15,100	9,090,200	8,858,800	17,949,000	1980	BR	C4	O-LAR					
162		99	1127 Conn Av NW	Mayflower Investors Ltd c/o Ctf Hotel Holdings	2655 Le Jeune Rd # 800 Coral Gables Fl 33134	64,606	40,701,780	11,297,177	51,998,957	1925		C4	H-LAR				01/31/91	94,155,024
162		100	1746-56 M St NW	Dermonet Assoc Ltd Partsp c/o Mitsui Fudosan Inc	1251 Ave of The Amer New York NY 10020	10,426	12,073,308	6,797,692	18,871,000	1984	BR	C4	O-LAR				09/09/87	23,847,990
162		101	1133 Conn Av NW	Conn / Desales Prtnrshp	4922 A St Elmo Ave Bethesda Md 20814	16,285	19,265,155	28,570,642	47,835,797		BR	C4	O-LAR					
162		807	M St NW	G D & Ada S Grosner	PO Box 96202	4,788	4,610,844		4,610,844			C4						
162		808	M St NW	C Smith & D Antonelli c/o Charles E Smith Co	2345 Crystal Dr Arlington Va 22202	4,788	4,610,844		4,610,844			C4						
162		814	Conn Av NW	Carole H Preston	2095 Hunters Crest Wy Vienna Va 22181	10	8,600		8,600			C4						
162		815	1147 Conn Av NW	Mark W Foster Tr	1201 Conn Ave NW	1,914	997,500	426,599	1,424,099	1930	BR	C4	O-SML				12/22/93	1,175,000
162		817	1705-07 De Sales St NW	L Taishof & W Jaenicke	1705 Desales St NW	3,800	2,477,600	1,831,400	4,309,000	1964	BR	C4	O-LAR					
162		818	1141 Conn Av NW	Riggs Natl Bank Etal	PO Box 96202	2,122	563,900	618,160	1,182,060	1916	BR	C4	STR-M			4,614		
162		821	1707 L St NW	Frank A Leon Etal	11501 Huff Ct	12,150	11,408,850	3,185,150	14,594,000	1963	BR	C4	O-LAR					
162		822	1725 De Sales St NW	c/o Tower Const Company D F Antonelli Jr # Chas E Smith Trs	Kensington Md 20895 2345 Crystal Dr Arlington Va 22202	10,153	8,802,651	607,349	9,410,000	1962	BR	C4	O-LAR					
163		51	1775 K St NW	Retail Cks Internat Unon	1775 K St NW	15,408	16,640,640	1,041,096	17,681,736	1969	BR	C4	O-LAR					
163		52	1015 18th St NW	Robert Scrimgeour Etal	1875 I St NW	12,742	12,474,418	2,707,582	15,182,000	1970	BR	C4	O-LAR				02/01/90	13,410,000
163		55	Conn Av NW	Albert Abramson Etal c/o Wash Sq Limited Part	11501 Huff Ct Kensington Md 20895	64,601	87,211,350	125,019,650	212,231,000		BR	C4	O-LAR					
163		803	1725 K St NW	Riggs Natl Bk Trs Etal	PO Box 96202	1,514	1,707,792	902,616	2,610,408	1959	BR	C4	O-LAR					
163		804	K St NW	"		1,514	1,707,792		1,707,792			C4						
163		805	K St NW	"		6,161	6,949,608		6,949,608			C4						
163		806	K St NW	"		7,314	8,250,192		8,250,192			C4						
163		847	1000 Conn Av NW	Bernard S Gewirz Etal	1730 K St NW Rm 1103	16,261	21,806,001	1,070,151	22,876,152	1957	BR	C4	O-LAR					
163		849	1735 K St NW	National Association of	1735 K St NW	8,814	9,351,654	480,346	9,832,000	1963	BR	C4	O-LAR				12/04/70	3,000,000
164		1	1701 K St NW	1701 K St Inc	1211 Conn Av NW # 308	5,464	6,824,536	1,776,464	8,601,000	1954	BR	C4	O-LAR					
164		2	Conn Av NW	William B Wolf Sr Etal	1001 Conn Av NW	4,792	5,668,936		5,668,936			C4						
164		3	1001 Conn Av NW	"		8,468	10,017,644	607,420	10,625,064	1953	BR	C4	O-LAR					
164		35	1025 Conn Av NW	Blake Development Co	1150 Conn Ave NW # 801	30,141	39,906,684	25,169,316	65,076,000	1968	C	C4	O-LAR					
164		36	1050 17th St NW	Maxwell Hurston Etal c/o The Lenkin Co Mgmt	4922A Saint Elmo Ave Bethesda Md 20814	15,288	18,437,328	4,808,277	23,245,605	1972	BR	C4	O-LAR					
165		17	816 Conn Av NW	816 Conn Inc	1331 F St NW	2,663	2,290,180	2,267,820	4,558,000		BR	C4	O-LAR				11/23/93	4,750,000
165		26	801 17th St NW	Lafayette Ltd Etal c/o Blum Frank & Kamins	4800 Hampden Ln Bethesda Md 20814	21,827	25,821,341	21,405,843	47,227,184	1924	BR	C4	O-LAR					
165		28	806 Conn Av NW	Jerry Maiatico Tr Etal	2122 Mass Ave NW # 12	14,480	17,129,840	15,162,160	32,292,000		C	C4	O-LAR					
165		804	839 17th St NW	Edward Bennett Williams	1700 Pa Ave NW	5,475	5,699,475	295,525	5,995,000		BR	C4	O-LAR					

© TRW REDI Property Data, 1995

EXHIBIT 2

STOIBER & ASSOCIATES, PC
architecture and interiors

1621 connecticut avenue, nw # 200
washington, dc 20009
202.986.4700 fax: 202.986.7606
email: stoiber@erols.com

