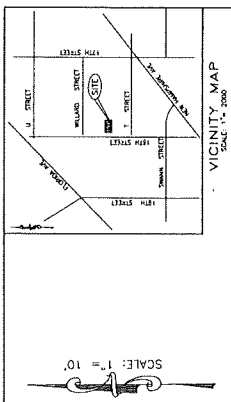


**UTILITY DISCLAIMER**  
 THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR NOT IN SERVICE. THE SURVEYOR HAS NOT PERSONALLY LOCATED THE UNDERGROUND UTILITIES.



**GENERAL NOTES:**

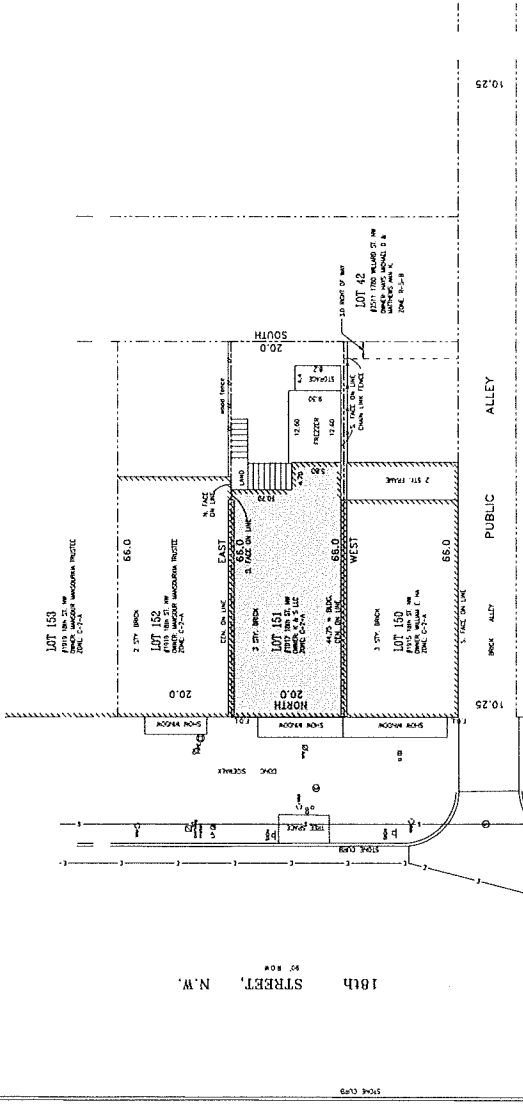
- TOTAL AREA OF PROPERTY BY RECORD 1,320 SQ.FT.
- TOTAL AREA OF BUILDING FOOTPRINT 840 SQ. FT.
- FLOOD ZONE DESIGNATION "X" MINIMAL HAZARD FEMA FLOOD INSURANCE MAP PANEL NO 110001 0016C.
- SUBJECT TO MODIFICATION AND/OR VERIFICATION BY THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.
- PROPERTY IS ZONED C-2-A, A COMMERCIAL DISTRICT.
- PROPERTY IS ZONED C-2-A.
- ZONING SET-BACK REQUIREMENTS FOR C-2-A:  
 HEIGHT OF BUILDING ALLOWED: 50 FT. MAXIMUM / HEIGHT (STORES) - NO LIMIT  
 HEIGHT OF BUILDING MEASURED: 34.6 FT.  
 PERCENTAGE LOT COVERAGE ALLOWED - 60%  
 PERCENTAGE LOT COVERAGE MEASURED - 60%  
 FLOOR TO AREA RATIO ALLOWED 2.5 MAXIMUM PERMITTED  
 FRONT YARD MINIMUM - NONE REQUIRED  
 REAR YARD MINIMUM DEPTH 15' FEET  
 SIDE YARD MINIMUM - NONE REQUIRED BUT WHERE A SIDE YARD IS PROVIDED IT SHALL BE TWO (2) INCHES FOR EACH FOOT OF HEIGHT OF BUILDING BUT NOT LESS THAN SIX FOOT (6 FT.)

**NOTES:**

- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines, completed, and visible from the adjoining jurisdiction and no observable evidence of street, street or driveway, curbs, sidewalks or repairs.
- No other evidence of site use as a solid waste dump, dump or sanitary landfill.
- Public right of way shall be shown and vehicular access to 18th STREET, N.W.
- All measurements, this certificate, and other references, bearings, easements herein, related to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on specifically referenced herein.
- The Building is listed on West Face on line, South face on line are monument to the property.

**LEGAL DESCRIPTION**

ALL OF THAT CERTAIN LOT OR PARCEL OF LAND SITUATED, LYING AND BEING IN THE DISTRICT OF COLUMBIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 LOT NUMBERED ONE HUNDRED FIFTY-ONE (151), IN SQUARE NUMBERED ONE HUNDRED FIFTY-ONE (151), IN A SUBDIVISION MADE BY JESSE A. SUBERLAND, AS SHOWN ON THE PLAT OF SAID SUBDIVISION, BEING A PLAT OF SAID SUBDIVISION FOR THE DISTRICT OF COLUMBIA, BEING A PLAT OF SAID SUBDIVISION TOGETHER WITH A SPACE OF WAY OVER THE NEAR THREE (3) FEET OF LOT 150 IN SAID SQUARE AND SUBDIVISION.



**SURVEYOR'S CERTIFICATE**

The undersigned, being a Licensed Surveyor of the District of Columbia, certifies to UNITED BANK, as follows:  
 This plan and plat of the property for which it is being made, made in accordance with the 2011 National Standard Survey Requirements for ALTA/ACSM (see Title Survey, 7 (a), 7 (b) (1), 7 (c), 8, 9, 11 (a), 14, 15, 19, and 20 (a) of Table A hereof). The field work was completed on 02-28-14.  
 The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.



**AAH CONSULTANTS LLC**  
 ENGINEERS - SURVEYORS - CONSULTANTS  
 4500 FORBES BLVD SUITE 203  
 LANHAM, MARYLAND 20706  
 429-1750 (PH) 429-1757 (FAX)

#1917 18th STREET, N.W.

DATE 10-22-14  
 SHEET 1 OF 1  
 JOB No. 14-033

DESIGNED	DRAWN R. P.
CHECKED	
SCALE 1" = 10'	



- UTILITY COMPANIES**
- TELEPHONE ELECTRIC POWER CO. 202-462-2000
  - AMERICAN WATERWORKS ASSOCIATION 202-462-2000
  - CAS SERVICE 202-462-2000
  - TELEPHONE SERVICE 202-462-2000
  - TELEPHONE SERVICE 202-462-2000
  - TELEPHONE SERVICE 202-462-2000
  - TELEPHONE SERVICE 202-462-2000
  - TELEPHONE SERVICE 202-462-2000

- LEGEND**
- 1. STOCK WALL
  - 2. TELEPHONE MANHOLE
  - 3. TELEPHONE MANHOLE
  - 4. TELEPHONE MANHOLE
  - 5. TELEPHONE MANHOLE
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NO.	DESCRIPTION	NAME	DATE