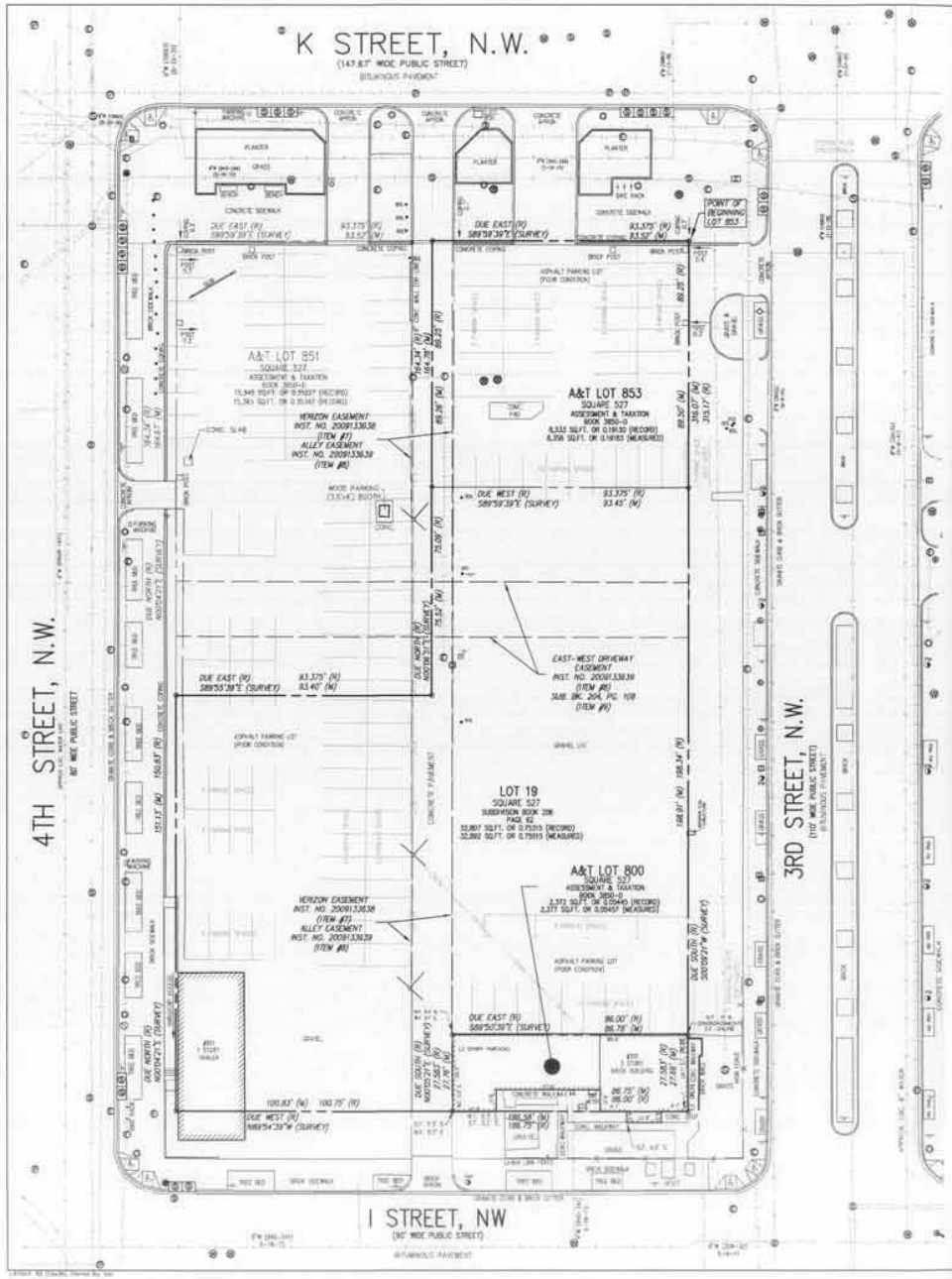

UTILITY NOTE

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES 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 INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN REQUESTED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS. LISTED BELOW ARE SERVICE PLAN/SHEET NUMBERS OR DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
VERIZON 10000 Columbia Pike, 1st Floor Silver Spring, MD 20904	NO REPLY AT THIS TIME
COMCAST 20 West Gude Drive Rockville, Maryland 20850	NO REPLAY AT THIS TIME
WASHINGTON GAS/NO REPLACEMENT SECTION 6801 Industrial Road Springfield, VA 22151	MAP WG-1 REPRO PROVIDED
MCI WORLDCOM 2301 Lakeside Road Richardson, TX 75082	NO REPLY AT THIS TIME
AT&T 1001 Technology Drive CALDERTON, MD 20705	MAP 7003B PROVIDED
DC WATER	COVER MAP # 5-4 AW

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

DC BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A "SURVEY TO MARK" PREPARED BY CAPITOL DEVELOPMENT DESIGN, INC. DATED MAY 10, 2006 AND RECORDED MAY 24, 2006 IN SURVEY BOOK 1000 AT PAGE 181 AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA. FIELD VERIFICATION OF SURVEY TO MARK WAS PERFORMED BY VIKA CAPITAL, LLC BEGINNING AS POSSIBLE PROPERTY LINE ENCROACHMENTS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL FIELD MEASURED DIMENSIONS.

AREA TABULATION

LOT 800	2,372 SQ.FT. OR 0.05445 AC. (R)	2,377 SQ.FT. OR 0.05457 AC. (M)
LOT 853	8,333 SQ.FT. OR 0.19130 AC. (R)	8,356 SQ.FT. OR 0.19183 AC. (M)
