

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR IN DISUSE. THE SURVEYOR'S FIELD SURVEY AND RECORDING DOES NOT GUARANTEE THAT THE LOCATION INDICATED THROUGH THE DOES CERTAINLY THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PROPERTY SUBJECT TO TITLE EXCEPTIONS SCHEDULE B-SECTION II

4. SPECIFICATIONS OF THE URBAN REVENUE PLAN FOR THE SHAW SCHOOL URBAN REVENUE AREA ADOPTED JANUARY 9, 1969, BY THE NATIONAL CAPITAL PLANNING COMMISSION AND RECORDED APRIL 29, 1969 AS INSTRUMENT NO. 8042 IN LIBER 12987 AT FOLIO 543 AMONG THE LAND RECORDS OF THE DISTRICT OF COLUMBIA, AND MODIFICATIONS HERETO RECORDED JUNE 23, 1986, AS INSTRUMENT NO. 23068 AND MODIFICATIONS HERETO RECORDED JUNE 23, 1986, AS INSTRUMENT NO. 23068 AND MODIFICATIONS HERETO RECORDED JUNE 23, 1986, AS INSTRUMENT NO. 23068 AND MODIFICATIONS HERETO DATED JUNE 2, 1988, (NOT PLOTTABLE, AFFECT SUBJECT PROPERTY)

LEGAL DESCRIPTION

ALL OF THAT CERTAIN LOT OF PARCELS OF LAND SITUATED LYING AND BEING IN THE DISTRICT OF COLUMBIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 LOT 47 IN SQUARE 237 IN A SUBDIVISION MADE BY GEORGE B. COBBIN, AS PER PLAN RECORDED IN LIBER 1124, AT FOLIO 21 IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.

NOTES:

1. No observable evidence of earth moving work, building construction or building alterations within recent memory.
2. No observable evidence of changes in street right of way lines completed, recent street or sidewalk construction or repairs.
3. No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
4. Property has both pedestrian and vehicular access to U STREET, N.W., Public Right of Way.
5. All statements within the certification, and other references located thereon, were made on the basis of field observations, and other available records, including aerial photography, and other available records, and the surveyor has no other source of information specifically referenced herein.
6. The Building is fixed call North Face on line & Center on Line, South face on line one monument to the property.

GENERAL NOTES:

1. TOTAL AREA OF PROPERTY BY RECORD 1,800 SQ.FT.
2. TOTAL AREA OF BUILDING FOOTPRINT 1,306 SQ.FT.
3. D.C. PUBLIC WORKS DATUM USED.
4. FLOOD ZONE DESIGNATION "C" MINIMAL HAZARD FEMA
5. FLOOD INSURANCE MAP PANEL NO.110001 0020B.
6. TOTAL NUMBER OF PARKING SPACES IS 0.
7. SUBJECT TO MODIFICATION AND/OR VERRIFICATION BY THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.
8. PROPERTY IS ZONED RESIDENTIAL/COMMERCIAL ZONE AS PER CURRENT AVAILABLE ZONING AND IS SUBJECT TO THE REQUIREMENTS AND REGULATIONS OF THE URBAN ARTS DESIGNATION.

ZONING SET BACK REQUIREMENTS FOR C-2-A
 HEIGHT OF BUILDING ALLOWED: 30 FT. MINIMUM/ HEIGHT (STORIES)- NO LIMT
 HEIGHT OF BUILDING MEASURED: 42.3 FT.
 PERCENTAGE LOT COVERAGE ALLOWED - 60%
 PERCENTAGE LOT COVERAGE MEASURED - 72.6%
 FLOOR AREA RATIO ALLOWED - APARTMENT USE OR OTHER RESIDENTIAL USE - 2.5
 OTHER USE PERMITTED - 1.5
 MAXIMUM PERMITTED - 2.5

FRONT YARD MINIMUM- NONE REQUIRED.
 REAR YARD SET BACK - 15 FEET MINIMUM
 SIDE YARD MINIMUM - NONE REQUIRED BUT WHERE A SIDE YARD IS PROVIDED IT SHALL BE TWO (2) IN WIDE FOR EACH FOOT OF HEIGHT OF BUILDING BUT NOT LESS THAN SIX FOOT (6 FT.)

