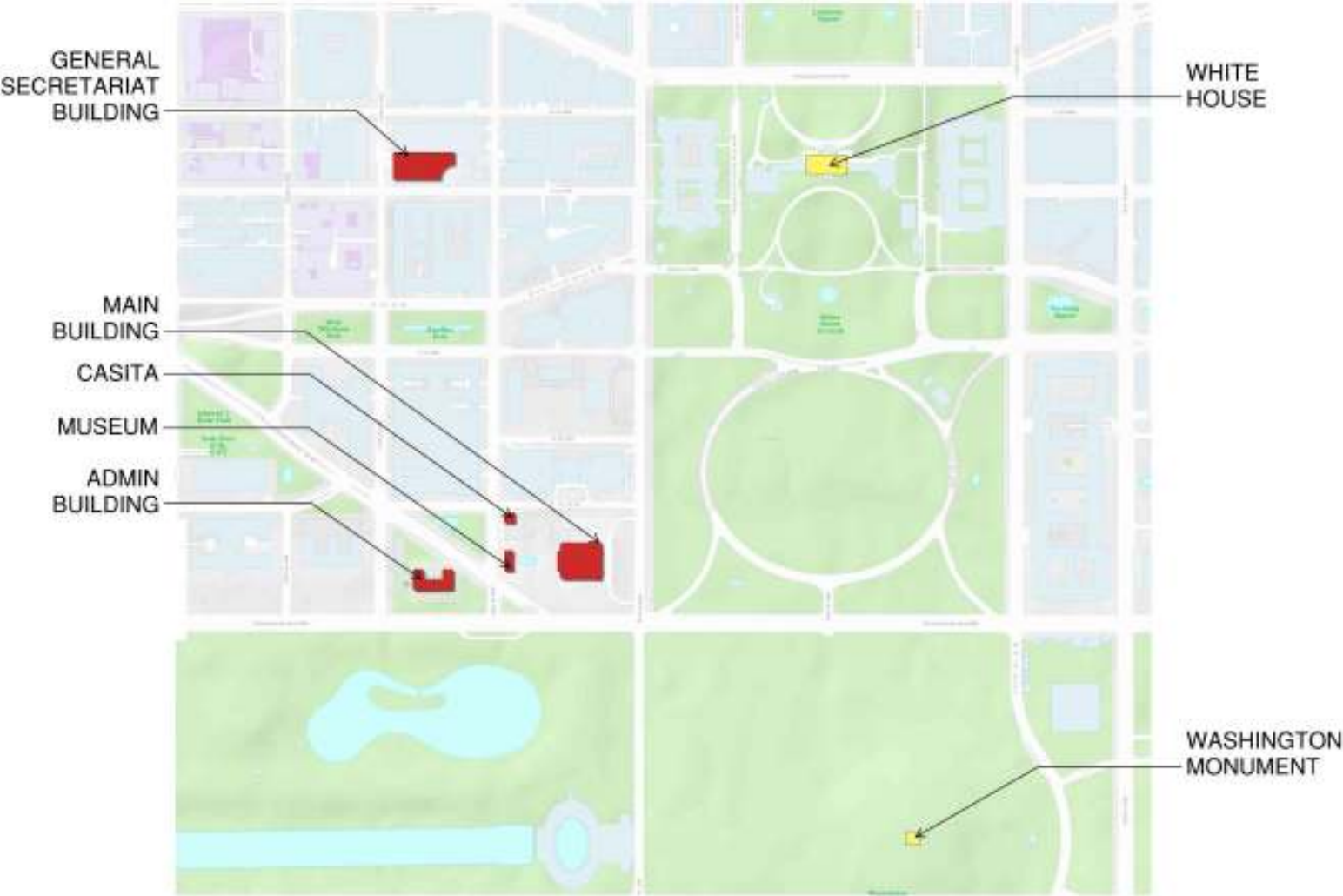


Appendix 1
OAS Real Estate Asset Location
(GSB and Constitution Avenue Complex)



