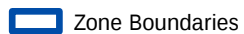
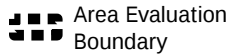


Mixed Use Area Evaluation



Zone Boundaries

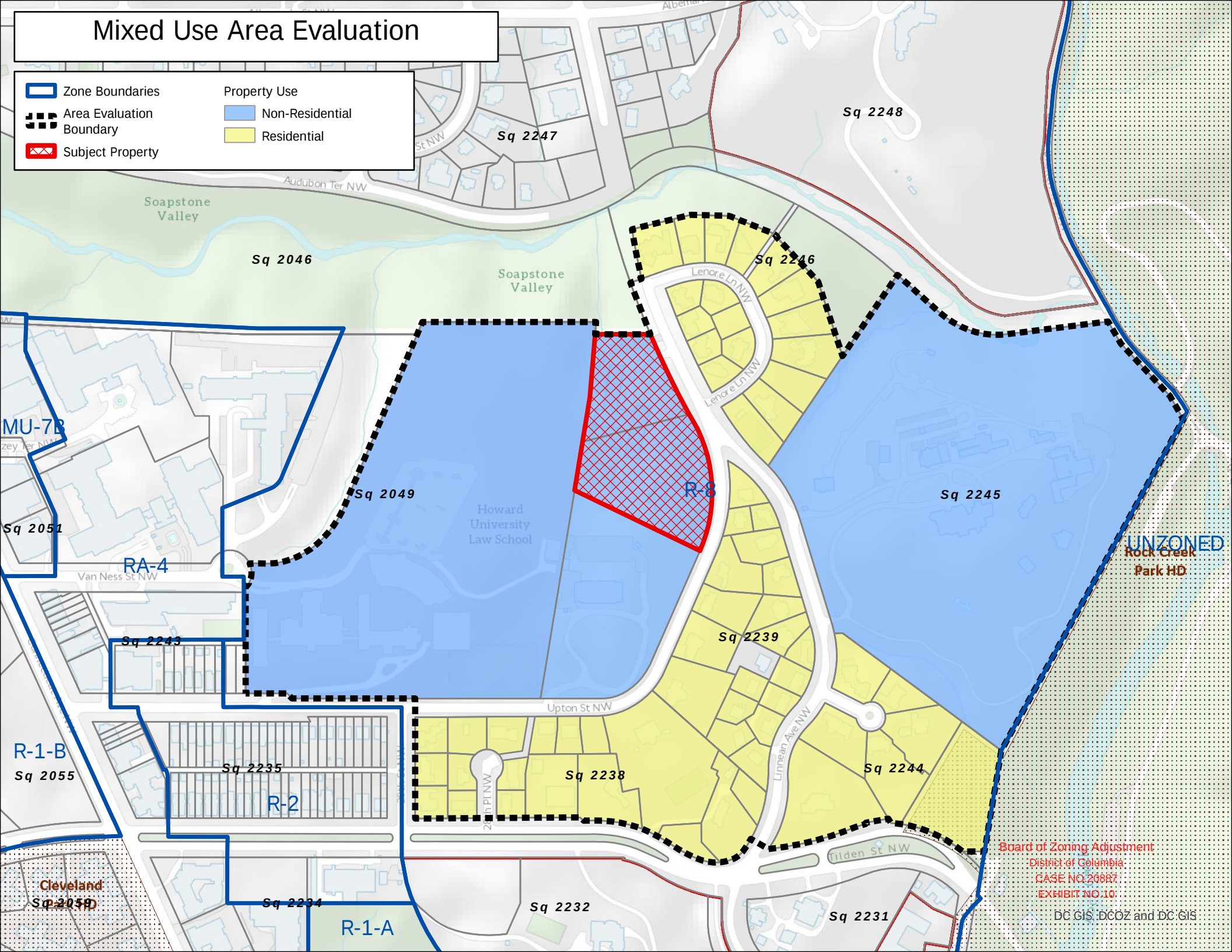


Area Evaluation Boundary