LEGEND

- ⊙ PERIOD MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ WATER MANHOLE
- FIRE HYDRANT
- ⊖ GAS PIPE
- ⊖ GAS VALVE
- ⊖ GAS METER
- ⊖ LIGHT POLE
- ⊖ PERIOD POWER POLE
- ⊖ WATER METER
- ⊖ WATER VALVE
- ⊖ MONITORING WELL
- ⊖ ELECTRIC POWER LINE
- ⊖ GAS LINE
- ⊖ SEWER LINE
- ⊖ TELEPHONE LINE
- ⊖ WATER LINE
- ⊖ CHAIN LINK FENCE
- ⊖ OVER HEAD ELECTRIC WIRE

UTILITY COMPANIES

- POTOMAC ELECTRIC POWER CO.
- 701 9TH STREET, N.W.
- WASHINGTON, D.C. 20008
- 202-672-2000
- GAS SERVICE
- WASHINGTON GAS COMPANY
- 4000 WASHINGTON BLVD.
- SPRINGFIELD VA. 22151
- 703-750-1000
- TELEPHONE SERVICE
- VERIZON
- VERIZON COMMUNICATIONS
- BELTSVILLE, MD 20705
- 301-995-6052
- SEWER & WATER SERVICE
- D.C. WATER & SEWER AUTHORITY
- 3000 VERDOK AVENUE, S.W.
- WASHINGTON, D.C. 20004
- 202-645-7851

No.	DESCRIPTION	NAME	DATE
1	REVISIONS		

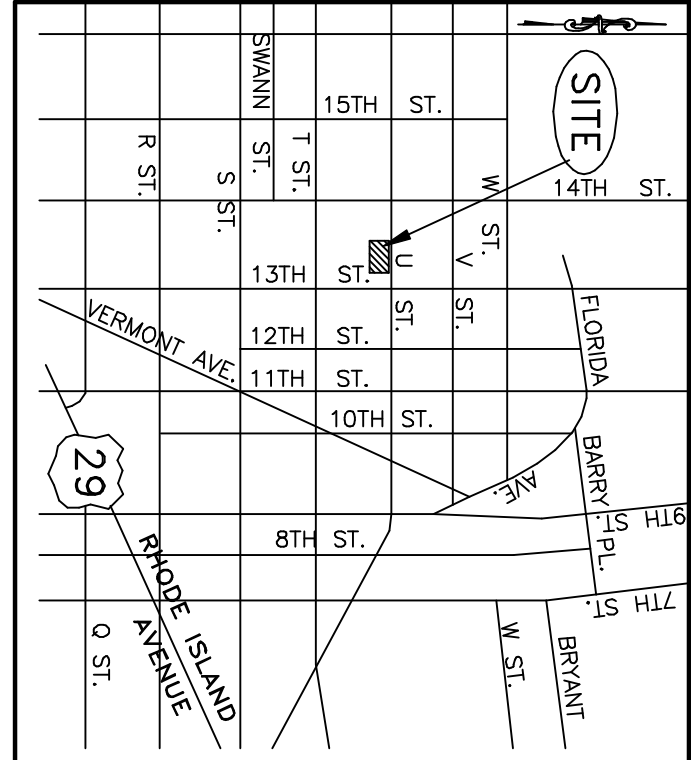
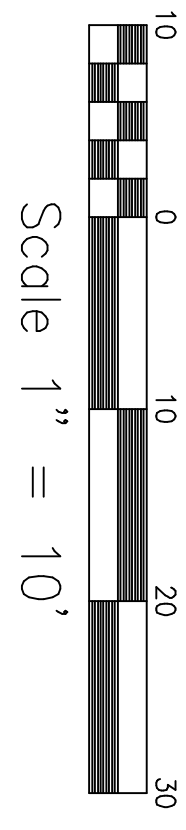
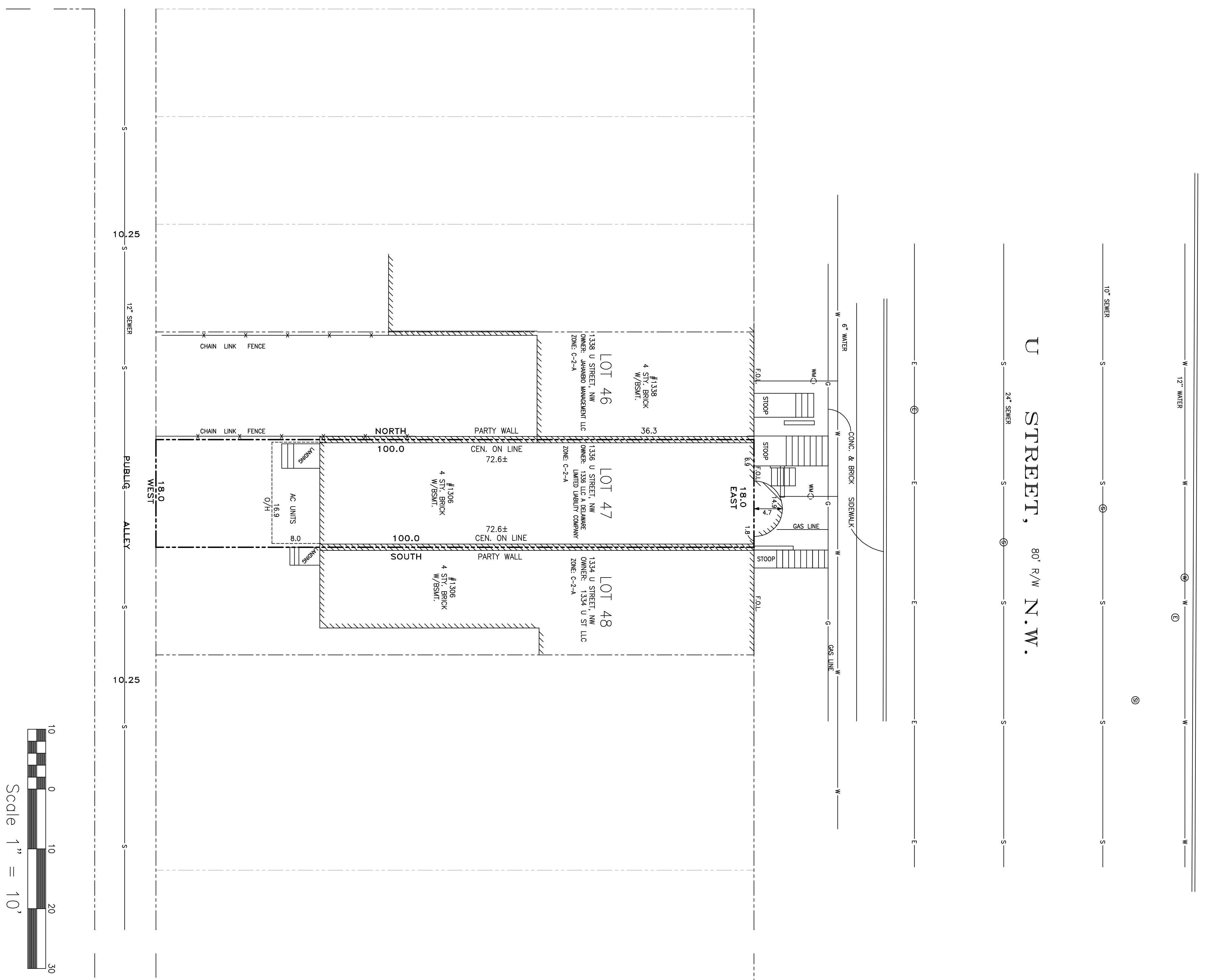
DESIGNED	CHECKED	SCALE
R. P.	A.H.	1" = 10'

