



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #4
07/12/10

DATE: July 12, 2010
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief, Development Review *RKYL*
FROM: Greg Russ, Zoning Coordinator *GR*
REVIEW TYPE: Zoning Text Amendment
PURPOSE: To increase under certain circumstances the allowable FAR for optional method development projects that contain transient lodging and are located in certain CBD zones.

TEXT AMENDMENT: No. 10-09
REVIEW BASIS: Advisory to the County Council sitting as the District Council, Chapter 59 of the Zoning Ordinance
INTRODUCED BY: District Council at the request of the County Executive
INTRODUCED DATE: June 22, 2010

PLANNING BOARD REVIEW: July 22, 2010
PUBLIC HEARING: July 27, 2010; 1:30 p.m.

STAFF RECOMMENDATION: **DENIAL.** ZTA 10-09 would allow greater density for optional method of development projects that contain transient lodging in the CBD 1, 2 and 3 zones if the site confronts a major highway and is located at least 250 feet from single family residentially zoned land. The allowed density would be the same as that currently allowed for mixed-use optional method of development projects that include residential uses. Staff recommends denial of ZTA 10-09 based on the following reasons:

- In 1993, in an effort to encourage more housing in the CBDs, the County Council adopted Zoning Ordinance changes to the mixed-use development standards specifically to encourage optional method mixed-use projects that include housing. By increasing the density and revising the required mix of housing and nonresidential to achieve the maximum FAR, the changes made mixed-use projects with housing more viable, thereby increasing the potential for obtaining affordable housing units in the CBDs.
- Staff is concerned that ZTA 10-09 could result in less housing units and, therefore, fewer MPDUs because hotel development, which does not create any public benefits such as MPDUs, will be using up some or all of the available density on a site.

- Although it could be argued that allowing higher density for projects that include hotels assists in sector plan goals for providing greater density near metro transit, staff believes that this broader argument should be addressed by comprehensively examining the appropriateness of permitting higher densities across the board in central/core areas away from the periphery of the central business districts.
- The ZTA is unclear on whether the intent is to allow a 100% hotel project to take advantage of the greater density or to permit only a mixed-use project that includes a hotel to use the proposed new provisions. Staff would not be in favor of either scenario.

BACKGROUND/ANALYSIS

On June 17, 2010, the County Executive requested the introduction of a ZTA (introduced as ZTA 10-09) that would allow greater density for optional method of development projects in the CBD 1, 2 and 3 zones if the site confronts a major highway and is located at least 250 feet from single family residentially zoned land. The permitted density would be the same as that currently allowed for mixed-use optional method of development projects that include residential uses.

Currently, the CBD zones permit the greatest densities for optional method mixed-use development that include residential uses. An optional method mixed-use project that does not include a residential component (example-office, hotel and retail uses) is not considered eligible for the same amount of increased FAR. The issue being addressed by the ZTA pertains to hotel uses. A hotel use is classified under the residential use category in the land use tables but is not considered a residential use for the purpose of calculating the density for a mixed-use project. ZTA 10-09 proposes to change this by allowing optional method mixed-use development that includes transient lodging (e.g. hotels) to achieve the same densities as mixed-use projects that include residential uses. The table below compares the existing optional method mixed-use densities to the proposed modifications that would increase density for optional method mixed-use development that includes transient lodging.

Optional Method Mixed-Use in CBD-1, 2, & 3 Zones			
ZONE	Current Max. permitted non-residential density, including transient lodging (FAR)	Proposed Max. permitted non-residential density that includes transient lodging (FAR) (ZTA 10-09)	Current Max. permitted density that includes residential uses (FAR)
CBD-1	2	3	3
CBD-2	3	5	5
CBD-3	5	8	8

Policy Implications

In April of 1993, the County Council adopted ZTA No. 93004 (Ordinance No. 12-35) which provided incentives for mixed-use development that included housing in the CBD Zones. Under the optional method, base densities were significantly increased for the purpose of providing additional housing. Also, the required mix of housing and commercial development needed to achieve the maximum FAR was revised to make mixed-use projects with housing (housing above ground floor retail, for example) more viable. Providing more housing helps to activate the downtown areas while also increasing the opportunity to provide affordable dwelling units (MPDUs) near metro stations -- where land costs are typically greater.

Like housing and retail, hotels also help activate streets. However, with the exception of increased public facility and amenity requirements based on additional density, projects that are exclusively hotels do not provide any additional public benefits such as MPDUs. The proposed ZTA could result in more hotels and fewer sites for housing within what amounts to, for the most part, the core areas of the central business districts of Silver Spring, Wheaton, Friendship Heights and Bethesda/Chevy Chase.

It also could be argued that allowing higher density for projects that include hotels assists in meeting the sector plan goals of providing greater density near metro transit and to complete metro core development (i.e. diversity of retail, residential, office, hotel, civic and park uses). However, staff believes that this broader argument could be more appropriately and thoroughly addressed in a comprehensive manner where higher densities across the board in central/core areas away from the periphery of the central business districts could be factored into our impact models.

Physical Impacts to Neighboring Residential Zones

As stated earlier, the ZTA would allow greater density for optional method of development projects with transient lodging in the CBD 1, 2 and 3 zones if the site confronts a major highway and is located at least 250 feet from single family residentially zoned land. As depicted in Attachment 2 (GIS maps of impacted areas), areas that fit these criteria are centrally located away from single-family residential zones (including townhouse zones) thereby minimizing issues of compatibility. This is especially true since no height restrictions associated with the affected CBD zones (or the applicable sector plans) would change as a result of the proposed increased densities. Although these measures help to limit adverse impacts of non-residential development on single-family residential neighborhoods, they cannot address the effects of lost opportunities to provide more affordable housing in our central business districts.

Attachment 2 also includes a table listing those properties located in the CBD zones along major highways that are *greater* than 250 feet from single-family residential zones. These parcels would be eligible to benefit from the higher density provisions proposed in ZTA 10-09.

Master Plan Consistency

As is the case currently, properties that could take advantage of the maximum FAR on a site would also be required to be consistent with the recommendations of the applicable master or sector plan.

Technical Language Issues

The proposed ZTA permits a scenario where 100% of a mixed-use project could potentially develop as a hotel with densities equaling the maximum total density for a "true" mixed-use development. The CBD zones currently limit the percentages of nonresidential development in the mixed-use scenario to: 67% in the CBD-1 zone; 60% in the CBD-2 zone; and 62.5% in the CBD-3 zone. Were this ZTA to be approved, staff would not want to see any scenario where 100% of a mixed-use project could potentially develop as a hotel with densities equaling the maximum total density for a "true" mixed-use development. If the intent is to mix other non-residential uses with transient lodging then the language should be modified to reflect a maximum percentage of transient lodging gross floor area. However, as stated previously, staff is opposed to both scenarios since neither provides additional public benefits such as MPDUs in exchange for greater density.

Attachments:

1. Zoning Text Amendment 10-09
2. GIS Maps and Table Depicting Areas Impacted by the ZTA

ATTACHMENT 1

Zoning Text Amendment No.: 10-09
Concerning: CBD Standards –
 Transient Lodging
Draft No. & Date: 1 – 6/18/10
Introduced: June 22, 2010
Public Hearing:
Adopted:
Effective:
Ordinance No.:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

By: District Council at the request of the County Executive

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- amend the allowable FAR for optional method of development projects with transient lodging located in certain CBD zones under certain circumstances.

