

STATEMENT OF EXISTING AND PROPOSED USES

The Property is improved with the historic Cotton Annex building and a surface parking lot. The Cotton Annex was constructed by the United States Government circa 1937, and used by the U.S. Department of Agriculture for office, research, and warehouse purposes. The existing building is currently vacant, and the surface parking is currently leased and used as parking. In 2017, the existing building and site were disposed of and sold by the U.S. General Services Administration to the Applicant. The Applicant is proposing to rehabilitate and renovate the existing building, and construct an addition to the existing building for residential and retail purposes.