Appendix 2

Organization of American States

GSB Building Description



- 2.1 The General Secretariat Building (GSB) is located at 1889 F Street, NW, between the Old Executive Office Building and The George Washington University campus. The GSB was constructed in 1978 and was totally renovated between the years 2002 and 2004. It is considered a Class A Office Building with 362,217 Square Feet of Gross Area.
- 2.2 As of Oct 31, 2018, the principal balance of the debt is \$ 17,600,000 USD. To this balance must be added the component of the Swap (Mark-to-Market), which last value received from the bank as of Oct 31, 2018 is \$ 4,478,826. With a total debt value of \$ 22,078,826.
- **Property: General Secretariat Building**
 - **Property Address: 1889 F St., NW, Washington, DC, 20006**
 - **Property Type: Class A**
 - **Owner: Organization of American States**
 - **Property Type: Office Building**
- ❖ **SITE DESCRIPTION**
- **Property Land Size: 34,247 SF**
 - **Type of Ownership: Fee Simple Interest**
 - **Floor Area Ratio (FAR): 6.5/Maximum Height of 90 Feet**
 - **Zoning: C-3-C (Major Business and Employment Center)**
 - **Parking: 215 spaces**

- **Street Frontage:** 200 Feet on F Street. and 150 Feet on 19 Street., N.W.
- **Cross Street:** F Street
- **Highway Access:** N/A
- **County:** District of Columbia
- **Lot:** 25

FLOOR	GROSS BUILDING AREA (ft2)	FLOOR USABLE AREA (ft2)	FLOOR COMMON AREA (ft2)	BUILDING COMMON AREA (ft2)	TOTAL RENTABLE AREA (ft2)
G3 Parking	29,691	27,710		2,413	
G2 Parking	29,711	27,836		1,865	
G1 Parking	29,720	27,863		2,898	
TL Floor	32,669	16,989	10,873	4,245	22,887
1st Floor	30,214	16,693	5,114	5,422	16,124
2nd Floor	29,519	19,273	3,810		25,278
3rd Floor	29,771	20,757	6,249		29,574
4th Floor	29,916	13,553	13,617		29,754
5th Floor	30,032	16,506	10,825		29,930
6th Floor	30,180	13,604	13,893		30,111
7th Floor	30,325	13,789	13,887		30,308
8th Floor	30,469	14,958	12,845		30,447
TOTALS	362,217	229,530	91,115	16,843	244,412

❖ **CONSTRUCTION**

- **Year Built/ Renovated:** 1978/2002/2004
- **Gross Building Area:** 362,217 SF
- **Construction Type:** Brick, on masonry (65%); concrete pour in place (5%); Concrete Precast Panels (5%); Concrete Block (15%); Curtain wall Glass (10%)
- **Number of Floors:** Varies 8 floors

❖ **MECHANICAL**

- **Elevator:** Yes (6)