By amending the following section of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

Division 59-C-6 “CENTRAL BUSINESS DISTRICT ZONES”
Section 59-C-6.2 “Provisions of CBD zones”

EXPLANATION: ***Boldface** indicates a Heading or a defined term.*
Underlining indicates text that is added to existing law by the original text amendment.
[Single boldface brackets] indicate that text is deleted from existing law by original text amendment.
Double underlining indicates text that is added to the text amendment by amendment.
[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.
** * * indicates existing law unaffected by the text amendment.*

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

1 Sec. 1. Division 59-C-6 is amended as follows:

2 **DIVISION 59-C-6. CENTRAL BUSINESS DISTRICT ZONES**

3 * * *

4 **59-C-6.2 Provisions of the CBD zones.**

5 * * *

6 **59-C-6.23 Development standards.**

7 The development standards applicable to the standard and optional methods of
 8 development, indicated by the letters “S” and “O” in each zone, are specified in
 9 this section.⁸

10 * * *

	CBD-0.5		CBD-R1 ²		CBD-1		CBD-2		CBD-3		CBD-R2	
	S ⁹	O	S	O	S ⁹	O	S ⁹	O	S ⁹	O	S	O
59-C-6.234. Maximum Density of Development.												
* * *												
(b) Optional method of development (see Section 59- C-6.215(b)):												
The density allowed must not exceed either the following densities or the density recommended by the applicable master plan or sector plan.												
* * *												
(ii) Non- residential, including transient lodging (FAR):		1.0				2.0 ^{19,23}		4.0 ²³		6.0 ²³		

(iii) Mixed-use										
— Maximum permitted non-residential, including transient lodging (FAR); <u>however, the maximum excludes sites with transient lodging confronting a major highway and located at least 250 feet from single family zoned land, limited to:</u>	1.0 ⁴		0.6 ^{7,17}		2.0 ^{4,23}		3.0 ^{5,23}		5.0 ^{6,23}	1.0 ^{3,18}
— Maximum permitted non-residential that includes transient lodging on sites <u>confronting a major highway and located at least 250 feet from single-family zoned land (FAR)</u>					<u>3.0</u>		<u>5.0</u>		<u>8.0</u>	
-Total FAR ^{13,15}	1.5		3.0		3.0 ²³		5.0 ²³		8.0 ²³	5.0 ³
* * *										

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13 * * *

14 **Sec. 3. Effective date.** This ordinance takes effect 20 days after the date of
 15 Council adoption.

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17 This is a correct copy of Council action.

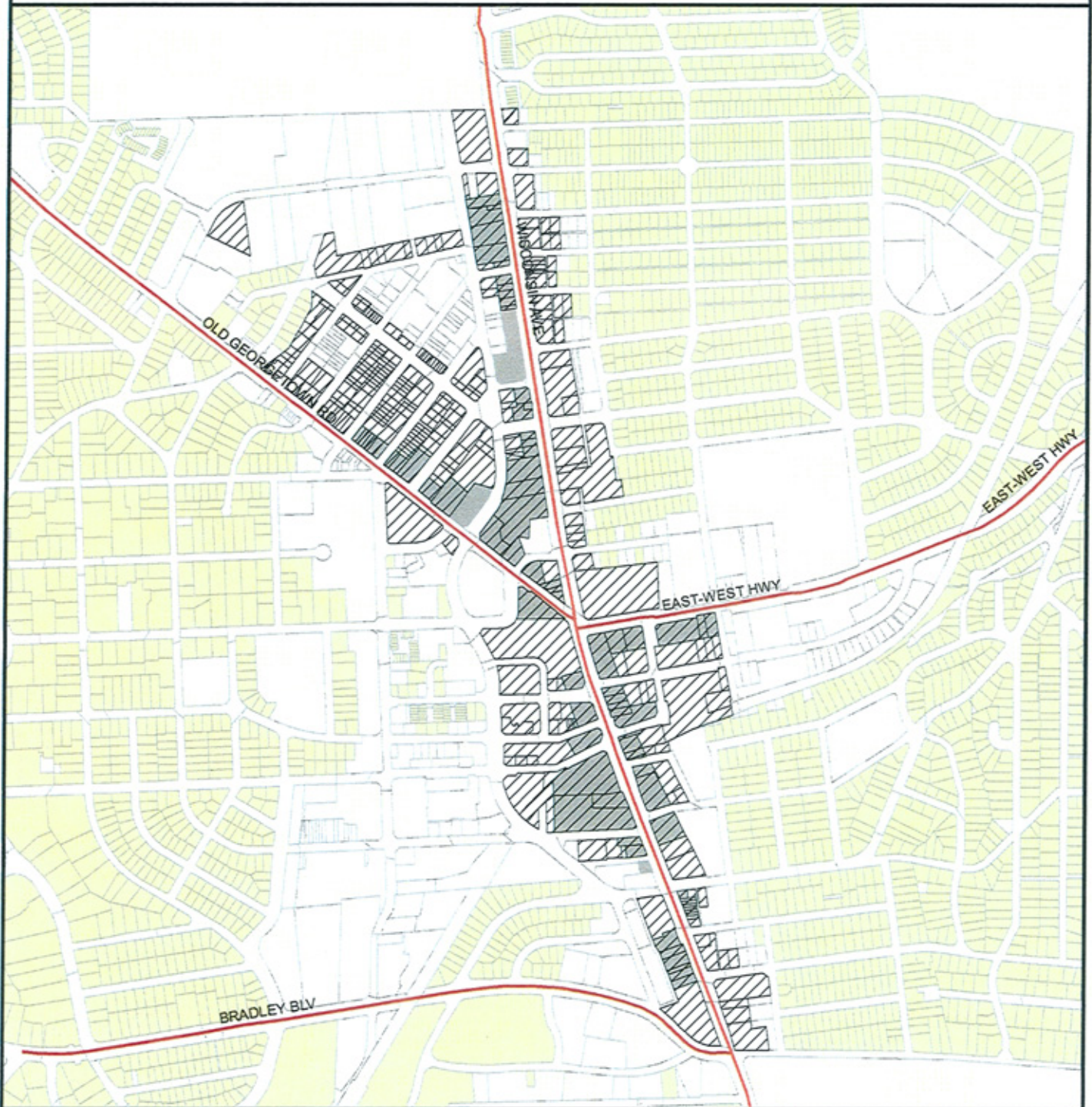
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
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 Linda M. Lauer, Clerk of the Council

ZTA 10-09: Bethesda CBD Properties



-  Properties zoned CBD located beyond 250 feet from Single Family Detached/Attached properties AND adjacent to Major Highways
-  Properties zoned CBD 1, 2 and 3
-  Major Highways*
-  Single Family Detached/Attached properties