LOT 19 - 32,807 SQ.FT. OR 0.75315 AC. (R)		32,892 SQ.FT. OR 0.75510 AC. (M)
TOTAL - 43,512 SQ.FT. OR 0.99890 AC. (R)		43,625 SQ.FT. OR 1.00150 AC. (M)

PARKING TABULATION

PARKING SPACES	87
HANDICAP PARKING SPACES	0
TOTAL AMOUNT OF PARKING SPACES	87

LEGAL DESCRIPTION

SEE TITLE COMMITMENT NO. 14-00125

ALL THOSE CERTAIN LOTS OR PARCELS OF LAND DIRECTLY WITH ALL IMPROVEMENTS THEREON LOCATED AND RIGHT IN THE CITY OF WASHINGTON IN THE DISTRICT OF COLUMBIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:
LOT 19 IN SQUARE 527 IN THE SUBDIVISION MADE BY MOUNT VERNON DEVELOPMENT GROUP, LLC AND SQUARE 527, LLC AS PER PLAT RECORDED IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN BOOK 206 AT PAGE 62.

PARCEL TWO:
LOT NUMBERED ONE (1) IN 1000 AND PURPOSE 3 SUBDIVISION OF LOTS IN SQUARE NUMBERED FIVE HUNDRED TWENTY-SEVEN (527), AS PER PLAT RECORDED IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN LIBER 1X.X. AT FOLIO 280, AND DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT THE SOUTHEAST CORNER OF SAID SQUARE AND RUNNING THENCE WEST ALONG THE NORTH LINE OF NORTH "H" STREET, 96 FEET TO AN ALLEY, THENCE NORTH ALONG THE EAST LINE OF SAID ALLEY, 27 FEET 7 INCHES, THENCE EAST 96 FEET TO THE WEST LINE OF 3rd STREET, THENCE SOUTH ALONG SAID LINE OF 3rd STREET, 27 FEET 7 INCHES TO THE PLACE OF BEGINNING.

NOTE: AT THE DATE HEREOF 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 (800) IN SQUARE NUMBERED FIVE HUNDRED TWENTY-SEVEN (527).

