

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 ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NOTES:

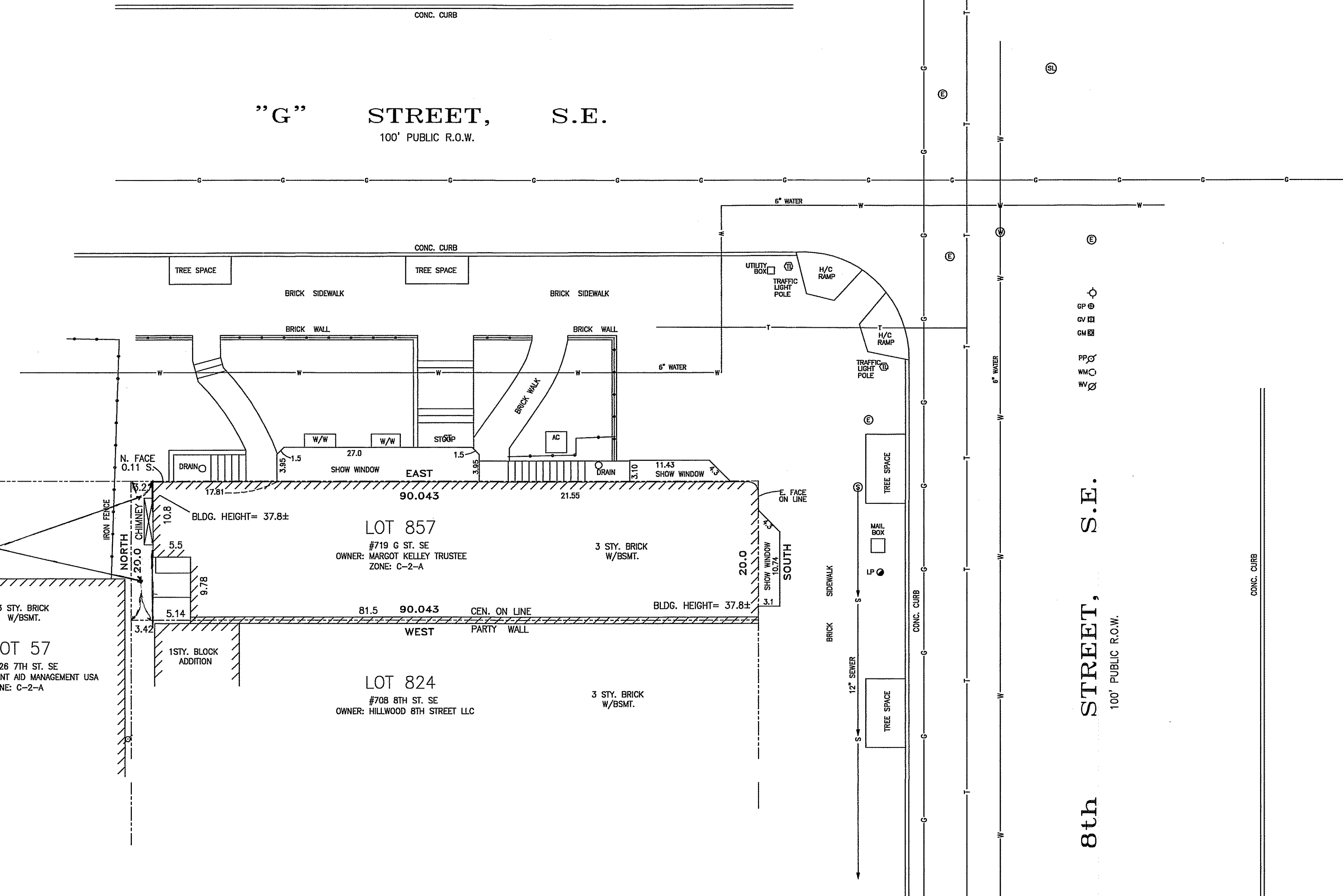
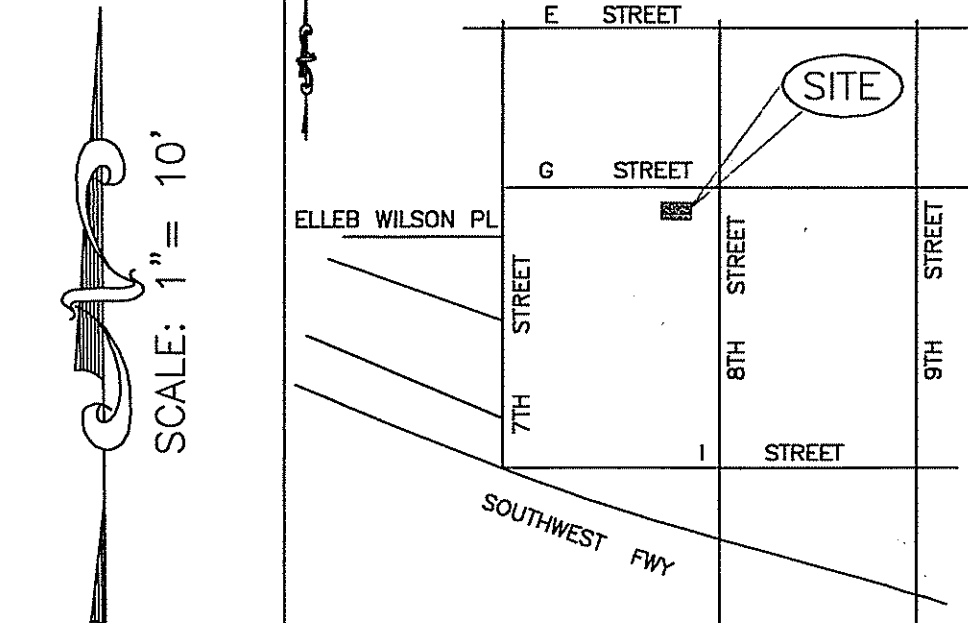
- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- All statements within the certification, and other references located elsewhere herein, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced herein.
- Surveyor has liability insurance and will provide upon request.
- According to the U.S. Fish & Wildlife Service-National Wetlands Inventory Website, the subject property does not contain wetland areas.