Property Use

 Non-Residential

 Residential

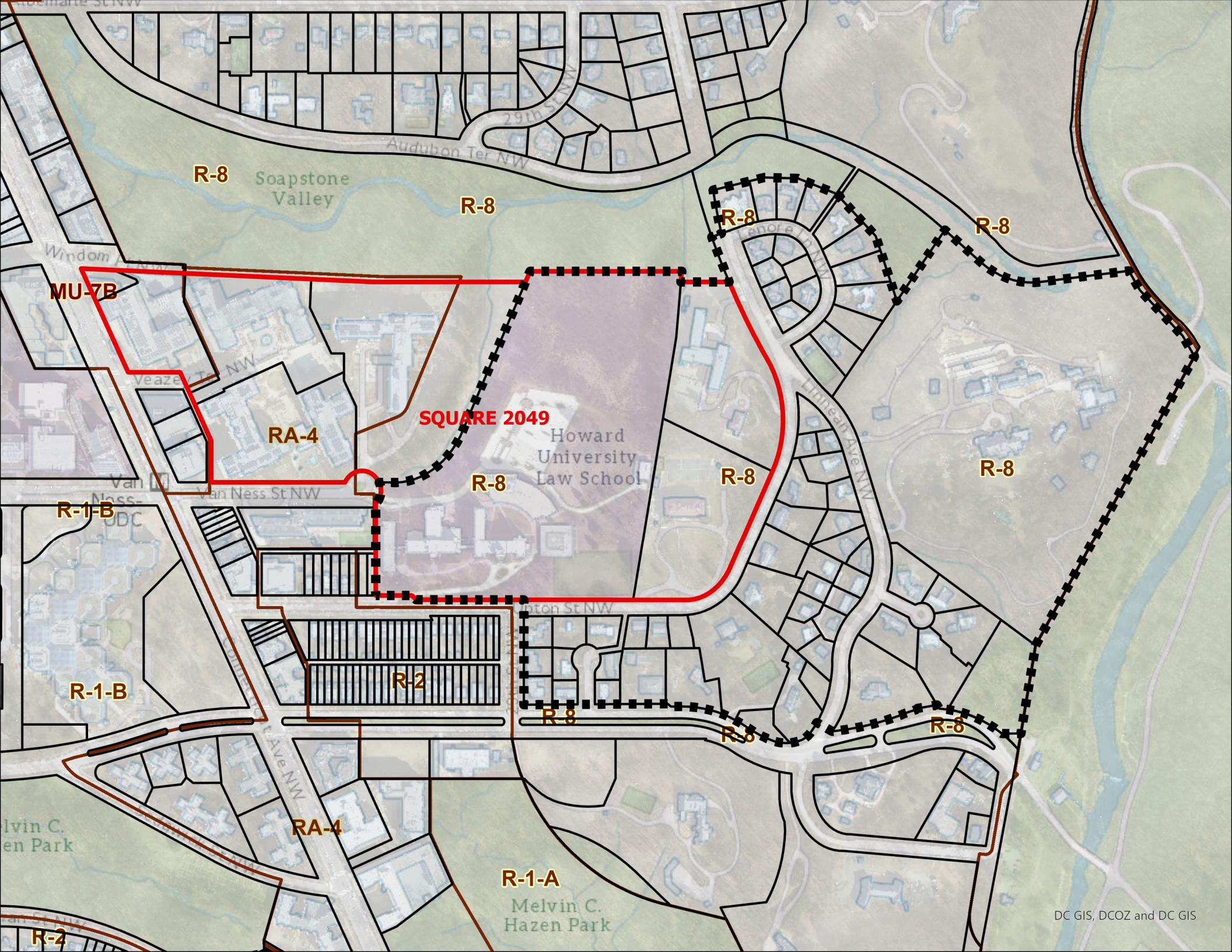


Land Use Evaluation of Properties Within the Area Surrounding Existing Netherlands Embassy