TRANSMITTAL

TO: **Ms Pam Stuart**
FAX: **202-835-2202**

DATE: **13 February 2002**
PROJECT: **1750 N St**
PROJECT NO:
RE: **Square footage drawings**

WE ARE SENDING YOU **6** PAGES (INCLUDING COVER) VIA: **FAX**

COPIES	DATE	NO.	DESCRIPTION
1	2-13-02	5 pages	Floor plans, building section

THESE ARE TRANSMITTED AS CHECKED BELOW:

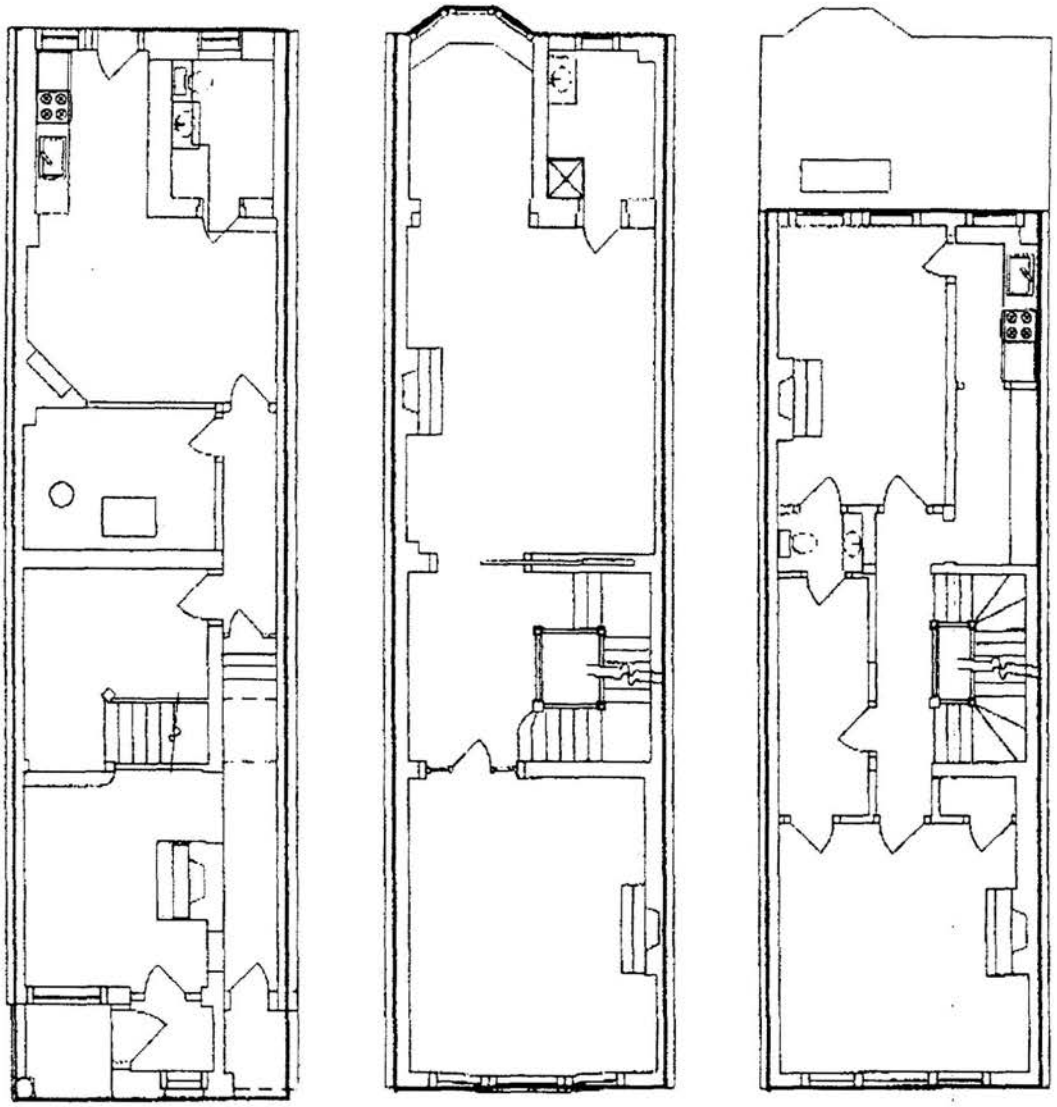
	For approval	X	As requested	Return for corrections
X	For your use		For bids due	For Payment
	For review and comment		Approved as noted	

REMARK:

Please call to discuss.

FROM: **Jeff Stoiber**
COPIES: **file**

If pages are received illegibly, please contact us immediately.



1ST FL.
1200 SQ. FT.

2ND FL.
1212 SQ. FT.

3RD FL.
1045 SQ. FT.

GROSS FLOOR AREA - EXISTING

(existsect-Ubza/Stuart-1750 N St NW01.DJ)