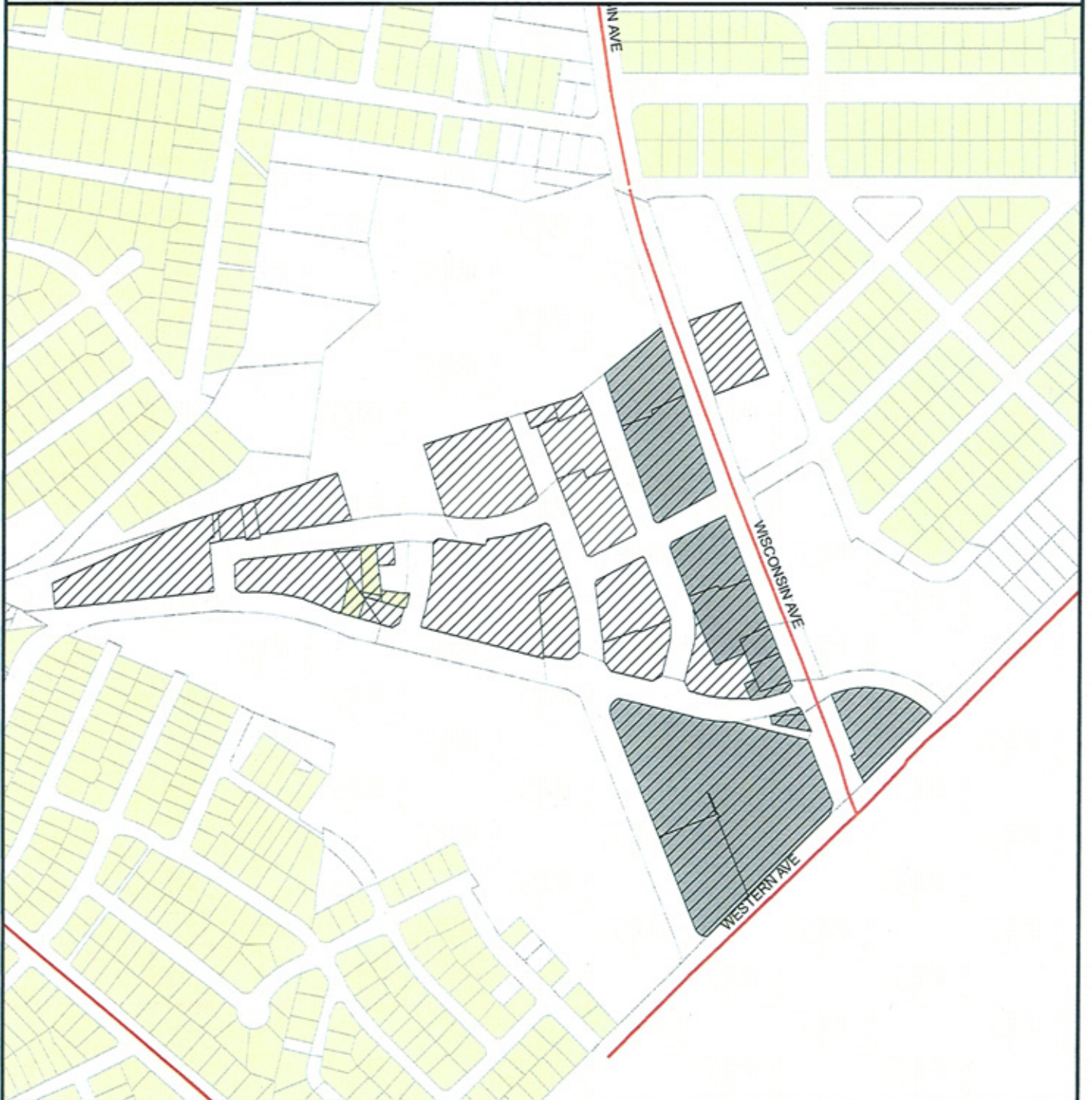






Location



*Source: Master Plan of Highways

ZTA 10-09: Friendship Heights CBD Properties



-  Properties zoned CBD located beyond 250 feet from Single Family Detached/Attached properties AND adjacent to Major Highways
-  Properties zoned CBD 1, 2 and 3
-  Major Highways*
-  Single Family Detached/Attached properties

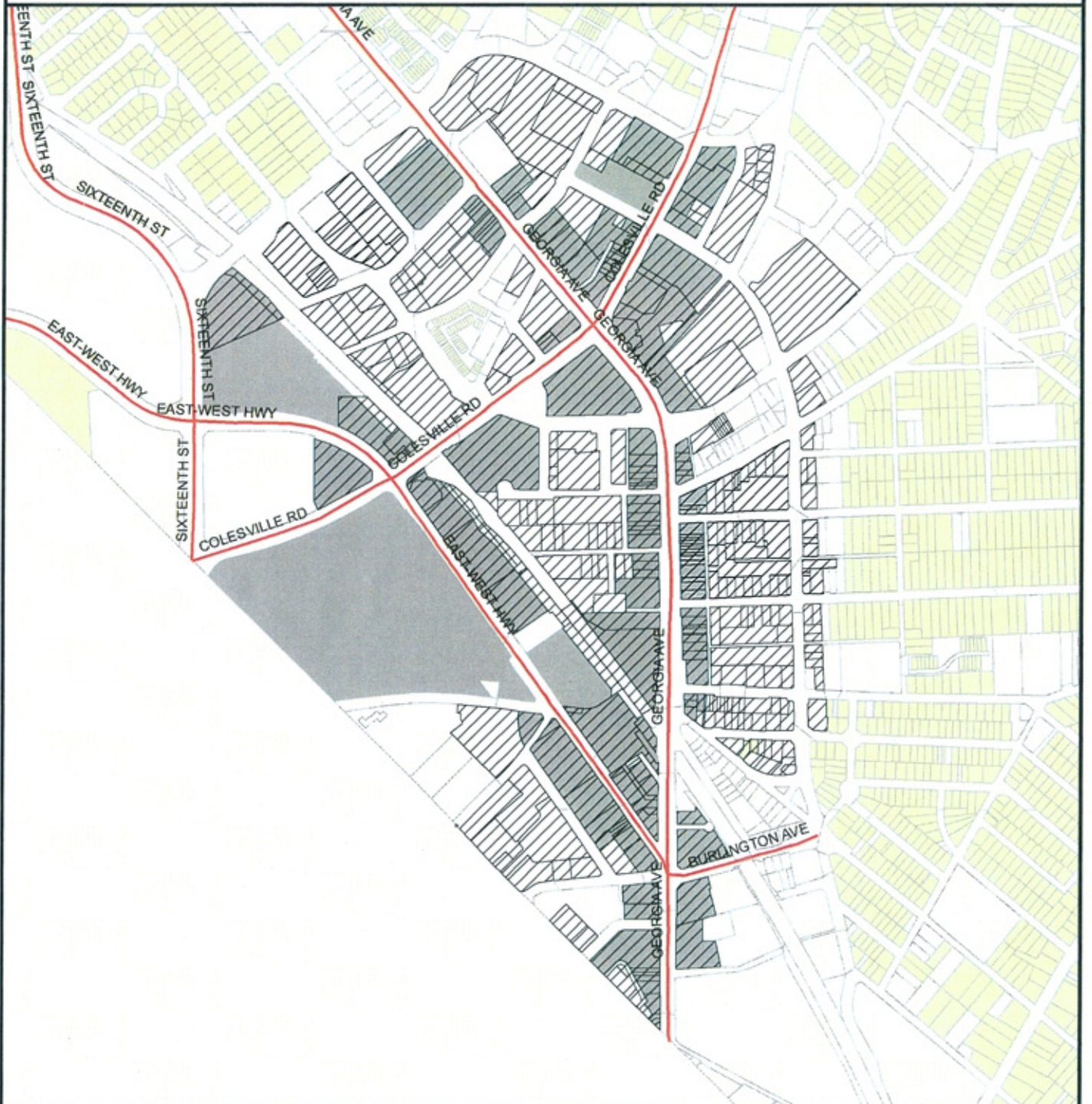






Location



*Source: Master Plan of Highways

ZTA 10-09: Silver Spring CBD Properties



-  Properties zoned CBD located beyond 250 feet from Single Family Detached/Attached properties AND adjacent to Major Highways
-  Properties zoned CBD 1, 2 and 3
-  Major Highways*
-  Single Family Detached/Attached properties

