

MEMORANDUM OF AGREEMENT

AMONG

**THE GENERAL SERVICES ADMINISTRATION,
THE DISTRICT OF COLUMBIA STATE HISTORIC
PRESERVATION OFFICER,**

**THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,
AND TARIFF BUILDING ASSOCIATES, L.P.**

**FOR THE LEASING AND REHABILITATION OF THE
TARIFF COMMISSION BUILDING/GENERAL POST OFFICE**

WHEREAS, the United States of America, acting by and through the Administrator of General Services and authorized representatives (GSA or Landlord), is the fee simple owner of certain real property and improvements in the District of Columbia identified in the land records as Square 430, and known as the Tariff Commission Building/General Post Office (Property);

WHEREAS, the Property is listed in the National Register of Historic Places and is designated as a National Historic Landmark, is within the area covered by *The Pennsylvania Avenue Plan – 1974, as amended*, is listed individually in the District of Columbia Inventory of Historic Sites, and is located within the Pennsylvania Avenue National Historic Site and the Downtown Historic District;

WHEREAS, GSA, following a public competition seeking proposals for proposed adaptive uses for the Property, selected Tariff Building Associates, L.P., a California limited partnership (Tenant), to lease and rehabilitate the Property as a Hotel pursuant to Section 111 of the National Historic Preservation Act of 1966, as amended, 16 U.S.C. § 470h-3 (NHPA);

WHEREAS, GSA, provided opportunity for extensive public input into the process through a series of public forums;

WHEREAS, GSA has entered into a Lease with Tenant, effective as of December 1, 1999 (Lease), which is expressly conditioned upon compliance with Sections 106 and 111 requirements for consultation in accordance with 36 C.F.R. Part 800;

WHEREAS, GSA, as the Federal agency with responsibility for the ownership interest of the United States of America in the Property, has determined that the leasing and rehabilitation of the Property as a Hotel (the Project) may affect the qualities that qualify the Property for the National Register of Historic Places;

WHEREAS, the NHPA requires that the head of any Federal agency having direct or indirect jurisdiction over a proposed Federal or Federally-assisted undertaking shall,

prior to the approval of the expenditure of any Federal funds on the undertaking or prior to the issuance of any license, take into account the effect of the undertaking on any district, site, building, structure or object that is included in the National Register of Historic Places and afford the Advisory Council on Historic Preservation (Council) a reasonable opportunity to comment with regard to such undertaking;

WHEREAS, Tenant as the applicant for a Federal permit, license or approval, was invited to participate as a consulting party and has done so;

WHEREAS, GSA and Tenant have consulted with the State Historic Preservation Officer for the District of Columbia (SHPO), the Council, and the Department of the Interior – National Park Service (NPS), as required for Federal undertakings under Sections 106 and 111 of the NHPA that affect a National Historic Landmark, and the implementing regulations for such sections;

WHEREAS, it is understood that Tenant will apply for historic preservation investment tax credits, which requires review of Tenant's rehabilitation plans by SHPO and approval by NPS;

NOW, THEREFORE, GSA, Tenant, SHPO, and the Council agree that the rehabilitation of the Property shall be implemented in accordance with the following stipulations to take into account the effect of the undertaking on historic properties. These stipulations establish the procedural requirements for review of the effect of the undertaking under Sections 106 and 111 of the NHPA and 36 C.F.R. Part 800. The parties acknowledge that reviews other than those for purposes of Sections 106 and 111 of the NHPA and 36 C.F.R. Part 800 may be required for this Project, including reviews by NPS for securing historic preservation investment tax credits, and reviews by the Commission of Fine Arts, the National Capital Planning Commission, and the District of Columbia Departments of Consumer and Regulatory Affairs and Public Works. Capitalized terms used in this Memorandum of Agreement (MOA), unless otherwise expressly defined in this MOA, shall have those definitions ascribed to them in the Lease.

STIPULATIONS

PROJECT DESIGN

A. Tenant and GSA shall treat the Property in accordance with the recommended approaches set forth in the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in effect as of January 2000 (Secretary's Standards), and consistent with the plans and specifications set forth in Exhibit 1 attached hereto.

B. The historic preservation approach to be used by Tenant in the Project is generally one of rehabilitation, renovation and preservation, as defined in the Secretary's Standards.

C. GSA and Tenant have previously submitted the plans and specifications identified in Exhibit 1 and shall submit revisions thereto and final plans to the Council and SHPO concurrently for additional review and comment. All such plans shall be in conformance with the recommended approaches set forth in the Secretary's Standards.

D. All of the parties shall continue to cooperate to accomplish design review and consultation in an expeditious manner.

II. LANDLORD'S WORK

A. Construction and repair work to be undertaken by GSA (Landlord's Work) is outlined in Annex VII to the Work Agreement, which is attached as Exhibit B to the Lease. The Landlord's Work is work that GSA has determined would benefit the building regardless of its use and is described in greater detail in Exhibit 2 attached hereto.

B. The Landlord's Work shall be undertaken in accordance with the recommended approaches set forth in the Secretary's Standards.

C. On February 4, 2000, SHPO concurred with GSA's finding that the building repairs proposed by Landlord as set forth in GSA's December 17, 1999, letter to SHPO will have no adverse effect upon those qualities which qualify the building for inclusion in the National Register of Historic Places. GSA's letter and SHPO's concurrence are attached hereto as Exhibit 3.

III. TENANT'S WORK

A. The Project will be carried out in accordance with the terms and conditions of the Lease.

B. As set forth in more detail in the Lease, Tenant shall be responsible for undertaking all design and construction work for the Project other than Landlord's Work, and Landlord shall have approval rights with respect to the design and construction work for which the Tenant is responsible.

C. Since Tenant will be applying for historic preservation investment tax credits in conjunction with the Project, Tenant's Work plans and specifications are subject to review by SHPO and approval by NPS to ensure conformance with the Secretary's Standards. In addition, Tenant's NPS Certification Applications, Parts II and III, shall include Landlord's Work, which work is subject to review by SHPO and approval by NPS to ensure conformance with the Secretary's Standards.