0 8 16 32

STOIBER & ASSOCIATES, PC
architecture and interiors

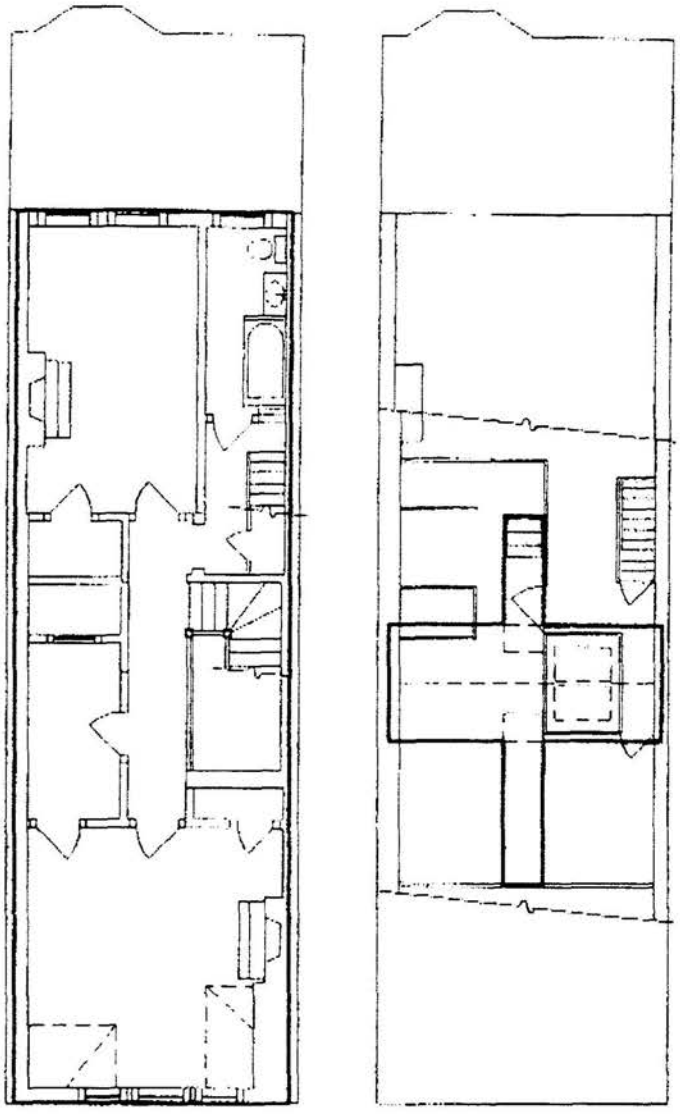
1621 connecticut avenue, nw • 200
washington, dc 20009
202.986.4100 fax: 202.986.7606

PROJECT: 1750 N ST. NW
WASHINGTON, DC

TITLE: RENOVATION AND ADDITION

DATE: 2-13-02

SHEET 1 OF 5



4TH FL.
1045 SQ. FT.

5TH FL.
175 SQ. FT.

TOTAL EXIST.
GROSS FLOOR
AREA:

4677 SQ. FT.

4677/1816.92=

F.A.R. 2.57

GROSS FLOOR AREA - EXISTING

(existsect-k/bzd/stuart-1750 N St NW01.dd)

0 8 16 32

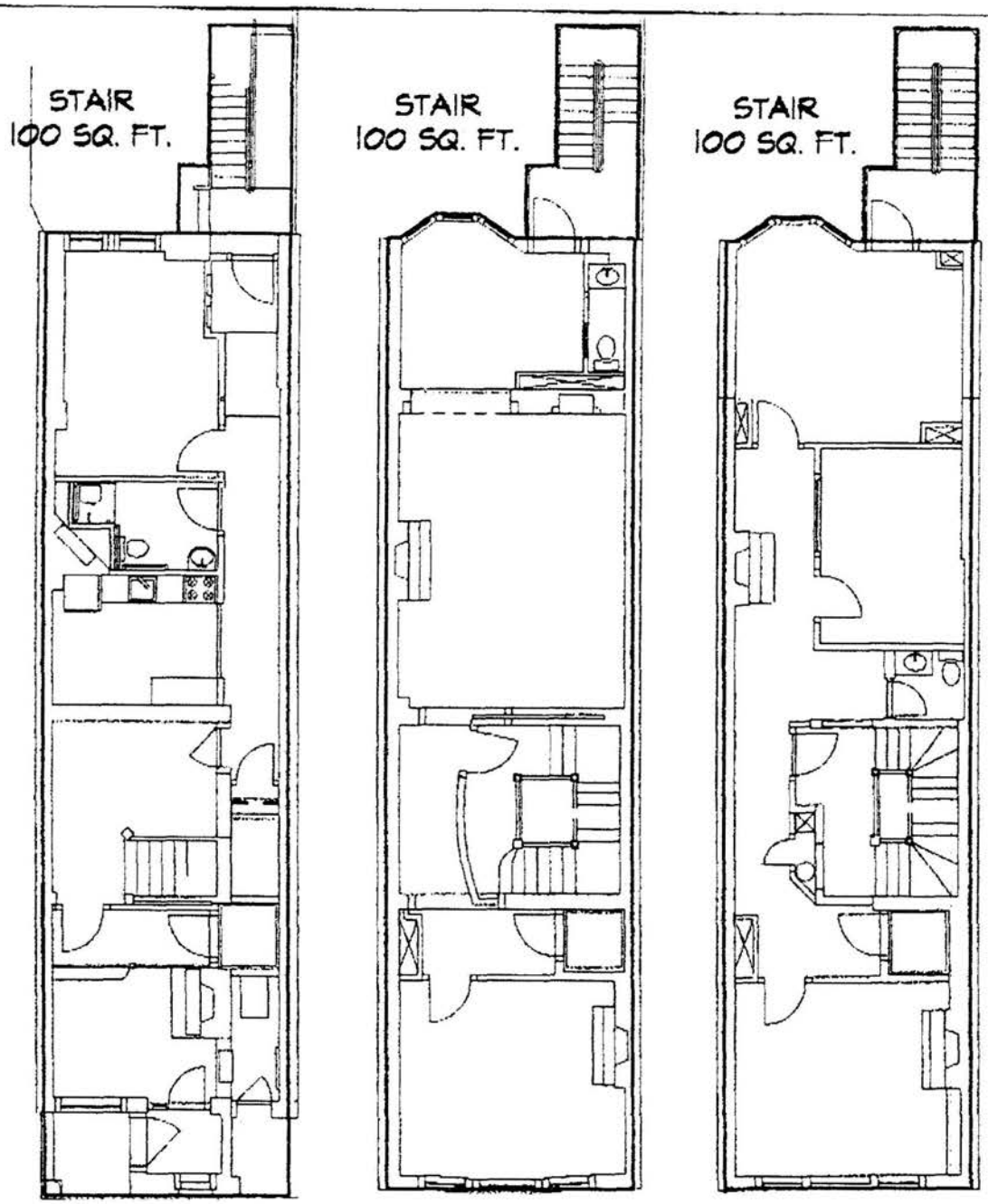
STOIBER & ASSOCIATES, PC
architecture and interiors