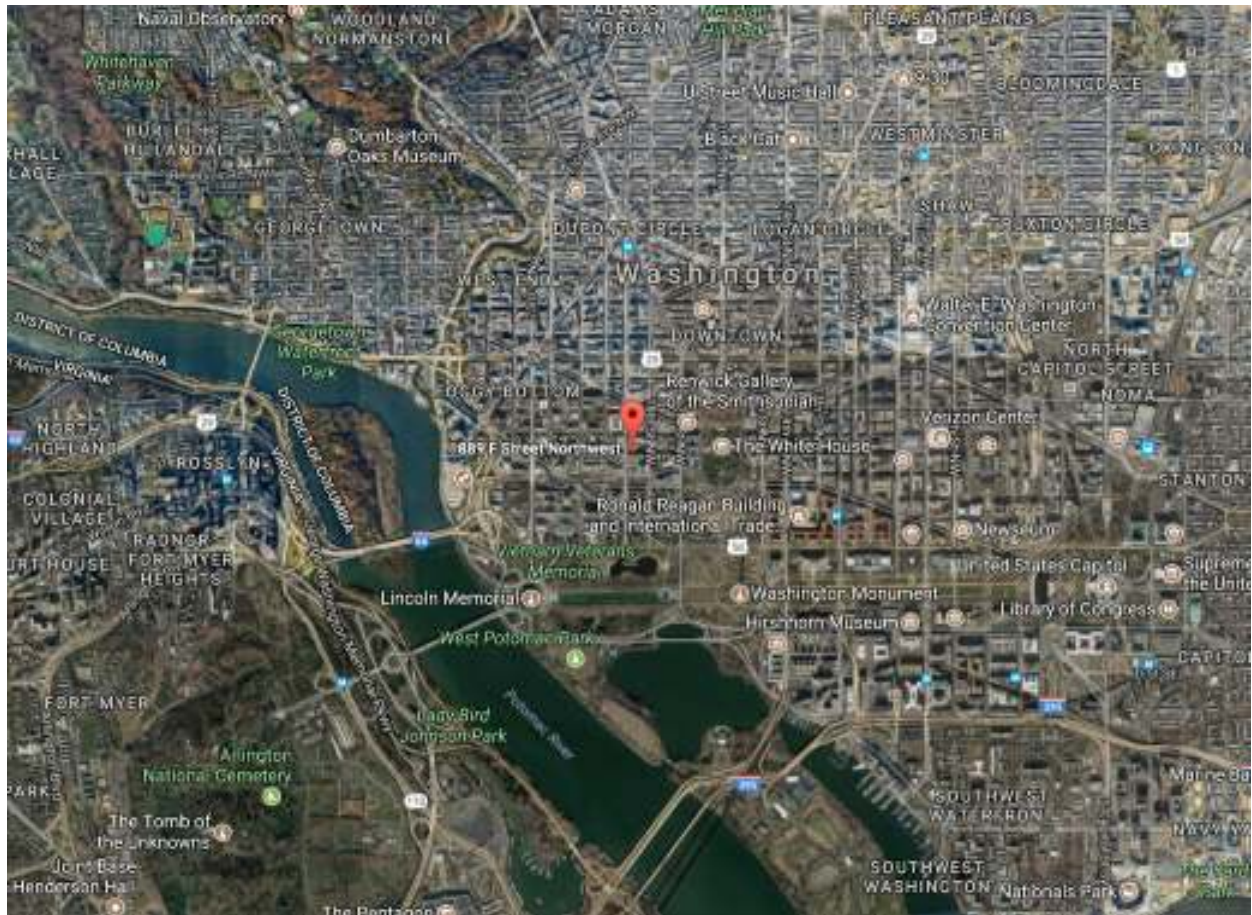
❖ **2017 Tax Assessment**

Improvements: \$35,616,880
Land: \$70,626,280
Total Value \$106,243,160

❖ **Zoning Ordinance**

The Property falls under the following Zoning Ordinance:
Zone District D-5
Overlay: Diplomatic

	Floor Area Ratio (max.) ^{1,2}	Height (ft.) ²	Penthouse Height (ft./Stories)	Lot Occupancy (percentage) ³	Rear Setback (ft.)	Side Setback (ft.)	Green Area Ratio	Zoning Regulation Reference
D-5	None	130 (fronts on right-of-way of at least 110 ft.)	20	100	2.5 in. per 1 ft. of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet, but not less than 12 ft.	If provided, at least 2 in. wide for each 1 ft. of height of building but no less than 5 ft.	0.20	Subtitle I, Chapter 5
		120 (fronts on right-of-way of at least 100 ft. but less than 130 ft.)	1 plus mezzanine; Second story permitted for penthouse mechanical space					
	6.5 (non-residential)	110 (fronts on right-of-way of at least 90 ft. but less than 120 ft.)						
		90 (historic landmark or contributing building within a historic district)						





APPENDIX 3

ADM Building Description



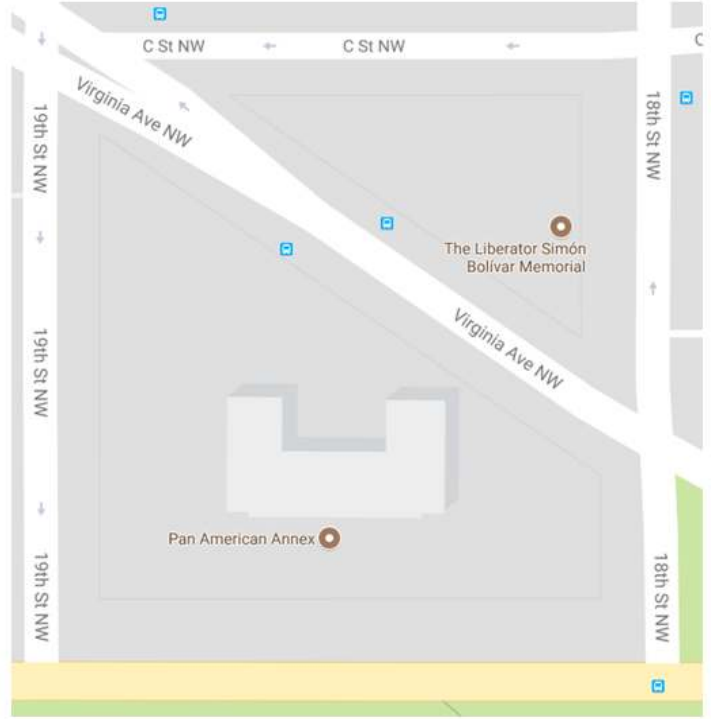
This Aerial photograph shows the main facade facing Constitution Avenue
Photo from Google Earth, October 2007