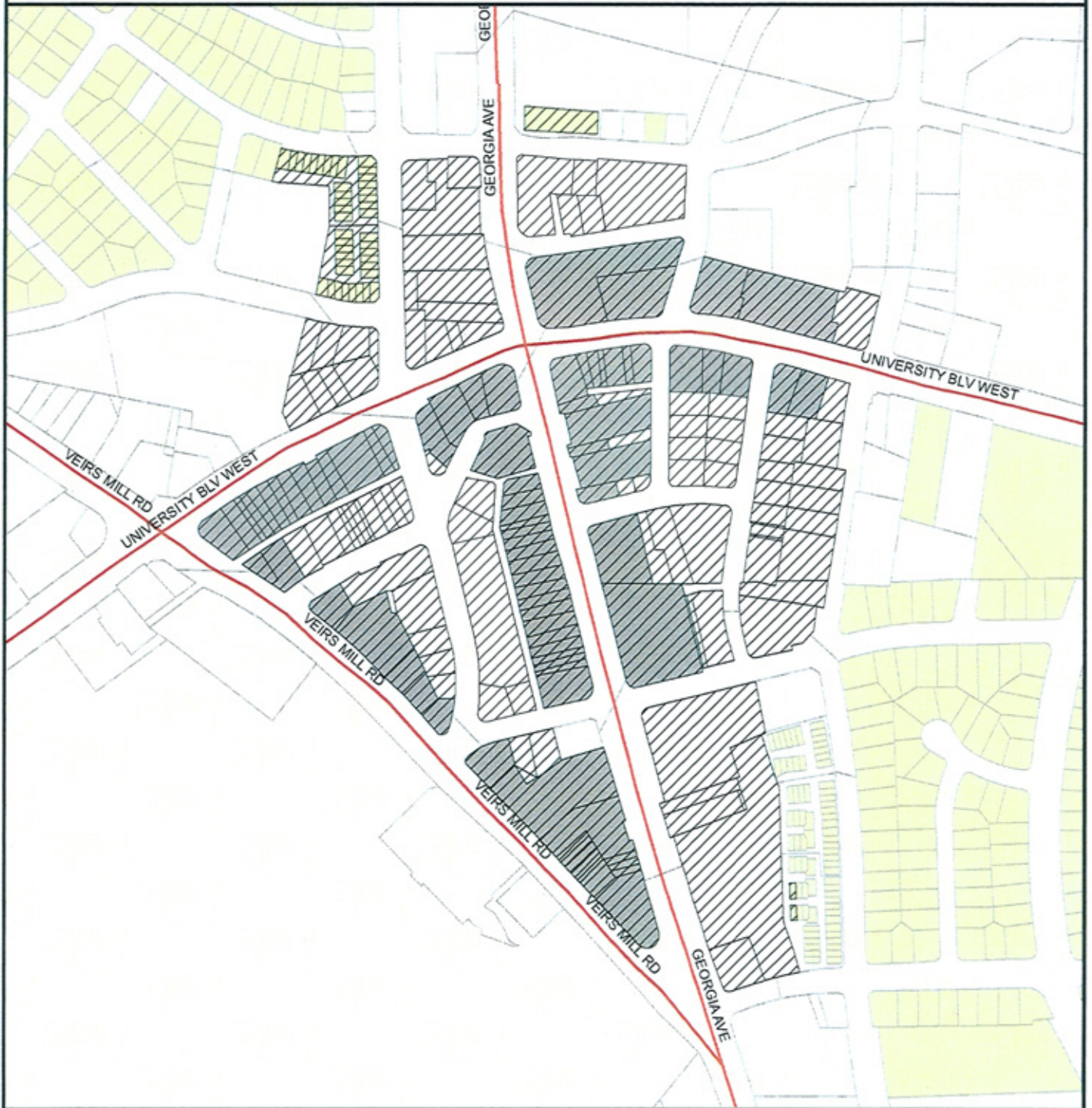






Location

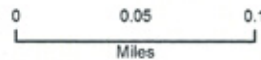


*Source: Master Plan of Highways

ZTA 10-09: Wheaton CBD Properties



-  Properties zoned CBD located beyond 250 feet from Single Family Detached/Attached properties AND adjacent to Major Highways
-  Properties zoned CBD 1, 2 and 3
-  Major Highways*
-  Single Family Detached/Attached properties



Location



*Source: Master Plan of Highways

LANDUSE_CODE	OWNERS_NAME	PREMISE_NO	PREMISE_STREET	PREMISE_CITY	ZONE	GR_FLR_AREA	NO_STORIES	ACRE
119				BETHESDA	CBDR2	0	0	0.00
553	FASTEST CAR WASH LLC	7996	GEORGIA	SILVER SPRING	CBD1	2790	1	0.52
599	STODDARD LLC	8025	GEORGIA	SILVER SPRING	CBD1	6890	1	0.32
151	ELSS LLC	7990	GEORGIA	SILVER SPRING	CBD1	49416	5	0.46
460	KRUPSAW, STANLEY C ET AL O		OLD GEORGETOWN	BETHESDA	CBD1	0	0	0.05
599	KRUPSAW, STANLEY C ET AL 7825		OLD GEORGETOWN	BETHESDA	CBD1	2025	1	0.07
599	JASPER ENTERPRISES LLC	7749	OLD GEORGETOWN	BETHESDA	CBD1	4650	1	0.17
600	ARCTURUS LLC	7755	OLD GEORGETOWN	BETHESDA	CBD1	12765	3	0.10
599	M & T BANK TRUSTEE	7756	WISCONSIN	BETHESDA	CBD2	4340	1	0.14
581	PLANK INC	7938	WISCONSIN	BETHESDA	CBDR2	100	1	0.06
604	GOLDBERG, CHARLES H TR F 7800		WISCONSIN	BETHESDA	CBD1	17338	2	0.21
599	PLANK INC	8000	WISCONSIN	BETHESDA	CBD1	5760	2	0.07
599	GOLDENHORN, DONNA ET F 7810		WISCONSIN	BETHESDA	CBD1	4018	1	0.05
599	7836 WISCONSIN AVENUE F 7836		WISCONSIN	BETHESDA	CBDR2	1400	1	0.03
553	EXXON CORPORATION	7340	WISCONSIN	BETHESDA	CBD2	1596	1	0.43
				BETHESDA	CBD2	0	0	0.00
				BETHESDA	CBD2	0	0	0.00
600	TRIZEHAHN WISCONSIN A' 7475		WISCONSIN	BETHESDA	CBD2	24205	4	0.50
599	BETHESDA LAND LLC	7820	WISCONSIN	BETHESDA	CBD1	2436	0	0.20
151	THI IV BETHESDA LLC	8120	WISCONSIN	BETHESDA	CBD1	192914	13	0.58
581	ANTONOPLOS, DANIEL P & (8100		WISCONSIN	BETHESDA	CBD1	841	1	0.08
600	BLACKWELL, BOYCE L & M F 7758		WISCONSIN	BETHESDA	CBD2	19000	5	0.09
651	BROWN, ALVIN I ET AL TR	8218	WISCONSIN	BETHESDA	CBD1	62885	5	0.30
600	CHEVY CHASE LAND CO OF I 7316		WISCONSIN	BETHESDA	CBD2	79127	5	0.48
599	KS REALTY LLC	7009	WISCONSIN	BETHESDA	CBD1	860	1	0.04
600	ALHAR-7000 LLC	7000	WISCONSIN	BETHESDA	CBD1	8832	2	0.12
600	6900 WISCONSIN LLC	6900	WISCONSIN	BETHESDA	CBD1	46865	7	0.18
460	OFFUTT, M WILLSON 3RD E' 6920		WISCONSIN	BETHESDA	CBD1	0	0	0.16
599	MONTG FARM WOMENS	7155	WISCONSIN	BETHESDA	CBD1	4050	1	0.69
910	BETHESDA ARC LLC	7301	WISCONSIN	BETHESDA	CBD2	0	0	0.03
599	PHEASANDON LLC	7351	WISCONSIN	BETHESDA	CBD2	6704	2	0.18

LANDUSE_CODE	OWNERS_NAME	PREMISE_NO	PREMISE_STREET	PREMISE_CITY	ZONE	GR_FLr_AREA	NO_STORIES	ACRE
151	LOF BETHESDA SUBSIDIARY	7335	WISCONSIN	BETHESDA	CBD2	177577	12	0.60
600	FOSTER, P WESLEY JR ET AL	4650	EAST WEST	BETHESDA	CBD2	19437	2	0.40
910	BETHESDA ARC LLC	7315	WAVERLY	BETHESDA	CBD2	0	0	0.06
600	AEW LT BETHESDA OFFICE	14500	EAST WEST	BETHESDA	CBD2	173808	8	0.87
599	POTOMAC LAND & INV CO	7235	WISCONSIN	BETHESDA	CBD2	21758	3	0.21
460	MCDONALDS CORP	4500	EAST WEST	BETHESDA	CBD2	0	0	0.22
910	BETHESDA ARC LLC	7301	WISCONSIN	BETHESDA	CBD2	0	0	0.20
599	GARTENHAUS, BERT R TR	6936	WISCONSIN	BETHESDA	CBD1	6200	1	0.17
461	OFFUTT, M WILLSON 3RD E	6932	WISCONSIN	BETHESDA	CBD1	0	0	0.09
553	EXXON CORPORATION	7120	WISCONSIN	BETHESDA	CBD2	0	0	0.16
531	BLOOMINGDALES WISCONSO		FRIENDSHIP	FRIENDSHIP HEIGH	CBD1	59918	3	1.67
611	MARX, ERNEST E & S ET AL	5416	WISCONSIN	FRIENDSHIP HEIGH	CBD1	1980	2	0.03
117	HIGHLAND HOUSE	5480	WISCONSIN	FRIENDSHIP HEIGH	CBD1	0	0	1.07
503	ZLOTNICK, & KRAFT-MONTC	5450	WISCONSIN	FRIENDSHIP HEIGH	CBD1	10700	1	0.27
599	TRETTER SHOPPING CENTEF	11230	GEORGIA	WHEATON	CBD2	6300	2	0.14
599	CHACONAS, GEORGE C ET A	11258	GEORGIA	WHEATON	CBD2	1200	1	0.06
599	LOT INVESTMENTS LLC	11272	GEORGIA	WHEATON	CBD2	7510	2	0.10
600	GEORGIA EAST LIMITED PTN	11137	VEIRS MILL	WHEATON	CBD2	11600	2	0.18
599	TSAO, STEWART T & W W	2652	UNIVERSITY	WHEATON	CBD2	3871	1	0.09
599	2610 ASSOCIATES	2610	UNIVERSITY	WHEATON	CBD2	2540	1	0.10
599	NMJC LLC	11236	GEORGIA	WHEATON	CBD2	2625	1	0.11
599	FARACE, NICK	11210	GEORGIA	WHEATON	CBD2	1800	1	0.08
599	2654 UNIVERSITY LLC	2654	UNIVERSITY	WHEATON	CBD2	1920	1	0.09
599	CHACONAS, GEORGE C & B	11260	GEORGIA	WHEATON	CBD2	1200	1	0.06
599	VALENTI, JOSEPHINE C	2666	UNIVERSITY	WHEATON	CBD2	1440	1	0.06
599	2662-2664 UNIVERSITY LLC	2662	UNIVERSITY	WHEATON	CBD2	3040	1	0.09
599	TRETTER SHOPPING CENTEF	11226	GEORGIA	WHEATON	CBD2	6300	2	0.14
599	NMJC II LLC	11240	GEORGIA	WHEATON	CBD2	2625	1	0.11
910	WASHINGTON METROPOLI	11150	GEORGIA	WHEATON	CBD2	0	0	1.13
599	B AND L ASSOICATES LLC	11250	GEORGIA	WHEATON	CBD2	2625	1	0.11
599	GREEN MOUNTAIN ASSOC I	11300	GEORGIA	WHEATON	CBD2	11177	1	0.37
599	GEORGIA TRIANGLE LLC	11220	GEORGIA	WHEATON	CBD2	2400	1	0.10
599	PLUM ASSOCIATES	2658	UNIVERSITY	WHEATON	CBD2	3100	1	0.09