SQUARE	LOT	LAND AREA (sf)	OTR PROPERTY TYPE	PREMISEADD	Land Use	Residential / Non-Residential
2049	0810	854,090	Educational	2900 VAN NESS ST NW WASHINGTON DC 20008	Institutional	Non-Residential
2245	0001	1,064,520	Museums-Library-Gallery	4155 LINNEAN AVE NW WASHINGTON DC 20008	Museum	Non-Residential
2049	0807	71,164	Embassy-Chancery-Etc.	4200 LINNEAN AVE NW WASHINGTON DC 20008-3809	Chancery	Non-Residential
2049	0809	193,842	Special Purpose (Miscellaneous	2801 UPTON ST NW WASHINGTON DC 20008	Institutional	Non-Residential
2049	0808	115,072	Residential-Single Family (Det	2501 UPTON ST NW WASHINGTON DC 20008	Chancery	Non-Residential
2239	0804	9,790	Residential-Single Family (Det	4024 LINNEAN AVE NW WASHINGTON DC 20008	Residential	Residential
2239	0812	10,745	Residential-Single Family (Det	4012 LINNEAN AVE NW WASHINGTON DC 20008-3805	Residential	Residential
2244	0800	31,480	Residential-Single Family (Det	2600 TILDEN PL NW WASHINGTON DC 20008	Residential	Residential
2239	0800	19,594	Residential-Single Family (Det	2600 UPTON ST NW WASHINGTON DC 20008	Residential	Residential
2239	0814	8,312	Residential-Single Family (Det	4014 LINNEAN AVE NW WASHINGTON DC 20008-3805	Residential	Residential
2244	0805	65,645	Residential-Single Family (Det	4001 LINNEAN AVE NW WASHINGTON DC 20008	Residential	Residential
2244	0803	70,132	Vacant-True	TILDEN ST NW WASHINGTON DC 20008	Residential	Residential
2246	0024	21,185	Residential-Single Family (Det	4213 LENORE LN NW WASHINGTON DC 20008	Residential	Residential
2246	0016	7,704	Residential-Single Family (Det	4207 LINNEAN AVE NW WASHINGTON DC 20008	Residential	Residential
2238	0002	7,545	Residential-Single Family (Det	2855 TILDEN ST NW WASHINGTON DC 20008	Residential	Residential
2238	0016	32,302	Residential-Single Family (Det	2801 TILDEN ST NW WASHINGTON DC 20008	Residential	Residential
2238	0006	11,000	Residential-Single Family (Det	2870 UPTON ST NW WASHINGTON DC 20008	Residential	Residential
2246	0015	7,705	Residential-Single Family (Det	4205 LINNEAN AVE NW WASHINGTON DC 20008	Residential	Residential
2239	0017	23,811	Residential-Single Family (Det	2610 UPTON ST NW WASHINGTON DC 20008	Residential	Residential
2246	0020	12,798	Residential-Single Family (Det	4229 LENORE LN NW WASHINGTON DC 20008	Residential	Residential
2246	0010	8,707	Residential-Single Family (Det	4209 LINNEAN AVE NW WASHINGTON DC 20008	Residential	Residential
2239	0019	12,719	Residential-Single Family (Det	4120 LINNEAN AVE NW WASHINGTON DC 20008	Residential	Residential
2239	0026	8,656	Residential-Single Family (Det	4020 LINNEAN AVE NW WASHINGTON DC 20008	Residential	Residential
2246	0028	18,774	Residential-Single Family (Det	4243 LENORE LN NW WASHINGTON DC 20008	Residential	Residential
2246	0013	9,107	Residential-Single Family (Det	4214 LENORE LN NW WASHINGTON DC 20008	Residential	Residential
2238	0009	7,705	Residential-Single Family (Det	4015 28TH PL NW WASHINGTON DC 20008	Residential	Residential
2238	0005	10,000	Residential-Single Family (Det	4015 29TH ST NW WASHINGTON DC 20008	Residential	Residential
2238	0010	8,870	Residential-Single Family (Det	4010 28TH PL NW WASHINGTON DC 20008	Residential	Residential
2239	0020	12,919	Residential-Single Family (Det	4110 LINNEAN AVE NW WASHINGTON DC 20008	Residential	Residential
2238	0013	9,136	Vacant-False-Abutting	UPTON ST NW WASHINGTON DC 20008	Residential	Residential
2244	0806	26,433	Residential-Single Family (Det	2610 TILDEN PL NW WASHINGTON DC 20008	Residential	Residential
2239	0810	7,500	Residential-Single Family (Det	4016 LINNEAN AVE NW WASHINGTON DC 20008-3805	Residential	Residential
2239	0806	7,765	Residential-Single Family (Det	4022 LINNEAN AVE NW WASHINGTON DC 20008-3805	Residential	Residential
2244	0808	33,185	Residential-Single Family (Det	2604 TILDEN PL NW WASHINGTON DC 20008-3822	Residential	Residential
2238	0808	95,370	Residential-Single Family (Det	2800 UPTON ST NW WASHINGTON DC 20008-3830	Residential	Residential
2246	0025	16,875	Vacant-True	LENORE LN NW WASHINGTON DC 20008	Residential	Residential
2246	0026	16,076	Residential-Single Family (Det	4205 LENORE LN NW WASHINGTON DC 20008	Residential	Residential
2239	0021	19,094	Residential-Single Family (Det	2510 UPTON ST NW WASHINGTON DC 20008	Residential	Residential
2238	0018	30,808	Residential-Single Family (Det	2841 TILDEN ST NW WASHINGTON DC 20008	Residential	Residential
2238	0004	10,000	Residential-Single Family (Det	2871 TILDEN ST NW WASHINGTON DC 20008	Residential	Residential
2246	0018	11,770	Residential-Single Family (Det	4237 LENORE LN NW WASHINGTON DC 20008	Residential	Residential
2239	0016	7,500	Residential-Single Family (Det	4100 LINNEAN AVE NW WASHINGTON DC 20008	Residential	Residential
2239	0004	10,565	Residential-Single Family (Det	2500 UPTON ST NW WASHINGTON DC 20008	Residential	Residential
2239	0024	14,954	Residential-Single Family (Det	4150 LINNEAN AVE NW WASHINGTON DC 20008	Residential	Residential
2238	0007	13,066	Residential-Single Family (Det	2830 UPTON ST NW WASHINGTON DC 20008	Residential	Residential
2238	0003	7,545	Residential-Single Family (Det	2867 TILDEN ST NW WASHINGTON DC 20008	Residential	Residential
2238	0008	12,839	Residential-Single Family (Det	2828 UPTON ST NW WASHINGTON DC 20008	Residential	Residential

