

COMMONWEALTH LAND TITLE INSURANCE COMPANY

COMMITMENT #DC1800194
EFFECTIVE DATE OF COMMITMENT OCTOBER 24, 2018.

SCHEDULE A

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON LOCATED AND BEING IN THE CITY OF WASHINGTON IN THE DISTRICT OF COLUMBIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF LOT 2 IN SQUARE 3355 IN THE SUBDIVISION MADE BY B. F. GILBERT, AS PER PLAT RECORDED IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN LIBER GOVERNOR SHEPHERD AT FOLIO 175 AND PART OF LOT 6 IN SQUARE 3355 IN THE SUBDIVISION MADE BY J. HAROLD MCDOWELL, AS PER PLAT RECORDED IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN LIBER 50 AT FOLIO 96, DESCRIBED IN ONE PIECE AS FOLLOWS: BEGINNING FOR THE SAME AT THE INTERSECTION OF THE WESTERLY LINE OF MAPLE AVENUE, N.W. WITH THE EASTERLY LINE OF THE METROPOLITAN BRANCH OF THE B&O RAILROAD, SAID POINT BEING THE MOST SOUTHERLY CORNER OF AFORESAID LOT 2; PROCEEDING THENCE ALONG SAID RAILROAD, NORTH 26 DEGREES 35 MINUTES 01 SECONDS WEST 62.64 FEET; THENCE NORTH 23 DEGREES 17 MINUTES 49 SECONDS WEST, 17.35 FEET; THENCE NORTH 6 DEGREES 10 MINUTES 00 SECOND EAST, 42.17 FEET; THENCE SOUTH 36 DEGREES (ERRONEOUSLY CITED IN DEED RECORDED NOVEMBER 12, 1996 AS INSTRUMENT NO. 74150 AS 63 DEGREES) 19 MINUTES 07 SECONDS EAST, 74.03 FEET; THENCE SOUTH 83 DEGREES 40 MINUTES 34 SECONDS EAST, 15.62 FEET TO THE WESTERLY LINE OF MAPLE AVENUE; THENCE ALONG SAID LINE, SOUTH 28 DEGREES 55 MINUTES 00 SECONDS WEST, 60.0 FEET TO THE BEGINNING, CONTAINING 2,949.76 SQUARE FEET, MORE OR LESS.

AND

PARTS OF LOTS 3 AND 4 IN SQUARE 3355 IN BLOCK 1 OF BENJAMIN F. GILBERT'S SUBDIVISION OF "TAKOMA PARK", AS PER PLAT RECORDED IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN LIBER GOVERNOR SHEPHERD AT FOLIO 175, DESCRIBED IN ONE PARCEL AS FOLLOWS: BEGINNING FOR THE SAME AT THE MOST NORTHEASTERLY CORNER OF SAID PROPERTY; PROCEEDING THENCE ALONG THE SOUTHERLY LINE OF VINE STREET, N.W. 139.82 FEET; THENCE SOUTH 22 DEGREES 19 MINUTES 07 SECONDS EAST, 49.05 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCLE DEFLECTING TO THE LEFT, THE RADIUS OF WHICH IS 15,268.38 FEET, AN ARC DISTANCE OF 66.50 FEET TO A POINT OF INTERSECTION; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCLE DEFLECTING TO THE LEFT THE RADIUS OF WHICH IS 11,441.19 FEET, AN ARC DISTANCE OF 36.71 FEET TO A POINT ON THE EASTERN LINE OF THE METROPOLITAN BRANCH OF THE B&O RAILROAD; THENCE ALONG SAID EASTERN LINE OF SAID RAILROAD SOUTH 26 DEGREES 35 MINUTES 01 SECONDS EAST, 77.18 FEET; THENCE SOUTH 83 DEGREES 49 MINUTES 54 SECONDS EAST, 4.13 FEET; THENCE SOUTH 23 DEGREES 17 MINUTES 49 SECONDS EAST, 43.19 FEET; THENCE NORTH 06 DEGREES 10 MINUTES 00 SECONDS EAST, 235.72 FEET TO THE PLACE OF BEGINNING, CONTAINING 17,167 SQUARE FEET, MORE OR LESS.