LANDUSE_CODE	OWNERS_NAME	PREMISE_NO	PREMISE_STREET	PREMISE_CITY	ZONE	GR_FLR_AREA	NO_STORIES	ACRE
599	HORSMON, E M T/C B A GO	11193	VEIRS MILL	WHEATON	CBD2	2574	1	0.23
599	2600 UNVIERSITY LTD PTNS	2608	UNIVERSITY	WHEATON	CBD2	8234	2	0.10
502	AARONSON, EDWARD A TR	11401	GEORGIA	WHEATON	CBD2	19500	1	1.44
599	BOBROW, WILLIAM ET AL T	12522	UNIVERSITY	WHEATON	CBD2	3750	2	0.29
599	WASHINGTON METRO ARE/	11120	GEORGIA	WHEATON	CBD2	0	0	0.04
611	CAPITAL ONE, NATIONAL AS	11241	GEORGIA	WHEATON	CBD3	2625	1	0.62
541	SAFEWAY INC	11215	GEORGIA	WHEATON	CBD3	22979	1	1.49
460	WASH METRO AREA TRANS	11021	VEIRS MILL	WHEATON	CBD2	0	0	0.05
559	WASH METRO AREA TRANS	11114	GEORGIA	WHEATON	CBD2	0	0	0.52
599	SKOUZES, DEMOSTHENES &	11301	GEORGIA	WHEATON	CBD3	6300	2	0.11
599	WASH METRO AREA TRANS	11132	GEORGIA	WHEATON	CBD2	10242	0	0.90
602	CHARLES & MARGARET FAN	11307	GEORGIA	WHEATON	CBD3	3300	1	0.08
503	AARONSON, EDWARD A TR	2401	UNIVERSITY	WHEATON	CBD2	15873	1	0.61
599	BURCHUK, RHODA L REV TR	8223	GEORGIA	SILVER SPRING	CBD1	2920	1	0.07
113	MONTGOMERY ARMS DEVE	8700	COLESVILLE	SILVER SPRING	CBD1	0	0	1.76
				SILVER SPRING	CBD2	0	0	0.00
				SILVER SPRING	CBD3	0	0	0.00
117	BLAIR TOWERS LLC	1220	EAST WEST	SILVER SPRING	CBD2	0	0	0.85
910	BLAIR TOWERS LLC	1220	EAST WEST	SILVER SPRING	CBD2	0	0	1.54
460	WASH METRO AREA TRANS	1171	BONIFANT	SILVER SPRING	CBD2	0	0	3.99
602	BLAIR OFFICE BUILDING LLC	8300	COLESVILLE	SILVER SPRING	CBD2	74533	7	0.59
600	UNITED STATES OF AMERIC.	1335	EAST WEST	SILVER SPRING	CBD3	154279	10	0.56
602	FOULGER, BRYANT F TR	1315	EAST WEST	SILVER SPRING	CBD3	505000	18	1.97
599	LEVIN, CHARLES & MARGAR	11145	VEIRS MILL	WHEATON	CBD2	2244	1	0.16
599	MAHJOUBI, MAHMOUD & E	7347	WISCONSIN	BETHESDA	CBD2	5952	3	0.11
599	SURPLUS ASSOC LTD PTNSH	8006	WISCONSIN	BETHESDA	CBD1	2976	1	0.11
599	MARLU INVESTMENTS LLC	11325	GEORGIA	WHEATON	CBD3	1700	1	0.10
910	WASH METRO AREA TRANS	11023	VEIRS MILL	WHEATON	CBD2	0	0	0.05
910	WASH METRO AREA TRANS	11025	VEIRS MILL	WHEATON	CBD2	0	0	0.05
				WHEATON	CBD2	0	0	0.00
203	BLAIR MILL L C	8040	GEORGIA	SILVER SPRING	CBD2	9665	1	0.23
113	FALKLAND PARTNERS LLC	1545	FALKLAND	SILVER SPRING	CBD1	0	0	7.55
600	PROPERTY PLUS MANAGEM	8730	GEORGIA	SILVER SPRING	CBD2	29304	6	0.14

LANDUSE_CODE	OWNERS_NAME	PREMISE_NO	PREMISE_STREET	PREMISE_CITY	ZONE	GR_FLr_AREA	NO_STORIES	ACRE
599	8201-8203 L L C	8201	GEORGIA	SILVER SPRING	CBD1	7968	2	0.17
581	S & K INVESTMENTS LLC	8229	GEORGIA	SILVER SPRING	CBD1	2000	1	0.05
600	UCM/MDC-8484 GEORGIA I 8484		GEORGIA	SILVER SPRING	CBD3	140218	10	0.52
580	WOLPOFF, CHARLOTTE R TR 8221		GEORGIA	SILVER SPRING	CBD1	3440	1	0.09
602	RUBIN, HYMAN & D M	8404	GEORGIA	SILVER SPRING	CBD2	3900	2	0.08
599	8408 LLC	8408	GEORGIA	SILVER SPRING	CBD2	2880	0	0.14
599	WOLPOFF, CHARLOTTE R TR 8235		GEORGIA	SILVER SPRING	CBD1	2880	1	0.05
599	8402 GEORGIA LLC	8402	GEORGIA	SILVER SPRING	CBD2	2400	1	0.08
602	PYRAMID ATLANTIC INC	8230	GEORGIA	SILVER SPRING	CBD2	12330	2	0.33
551	8120 LLC	8200	GEORGIA	SILVER SPRING	CBD2	12000	1	0.92
604	JEMALS COLEMONT L L C	8715	COLESVILLE	SILVER SPRING	CBD2	36918	3	0.29
600	8515 GEORGIA AVE ASSOC I 928		ELLSWORTH	SILVER SPRING	CBD1	284312	0	1.11
604	DANSHES, RUBIN TR	8630	COLESVILLE	SILVER SPRING	CBD2	4770	1	0.08
581	MONTGOMERY COUNTY	919	ELLSWORTH	SILVER SPRING	CBD2	90571	1	1.93
599	8622 COLESVILLE ROAD LLC 0		ELLSWORTH	SILVER SPRING	CBD2	0	0	0.07
721	MONTGOMERY COUNTY M, 8641		COLESVILLE	SILVER SPRING	CBD2	38200	3	0.88
602	J BURBANO PROPERTIES LLC 8615		RAMSEY	SILVER SPRING	CBD2	2937	1	0.09
604	COLESVILLE JOINT VENTURE 8551		FENTON	SILVER SPRING	CBD2	36684	1	0.44
461	8711 GEORGIA AVENUE	8711	GEORGIA	SILVER SPRING	CBD2	0	0	0.61
599	MARGAS INVESTMENTS INC 7928		GEORGIA	SILVER SPRING	CBD1	4095	1	0.10
651	IGLESIA DE DIOS PENTACOS 1100		EAST WEST	SILVER SPRING	CBD1	23400	2	0.53
599	7914-7920 L L C	7914	GEORGIA	SILVER SPRING	CBD1	6632	1	0.18
599	KING GEORGE LLC	7980	GEORGIA	SILVER SPRING	CBD1	3248	1	1.59
599	MONTGOMERY COUNTY M, 1008		EAST WEST	SILVER SPRING	CBD1	2120	1	0.18
461	WOLPOFF, STANLEY G ET AL 8119		GEORGIA	SILVER SPRING	CBD1	0	0	0.01
531	WB KENNETT STREET LLC	8045	KENNETT	SILVER SPRING	CBD1	140244	3	1.75
910	MARYLAND NATIONAL CAPI 0		NEWELL	SILVER SPRING	CBD1	0	0	0.13
581	WOLPOFF, STANLEY G ET AL 8123		GEORGIA	SILVER SPRING	CBD1	3920	1	0.11
XXX	MONTGOMERY COUNTY MIO		GEORGIA	SILVER SPRING	CBD2	20656	4	0.15
581	POTOMAC SECURITY & EQU 8073		GEORGIA	SILVER SPRING	CBD1	3728	2	0.06
203	BLAIR MILL L L C	8030	GEORGIA	SILVER SPRING	CBD2	9186	3	0.16
910	BLAIR MILL L L C	1130	BLAIR MILL	SILVER SPRING	CBD2	0	0	0.14
205	8081 GEORGIA LLC	8081	GEORGIA	SILVER SPRING	CBD1	8442	1	0.02