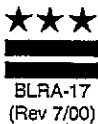
2238	0015	11,490	Vacant-Zoning Limits	TILDEN ST NW WASHINGTON DC 20008	Residential	Residential
2246	0023	16,890	Residential-Single Family (Det	4217 LENORE LN NW WASHINGTON DC 20008	Residential	Residential
2246	0012	8,100	Vacant-True	LENORE LN NW WASHINGTON DC 20008	Residential	Residential
2239	0025	11,295	Residential-Single Family (Det	4140 LINNEAN AVE NW WASHINGTON DC 20008	Residential	Residential
2246	0021	15,126	Residential-Single Family (Det	4225 LENORE LN NW WASHINGTON DC 20008	Residential	Residential
2246	0019	12,725	Residential-Single Family (Det	4231 LENORE LN NW WASHINGTON DC 20008	Residential	Residential
2239	0005	6,107	Residential-Single Family (Det	4158 LINNEAN AVE NW WASHINGTON DC 20008	Residential	Residential
2246	0022	16,755	Residential-Single Family (Det	4221 LENORE LN NW WASHINGTON DC 20008	Residential	Residential
2238	0017	9,694	Vacant-True	LINNEAN AVE NW WASHINGTON DC 20008	Residential	Residential
2246	0014	8,788	Residential-Single Family (Det	4201 LINNEAN AVE NW WASHINGTON DC 20008	Residential	Residential
2238	0012	8,714	Residential-Single Family (Det	2814 UPTON ST NW WASHINGTON DC 20008	Residential	Residential
2246	0027	18,280	Residential-Single Family (Mis	LENORE LN NW WASHINGTON DC 20008	Residential	Residential
2239	0013	34,479	Residential-Single Family (Det	2700 UPTON ST NW WASHINGTON DC 20008	Residential	Residential
2239	0003	6,384	Residential-Single Family (Det	2506 UPTON ST NW WASHINGTON DC 20008	Residential	Residential
2246	0011	9,038	Residential-Single Family (Det	4218 LENORE LN NW WASHINGTON DC 20008	Residential	Residential
2244	0003	23,228	Residential-Single Family (Det	4101 LINNEAN AVE NW WASHINGTON DC 20008	Residential	Residential
2238	0011	8,754	Residential-Single Family (Det	2820 UPTON ST NW WASHINGTON DC 20008	Residential	Residential
2239	0027	10,897	Residential-Single Family (Det	4010 LINNEAN AVE NW WASHINGTON DC 20008-3805	Residential	Residential
2238	0019	33,095	Residential-Single Family (Det	2829 TILDEN ST NW WASHINGTON DC 20008-3820	Residential	Residential
2244	0001	14,303	Residential-Single Family (Det	2605 TILDEN PL NW WASHINGTON DC 20008	Residential	Residential