NOTE: AT THE DATE HEREOF ALL OF THE ABOVE DESCRIBED PROPERTY IS DESIGNATED ON THE RECORDS OF THE ASSESSOR FOR THE DISTRICT OF COLUMBIA FOR ASSESSMENT AND TAXATION PURPOSES AS LOT NUMBERED EIGHT HUNDRED ELEVEN (811) IN SQUARE NUMBERED THIRTY-THREE HUNDRED FIFTY-FIVE (3355), AS DEPICTED ON A&T DRAWING 3711-B AMONG THE AFORESAID SURVEYOR'S OFFICE RECORDS.

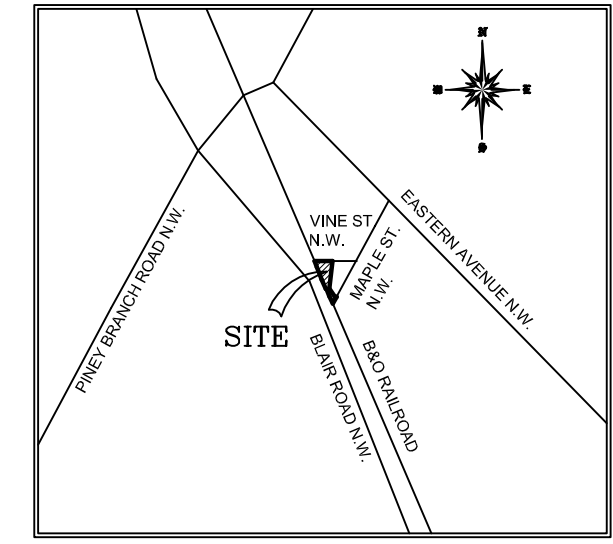
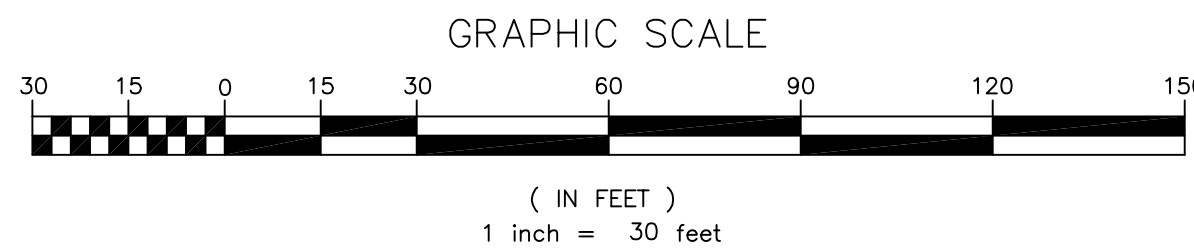
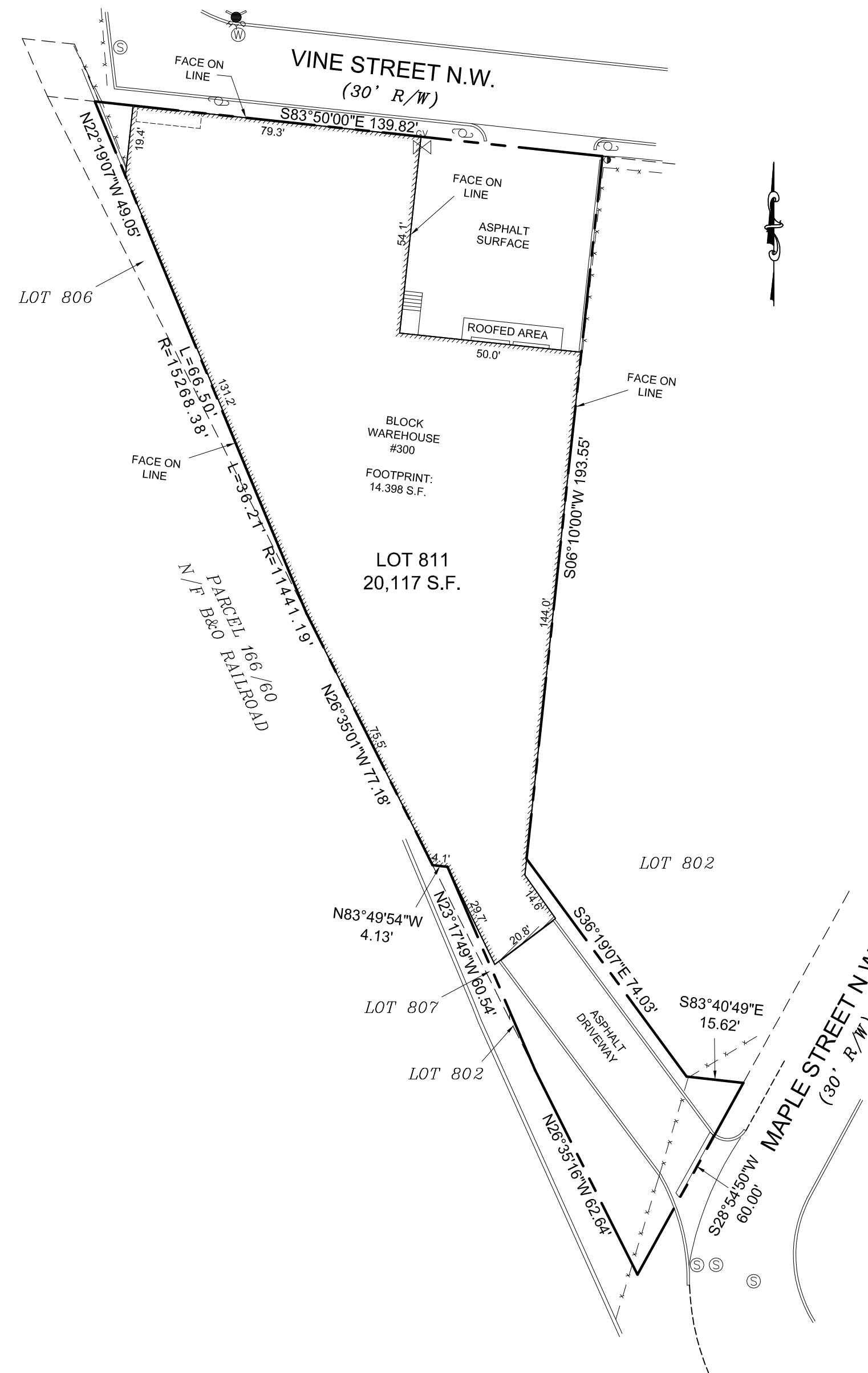
SCHEDULE B: SECTION II

THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

NONE SURVEY RELATED

GENERAL NOTES

- HORIZONTAL AND VERTICAL DATUM IS BASED UPON DC D.P.W.
- NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP 110001 0010 C, EFFECTIVE DATE: SEPTEMBER 27, 2010. FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED, THE SUBJECT PROPERTY LIES WITHIN ZONE "X"; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS PROPERTY IS ZONED MU-4
- MARKED PARKING SPACES:
0 REGULAR SPACES
0 HANDICAP SPACES
- OWNER: FENTON STREET LIMITED
- PREMISES ADDRESS: 300 VINE STREET N.W., WASHINGTON, DC 20012



SURVEYOR'S CERTIFICATE

FITZROY J. BERTRAND, A LICENSED LAND SURVEYOR, LICENSE NO. LS900255 AND LEGALLY DOING BUSINESS IN THE DISTRICT OF COLUMBIA, DOES HEREBY CERTIFY TO (I) COMMONWEALTH LAND TITLE INSURANCE COMPANY (II) CONGRESSIONAL COMMERCIAL, INC., AND (III) T.B.D., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(a), 7(a), 8, 9, 11(a), & 13, OF TABLE A THEREOF.

DATE:

FITZROY J. BERTRAND, LS.
REG. NO. 900255

LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING:

- GUY WIRE
- UTILITY POLE
- SIGN
- TRAFFIC LIGHT POLE
- WATER MANHOLE
- SEWER MANHOLE
- WATER VALVE / METER
- GAS VALVE / METER
- LIGHTPOLE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- PROPERTY LINE
- CHAIN LINK FENCE
- WOOD FENCE

ALTA / NSPS LAND TITLE SURVEY FOR:

**LOT 811: SQUARE 3355
TAKOMA NEIGHBORHOOD
WASHINGTON
DISTRICT OF COLUMBIA**

PLANS PREPARED BY:
Real Estate Surveyors & Developers, LLC

Residential, Commercial, Industrial and Land Surveys
LAUREL LINES EXECUTIVE PARK
LAUREL, MARYLAND 20707
TEL: (301) 686-3100 FAX: (301) 686-3108
WWW.RESELDC.COM

REVISIONS

GRAPHIC SCALE 1"=30'

DATE:	02-18-19
JOB NUMBER:	1837-12
FILE NUMBER:	300 VINE STREET
PLOTTED:	02-26-19
DRAWN BY:	D.S.

ALTA/NSPS
LAND TITLE
SURVEY
SHEET
1
of
1