SUBJECT TO THE RIGHT OF THE OWNER OF THE LAND ADJOINING ON THE NORTH TO USE THE NORTH WALL OF THE BUILDING AND GARBAGE HOUSE ON THE ABOVE DESCRIBED PROPERTY AS A PARTY WALL (FEE OF COST) AS PRESENTED IN DEED RECORDED SEPTEMBER 11, 1882 IN LIBER 1001 AT FOLIO 172 AMONG THE LAND RECORDS OF THE DISTRICT OF COLUMBIA.

PARCEL THREE:
BEING A PORTION OF LOT 18 IN SQUARE 527 AS RECORDED IN SUBDIVISION BOOK 204 AT PAGE 109 AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT MARKING THE NORTHEAST CORNER OF THE AFORESAID LOT 18 IN SQUARE 527, SAID POINT ALSO MARKING THE INTERSECTION OF THE SOUTH LINE OF H STREET, N.W. (147.67' FOOT WIDE PUBLIC STREET) AND THE WEST LINE OF 3rd STREET, N.W. (110 FOOT WIDE PUBLIC STREET), THENCE RUNNING WITH A PORTION OF SAID WEST LINE OF 3rd STREET, N.W.

1. DUE SOUTH, 55.25 FEET (RECORD) TO A POINT, THENCE LEAVING THE AFORESAID WEST LINE OF 3rd STREET, N.W. AND RUNNING DO AS TO CROSS AND INCLUDE A PORTION OF THE AFORESAID LOT 18 IN SQUARE 527 THE FOLLOWING TWO (2) COURSES AND DISTANCES:
2. DUE WEST, 93.375 FEET (RECORD) TO A POINT, THENCE
3. DUE NORTH, 55.25 FEET (RECORD) TO A POINT LYING ON THE NORTH LINE OF THE AFORESAID LOT 18 IN SQUARE 527, SAID POINT ALSO LYING ON THE AFORESAID SOUTH LINE OF H STREET, N.W., THENCE RUNNING WITH A PORTION OF SAID SOUTH LINE OF H STREET, N.W.
4. DUE WEST, 93.375 FEET (RECORD) TO THE POINT OF BEGINNING CONTAINING 8,333 SQUARE FEET OR 0.19130 ACRES (RECORD) OF LAND.

NOTE: AT THE DATE HEREOF 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 FIFTY-THREE (853) IN SQUARE NUMBERED FIVE HUNDRED SEVEN-SEVEN (527).

VICINITY MAP

SCALE: 1" = 2000'

NOTES:

1. THE SUBJECT PROPERTIES ARE DESIGNED AS THE ASSESSMENT: 3527 0800 (800 3RD STREET, N.W.) 3527 0853 (833 I STREET, N.W.) 0527 0853 (301 3RD STREET, N.W.)
2. THE HORIZONTAL DATUM IS ASSUMED.
3. THE SUBJECT PROPERTIES ARE LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 1100010001C, FOR WASHINGTON, D.C. DATED SEPTEMBER 27, 2010
4. THIS ALTA/ACSM LAND TITLE SURVEY IS FOR THE USE OF THE PERSONS ENTITLED HEREIN. THE SURVEYOR'S CERTIFICATE FOR ACQUISITION/LEASEHOLD MORTGAGING PURPOSES AND IS NOT INTENDED FOR DESIGN OF CONSTRUCTION PURPOSES, INCLUDING THE INSTALLATION OF FENCES OR CONSTRUCTION OF THEIR IMPROVEMENTS. UTILITY LINES MUST NOT BE SHOWN TO ACTUAL HEIGHT AND SIZE.
5. THERE IS NO DESCRIPTIVE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. THERE IS NO DESCRIPTIVE EVIDENCE OF ANY CHANGES IN STREET RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS (OTHER COMPLETED OR PROPOSED AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
7. THERE IS NO DESCRIPTIVE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, DUMP OR SANITARY LANDFILL.
8. THERE IS NO DESCRIPTIVE EVIDENCE OF WETLAND DELINEATION.
9. THERE IS NO DESCRIPTIVE EVIDENCE OF CEMETERIES.