IV. TENANT'S ALTERATIONS FOLLOWING SUBSTANTIAL COMPLETION

A. Approval of Alterations following Substantial Completion of the initial improvements shall be addressed by the provisions of the Lease. To determine which Alterations will require consultation between Landlord and Tenant, the parties to this

MOA have divided the building into three (3) zones as depicted in Exhibit 4 attached hereto.

B. Alterations following Substantial Completion of the initial improvements in Zone 3 shall not require consultation between Tenant and Landlord.

C. Alterations following Substantial Completion of the initial improvements in Zones 1 and 2 shall require consultation between Tenant and Landlord as provided in the Lease. If Landlord's Regional Historic Preservation Officer (or successor) determines that such Alterations will potentially have an adverse effect upon those qualities which qualify the building for inclusion in the National Register of Historic Places, then Landlord will consult with SHPO.

D. All Alterations when completed shall be consistent with the standard of operation of the Hotel and the Secretary's Standards.

V. EFFECTS ON THE COURTYARD

Tenant may install, maintain, repair and replace in the courtyard seasonal and temporary structures incidental to the Permitted Use (so long as they are attached only to the hardscape and not to the exterior of the building), landscaping, and hardscaping without further review pursuant to 36 C.F.R. Part 800. Tenant may use the courtyard for parking, deliveries, and other uses that are incidental to the Permitted Use and that do not constitute Alterations or improvements to the courtyard, without further review pursuant to 36 C.F.R. Part 800.

VI. SELECTED LEASE PROVISIONS

The following is a general summary of certain terms of the Lease that help to mitigate the effects of this Project. The summary is not all inclusive and neither this summary nor any other provision of this MOA alters any of the terms or conditions of the Lease, nor does the summary or any other reference to the Lease in this MOA create in anyone not a party to the Lease any third party beneficiary rights with respect to the Lease.

A. Tenant shall maintain on staff or retain as an outside consultant an individual who has experience in the maintenance of historic buildings.

B. Tenant shall allow organized tour groups to make arrangements to tour the Property.

C. Tenant shall establish and maintain a capital maintenance reserve account to be used for the repair, replacement and maintenance of the Property.

D. The operator of the Hotel will have the capability to manage a property of historic significance.

VII. DOOR AND GRANITE STORAGE

Tenant will store on-site: (i) the historic doors identified in Exhibit 5 attached hereto as “Store”, and (ii) the original granite removed in the course of the rehabilitation.

VIII. USE OF RENT PROCEEDS

The Rent that Tenant pays to Landlord under the Lease shall be used to defray the costs of administration, maintenance, repair, and related expenses incurred by GSA with respect to the Property or other properties which are on the National Register which are owned by, or are under the jurisdiction or control of, GSA.

IX. ADMINISTRATION

A. For purposes of this MOA, the term “parties to this MOA” means the Consulting Parties, as that term is defined in the NHPA and regulations promulgated thereto, these being GSA, Tenant, SHPO, and the Council, and any of their successors, assigns, or subtenants, as applicable.

B. If a signatory to this MOA determines that it cannot fulfill the terms of the MOA, or otherwise deems it necessary to seek an amendment, it will notify the parties to this MOA and request consultation concerning the terms of an amendment in accordance with 36 C.F.R. § 800.6(b).

C. Any and all obligations of Tenant pursuant to the terms of this MOA shall be carried out only if Tenant, in Tenant’s sole discretion, determines to exercise its rights under the Lease.

D. This MOA may be executed in multiple original counterparts, each of which will be deemed to be an original, and which together will constitute one and the same agreement.

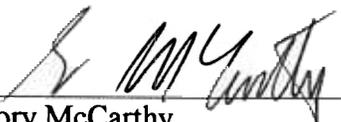
Execution of this MOA and implementation of its terms evidences that GSA has taken into account the effects of the proposed leasing and rehabilitation of the Property on the historically and architecturally significant qualities of the Property, and has afforded the Council a reasonable opportunity to comment on the proposed leasing and rehabilitation of the Property and its effects on the historically and architecturally significant qualities of the Property.

[signatures appear on the following page]

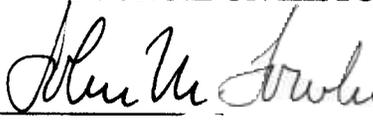
GENERAL SERVICES ADMINISTRATION

By:  Date: 7/21/00
Nelson B. Alcalde
Regional Administrator
National Capital Region

DISTRICT OF COLUMBIA STATE HISTORIC PRESERVATION OFFICER

By:  Date: 8/24/00
Gregory McCarthy
State Historic Preservation Officer

ADVISORY COUNCIL ON HISTORIC PRESERVATION

By:  Date: 9/26/00
John M. Fowler
Executive Director

TARIFF BUILDING ASSOCIATES, L.P.

By: **SQUARE 430, INC.,**
its General Partner

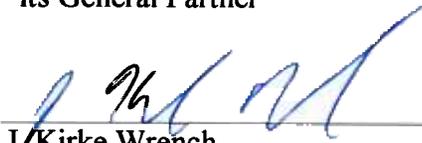
By:  Date: 7/7/00
J. Kirke Wrench
Chief Financial Officer

EXHIBIT 1

LIST OF PLANS AND SPECIFICATIONS

**Plan and Specifications
for Landlord Work**

(GSA Contract No. GS-11P98MQD0108)

**List of documents issued for construction. All drawings by U.R.S. Greiner
Woodward Clyde.**

VOLUME 1 (11 X 17) – Drawings dated February 2, 2000.