1621 connecticut avenue, nw # 200
washington, dc 20009
202.986.4100 fax: 202.986.1606

PROJECT: 1750 N ST. NW
WASHINGTON, DC

TITLE: RENOVATION AND ADDITION

DATE: 2-13-02



GROSS FLOOR AREA - PROPOSED

(existsect-kibza/Stuart-1750 N St NW01.01)

0 8 16 32

STOIBER & ASSOCIATES, PC
architecture and interiors

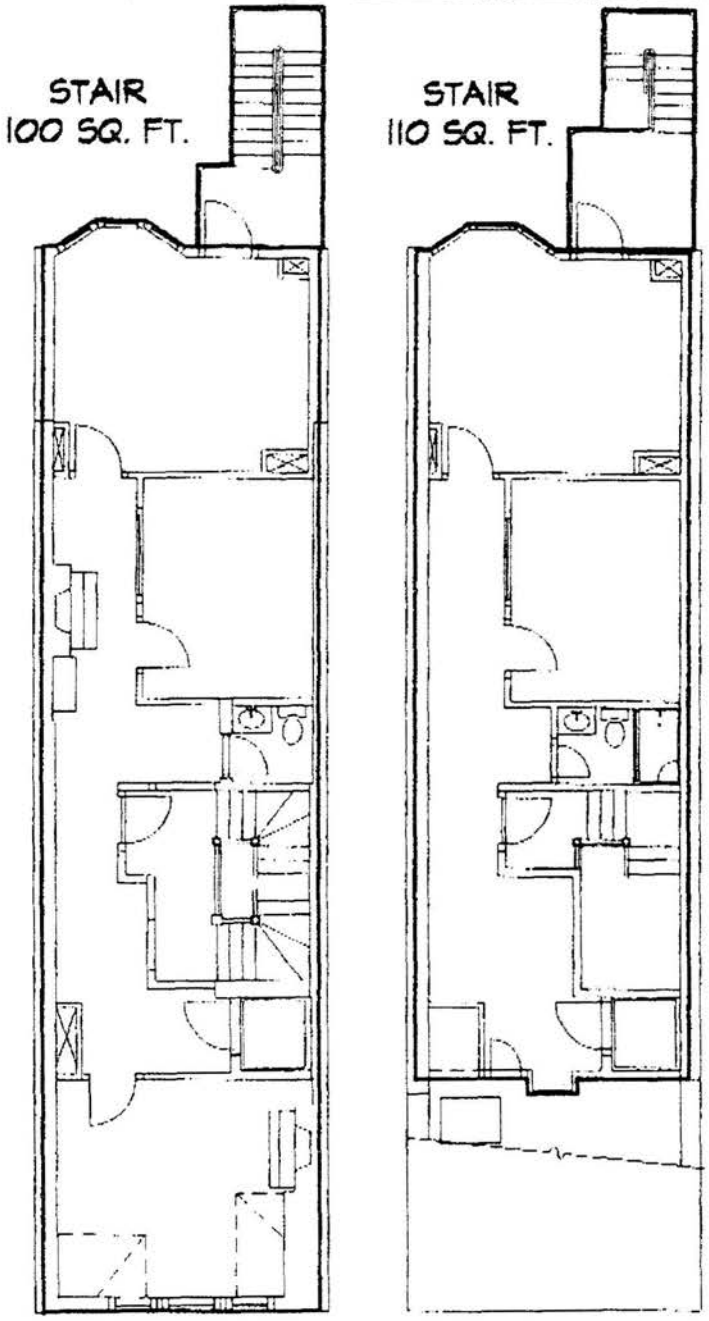
1621 connecticut avenue, nw # 200
washington, dc 20009
202.986.4100 fax: 202.986.7606

PROJECT: 1750 N ST. NW
WASHINGTON, DC

TITLE: RENOVATION AND ADDITION

DATE: 2-13-02

SHEET 3OF 5



TOTAL PROP. GROSS FLOOR AREA W/O REAR STAIRS

5816 SQ. FT.

5816/1816.92=

F.A.R. 3.20

TOTAL PROP. GROSS FLOOR AREA W/ REAR STAIRS

6326 SQ. FT.

6326/1816.92=

F.A.R. 3.48

GROSS FLOOR AREA - PROPOSED

(existsect-k/bza/Stuart-1750 N St NW/a1.dll)

0 8 16 32

STOIBER & ASSOCIATES, PC
architecture and interiors

1621 connecticut avenue, nw # 200
washington, dc 20009
202.986.4100 fax: 202.986.1606