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602	FOULGER, BRYANT F TR	1305	EAST WEST	SILVER SPRING	CBD2	304888	13	1.72
600	MONTGOMERY COUNTY	8400	GEORGIA	SILVER SPRING	CBD2	0	0	0.09
599	LA CARRA & DIRECTORIO LL 1004		RIPLEY	SILVER SPRING	CBD2	12320	1	0.16
641	8120 LLC	8126	GEORGIA	SILVER SPRING	CBD2	13230	1	0.94
581	HANSAN LEE TRADING CORP	8233	GEORGIA	SILVER SPRING	CBD1	1344	1	0.05
599	8408 LLC	8408	GEORGIA	SILVER SPRING	CBD2	2880	0	0.14
599	ROWE, ROSSLYN C	8227	GEORGIA	SILVER SPRING	CBD1	4440	1	0.07
400	WASHINGTON METRO ARE/8399		COLESVILLE	SILVER SPRING	CBD3	0	0	0.35
600	GREENBERG, J KAY & H TR	8724	GEORGIA	SILVER SPRING	CBD2	0	0	0.16
600	KAY, JACK ET AL TRUST	8716	GEORGIA	SILVER SPRING	CBD2	0	0	0.17
119				SILVER SPRING	CBD2	0	0	0.00
600	CLARK OFFICE BLDG LTD PTT	7500	OLD GEORGETOWN	BETHESDA	CBD3	285233	17	0.83
602	CARRUTHERS, JOHN T JR	4502	EAST WEST	BETHESDA	CBD2	1624	2	0.19
599	355 ASSOCIATES LLC	7029	WISCONSIN	BETHESDA	CBD1	860	1	0.08
599	TRIANGLE PK ASSOC I LTD P	2551	ENNALLS	WHEATON	CBD2	0	1	0.08
553	EXXON CORPORATION	11310	ENNALLS	WHEATON	CBD2	140	1	0.27
599	MARLU INVESTMENTS LLC	11333	GEORGIA	WHEATON	CBD3	9880	1	0.29
460	WASH METRO AREA TRANS	11019	VEIRS MILL	WHEATON	CBD2	0	0	0.04
503	GEORGIA EAST LP	2408	UNIVERSITY	WHEATON	CBD3	3170	1	0.13
682	BOARD OF COMMUNITY CO	7995	GEORGIA	SILVER SPRING	CBD1	0	2	0.51
460	MONTGOMERY COUNTY M/	1008	EAST WEST	SILVER SPRING	CBD1	0	0	0.05
599	PALMER, JAMES D	8211	GEORGIA	SILVER SPRING	CBD1	3215	1	0.08
581	S & K INVESTMENTS LLC	8231	GEORGIA	SILVER SPRING	CBD1	2000	1	0.05
599	RIPLEY PROJECT L L C	8216	GEORGIA	SILVER SPRING	CBD2	5790	1	0.16
604	DANSHES, RUBIN TR	8634	COLESVILLE	SILVER SPRING	CBD2	4960	1	0.10
600	HOSPITALITY ASSOC OF COL	8728	COLESVILLE	SILVER SPRING	CBD1	141960	13	0.39
604	CLIFFORD C HAMILTON LIM	7809	OLD GEORGETOWN	BETHESDA	CBD1	10940	2	0.13
599	7220 WISCONSIN LLC	7220	WISCONSIN	BETHESDA	CBD2	36668	4	0.50
604	T & C EQUITIES LLC	7514	WISCONSIN	BETHESDA	CBD2	22246	5	0.13
400	MONTGOMERY COUNTY	7669	OLD GEORGETOWN	BETHESDA	CBD1	0	0	0.00
672	MONTG CO	7359	WISCONSIN	BETHESDA	CBD2	21400	4	0.15
118				SILVER SPRING	CBDR2	0	0	0.00
553	HOME PROPERTIES 1200 EA	1212	EAST WEST	SILVER SPRING	CBDR2	0	0	0.73

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599	ELIZABETH MANOR APTS PT 8127		GEORGIA	SILVER SPRING	CBD1	1680	1	0.06
600	GEORGIA CAMERON ASSOC 8701		GEORGIA	SILVER SPRING	CBD2	95504	8	0.31
461	7900 ASSOCIATES LLC 7924		WISCONSIN	BETHESDA	CBD2	0	0	0.12
600	TWO WISCONSIN CIR JNT V12		WISCONSIN	FRIENDSHIP HEIGH	CBD2	241686	13	1.37
599	GOLDBERG, HARRY W TR 7027		WISCONSIN	BETHESDA	CBD1	1100	1	0.05
599	OFFUTT, M WILLSON 3RD E 6930		WISCONSIN	BETHESDA	CBD1	8680	1	0.24
460	MONTG COUNTY 2630		UNIVERSITY	WHEATON	CBD2	0	0	0.39
503	MARLU INVESTMENTS LLC 2410		UNIVERSITY	WHEATON	CBD3	1740	1	0.07
559	LUBEL, LEON K & LANE 8000		GEORGIA	SILVER SPRING	CBD2	4535	1	0.25
682	BOARD OF COMMUNITY COO		GEORGIA	SILVER SPRING	CBD1	98130	4	1.25
910	VERIDIAN AT SILVER SPRING		EAST WEST	SILVER SPRING	CBD2	0	0	0.07
551	IMPERIAL INVESTMENT CO 1110		EAST WEST	SILVER SPRING	CBD1	0	0	0.96
599	8081 GEORGIA LLC 0		GEORGIA	SILVER SPRING	CBD1	0	0	0.05
604	SCHMIELER, JEFFREY R REV 8225		GEORGIA	SILVER SPRING	CBD1	2480	2	0.07
461	BETHEL WORLD OUTREACH 8246		GEORGIA	SILVER SPRING	CBD2	0	0	0.22
580	DPS INVESTMENTS LLC 8301		GEORGIA	SILVER SPRING	CBD2	2400	1	0.08
611	CAPITAL ONE, NATIONAL AS 8315		GEORGIA	SILVER SPRING	CBD2	3774	1	0.32
600	L D G INC 8601		GEORGIA	SILVER SPRING	CBD3	157118	10	0.45
119				SILVER SPRING	CBD2	0	0	0.00
599	PAUL M SAAH LLC 7817		OLD GEORGETOWN	BETHESDA	CBD1	1870	1	0.07
599	SURPLUS ASSOC LTD PTNSH 8004		WISCONSIN	BETHESDA	CBD1	2604	1	0.10
599	TOMASELLO, OLGA L TRUST 7017		WISCONSIN	BETHESDA	CBD1	860	1	0.04
611	ZLOTNICK & KRAFT- MONTC 5410		WISCONSIN	FRIENDSHIP HEIGH	CBD1	1326	1	0.11
599	CHEN, YU LAN ET AL 2400		UNIVERSITY	WHEATON	CBD3	5202	2	0.13
460	WASH METRO AREA TRANS 11116		GEORGIA	WHEATON	CBD2	0	0	0.04
460	SGM L L C 2204		UNIVERSITY	WHEATON	CBD2	0	0	0.24
581	MARGAS INVESTMENTS INC 7926		GEORGIA	SILVER SPRING	CBD1	2860	1	0.07
581	SHRIMP ASSOCIATES 8012		GEORGIA	SILVER SPRING	CBD2	2521	1	0.06
599	BURCHUK, RHODA L REVOC 8240		GEORGIA	SILVER SPRING	CBD2	4840	1	0.11
581	MONTGOMERY COUNTY 0		COLESVILLE	SILVER SPRING	CBD2	0	1	0.53
600	FIRST SECURITY BK NTL ASS 1		DISCOVERY	SILVER SPRING	CBD2	545420	10	3.49
990	SILVER SPRING METRO CNT 8396		COLESVILLE	SILVER SPRING	CBD3	0	0	0.07
600	KAY, JACK ET AL TRUST 8720		GEORGIA	SILVER SPRING	CBD2	110950	10	0.17