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VOLUME 2 (8-1/2 x 11) - Specifications

ADDENDUM NO.1

This Addendum forms a part of the Contract Documents for the above named project and contains revisions to the following:

DRAWINGS

The following drawings were revised and issued with Addendum No. , dated 2/8/00 and 2/9/00:

Architectural

February 9, 2000

- A5.12 Courtyard Passageway Elevations
- A5.13 Partial North Elevation
- A5.14 Partial North Elevation
- A5.16 North Portico Elevation
- A5.20 Partial East Elevation
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- A5.36 Courtyard Passageway Elevations
- A5.38 North Portico Floor Plan, South Entry Cheek Wall Elevations, Reflected Ceiling
Plan
Passageway

Electrical & Switchgear

February 9, 2000

- E- Switch Gear and Fire Pump Connections

February 8, 2000

- E-2 Exterior Lighting

Utilities Systems

February 8, 2000

- P.1 Site Plan
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- P.4 Fire Pump Details
- P.5 Diagrams

The following drawings were revised as noted in Addendum No. 1:

Architectural

February 9, 2000

- A1.2 Floor Plans & Details-Southeast Stair
- A1.3 Floor Plans-Southwest Stair
- A1.4 Floor Plans-Northwest Stair
- A1.5 Floor Plans-Northeast Stair
- A1.6 Floor Plans- Southeast Stair
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- A3.19 Window Repair Schedule

The following drawings were deleted by Addendum No.

Fire Alarm System

February 9, 2000

- FA-00 Electrical Cover Sheet and Fire Alarm Notes
- FA-01 Basement Floor Plan - Fire Alarm System
- FA-02 First Floor Plan - Fire Alarm System
- FA-03 Second Floor Plan - Fire Alarm System
- FA-04 Third Floor Plan - Fire Alarm System
- FA-05 Fire Alarm System Diagram

Fire Alarm System Demolition

February 9, 2000

- FD-01 Basement Floor Plan - Fire Alarm System/Demolition
- FD-02 First Floor Plan - Fire Alarm System/Demolition
- FD-03 Second Floor Plan - Fire Alarm System/Demolition
- FD-04 Third Floor Plan - Fire Alarm System/Demolition

SPECIFICATIONS

The following Sections were revised as noted in Addendum No.1

Division 1 - General Requirements

Section 01100 Summary

Division 7 - Thermal and Moisture Protection

Section 07601 Roof and Gutter Flashings

The following Sections were deleted by Addendum No. 1:

Division 13 - Special Construction

Section 13851 Addressable Fire Alarm Systems

Division 15 - Mechanical

Section 15320 Fire Pump System

ADDENDUM NO. 2

SPECIFICATIONS

February 11, 2000

The following Section, which was inadvertently deleted by Addendum No.1, was reinstated by Addendum No. 2 and amended as noted under Addendum No.1, page 11

Division 15 – Mechanical

Section 15320- Fire Pump System

ADDENDUM NO. 3

DRAWINGS

February 14, 2000

The following drawings are revised as noted in Addendum 3:

Electrical & Switchgear

E-1 Basement Floor Plan-Switchgear & Fire Pump Connections

SPECIFICATIONS

The following Sections are revised as noted in Addendum 3:

Bid Form

The following Section is new and was issued with Addendum 3:

Division 16 – Electrical

Section 16441- Distribution Switchboards

Plans and Specifications for Tenant Work

Tariff Building
Index of Architectural Drawings
17 April 2000 50% Submittal
Michael Stanton Architecture FAIA

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14.	A2.3	Third Floor Plan *
15.	A2.4	Fourth Floor Plan *
16.	A2.5	Attic Floor Plan *
17.	A2.6	Roof Plan *
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19.	A3.2	North-South Building Sections *
20.	A3.3	East-West Building Sections *
21.	A3.4	East-West Building Sections *
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24.	A3.7	Enlarged Elevations - Entries, Dead Letter Room, Cooling Tower
25.	A4.1	Enlarged Floor Plans/ Interior Elevations - Lobby *
26.	A4.2	Enlarged Floor Plans/ Interior Elevations - Public Restrooms *
27.	A4.3	Enlarged Floor Plans/ Interior Elevations - Guestrooms *
28.	A4.4	Enlarged Floor Plans/ Interior Elevations - Guestrooms *
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37.	A7.2	Vertical Circulation - Elevator No. 3 & Stairs *
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47.	A9.3	Door Schedule

Building Code and Life Safety Summary
dated April 25, 2000

EXHIBIT 2

LANDLORD'S WORK

Exterior Stone, Fence, Gate and Wall Repairs. The proposed repair is intended to retain the maximum amount of the existing historic stone in place, with the overall plan being one of preservation rather than restoration. The current intent and plan is not to replicate missing or severely deteriorated stone, but to preserve the existing material for as long as possible. The preservation treatment will assure that the exterior stone is weather tight, that all sources of deterioration such as holes, open joints, iron cramps, and rain water run off are corrected, and that the existing stone is as sound and secure as is possible. The repair treatment will also seek to improve the appearance of the exterior stone to the extent possible without damage or accelerating the deterioration of the stone. Treatment of the severely deteriorated stone of the capitals and column/pilaster flutes with water repellent or consolidant is recommended to extend the life of the marble. Testing of the stone and possible treatment alternatives will be done to determine the feasibility of treatment. Additionally, exterior stone will be cleaned where the stone can tolerate cleaning, and washed. Repair or install bird proofing where appropriate. The existing iron gate of 8th Street as well as the stone wall and iron fencing surrounding the building will be repaired, cleaned, and ironwork painted.