The 1948 Administration Building was designed by Albert Kelsey in conjunction with the Philadelphia firm of Harbeson, Hough, Livingston & Larson, the firm previously headed by Paul Cret prior to his death in 1945. It is not surprising, therefore, that this building, built so many years after the construction of the Main Building and its Annex across the street, harmonizes so well with the original structures. An Act of Congress allowed the OAS to build this white marble office building on Federally owned land.

Constructed of white marble with a sloped main roof of tile, this building harmonizes with the other monumental buildings in the area. It has a full basement and a semi-subterranean Ground floor, topped by two additional full floors and a third partial penthouse under the central portion of the building. The stone detailing is Classical in style, but exaggerated in scale, making it appear to be a larger building than it is.

The U-shaped plan has a central terrace over the Ground floor at the rear side of the building. The terrace is further enhanced by a large marble fountain in its center. All of the windows and doors are high quality units made of bronze. The building is nicely sited at the center of the property, but the grounds are otherwise unremarkable.

ADM LOCATION (identified as Pan American Annex)



ADM 1st Floor



- Department of Conferences and Meetings Management
- Department of International Affairs
- Secretariat for External Relations

BASE BUILDING PLAN
 PROPOSAL FLOOR DISTRIBUTION
 FIRST FLOOR - October 26/13
 ADMINISTRATION BUILDING
ALTY ARCHITECTURAL INC. / PUNNETT & BIRN

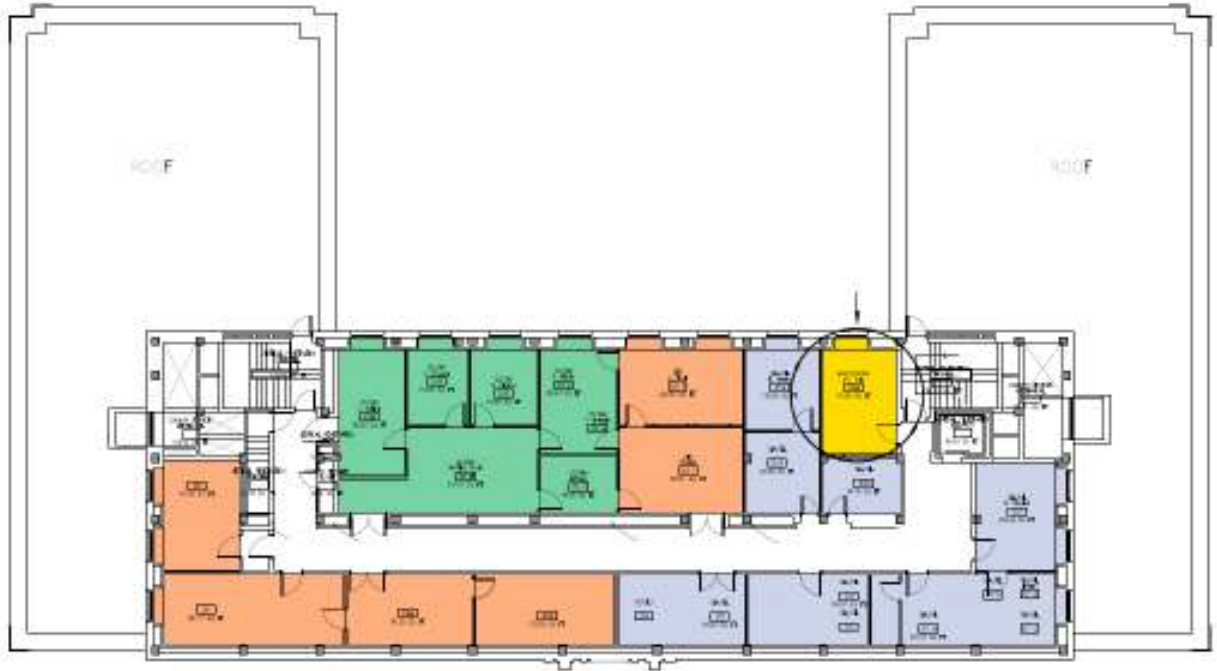
ADM 2nd Floor



- Secretariat for Legal Affairs
- Department of International Law
- Department of Legal Cooperation
- Department of Special Legal Programs
- Department of Legal Services