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599	8081 GEORGIA LLC	962	SLIGO	SILVER SPRING	CBD1	0	0	0.06
461	F & H LIMITED PTNSHP	7752	WISCONSIN	BETHESDA	CBD2	0	0	0.15
611	GRANDBANK	7535	OLD GEORGETOWN	BETHESDA	CBD2	9286	2	0.32
600	BROWN, ALVIN I ET AL TR	8216	WISCONSIN	BETHESDA	CBD1	2990	2	0.05
599	CHARLES & MARGARET LEV	11153	VEIRS MILL	WHEATON	CBD2	21887	2	0.68
553	SGM LLC	2204	UNIVERSITY	WHEATON	CBD2	2127	1	0.27
599	KOSTIANES, ANTOINETTE TF	11244	GEORGIA	WHEATON	CBD2	3000	1	0.13
599	HONDROS, CHRIS S & L E	2410	UNIVERSITY	WHEATON	CBD3	900	1	0.04
581	8113 LLC	8113	GEORGIA	SILVER SPRING	CBD1	2624	2	0.16
203	BLAIR MILL L L C	1100	BLAIR MILL	SILVER SPRING	CBD2	13180	2	0.21
205	ERNA LLC	8101	GEORGIA	SILVER SPRING	CBD1	14270	2	0.43
672	8131 GEORGIA AVENUE LLC	8131	GEORGIA	SILVER SPRING	CBD1	5980	2	0.17
				SILVER SPRING	CBD2	0	0	0.00
				BETHESDA	CBD2	0	0	0.00
604	CLIFFORD C HAMILTON LIM	7801	OLD GEORGETOWN	BETHESDA	CBD1	8140	2	0.10
611	INLAND AMERICAN ST PORT	7500	WISCONSIN	BETHESDA	CBD2	10780	3	0.10
604	PLANK INC	7940	WISCONSIN	BETHESDA	CBD1	5050	2	0.06
599	KOPSIDAS, MARIA TR	7015	WISCONSIN	BETHESDA	CBD1	1060	1	0.04
910	BETHESDA ARC LLC	7313	WISCONSIN	BETHESDA	CBD2	0	0	0.66
600	FRIENDSHIP PROPERTIES	5530	WISCONSIN	FRIENDSHIP HEIGH	CBD1	304875	12	1.12
599	LEVIN, ALAN ET AL	11165	VEIRS MILL	WHEATON	CBD2	6028	1	0.22
637	MON, GEORGE ET AL	2646	UNIVERSITY	WHEATON	CBD2	2800	1	0.13
599	WASHINGTON MUSIC SALES	11305	GEORGIA	WHEATON	CBD3	10000	1	0.48
672	MONTGOMERY COUNTY MI	8100	GEORGIA	SILVER SPRING	CBD2	36000	4	2.08
600	WORLD BUILDING LLC TRUS	8121	GEORGIA	SILVER SPRING	CBD1	59520	10	0.16
641	8220 GEORGIA LLC	0	RIPLEY	SILVER SPRING	CBD2	0	0	0.16
604	THAYER AVENUE LTD PTNSH	8241	GEORGIA	SILVER SPRING	CBD2	13800	2	0.22
604	HADDAD, MUHSEN A TR ET	8415	GEORGIA	SILVER SPRING	CBD2	6700	1	0.11
599	8622 COLESVILLE ROAD LLC	8622	COLESVILLE	SILVER SPRING	CBD2	5890	1	0.09
641	PAK, HYUN S ET AL TRUSTEE	7998	GEORGIA	SILVER SPRING	CBD1	4322	1	0.49
461	ERNA LLC	0	GEORGIA	SILVER SPRING	CBD1	0	0	0.16
602	8700 GEORGIA AVE LTD PTT	8700	GEORGIA	SILVER SPRING	CBD2	28848	4	0.41
600	FAIRMONT AOF LLC	7735	OLD GEORGETOWN	BETHESDA	CBD1	126492	12	0.52

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671	UNITED STATES OF AMERIC, 7400		WISCONSIN	BETHESDA	CBD3	4296	1	0.30
604	CHAMBERS, ERROL D & S I 7892		GEORGIA	SILVER SPRING	CBD1	2350	2	0.03
672	GALLAGHER PROPERTIES LL 8665		GEORGIA	SILVER SPRING	CBD2	12605	2	0.35
600	5454 WISCONSIN INC 5454		WISCONSIN	FRIENDSHIP HEIGH	CBD1	275838	17	1.13
602	WASHINGTON METRO ARE/ 8090		GEORGIA	SILVER SPRING	CBD2	20656	4	0.29
599	7345 WISCONSIN AVE LIMIT 7345		WISCONSIN	BETHESDA	CBD2	5350	1	0.16
460	MONTGOMERY COUNTY M/ 1100		EAST WEST	SILVER SPRING	CBD1	0	0	0.06
599	WOLPOFF, HARRY K ET AL 8213		GEORGIA	SILVER SPRING	CBD1	9121	1	0.26
604	DANSHES, RUBIN TR 8644		COLESVILLE	SILVER SPRING	CBD2	3080	1	0.05
581	MON, GEORGE ET AL 2646		UNIVERSITY	WHEATON	CBD2	2800	1	0.13
600	BETHESDA PLACE LTD PTNS/ 7700		WISCONSIN	BETHESDA	CBD2	275900	11	1.57
599	7900 ASSOCIATES LLC 7924		WISCONSIN	BETHESDA	CBDR2	3150	1	0.12
599	TANG, TONG M & Q 2640		UNIVERSITY	WHEATON	CBD2	0	0	0.13
599	JONES, FRANK ET AL 11264		GEORGIA	WHEATON	CBD2	3480	1	0.11
600	CAPCO LAND COMPANY 11262		GEORGIA	WHEATON	CBD2	4800	2	0.12
599	HILLERSON, ROBERT P 11123		VEIRS MILL	WHEATON	CBD2	16478	2	0.25
600	SUMMIT BUILDING LLC 8555		16TH	SILVER SPRING	CBD1	85000	8	2.47
599	LEVIN, ALAN J ET AL 8429		GEORGIA	SILVER SPRING	CBD2	3600	1	0.10
599	ZLOTNICK & KRAFT- MONTC 8662		COLESVILLE	SILVER SPRING	CBD2	13348	1	0.18
641	ROSENBERG, WANEETA L TF 8129		GEORGIA	SILVER SPRING	CBD1	5275	1	0.16
553	FRIEDMAN, HANNAH W ET/ 8384		COLESVILLE	SILVER SPRING	CBDR2	1408	0	0.60
600	7900 ASSOCIATES LLC 7900		WISCONSIN	BETHESDA	CBDR2	45872	4	0.29
599	C & G ASSOCIATES 7126		WISCONSIN	BETHESDA	CBD1	10048	2	0.21
551	BLAIR MILL EW LLC 1006		EAST WEST	SILVER SPRING	CBD1	5715	1	0.25
151	BETHESDA HOSPITALITY LLC 8130		WISCONSIN	BETHESDA	CBD1	31461	3	0.57
604	7201 WISCONSIN LLC 7201		WISCONSIN	BETHESDA	CBD2	184218	7	0.79
599	DPS INVESTMENTS LLC 8305		GEORGIA	SILVER SPRING	CBD2	1260	1	0.05
599	BETHEL WORLD OUTREACH 8238		GEORGIA	SILVER SPRING	CBD2	8892	1	0.11
599	TOMASELLO, OLGA L TRUST 7023		WISCONSIN	BETHESDA	CBD1	860	1	0.04
604	ATHANASAKIS, EMANUEL H 7817		EASTERN	SILVER SPRING	CBD1	3324	2	0.04
599	KLAUSNER, CAL ET AL 8646		COLESVILLE	SILVER SPRING	CBD2	3387	1	0.10
599	7900 ASSOCIATES LLC 7934		WISCONSIN	BETHESDA	CBDR2	2506	1	0.12
119				BETHESDA	CBDR2	0	0	0.00