2. Exterior F Street Entry Ramp. Install F Street entry ramp in accordance with all Applicable Laws and the Americans with Disabilities Act, 42 U.S.C. § 12101 *et seq.*
3. Drive-through Passage. Located on the 8th Street elevation, this is a round arched opening extending down to grade, which admits vehicles to the courtyard. A non-historic roll-down metal gate encloses the passage. Inside this entrance, there is a carriage vestibule, extending through the wing of the building into the courtyard. The walls are gray granite ashlar. The coffered ceiling is made of cast iron. The passage shall be cleaned, repaired and repainted.
4. Windows Repair. The sash and frame of all the windows are constructed of wood. Except for some replacements, the courtyard basement windows are original. The original glazing was crown glass, however, many windows have replacement glass. Many of the wood window sash and wood frames have deteriorated due to age, weather, and lack of maintenance. Many sash members have been altered to accommodate individual air conditioning units. Many wood sills have rotted and replacement is required. Windows in the Mills building are equipped with

interior shutters, however, most now are inoperable because they have been painted shut. Original window hardware is generally lost; there are occasionally latches and pulls, which are heavily encrusted with paint. The windows in this building are of several types, double hung, casement fixed and hinge. The windows are of various sizes and shapes. In 1980, the windows were in fair condition. All have numerous coats of paint and many have been painted shut. Air conditioning units have been installed in windows throughout. In many locations where this has been done, the window sashes have been damaged. Venetian blinds have been installed in most windows; their brackets have been screwed into the window frames. Windows vary in condition from poor to fair. All windows will be repaired and retained wherever possible. All air conditioning units will be removed. Interior and exterior loose paint will be cleaned and removed, window joints caulked to be air tight, blind brackets removed, and all windows and jambs firmly fastened, primed and painted. Broken window glass will be replaced (but not with crown glass.) The built-in shutters will remain in place or be replaced where missing, repainted, but inoperable.

5. Roof Repairs. Clean and repair all rain gutters and rain leaders.
6. Landscaping Repair. On the E Street side, there are two planted areas, one on each side of the central entrance. These areas consist of Japanese hollies, cherry trees, azaleas, and grass. The 8th Street side of the building has landscaping comprised of two beds of ivy. Trees are planted in the parking strips of the 7th and 8th Street facades. Dead or missing trees and plants shall be replaced. Repair or replace missing tree grates.
7. Exterior Lighting Repair. Exterior lighting is provided by a series of non-historic floodlights that surround the building and throw beams upward to highlight the facade of the building. Additional lighting includes the metal lanterns on the four elevations. These fixtures are in fair condition. Several appear to have missing elements, which have been broken off of the base. The 8th Street façade is missing a lantern. All exterior lighting will be repaired, replaced where missing, and fixtures painted.
8. Stairwell Repairs. All of the stairwell walls and ceilings will be repaired, skim coated, and primed for painting and the non-historic elevator will be removed. The marble stairs may be left uncarpeted or a carpet runner may be installed. The banisters will be replaced or repaired as required, and painted.
9. Electrical Service. Provide electrical basement service entry up through switchgear to provide 120/208 volts with 4000 amp capacity.

10. Fire/Life Safety Panel. Repair the Fire/Life Safety panel as required by code for the building shell. Repair or provide fire pump and size accordingly.
- 1 Gas. Repair and provide gas to the basement.
12. Sewer Lateral System. Repair or replace as required the existing combination sewer lateral system.

EXHIBIT 3

**GSA FINDING OF NO ADVERSE EFFECT
(LANDLORD WORK) AND SHPO CONCURRENCE**

DEC 21 1999



U.S. General Services Administration
National Capital Region- WPT
7th and D Streets, SW
Washington, DC 20407

December 17, 1999

Mr. Gregory McCarthy
State Historic Preservation Officer
District of Columbia
Department of Consumer and Regulatory Affairs
941 North Capitol Street, NE
Room 2500
Washington, DC 20002

Re: U.S. General Post Office Building (Tariff Building)

Dear Mr. McCarthy:

The U.S. General Services Administration would like to formally initiate consultation on the repair and stabilization of the U.S. General Post Office Building's building envelope. This property is individually listed on the National Register of Historic Places and is a National Historic Landmark. As such, I am seeking your review and concurrence in compliance with the Advisory Council Procedures for the Protection of Historic Properties, 36 CFR Part 800.

Please find attached a copy of the project description for the proposed repairs. All work is in compliance with the Secretary of Interior's Standards for Rehabilitation. The project designers are URS Greiner Woodward Clyde and Oehrlein and Associates, Architects. I believe this project will have no adverse impact upon those qualities which qualify the property for inclusion in the National Register of Historic Places.

I would like to request permission to present this project at your January, 2000 Historic Preservation Review Board meeting. If you have any questions about this submission, please call me on 202-401-9692.

Sincerely,

A handwritten signature in cursive script that reads "Andrea Mones".

Andrea Mones
Regional Historic Preservation Officer
Enclosure



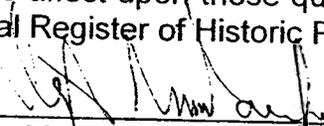
U.S. General Services Administration
National Capital Region-WPT
7th and D Streets, SW
Washington, DC 20407

Section 106 compliance letter December 17, 1999

Re: General Post Office Building (Tariff Building)

I hereby concur with the U.S. General Services Administration's finding that the proposed building repairs of the General Post Office Building will have no adverse affect upon those qualities which qualify the building for inclusion in the National Register of Historic Places.

Handwritten initials "GM" in the left margin.



Gregory McCarthy
State Historic Preservation Officer
District of Columbia

2/4/00
Date

Enclosure: U.S. General Post Office Building--Exterior Repairs

- 1 **Exterior Stone, Fence, Gate and Wall Repairs.** The proposed repair is intended to retain the maximum amount of the existing historic stone in place, with the overall plan being one of preservation rather than restoration. The current intent and plan is not to replicate missing or severely deteriorated stone, but to preserve the existing material for as long as possible. The preservation treatment will assure that the exterior stone is weather tight, that all sources of deterioration, such as holes, open joints, iron cramps, and rain water run off, are corrected and the existing stone is as sound and secure as possible. The repair treatment will also seek to improve the appearance of the exterior stone to the extent possible without damage or accelerating the deterioration of the stone. Treatment of the severely deteriorated stone of the capitals and column/pilaster flutes with water repellent or consolidant is recommended to extend the life of the marble. Testing of the stone and possible treatment alternatives will be done to determine the feasibility of treatment. Additionally, exterior stone will be cleaned and washed where the stone can tolerate it. Bird proofing will be introduced where appropriate. The existing iron gate of 8th Street, stone wall and iron-fencing surrounding the building will be repaired and cleaned, and the iron work painted.
2. **Drive-through Passage.** Located on the 8th Street elevation, this is an historic round arched opening extending down to grade, which admits vehicles to the courtyard. A non-historic roll-down metal gate encloses the passage. Inside this entrance, there is a carriageway, extending through the wing of the building to the courtyard. The walls are gray granite ashlar. The coffered ceiling is cast iron. The passageway shall be cleaned, repaired and the metalwork repainted.
3. **Window Repair.** All windows' sash and frame are constructed of wood. The original glazing is found in some windows. However, many windows have replacement glass. Many of the wood window sash and wood frames have deteriorated due to age and weather. Many sash members have been altered to accommodate individual air conditioning units. Many wood sills have rotted and replacement is required. Windows in the Robert Mills section are equipped with interior shutters. However, most are inoperable because of the numerous coats of paint. Original window hardware is generally lost. There are occasionally latches and pulls, which are heavily encrusted with paint. The windows are of several types: double hung, casement fixed, and hinge and various sizes and shapes.