PROJECT: 1750 N ST. NW
WASHINGTON, DC

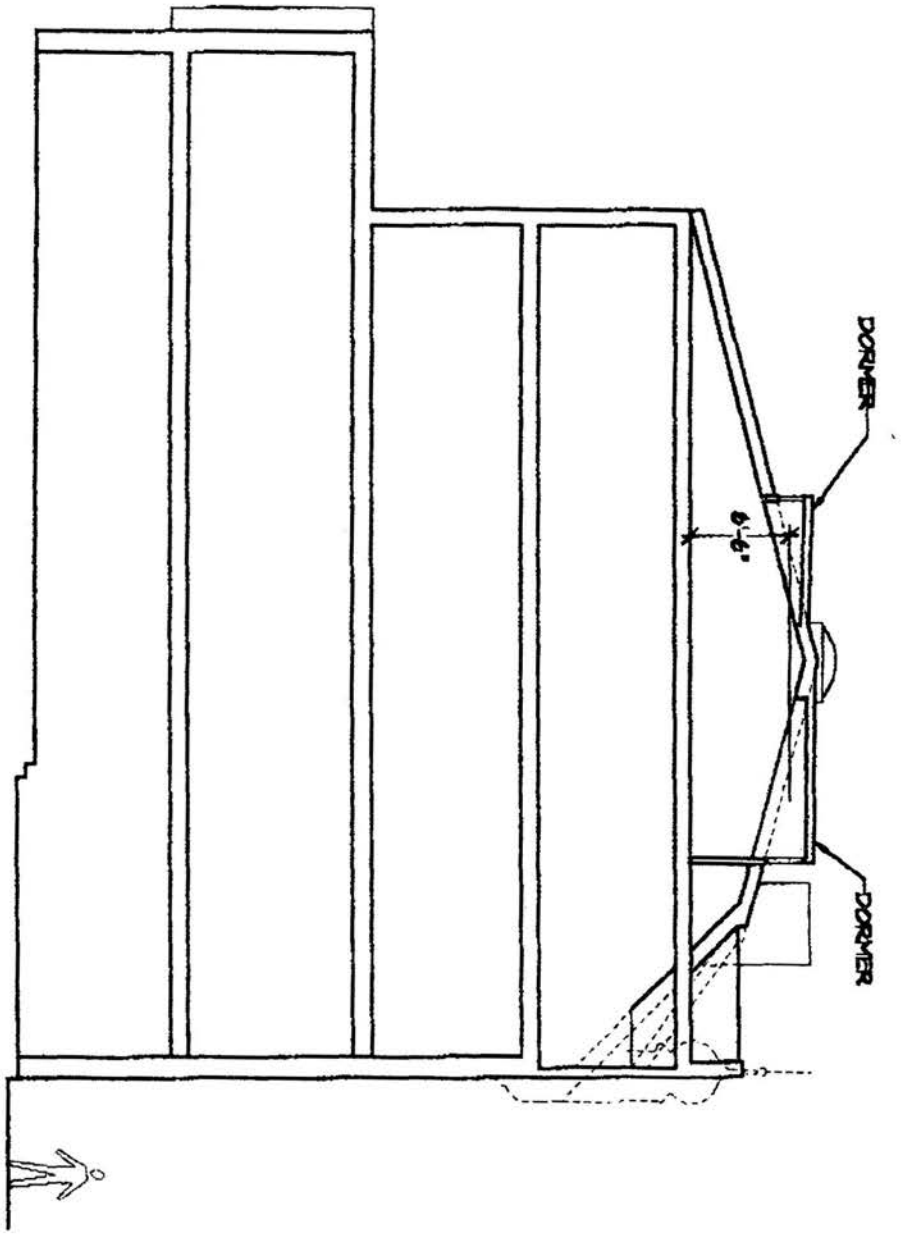
TITLE: RENOVATION AND ADDITION

DATE: 2-13-02

SHEET 4 OF 5

BUILDING SECTION - EXISTING

0 8 16 32



STOIBER & ASSOCIATES, PC
architecture and interiors

1621 connecticut avenue, nw # 200
washington, dc 20009
202.986.4100 fax: 202.986.1606

PROJECT: 1750 N ST. NW
WASHINGTON, DC

TITLE: RENOVATION AND ADDITION

DATE: 2-13-02

SHEET 5 OF 5

EXHIBIT 3







































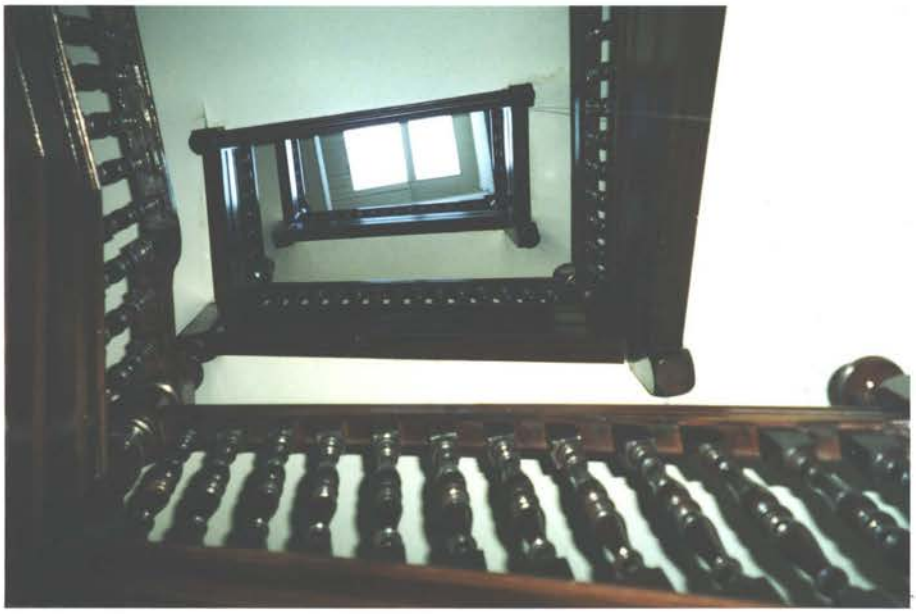








EXHIBIT 4

Enrolled Original

AN ACT

D.C. ACT 4 - 8

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

MAR 12 1981

To order, on an emergency basis, the closing of a public alley in Square 159, bounded by N and 17th Streets, N.W., and Rhode Island and Connecticut Avenues, N.W. (S.O. 77-232) (Ward 2).

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Closing of a Public Alley in Square 159 Emergency Act of 1981".

Sec. 2. The Council of the District of Columbia finds that:

(a) A public hearing was held on February 17, 1978, concerning the proposed closing of a public alley in Square 159, bounded by N and 17th Streets, N.W., and Rhode Island and Connecticut Avenues, N.W., as shown on a plat on file in the Office of the Surveyor of the District of Columbia (S.O. 77-232); and

(b) This proposed closing has been referred to the National Capital Planning Commission for its recommendation.