Summary of Land Area by Use		
Use	Land Area (sf)	Percent of Total Land Area
Non-Residential	2,298,688	68%
Residential	1,071,828	32%
Total	3,370,516	



Nonresidential Uses Within the Mixed Use Area							
Square	Lot	Land Area (sf)	OTR Property Type	Premise Address	Date of Certificate of Occupancy	Certificate of Occupancy No.	Notes
2049	810	854,090	Educational	2900 Van Ness Street NW	12/15/2000	189477	
2245	1	1,064,520	Museums-Library-Gallery	4155 Linnean Avenue NW	3/30/2005	94130	
2049	807	71,164	Embassy-Chancery-Etc.	4200 Linnean Avenue NW	6/20/1966	57164	
2049	809	193,842	Special Purpose (Miscellaneous)	2801 Upton Street NW	8/27/1997	178476	
2049	808	115,072	Embassy-Chancery-Etc.	2501 Upton Street NW	6/20/1966	57164	Part of Embassy-Chancery use at 4200 Linnean Avenue NW
Nonresidential Uses Land Area		2,298,688					
Mixed Use Area Land Area		3,370,516					
% Nonresidential Uses		68%					

Nonresidential Uses Within Square 2049							
Square	Lot	Land Area (sf)	OTR Property Type	Premise Address	Date of Certificate of Occupancy	Certificate of Occupancy No.	Notes
2049	810	854,090	Educational	2900 Van Ness Street NW	12/15/2000	189477	
2049	807	71,164	Embassy-Chancery-Etc.	4200 Linnean Avenue NW	6/20/1966	57164	
2049	809	193,842	Special Purpose (Miscellaneous)	2801 Upton Street NW	8/27/1997	178476	
2049	808	115,072	Embassy-Chancery-Etc.	2501 Upton Street NW	6/20/1966	57164	Part of Embassy-Chancery use at 4200 Linnean Avenue NW
2049	4	12,871	Store-Miscellaneous	4339 Connecticut Avenue NW	1/24/1983	133809	
2049	805	105,309	Commercial-Office (Large)	4301 Connecticut Avenue NW	1/24/1968	64153	Multi-tenant office building
Nonresidential Uses Land Area		1,352,348					
Square 2049 Land Area		2,037,912					
% Nonresidential Uses		66%					



5541

District of Columbia Government
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration
P.O. Box 37200 — Washington, D.C. 20002-7200

139477

12/15/00

(date)

CERTIFICATE OF OCCUPANCY

Permission is hereby granted to HOWARD UNIVERSITY
to use suites(s) _____ on the 1ST 3RD 4TH BASEMENT floor(s)
of the building located on lot(s) 810 square 2049
known as premises 2900 VAN NESS ST. N.W. for the following
purpose(s) LAW LIBRARY
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.

By _____

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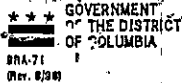
FEE \$ 272.00

Director C FULLER

Designee

OFFICE COPY

98-0802PM5



Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration

Occupancy Payer's Receipt

804882

This is Not a License

Howard University
2900 Van Ness (7M)

Note: A Fee of \$50.00 is imposed for Dishonored checks

Amount \$ 5.00

Credit: 12/15/00

Pay to D.C. Treasurer

WHITE—APPLICANT

CANARY—FINANCE & REVENUE

PINK—DCRA

98-0803PM5

This Space For Use of the D.C. Treasurer Only

C of O

CERTIFICATE OF OCCUPANCY

PERMIT NO.