Air conditioning units have been installed in windows throughout the building. In many locations where this has been done, the window sash have been damaged. Windows vary in condition from poor to fair. All windows will be repaired and retained wherever possible.

4. **Roof Repairs.** Clean and repair all rain gutters and rain leaders.

- 5 **Landscaping Repair.** On the E Street side, there are two planted areas, one on each side of the central entrance. These areas consist of Japanese hollies, cherry trees, azaleas, and grass. The 8th Street side of the building has landscaping comprised of two beds of ivy. Trees are planted in the parking strips of the 7th and 8th Street facades. Dead or missing trees and plants shall be replaced. Repair or replace missing tree grates.
6. **Exterior Lighting Repair.** Exterior lighting is provided by a series of non-historic floodlights that surround the building. They will be removed on some areas of the building. There are also 1960s metal lanterns on the four elevations affixed to the building surface. The fixtures on the East, West, and South are surface mounted and will be removed. The fixtures' wiring on the North elevation passes through the stonework. These will be removed and replaced.
7. **Electrical Service.** Primary service at the basement entry point will be provided up through primary switchgear to provide 120/208 volts with 4000 amp. capacity.
8. **Fire/Life Safety Panel.** The Fire/Life Safety Panel will be replaced.
9. **Gas.** Repair and provide gas service to the basement.
10. **Sewer Lateral System.** The existing combination sewer lateral system will be repaired or replaced as required and split for the sewer and sanitary lines.



DEC 21 RECD

U.S. General Services Administration
National Capital Region- WPT
7th and D Streets, SW
Washington, DC 20407

December 17, 1999

Mr. Gregory McCarthy
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Regional Historic Preservation Officer
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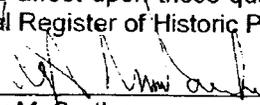


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Section 106 compliance letter December 17, 1999

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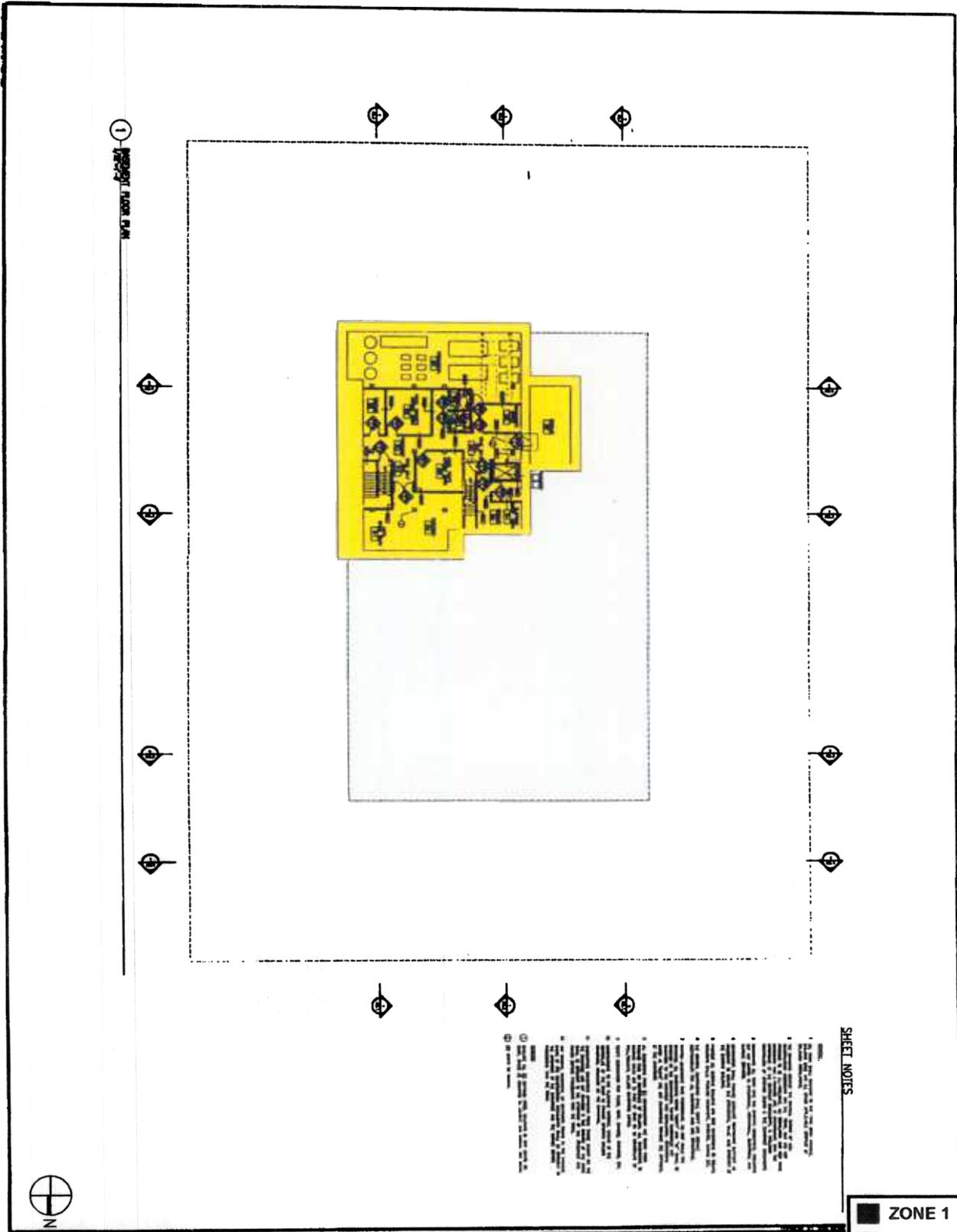
I hereby concur with the U.S. General Services Administration's finding that the proposed building repairs of the General Post Office Building will have no adverse affect upon those qualities which qualify the building for inclusion in the National Register of Historic Places.