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604	C & G ASSOCIATES	7140	WISCONSIN	BETHESDA	CBD1	5032	2	0.16
599	TRIANGLE PK ASSOC I LTD P 2549		ENNALLS	WHEATON	CBD2	0	1	0.26
599	DAMIANO, CAMILLO & G 2638		UNIVERSITY	WHEATON	CBD2	3310	1	0.12
599	MONTGOMERY COUNTY MI 11234		GEORGIA	WHEATON	CBD2	2890	2	0.10
580	U S GAS & CO INC 11323		GEORGIA	WHEATON	CBD3	5214	1	0.56
581	CLARY BROS CORPORATION 2418		UNIVERSITY	WHEATON	CBD3	1740	1	0.08
400	WASH METRO AREA TRANS 0		16TH	SILVER SPRING	CBD1	0	0	0.40
541	RIPLEY PROJECT LLC 8236		GEORGIA	SILVER SPRING	CBD2	8650	1	0.11
599	ATTIAS, LISETTE L 7930		GEORGIA	SILVER SPRING	CBD1	6128	2	0.08
602	SILVER SPRING METRO CEN 1325		EAST WEST	SILVER SPRING	CBD3	310000	18	1.01
604	LEVIN, ABBE M 8401		GEORGIA	SILVER SPRING	CBD2	7904	1	0.11
541	SAFEWAY STORES HOLDING 7625		OLD GEORGETOWN	BETHESDA	CBD2	166180	1	0.60
503	BLAIR TOWERS LLC AND 8201		16TH	SILVER SPRING	CBD2	0	0	16.77
151	MANOR INN BETHESDA INC 7740		WISCONSIN	BETHESDA	CBD2	28430	3	0.74
600	JEMAL POST OFFICE LTD PTI 8412		GEORGIA	SILVER SPRING	CBD2	6240	1	0.38
604	SUGAR, ROBERT & 8435		GEORGIA	SILVER SPRING	CBD2	12501	3	0.12
599	WASH METRO AREA TRANS 11011		VEIRS MILL	WHEATON	CBD2	0	0	0.12
599	8501 GEORGIA LLC ET AL 1411		EAST WEST	SILVER SPRING	CBD3	22872	1	1.44
604	PLANK INC 7942		WISCONSIN	BETHESDA	CBD1	12672	2	0.17
604	STEINBERG, STEVE ET AL TR 7720		WISCONSIN	BETHESDA	CBD2	24600	2	0.60
600	4600 ASSOC LTD PTNSHP 4600		EAST WEST	BETHESDA	CBD2	126297	9	0.41
503	ZLOTNICK & KRAFT- MONTG 5418		WISCONSIN	FRIENDSHIP HEIGH	CBD1	6625	1	0.27
599	KAMMAK INVESTMENTS LL 11216		GEORGIA	WHEATON	CBD2	2700	1	0.12
721	BETHEL WORLD OUTREACH 8242		GEORGIA	SILVER SPRING	CBD2	7850	1	0.22
600	BETHEL WORLD OUTREACH 8252		GEORGIA	SILVER SPRING	CBD2	15340	2	0.22
910	LDG INC 8615		GEORGIA	SILVER SPRING	CBD2	0	0	0.70
400	CYPRESS REALTY INVESTME 8021		GEORGIA	SILVER SPRING	CBD1	0	0	1.18
460	KRUPSAW, STANLEY C ET AL 0		OLD GEORGETOWN	BETHESDA	CBD1	0	0	0.05
151	GROSVENOR URBAN MARYI 5520		WISCONSIN	FRIENDSHIP HEIGH	CBD1	171781	1	1.81
599	ARNOLD FAMILY LLC 2670		UNIVERSITY	WHEATON	CBD2	3750	1	0.13
461	CHARLES AND MARGARET L 11147		VEIRS MILL	WHEATON	CBD2	2375	1	0.17
599	YOULUS, JOSHUA ET AL 11254		GEORGIA	WHEATON	CBD2	2625	1	0.11
599	WASH METRO AREA TRANS 11118		GEORGIA	WHEATON	CBD2	0	0	0.04

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460	WASH METRO AREA TRANS	11021	VEIRS MILL	WHEATON	CBD2	0	0	0.05
553	IRV ESTATES PARTNERS LP	E8600	GEORGIA	SILVER SPRING	CBD2	150	1	0.39
910	8621 LIMITED PARTNERSHIP	8621	GEORGIA	SILVER SPRING	CBD2	0	0	0.70
599	CHAMBERS, ERROL D & S I	7890	GEORGIA	SILVER SPRING	CBD1	2880	2	0.02
117	F C-HARRIS SILVER SPRING	1400	EAST WEST	SILVER SPRING	CBD2	0	0	2.04
480	POTOMAC ELECTRIC POWEI		UNIVERSITY	WHEATON	CBD2	0	0	0.19
503	BLAIR SHOPPING CENTER, L	1280	EAST WEST	SILVER SPRING	CBD2	64905	1	7.24
117	WP PROJECT DEVELOPER LL	5400	WISCONSIN	FRIENDSHIP HEIGH	CBD1	917408	15	6.30
503	BLAIR STORES LLC	1300	EAST WEST	SILVER SPRING	CBD2	7500	1	0.29
599	PAUL M SAAH LLC	7815	OLD GEORGETOWN	BETHESDA	CBD1	6816	2	0.07
599	DRAYTON/TAYLOR/REA L L	17607	OLD GEORGETOWN	BETHESDA	CBD2	7460	1	0.34
599	CORVELLI, SUZANNE W	7011	WISCONSIN	BETHESDA	CBD1	860	1	0.04
599	ZLOTNICK & KRAFT- MONTC	5420	WISCONSIN	FRIENDSHIP HEIGH	CBD1	6979	2	0.14
599	THOMPSON, JOSEPH S JR &	11212	GEORGIA	WHEATON	CBD2	1275	1	0.06
581	LAFAYETTE PLACE ASSOC LT	2322	UNIVERSITY	WHEATON	CBD2	8124	1	0.27
604	GUARDIAN BUILDING ASSO	8605	CAMERON	SILVER SPRING	CBD2	71653	6	0.36
604	KIANG, YEE M & S Y	8411	GEORGIA	SILVER SPRING	CBD2	3800	2	0.06
553	7725 OGR LLC	7725	OLD GEORGETOWN	BETHESDA	CBD1	1827	1	0.25
117	BROWN, ALVIN I ET AL TR	8200	WISCONSIN	BETHESDA	CBD1	0	0	0.46
599	THOMPSON, JOSEPH S JR &	11214	GEORGIA	WHEATON	CBD2	1275	1	0.06
599	ENNALLS AVENUE LLC	2514	UNIVERSITY	WHEATON	CBD2	5085	2	0.14
503	LER INC	2321	UNIVERSITY	WHEATON	CBD2	26336	2	0.48
480	POTOMAC ELECTRIC POWEI	2306	UNIVERSITY	WHEATON	CBD2	0	0	0.21
990	MONTGOMERY COUNTY	8219	GEORGIA	SILVER SPRING	CBD1	0	0	0.08
604	HALE CENTER LLC	8501	COLESVILLE	SILVER SPRING	CBD2	16380	2	0.19
531	LDG INC	8656	COLESVILLE	SILVER SPRING	CBD2	0	0	0.96
460	BLAIR MILL L L C	1109	EAST WEST	SILVER SPRING	CBD2	0	0	0.07
203	BLAIR MILL L L C	1115	EAST WEST	SILVER SPRING	CBD2	13470	1	0.41
581	GEORGIA EAST LP	2404	UNIVERSITY	WHEATON	CBD3	1826	1	0.06
599	A V INVESTMENTS MARYLA	8205	GEORGIA	SILVER SPRING	CBD1	7246	1	0.16
581	NICHOLS, CATHERINE ANN I	11200	GEORGIA	WHEATON	CBD2	2200	1	0.28
910	MONTGOMERY COUNTY MIO		ELLSWORTH	SILVER SPRING	CBD1	0	0	0.48
599	7900-7912 LLC	7900	GEORGIA	SILVER SPRING	CBD1	11599	2	0.21

LANDUSE_CODE	OWNERS_NAME	PREMISE_NO	PREMISE_STREET	PREMISE_CITY	ZONE	GR_FLR_AREA	NO_STORIES	ACRE
462	MONTGOMERY COUNTY	0	SPRING	SILVER SPRING	CBD1	207252	4	1.80
581	ABATUNO, MICHAEL A TRU:2526		UNIVERSITY	WHEATON	CBD2	3104	2	0.24
117	STELLAR GT TIC LLC AND	8750	GEORGIA	SILVER SPRING	CBD2	0	0	3.25