AAH CONSULTANTS LLC
 ENGINEERS - SURVEYORS - CONSULTANTS
 4200 FORBES BLVD. SUITE 203
 LANHAM, MARYLAND 20706
 301-429-1750 (PH) 301-429-1757 (FAX)

#1336 U STREET, N.W.

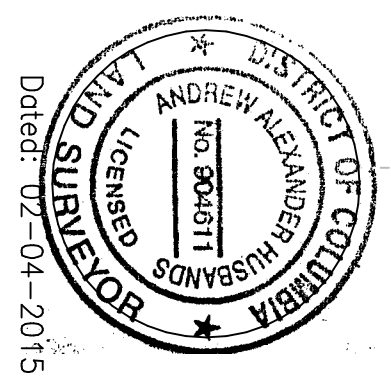
ALTA/ACSM SURVEY
 LOT 47 SQUARE 237
 WASHINGTON, DC.

DATE	SHEET	JOB No.
01-15-2015	1 OF 1	15-002



SURVEYOR'S CERTIFICATE

The undersigned, being a Licensed Surveyor of the District of Columbia, certifies to UNITED BANK, as follows:
 This map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6 (b), 7 (a), 7 (b) (1), 7 (c), 8, 9, 11 (a), 14, 15, 19, and 20 (a) of Table A thereof. The field work was completed on 01-15-2015
 The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.



[Signature]
 [ANDREW HUSBANDS]
 Licensed No. 904611

Dated: 02-04-2015