TITLE REPORT NOTE

SOLE REPORT FURNISHED BY: COMMONWEALTH LAND TITLE INSURANCE COMPANY
COMMITMENT NO.: 14-00125
EFFECTIVE DATE: JANUARY 27, 2014

THE FOLLOWING SURVEY RELATED ITEMS LISTED IN SCHEDULE B - SECTION 2 APPEAR TO AFFECT THE SUBJECT PROPERTY:

- ITEM 6.) AGREEMENT RELATING TO THE DEDICATION OF SUB-SURFACE PUBLIC SPACE, TABULATED RECORDED TURNOVER 11, 1970 AS INSTRUMENT NO. 3001 IN LIBER 13077 AT FOLIO 630. AFFECTS FORMER LOT 801 IN SQUARE 527. **(CANNOT BE GRAPHICALLY SHOWN DUE TO LACK OF NOTES AND BOUNDS DESCRIPTION OR SECTION)**
- ITEM 7.) DECLARATION OF COVENANTS AND EASEMENTS (FOR MOUNT OF VERNON WASHINGTON, DC ALT DATED NOVEMBER 13, 2006 AND RECORDED DECEMBER 11, 2006 AS INSTRUMENT NO. 2006133838. **(SHOWN ON SURVEY)**
- ITEM 8.) DECLARATION OF COVENANTS AND EASEMENTS (ALLEY CLOSING DATED NOVEMBER 13, 2006 AND RECORDED NOVEMBER 11, 2006 AS INSTRUMENT NO. 2006133839. **(SHOWN ON SURVEY)**
- ITEM 9.) 20 FOOT WIDE EAST/WEST DRIVEWAY EASEMENT AS SHOWN ON THE PLAT ENTITLED "PUBLIC ALLEY CLOSED, SQUARE 527" FILED IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN LIBER 204 AT FOLIO 109. **(SHOWN ON SURVEY)**

ZONING NOTE:

THE FOLLOWING INFORMATION WAS TAKEN FROM THE ONLINE ZONING MAP OF THE DISTRICT OF COLUMBIA. (HTTP://DCOZ.DC.GOV)

LOTS 19, 800 & 853 SQUARE 527 — D-2-C (COMMERCIAL DISTRICT)
DOWNTOWN DEVELOPMENT OVERLAY DISTRICT (DD)

THIS INFORMATION DOES NOT CONSTITUTE A "ZONING OPINION" AND IS NOT SUBJECT TO THE SURVEYOR'S CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION

TO: TITLE INSURANCE COMPANY, THEIR SUCCESSOR ASSIGNEES AND /OR ASSIGNS AS THEIR INTEREST 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 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(a), 7(a), 8, 9, 11(b), 13, 16, 17, 18, 19 & 21(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 25, 2014.

MARCH 28, 2014
DATE OF FIELD OR MAP

NATHAN C. HICKS
LICENSED LAND SURVEYOR
DC & FORMER
EMAIL: NHICKS@CAPITOLDC.COM

LEGEND:

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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WWW.VIKACAPITOL.COM

LOTS 19, 800, & 853 IN SQUARE 527
SUBDIVISION BOOK 206 PAGE 62
ASSESSMENT & TAXATION BOOK 3850-0
#301 I STREET, N.W.
#322 K STREET, N.W.
#320 3RD STREET, N.W.
DISTRICT OF COLUMBIA

ALTA / ACSM LAND TITLE SURVEY

VIKA REVISIONS
ADJUST INTERIOR LOT LINES PER 2013 3-26-14

DATE: FEB. 2014	
DES. MDH	DWN. MDH
SCALE: 1"=40'	
PROJECT/FILE NO. V0201020	
SHEET NO. 1	