Gregory McCarthy
State Historic Preservation Officer
District of Columbia

2/4/00
Date

EXHIBIT 4
ALTERATION ZONES



SHEET NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND LOCAL AUTHORITIES.

5. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES NOT TO BE REMOVED OR ALTERED.

6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY AND SECURITY MEASURES THROUGHOUT THE CONSTRUCTION PROCESS.

7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND BUDGET.

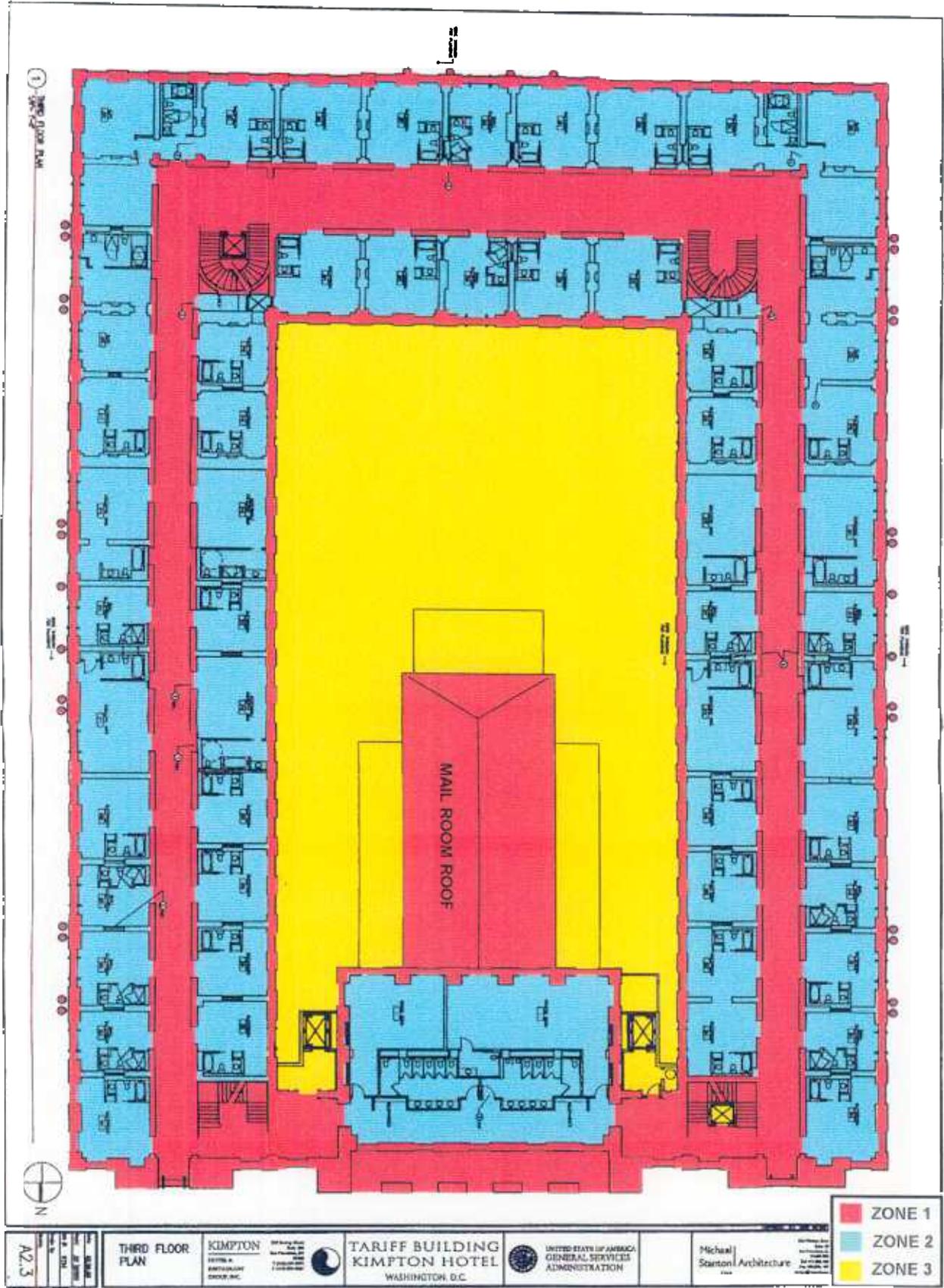
8. THE CONTRACTOR SHALL PROVIDE REGULAR COMMUNICATION AND REPORTING TO THE ARCHITECT AND CLIENT.