ROLL 0840

APR 2 9 56 AM '81

Sec. 3. The Council of the District of Columbia, having considered the proposed closing, is of the opinion that the public alley referred to in section 2(a) should be closed.

Sec. 4. Pursuant to section 1 of The Street Readjustment Act of the District of Columbia, approved December 15, 1932 (47 Stat. 747; D.C. Code, sec. 7-401) the public alley shown on the plat on file in the Office of the Surveyor of the District of Columbia (S.O. 77-3) is ordered closed.

Sec. 5. Immediately after the effective date of this act, the Surveyor of the District of Columbia shall cause a public notice of this order to be given by advertisement and shall serve a copy of this order on each owner of property abutting on the public alley to be closed in accordance with the procedures set forth in section 4 of The Street Readjustment Act of the District of Columbia, approved December 15, 1932 (47 Stat. 749; D.C. Code, sec. 7-404).

Sec. 6. If no objection, in writing, is made by any party interested within thirty (30) days after the service of the order referred to in section 5, the Surveyor of the District of Columbia shall record this order and the appropriate plat or plats in his Office.

Sec. 7. If the Surveyor of the District of Columbia has complied with the notice requirements of section 5 of the

Closing of a Public Alley in Square 159 Emergency Act of 1980, effective November 28, 1980 (Act 3-305; 27 DCR 5616), the provisions of section 5 shall not apply. If the Surveyor of the District of Columbia has recorded the plat pursuant to section 6 of the Closing of a Public Alley in Square 159 Emergency Act of 1980, effective November 28, 1980 (Act 3-305; 27 DCR 5616), the provisions of section 6 shall not apply.

Sec. 8. The Secretary to the Council of the District of Columbia shall transmit true and accurate copies of this act, upon its effective date, to the Mayor of the District of Columbia, to the Surveyor of the District of Columbia, and to the Recorder of Deeds of the District of Columbia.

Sec. 9. This act shall take effect immediately upon the expiration of the Closing of a Public Alley in Square 159 Emergency Act of 1980, efective November 28, 1980 (Act 3-305; 27 DCR 5616), and shall remain in effect for no longer than ninety (90) days, as provided for emergency acts of the Council of the District of Columbia in section 412(a) of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 788; D.C. Code, sec. 1-146(a)), or upon the Closing of a Public Alley in Square 159 Act of 1980, signed by the Mayor on November 28, 1980, transmitted to Congress on December 4,

1980, and resubmitted to Congress on January 14, 1981 (Act 3-306; 27 DCR 5621), becomes law, whichever occurs first.

Chairman
Council of the District of Columbia

Mayor
District of Columbia

APPROVED: March 12, 1981

True Copy Certificate

DISTRICT OF COLUMBIA

OFFICE OF THE SECRETARY
COUNCIL OF THE DISTRICT OF COLUMBIA

I, JOHN P. BROWN, JR. , Secretary, Council of the District of Columbia, do hereby certify that the annexed paper is a TRUE COPY OF D.C. ACT 4-8, entitled, "Closing of a Public Alley in Square 159 Emergency Act of 1981".

adopted (passed) by the Council of the District of Columbia, Council Period IV , at a legislative session on February 24, 1981 19

and approved by the Mayor March 12, 1981 19

was published in the Register of the District of Columbia Council, aforesaid; that I have compared the same with the original, and the same is a correct transcript therefrom, and of the whole of such original.

In Witness Thereof, I have hereunto set my hand at Washington, D. C. this 31st day of March A.D. 19 81

SECRETARY

J-80204

COUNCIL OF THE DISTRICT OF COLUMBIA

RECORD OF OFFICIAL COUNCIL ACTION

DOCKET NO: EA 4-9

ACTION: Adopted Final Reading, Consent Calendar, 2-24-81

☒ VOICE VOTE: Unanimous

Absent: all present

☐ ROLL CALL VOTE:

COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.
DIXON					KANE					SHACKLETON				
WINTER					MASON					SPAULDING				
CLARKE					MOORE					WILSON				
CRAWFORD					RAY									
JARVIS					ROLARK									

X—Indicates Vote A. B.—Absent N. V.—Not Voting

CERTIFICATION OF RECORD

Secretary to the Council

ACTION: _____

☐ VOICE VOTE: _____

Absent: _____

☐ ROLL CALL VOTE:

COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.
DIXON					KANE					SHACKLETON				
WINTER					MASON					SPAULDING				
CLARKE					MOORE					WILSON				
CRAWFORD					RAY									
JARVIS					ROLARK									

X—Indicates Vote A. B.—Absent N. V.—Not Voting

CERTIFICATION OF RECORD

Secretary to the Council

ACTION: _____

☐ VOICE VOTE: _____

Absent: _____

☐ ROLL CALL VOTE:

COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.
DIXON					KANE					SHACKLETON				
WINTER					MASON					SPAULDING				
CLARKE					MOORE					WILSON				
CRAWFORD					RAY									
JARVIS					ROLARK									

X—Indicates Vote A. B.—Absent N. V.—Not Voting

CERTIFICATION OF RECORD

Secretary to the Council

10840

D0640

RECEIVED
MAR 31 3 44 PM '81
RECORDER OF DEEDS
D.C.

APR 2 9 56 AM '81

D.C. LAW 3 - 170

EFFECTIVE DATE MAR 05 1981

Enrolled

AN ACT

D.C. ACT 3 - 306

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

NOV 28 1980

To order the closing of a public alley in Square 159, bounded by N and 17th Streets, N.W., and Rhode Island and Connecticut Avenues, N.W. (S.O. 77-232) (Ward 2).

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Closing of a Public Alley in Square 159 Act of 1980".