BASE BUILDING PLAN
FLOOR DISTRIBUTION
SECOND FLOOR - October 2012
ADMINISTRATION BUILDING
SCALE 1:500

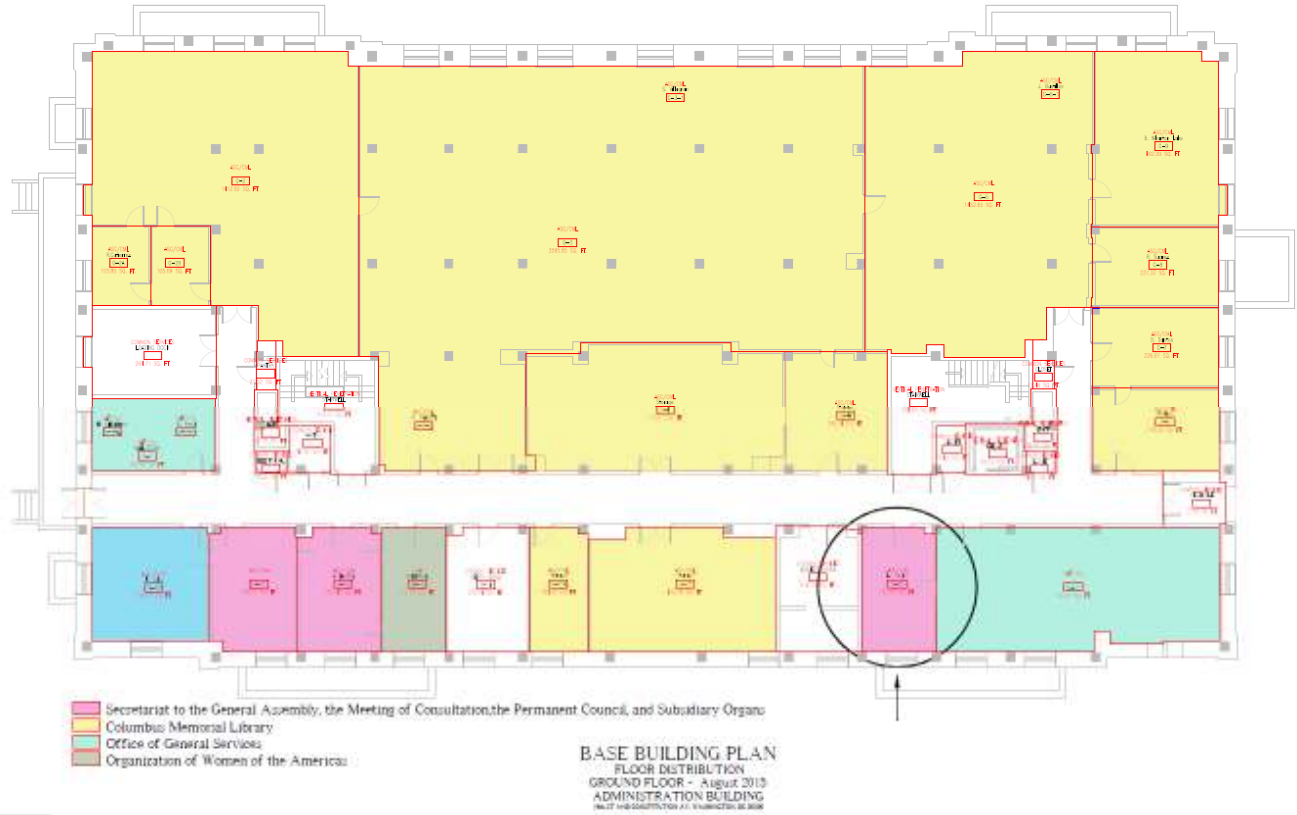
ADM 3rd Floor



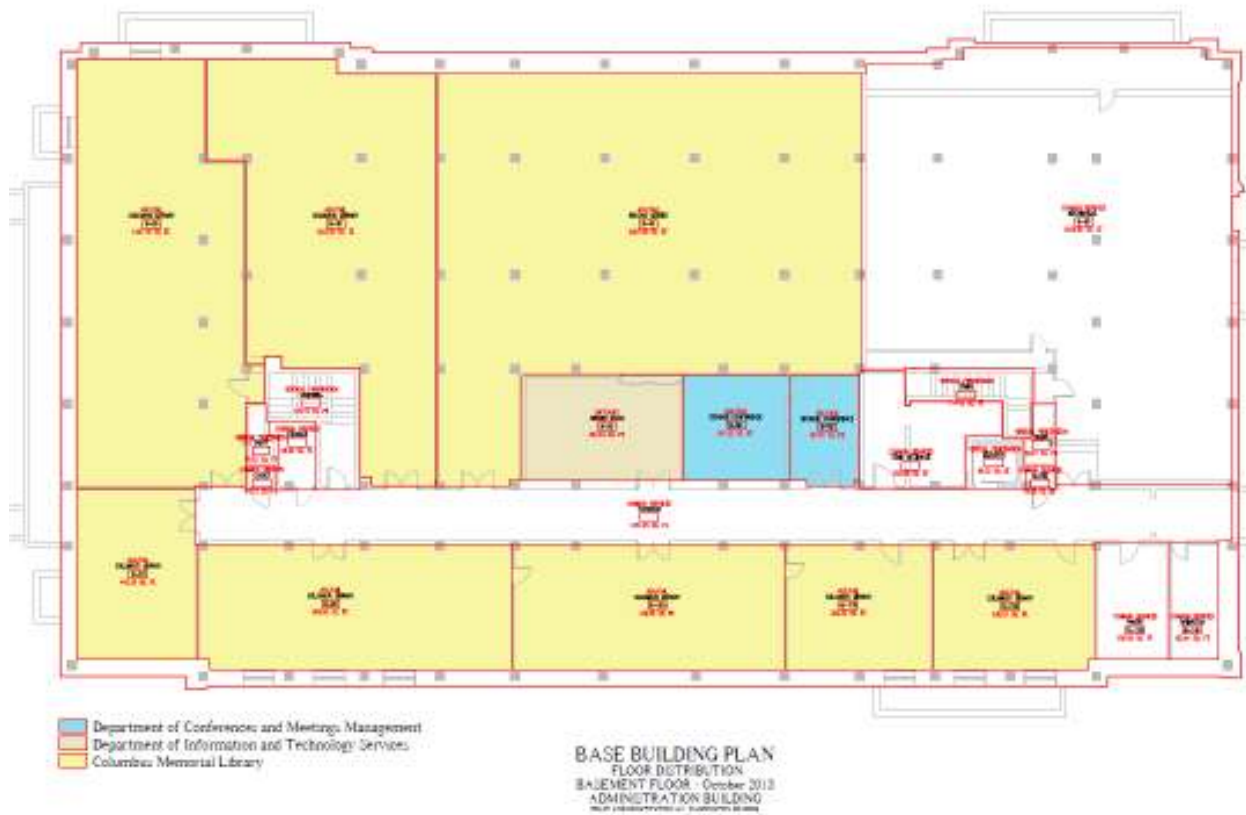
- Summit Secretariat
- Department of International Law
- Secretariat for Legal Affairs
- Coordinating Office for the Offices and Visits of the General Secretariat in the Member States
- Secretariat for External Relations

BASE BUILDING PLAN
FLOOR DISTRIBUTION
THIRD FLOOR - August 2012
ADMINISTRATION BUILDING
SCALE 1:500

ADM Ground Floor



ADM Basement



APPENDIX 4

MNB BUILDING DESCRIPTION



- Located at 17th Street & Constitution Avenue, NW
- Originally constructed between 1908 and 1912
- Total of 109,609 Gross Square Feet
- Built out of white Georgia marble (in the Beaux Arts tradition) over a steel frame
- Designed by Paul Phillippe Cret and Albert Kelsey
- Listed in the National Register of Historic Places in 1969
- Two floors above grade/one floor below grade
- Primarily office and ceremonial spaces
- Together with its Annex (now the Art Museum of the Americas) the MNB is considered a landmark contributing to the visual context of the National Mall
- MNB includes a very high level of art and craftsmanship exhibited in the many decorative exterior and interior details
- Current OAS population at MNB: total of 96 personnel
- Parking availability: 40 parking spots at the front entrance (for OAS delegates). 87 additional spots at the MNB parking lot located at C Street and 18th Street (proposed site for new office building)

APPENDIX 5

New Office Building Proposed Site Plan