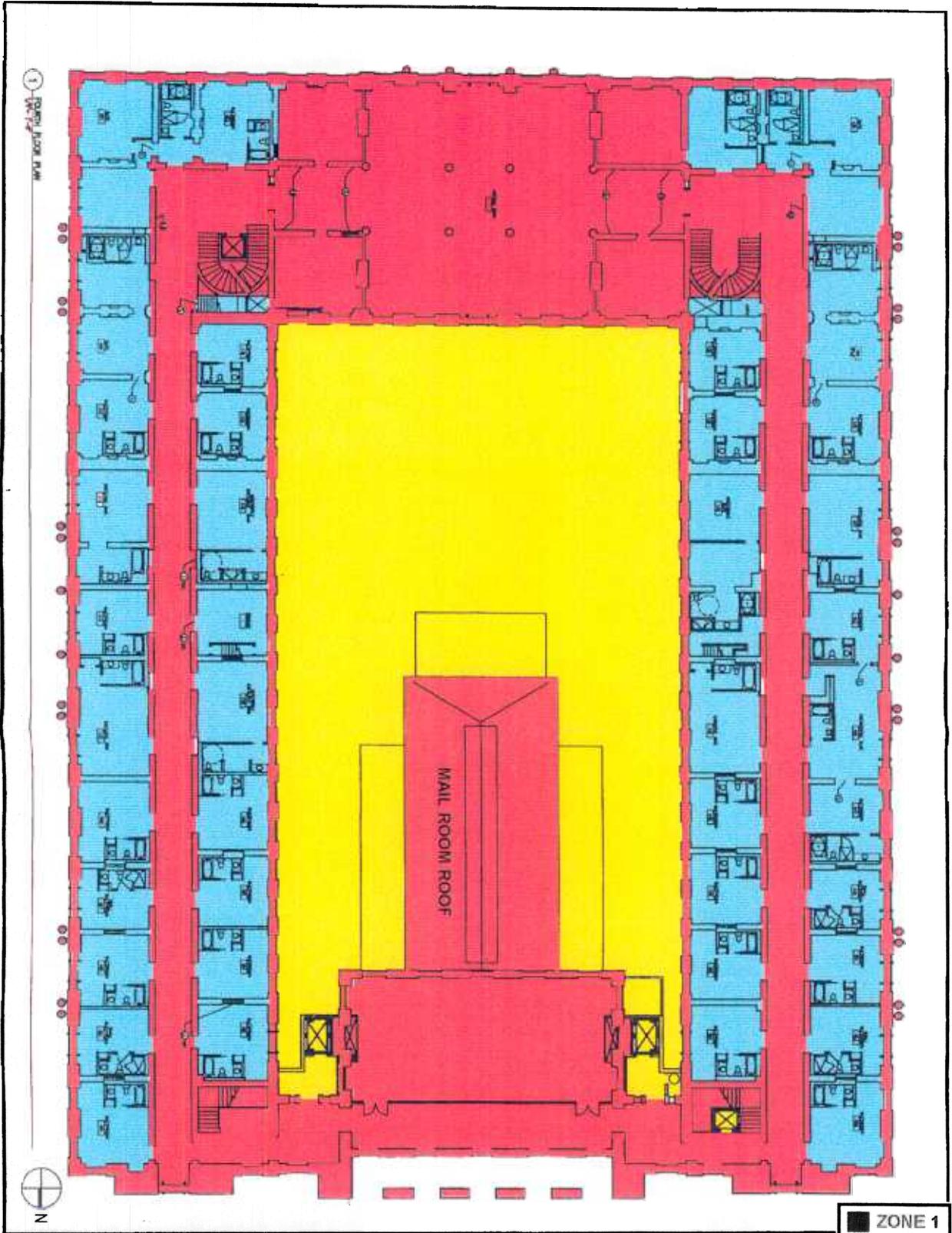
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK AND MATERIALS USED.

- ZONE 1
- ZONE 2
- ZONE 3

A2.0	BASEMENT FLOOR PLAN	 KIMPTON HOTEL & RESORTS A WYNDHAM HOTEL GROUP PROPERTY MANAGEMENT CORPORATION WASHINGTON, DC	TARIFF BUILDING KIMPTON HOTEL WASHINGTON, DC	 UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION	 Michael Stanton Architecture ARCHITECTS	SHEET NO. 1 DATE: 10/15/2014 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]
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<p>A2.4</p> <p>DATE: 11/11/11</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: TARIFF BUILDING</p>	<p>FOURTH FLOOR PLAN</p> <p>KIMPTON HOTEL & RESTAURANT GROUP, INC.</p>	<p>TARIFF BUILDING KIMPTON HOTEL WASHINGTON, D.C.</p>	<p>UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION</p>	<p>Michael Stanton Architecture ARCHITECTS</p>	<p>■ ZONE 1</p>
					<p>■ ZONE 2</p>
					<p>■ ZONE 3</p>

PLACING SET

EXHIBIT 5

LIST OF HISTORIC DOORS TO BE STORED ON-SITE

TARIFF DOOR INVENTORY KEY

M: Mills designed/installed doors.

W: Walter designed/installed doors.

STORED DOORS: Mills or Walter installed doors that have been altered by the replacement of solid panels with glass panels, grills or louvers, and the alteration or removal of moldings.

REUSE SINGLE: Mills or Walter installed single doors that have not been altered except for replacement hardware.

REUSE DOUBLE: Mills or Walter installed pairs of doors that have not been altered except for some replacement hardware.

DEMOLITION: Non Mills or Walter doors. Doors scheduled for demolition are typically modern flush wood or metal doors. A few are paneled doors dating from the 1930-50's.

6/12/00

Door Number	Store	Reuse Single		Reuse Pair		Demo		
		M	W	M	W	M	W	Demo
First Floor								
1	1		1					
2								1
3	1	1						
4	1	1						
5	1	1						
6				1	1			
7								1
8								1
9								1
10								1
11	1		1					
12	1	1						
13	1	1						
14	1	1						
15	1	1						
16	1	1						
17	1	1						
18	1	1						
19	1	1						
20	1		1					
21	1	1						
22								1
23								1
24	1	1						
25	1	1						
26								1
27	1	1						
28	1	1						
29	1	1						
30				1	1			
31								1
32	1	1						
33	1	1						
34								1
35	1	1						
36	1	1						
37	1	1						
38								1
39	1	1						
40								1
41								1
42	1	1						
43	1		1					
44	1	1						
45								1
46	1		1					