LEGAL DESCRIPTION

LOT 34 IN SQUARE 904 IN A SUBDIVISION MADE BY JAMES O' DONNELL, AS PER PLAT RECORDED IN LIBER 27 AT FOLIO 105 IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.
 -ALSO-
 PART OF ORIGINAL LOT 19 IN SQUARE 904, AS PER PLAT RECORDED IN "RECORD OF SQUARES" BOOK NO.3 AT PAGE 904 IN SAID SURVEYOR'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING FOR THE SAME POINT AT A POINT ON THE SOUTH LINE OF "G" STREET, S.E., AT THE NORTHWEST CORNER OF THE AFORESAID LOT 34, AND RUNNING THENCE WEST ALONG SAID LINE OF SAID STREET, 4.03 FEET, MORE OR LESS, TO A POINT; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID LOT 34, 20.00 FEET TO A POINT; THENCE EAST AND PARALLEL WITH SAID LINE OF SAID STREET, 4.03 FEET, MORE OR LESS, TO A POINT AT THE SOUTHWEST CORNER OF SAID LOT 34; AND THENCE NORTH ALONG THE WEST LINE OF SAID LOT 34, 20.00 FEET TO THE POINT OF BEGINNING.
 NOTE: AT THE DATE HEREOF ALL OF THE ABOVE DESCRIBED PROPERTY IS KNOWN FOR ASSESSMENT AND TAXATION PURPOSES AS LOT B57 IN SQUARE 904.
 SUBJECT TO A PERPETUAL RIGHT OF WAY FOR ALLEY PURPOSES OVER THE AFORESAID DESCRIBED PART OF ORIGINAL LOT 19 IN SQUARE 904.

SCHEDULE B EXCEPTION TO TITLE PER TITLE COMMITMENT # RE10121 SCHEDULE B SECTION II

#12: Right of way for alley purposes as described in the legal description set forth in Exhibit "A" hereof.

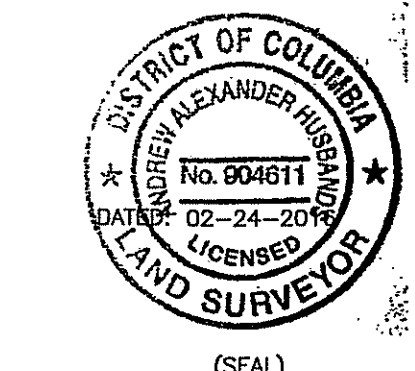


SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A LICENSED SURVEYOR OF THE DISTRICT OF COLUMBIA CERTIFIES TO 719 G STREET SE, 719 G STREET L.L.C., MARGOT KELLY TRUSTEE SANDY SPRING BANK AND/OR ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, AND FIRST AMERICAN TITLE INSURANCE COMPANY AS FOLLOWS:

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7(A), 7(B), 7(C), 8, 9, 10, 11(A), 11(B), 14, 15, 16, 17, & 18 OF TABLE THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE DISTRICT OF COLUMBIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. URBAN SURVEY AS DEFINED THEREIN.
- THE SURVEY WAS MADE ON THE GROUND NOVEMBER 16, 2015 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
- THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTERS AFFECTING THE PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT NO. RE10121 DATED 02-04-2015, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK PROVISIONS AND OTHER ZONING RESTRICTIONS EXCEPT AS SHOWN ON THE SURVEY.
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A G STREET & 8TH STREET DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
- EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
- EXCEPT AS SHOWN ON THE SURVEY, NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. THE SURVEY CORRECTLY INDICATES THE ZONE DESIGNATION OF ANY AREA SHOWN AS BEING WITHIN A SPECIAL HAZARD AREA.
- ALL UTILITIES, VEHICULAR ACCESS AND DRAINAGE NECESSARY FOR THE OPERATIONS OF THE SUBJECT PROPERTY ACCESS DIRECTLY THROUGH CONTIGUOUS PUBLICLY DEDICATED EASEMENTS WITHOUT RELIANCE ON PRIVATE ACCESS/EASEMENT AGREEMENTS OR ACCESS THROUGH PRIVATE PROPERTY.
- THIS CERTIFICATE RELATES TO THAT CERTAIN SURVEY NUMBERED 15-220 AND DATED 11-16-2015, MADE BY AAH CONSULTANTS, LLC.

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.



Alexander Husbands
 ANDREW HUSBANDS
 (TYPED NAME OF SURVEYOR)
 LICENSED NO. 904611

GENERAL NOTES:

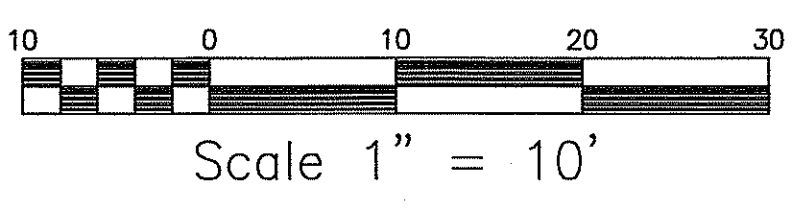
- TOTAL AREA OF PROPERTY BY RECORD 1,800 SQ.FT.
- TOTAL AREA OF BUILDING FOOTPRINT 1,688 SQ.FT.
- D.C. PUBLIC WORKS DATUM USED.
- FLOOD ZONE DESIGNATION "C" MINIMAL HAZARD FEMA FLOOD INSURANCE MAP PANEL NO.110001 0038C.
- TOTAL NUMBER OF PARKING SPACES IS 0.
- PROPERTY IS ZONED C-2-A AS PER ZONING MAP OF THE DISTRICT OF COLUMBIA, OVERLAY DIST. CHC (CAPITOL HILL COMMERCIAL)
- SUBJECT TO MODIFICATION AND/OR VERIFICATION BY THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.
- PROPERTY IS ZONED C-2-A. ZONING SET BACK REQUIREMENTS FOR C-2-A
 HEIGHT OF BUILDING ALLOWED - 59 FT. MINIMUM HEIGHT (STORES) - NO LIMIT
 HEIGHT OF BUILDING MEASURED - 37.8 FT.
 PERCENTAGE LOT COVERAGE ALLOWED - 60%
 PERCENTAGE LOT COVERAGE MEASURED - 94%
 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

- ⊙ PEPCO MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ WATER MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ P POTOMAC ELECTRIC POWER CO.
- ⊙ G GAS PIPE
- ⊙ V GAS VALVE
- ⊙ M GAS METER
- ⊙ P LIGHT POLE
- ⊙ P PEPCO POWER POLE
- ⊙ W WATER METER
- ⊙ V WATER VALVE
- ⊙ M MONITORING WELL
- E- ELECTRIC POWER LINE
- G- GAS LINE
- S- SEWER LINE
- T- TELEPHONE LINE
- W- WATER LINE
- X- CHAIN LINK FENCE
- W- OVER HEAD ELECTRIC WIRE

UTILITY COMPANIES

- POTOMAC ELECTRIC POWER CO.
 701 8TH STREET, N.W.
 WASHINGTON, D.C. 20088
 202-872-2000
- GAS SERVICE
 WASHINGTON GAS COMPANY
 6801 INDUSTRIAL RD
 SPRINGFIELD VA. 22151
 703-750-1000
- TELEPHONE SERVICE
 VERIZON
 3901 CALVERTON BOULEVARD
 BELTSVILLE, MD. 20705
 301-595-6052
- SEWER & WATER SERVICE
 D.C. WATER & SEWER AUTHORITY
 5000 OVERLOOK AVE. S.W.
 WASHINGTON, D.C. 20032
 202-645-7651



No.	DESCRIPTION	NAME	DATE

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

AAH CONSULTANTS LLC
 ENGINEERS - SURVEYORS - CONSULTANTS
 4200 FORBES BLVD. SUITE 111
 LANHAM, MARYLAND 20706
 301-429-1750 (PH) 301-429-1757 (FAX)

#719 "G" STREET, S.E.

AN ALTA/ACSM SURVEY	DATE	11-16-2015
LOT 857 SQUARE 904	SHEET	1 OF 1
WASHINGTON, DC.	JOB No.	15-220