Sec. 2. The Council of the District of Columbia finds that:

(a) A public hearing was held on February 17, 1978, concerning the proposed closing of a public alley in Square 159, bounded by N and 17th Streets, N.W., and Rhode Island and Connecticut Avenues, N.W., as shown on a plat on file in the Office of the Surveyor of the District of Columbia (S.O. 77-232); and

(b) This proposed closing has been referred to the National Capital Planning Commission for its recommendation.

COUNCIL OF THE DISTRICT OF COLUMBIA

NOTICE

D.C. Law 3-170

"Closing of a Public Alley in Square 159 Act of 1980".

Pursuant to Section 412 of the District of Columbia Self-Government and Governmental Reorganization Act, P. L. 93-198, "the Act", the Council of the District of Columbia adopted Bill No. 3-105 on first and second readings, March 4, 1980 and November 25, 1980, respectively. Following the signature of the Mayor on November 28, 1980, this legislation was assigned Act No. 3-306, published in the December 26, 1980 edition of the D.C. Register, (Vol. 27 page 5621). This act was originally transmitted to Congress on December 4, 1980, and resubmitted on January 14, 1981 for a 30-day review, in accordance with Section 602 (c)(1) of the Act.

The Council of the District of Columbia hereby gives notice that the 30-day Congressional Review Period has expired, and therefore, cites this enactment as D.C. Law 3-170, effective March 5, 1981.

ARRINGTON DIXON
Chairman of the Council

Dates Counted During the 30-day Congressional Review Period:

January	14,15,16,19,20,21,22,23,26,27,28,29,30
February	2,3,4,5,6,17,18,19,20,23,24,25,26,27,
March	2,3,4

act, upon its effective date, to the Mayor of the District of Columbia, to the Surveyor of the District of Columbia and to the Recorder of Deeds of the District of Columbia.

Sec. 8. This act shall take effect after a thirty (30) day period of Congressional review following approval by the Mayor (or in the event of veto by the Mayor, action by the Council of the District of Columbia to override the veto) as provided in section 602(c)(1) of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 813; D.C. Code, sec. 1-147(c)(1)).

Chairman
Council of the District of Columbia

Mayor
District of Columbia

APPROVED: November 28, 1980

Sec. 3. The Council of the District of Columbia, having considered the proposed closing, is of the opinion that the public alley referred to in section 2(a) should be closed.

Sec. 4. Pursuant to section 1 of The Street Readjustment Act of the District of Columbia, approved December 15, 1932 (47 Stat. 747; D.C. Code, sec. 7-401) the public alley shown on the plat on file in the Office of the Surveyor of the District of Columbia (S.O. 77-3) is ordered closed.

Sec. 5. Immediately after the effective date of this act, the Surveyor of the District of Columbia shall cause a public notice of this order to be given by advertisement and shall serve a copy of this order on each owner of property abutting on the public alley to be closed in accordance with the procedures set forth in section 4 of The Street Readjustment Act of the District of Columbia, approved December 15, 1932 (47 Stat. 749; D.C. Code, sec. 7-404).

Sec. 6. If no objection, in writing, is made by any party interested within thirty (30) days after the service of the order referred to in section 5, the Surveyor of the District of Columbia shall record this order and the appropriate plat or plats in his Office.

Sec. 7. The Secretary to the Council of the District of Columbia shall transmit true and accurate copies of this

COUNCIL OF THE DISTRICT OF COLUMBIA

RECORD OF OFFICIAL COUNCIL ACTION

DOCKET NO: B 3-105

ACTION: Adopted First Reading, 3-4-80

☒ VOICE VOTE: Unanimous

Absent: Shackleton, Hardy and Ray

☐ ROLL CALL VOTE:

DIXON	KANE	SHACKLETON
WINTER	MASON	SPAULDING
CLARKE	MOORE	WILSON
HARDY	RAY	
TABBITS	WORTLEY	

CERTIFICATION OF RECORD

Secretary to the Council

ACTION: Adopted Final Reading, 11/25/80

☒ VOICE VOTE: Unanimous

Absent: all present

☐ ROLL CALL VOTE:

DIXON	KANE	SHACKLETON
WINTER	MASON	SPAULDING
CLARKE	MOORE	WILSON
HARDY	RAY	"
TABBITS	WORTLEY	"

CERTIFICATION OF RECORD

Secretary to the Council

ACTION: _____

☐ VOICE VOTE: _____

Absent: _____

☐ ROLL CALL VOTE:

DIXON	KANE	SHACKLETON
WINTER	WILSON	SPAULDING
CLARKE	MOORE	WILSON
HARDY	RAY	"
TABBITS	WORTLEY	"

CERTIFICATION OF RECORD

DEC

Secretary to the Council

10848

Apr 3 11 57 AM '81

True Copy Certificate

DISTRICT OF COLUMBIA

OFFICE OF THE SECRETARY
COUNCIL OF THE DISTRICT OF COLUMBIA

I, JOHN P. BROWN, JR. , Secretary, Council of the District of Columbia, do hereby certify that the annexed paper is a TRUE COPY OF D.C. LAW 3-170, entitled, "Closing of a Public Alley in Square 159 Act of 1980".

adopted (passed) by the Council of the District of Columbia, Council Period III , at a legislative session on November 25, 1980 19 .....

and approved by the Mayor November 28, 1980 19 ..

was published in the Register of the District of Columbia Council, aforesaid; that I have compared the same with the original, and the same is a correct transcript therefrom, and of the whole of such original.