CO 94130

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

DATE : 3/30/2005

ADDRESS: 4155 LINNEAN AVE NW	FLOOR(S): 1ST., 2ND. & ATTIC	PRCLID: (square) WARD : ZONE :
--	--	---

PERMISSION IS HEREBY GRANTED TO:

**CORPORATION: HILLWOOD MUSEUM & GARDENS
FOUNDATION
ID No.: 671765**

TRADING AS:

APPROVED USES

MUSEUM

PREVIOUS USES

MUSEUM

TYPE CHANGE OF OWNERSHIP	BZA NO. 17229	OCCUPIED SQ. FOOTAGE 26,725	OCCUP. LOAD 1	EXPIRATION DATE NONE
------------------------------------	-------------------------	---------------------------------------	-------------------------	--------------------------------

DESCRIPTION OF USE:

MUSEUM

FEE :

\$162.00

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, VALID ONLY for the premise at the above address 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.

David A. Clark
DIRECTOR

PERMIT CLERK:

MYRIAM VILLARROEL

CERTIFICATE OF OCCUPANCY

No. **B** 57164Washington, D.C., JUNE 20TH, 1966Permission is hereby granted to GOVERNMENT OF THE KINGDOM OF THE NETHERLANDSto use the ALL floor(s) of the building located on lot 88/160 square 2241
88/137known as premises 4200 LINNEAN AVENUE, N.W. for the followingpurpose(s): CHANCEKY

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.

DIST. OF DISTRICT & INSPECTIONS, GOVT. OF DIST. OF COL.

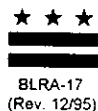
ZONE R-1-A

FEE \$110 FEE

Chief, Permit Branch

Mary L. Young
Permit Clerk

OFFICE COPY



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

No. **B178476**

CERTIFICATE OF OCCUPANCY

AUGUST 27, 1997
(date)

Permission is hereby granted to **SEIMA M. LEVINE SCHOOL OF MUSIC**
to use suite(s) _____ on the **1ST, 2ND, 3RD, AND 4TH BASEMENT** floor(s)
of the building located on lot(s) **809** square **2049**
known as premises **2801 UPTON STREET, N.W.** for the following
purpose(s) **MUSIC SCHOOL**
NOT SEXUALLY ORIENTED

BZA #: **15984** 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 **RIA** FEE **\$ 163.66**

Hampton Cross, Director

By

Carol Hall
Designee

OFFICE COPY

Form LII-P-601
(Rev. 2/82)

CERTIFICATE OF OCCUPANCY

No. B133809

Washington, D.C., 1/24/83, 19

Permission is hereby granted to WOODLEY WINE & LIQUOR, INC.
to use the PT. OF FIRST floor(s) of the building located on Lot 4 Square 2046
known as premises 4339 CONNECTICUT AVE.N.W. for the following
purpose(s): RETAIL BEVERAGE STORE/DELI , NOT SEXUALLY ORIENTED.

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.

DEPARTMENT OF LICENSES, INVESTIGATIONS AND INSPECTIONS GOVT. OF DIST. OF COL.
OFFICE COPY

ZONE

C3A CD1216

FEE \$ 27.00

Chief, Permit Branch

Permit Clerk

SCANNED 4.23.90

CERTIFICATE OF OCCUPANCY

No. **B 64153**Washington, D.C., JAN. 24TH, 1968

Permission is hereby granted to VAN NESS PROPERTIES-LIMITED PARTNERSHIP
ARCADE LEVEL &
to use the 1ST THRU 4TH floor(s) of the building located on Lot 2 Square 2048
known as premises 4301 CONN. AVENUE, N.W. for the following
purpose(s): OFFICE BUILDING 1ST THRU 4TH FLOORS AND ARCADE

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.

DEPT. OF LICENSES & INSPECTIONS, GOV'T. OF DIST. OF COL.

OFFICE COPY

ZONE 2-3-A & FEE \$ 12.00
R-5-C

Chief, Permit Branch

By

Mary H. Hovag
Permit Clerk