Door Number	Store	M	W	Reuse Single	M	W	Reuse Pair	M	W	Demo
47	1		1							
48-49							2		2	
50	1		1							
51-52							2		2	
53	1		1							
54	1		1							
55	1		1							
56-57							2		2	
58	1		1							
59	1		1							
60	1		1							
61-62							2		2	
63	1		1							
64-65							2		2	
66										1
67-68							2		2	
69										1
70										1
71-72							2		2	
73										1
74										1
75										1
76										1
77										1
78										1
79	1		1							
80-81							2		2	
82										1
83-84										2
85										1
86-87										2
88										1
89				1		1				
90-91							2		2	
92										1
93										1
94										1
95										1
96										1
97	1		1							
98										1
99	1		1							
100										1
101	1		1							
102										1
103	1		1							
104				1		1				

Door Number	Store	M	W	Reuse Single	M	W	Reuse Pair	M	W	Demo
105				1		1				
106	1		1							
107	1		1							
108										1
109										1
110										1
111				1		1				
112										1
Second Flr										
113-114										2
115-116										2
117										1
118										1
119-120							2		2	
121	1		1							
122-123							2		2	
124-125							2		2	
126	1		1							
127-128							2		2	
129	1		1							
130-131							2		2	
132	1		1							
133										1
134	1		1							
135										1
136										1
137										1
138	1		1							
139	1	1								
140-141							2		2	
142										1
143	1	1								
144-145							2		2	
146	1		1							
147-148							2		2	
149	1		1							
150										1
151	1		1							
152										1
153				1		1				
154	1		1							
155-156							2		2	
157	1		1							
158	1		1							
159-160							2		2	
161	1		1							
162										1

Door Number	Store	M	W	Reuse Single	M	W	Reuse Pair	M	W	Demo
163	1		1							
164	1	1								
165-166										2
167	1	1								
168	1	1								
169	1	1								
170	1	1								
171	1	1								
172										1
173	1	1								
174										1
175	1	1								
176	1	1								
177	1	1								
178	1	1								
179	1	1								
180	1	1								
181	1	1								
181A										1
182	1	1								
183	1	1								
184	1	1								
185										1
186	1	1								
187	1	1								
188	1	1								
189	1	1								
190	1	1								
191	1	1								
192	1	1								
193	1	1								
194	1	1								
195				1	1					
196	1	1								
197										1
198										1
199	1	1								
200	1	1								
201										1
202										1
203	1	1								
204	1	1								
205	1	1								
206	1	1								
207										1
208										1
209	1	1								

Door Number	Store	M	W	Reuse Single	M	W	Reuse Pair	M	W	Demo
210	1	1								
211	1	1								
212										1
213	1		1							
214										1
215										1
216	1	1								
217										1
218	1		1							
219										1
220										1
221	1		1							
222	1		1							
223	1		1							
224-225							2		2	
226	1		1							
227	1		1							
228										1
229	1		1							
230										1
231										1
232										1
233	1		1							
234										1
235	1		1							
236										1
237	1	na	na							
238-239							2		2	
240	1		1							
241	1		1							
242	1		1							
243	1		1							
244-245							2		2	
246	1		1							
247	1		1							
248										1
249										1
250-251							2		2	
252										1
Third Floor										
253										1
254				1		1				
255										1
256				1		1				
257-258							2		2	
259-260							2		2	
261										1

Door Number	Store	M	W	Reuse Single	M	W	Reuse Pair	M	W	Demo
262				1		1				
263	1		1							
264-265							2		2	
266				1		1				
267-268							2		2	
269				1		1				
270				1		1				
271-272							2		2	
273				1		1				
274-275							2		2	
276				1		1				
277										1
278				1		1				
279				1		1				
280-281							2		2	
282				1		1				
283				1		1				
284-285							2		2	
286				1		1				
287	1		1							
288				1		1				
289-290							2		2	
291				1		1				
292										1
293	1		1							
294				1		1				
295	1	1								
296	1	1								
297	1	1								
298	1	1								
299	1	1								
300	1	1								
301	1	1								
302	1	1								
303	1	1								
304										1
305										1
306										1
307										1
308										1
309										1
310-311	2	2								
312-313										2
314	1	1								
315	1	1								
316	1	1								
317	1	1								

Door Number	Store	M	W	Reuse Single	M	W	Reuse Pair	M	W	Demo
318-319	2	2								
320										1
321										1
322										1
323										1
324										1
325										1
326										1
327										1
328	1	1								
329	1	1								
330										1
331	1	1								
332										1
333										1
334	1	1								
335	1	1								
336				1		1				
337				1		1				
338				1		1				
339				1		1				
340-341							2		2	
342				1		1				
343	1		1							
344				1		1				
345				1		1				
346				1		1				
347				1		1				
348-349							2		2	
350				1		1				
351-352							2		2	
353				1		1				
354										1
355				1		1				
356				1		1				
357-358							2		2	
359				1		1				
360-361							2		2	
362				1		1				
363				1		1				
364										1
365				1		1				
366				1		1				
367										1
368										1
368A				1		1				
369-370							2		2	

Door Number	Store	M	W	Reuse Single	M	W	Reuse Pair	M	W	Demo
371										1
372										1
373										1
374										1
375										1
376-377							2		2	
Basement										
378										1
379										1
380										1
381										1
382										1
383										1
384										1
385										1
386										1
387										1
388										1
389										1
390										1
391										1
392										1
393										1
394										1
395										1
396										1
397										1
398										1
399										1
400										1
401										1
402										1
403										1
404										1
405										1
406										1
407										1
408										1
409										1
410										1
411										1
412										1
413										1
414										1
415										1
416										1
417										1

Door Number	Store	M	W	Reuse Single	M	W	Reuse Pair	M	W	Demo
418										1
419										1
420										1
421										1
422										1
423										1
424										1
425										1
426										1
427										1
428										1
429										1
429AB							2		2	
430										1
431										1
432										1
433										1
434										1
435										1
436										1
437										1
438										1
439										1
440										1
441										1
442										1
443										1
444										1
445										1
446	1	1								
447										1
448										1
449										1
450										1
451										1
452										1
453										1
454										1
455										1
456-457										2
	143	87	55	43	3	40	80	0	80	195

Total Doors 461