IN WITNESS THEREOF, I have hereunto set my hand at Washington, D. C. this 31st day of March A.D. 19 81

John P. Brown Jr.
SECRETARY

1-80204

JAN 21 9 56 AM '81

01898

True Copy Certificate

DISTRICT OF COLUMBIA

OFFICE OF THE SECRETARY
COUNCIL OF THE DISTRICT OF COLUMBIA

I, JOHN P. BROWN, JR. , Secretary, Council of the District of Columbia, do hereby certify that the annexed paper is a TRUE COPY OF D.C. ACT 3-305, "Closing of a Public Alley in Square 159 Emergency Act of 1980".

adopted (passed) by the Council of the District of Columbia, Council Period III, at a legislative session on November 25, 1980 19

and approved by the Mayor November 28, 1980 19

was published in the Register of the District of Columbia Council, aforesaid; that I have compared the same with the original, and the same is a correct transcript therefrom, and of the whole of such original.

IN WITNESS THEREOF, I have hereunto set my hand at Washington, D. C. this 14th day of January A.D. 19 81

John P. Brown, Jr.
SECRETARY

J-80204

Enrolled Original

AN ACT

D.C. ACT 3-305

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

NOV 28 1980

To order, on an emergency basis, the closing of a public alley in Square 159, bounded by N and 17th Streets, N.W., and Rhode Island and Connecticut Avenues, N.W. (S.O. 77-232) (Ward 2).

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Closing of a Public Alley in Square 159 Emergency Act of 1980".

Sec. 2. The Council of the District of Columbia finds that:

(a) A public hearing was held on February 17, 1979, concerning the proposed closing of a public alley in Square 159, bounded by N and 17th Streets, N.W., and Rhode Island and Connecticut Avenues, N.W., as shown on a plat on file in the Office of the Surveyor of the District of Columbia (S.O. 77-232); and

(b) This proposed closing has been referred to the National Capital Planning Commission for its recommendation.

Sec. 3. The Council of the District of Columbia, having considered the proposed closing, is of the opinion that the public alley referred to in section 2(a) should be closed.

Sec. 4. Pursuant to section 1 of The Street Readjustment Act of the District of Columbia, approved December 15, 1932 (47 Stat. 747; D.C. Code, sec. 7-401) the public alley shown on the plat on file in the Office of the Surveyor of the District of Columbia (S.O. 77-3) is ordered closed.

Sec. 5. Immediately after the effective date of this act, the Surveyor of the District of Columbia shall cause a public notice of this order to be given by advertisement and shall serve a copy of this order on each owner of property abutting on the public alley to be closed in accordance with the procedures set forth in section 4 of The Street Readjustment Act of the District of Columbia, approved December 15, 1932 (47 Stat. 749; D.C. Code, sec. 7-404).

Sec. 6. If no objection, in writing, is made by any party interested within thirty (30) days after the service of the order referred to in section 5, the Surveyor of the District of Columbia shall record this order and the appropriate plat or plats in his Office.

Sec. 7. The Secretary to the Council of the District of Columbia shall transmit true and accurate copies of this

act, upon its effective date, to the Mayor of the District of Columbia, to the Surveyor of the District of Columbia and to the Recorder of Deeds of the District of Columbia.

Sec. 8. This act shall take effect upon its enactment (approval by the Mayor, or in the event of veto by the Mayor, override of the veto by the Council) and shall be in effect for no longer than ninety (90) days as provided for emergency acts of the Council of the District of Columbia in section 412(a) of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 788; D.C. Code, sec. 1-146(a)).

Chairman
Council of the District of Columbia

Mayor
District of Columbia

APPROVED: November 28, 1980

COUNCIL OF THE DISTRICT OF COLUMBIA

RECORD OF OFFICIAL COUNCIL ACTION

DOCKET NO: EA 3-170

ACTION: Adopted Final Reading, 11-25-80

☒ VOICE VOTE: Unanimous

Absent: all present

☐ ROLL CALL VOTE:

COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.
DIXON					KANE					SHACKLETON				
WINTER					MASON					SPAULDING				
CLARKE					MOORE					WILSON				
HARDY					RAY									
LABUTS					ROLARK									

CERTIFICATION OF RECORD

Secretary to the Council

ACTION: _____

☐ VOICE VOTE: _____

Absent: _____

☐ ROLL CALL VOTE:

COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.
DIXON					KANE					SHACKLETON				
WINTER					MASON					SPAULDING				
CLARKE					MOORE					WILSON				
HARDY					RAY									
LABUTS					ROLARK									

CERTIFICATION OF RECORD

Secretary to the Council

ACTION: _____

☐ VOICE VOTE: _____

Absent: _____

☐ ROLL CALL VOTE:

COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.
DIXON					KANE					SHACKLETON				
WINTER					MASON					SPAULDING				
CLARKE					MOORE					WILSON				
HARDY					RAY									
LABUTS					ROLARK									

CERTIFICATION OF RECORD

Secretary to the Council

EXHIBIT 5

BOWIE'S, INC.
1337 E STREET, SE
WASHINGTON, DC 20003
(202) 544-6611
FAX: (202) 544-6613

DATE: 02/06/02

TOTAL PAGES (INCLUDING COVER):2

TO: PAMELA STUART

FROM: DIANE R HICKS

SUBJECT: PROPOSAL FOR 1750 N STREET NW.

COMMENT: PLEASE CALL IF YOU HAVE ANY QUESTIONS.

Bowie's, Inc.

(202) 544-6611
FAX (202) 544-6613

• TRASH REMOVAL • HAULING • RECYCLING •

1337 E STREET, S E WASHINGTON, D C. 20003

February 6, 2002

The Stuart Building LLC
1750 N Street, NW
Washington, DC 20036
ATTN: Pamela Stuart

RE: 1750 N Street, NW

Dear Ms. Stuart:

We are pleased to submit the following proposal on the above-mentioned property:

1. We will provide trash removal service two(2) times per week using two(2) of our super cans at the monthly rate of One Hundred Five Dollars and no cents ($105.00).

It would be our pleasure to serve you. If you have any questions or need any further information, please feel free to contact me.

Sincerely,
BOWIE'S, INC.

Diane R. Hicks
President