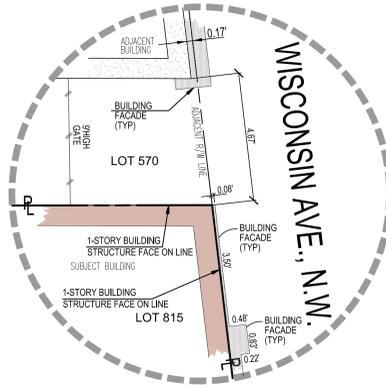
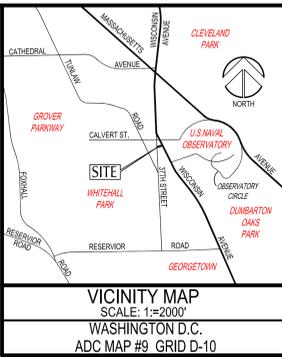


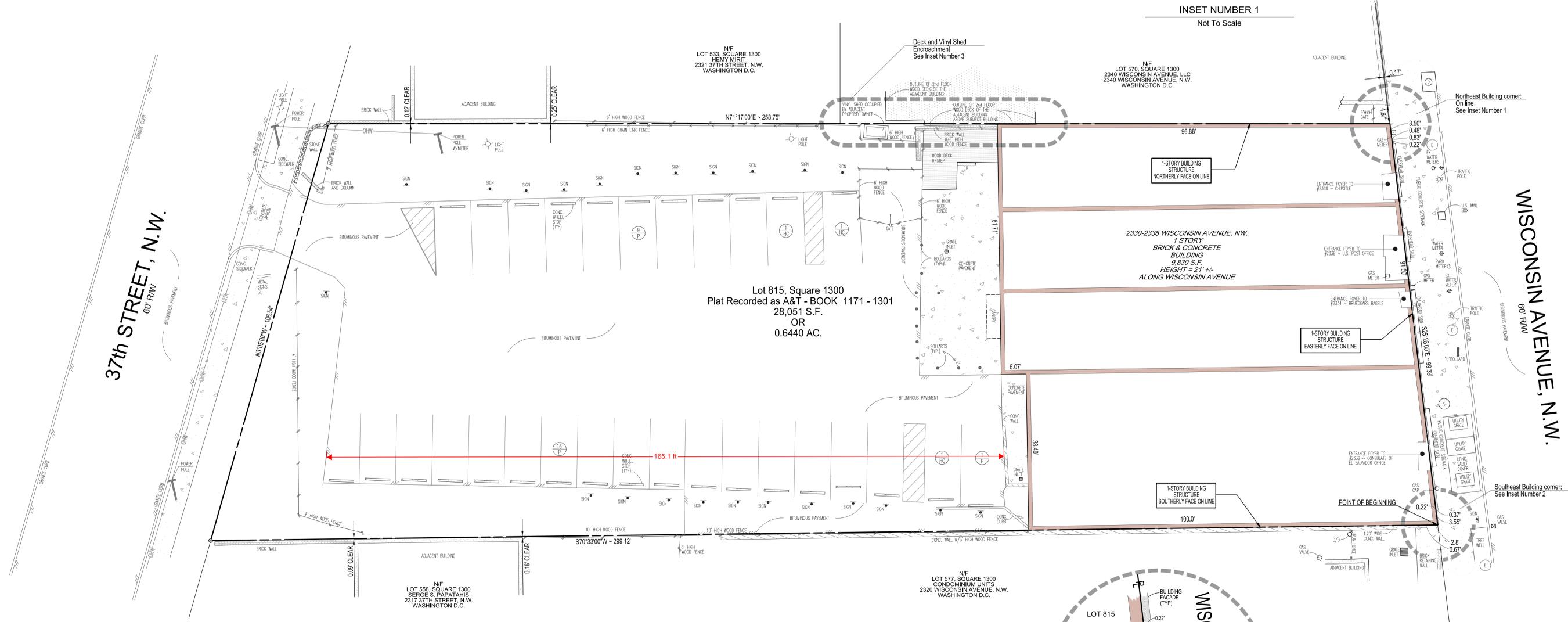
INSET NUMBER 3  
Not To Scale



INSET NUMBER 1  
Not To Scale



VICINITY MAP  
SCALE: 1"=2000'  
WASHINGTON D.C.  
ADC MAP #9 GRID D-10



37th STREET, N.W.  
60' R/W

WISCONSIN AVENUE, N.W.  
60' R/W

**PARKING SPACES**

There exist 26 Regular Parking Spaces (P) and 3 Handicap Parking Spaces (HC) on the Subject Property, for a Total of 29 Parking Spaces.

**TITLE EXCEPTIONS:**

RESIDENTIAL TITLE AND ESCROW COMPANY / STEWART TITLE GUARANTY COMPANY  
Title Insurance No. C9912-52934-B, EFFECTIVE DATED SEPTEMBER 1, 2012  
Schedule B - Parts I and II

THERE ARE NO ITEMS IN SCHEDULE B, PARTS I AND II THAT WOULD BE OF INTEREST TO A SURVEYOR.

**LEGAL DESCRIPTION**

All of those lots or parcels of land located in the District of Columbia and as described as follows:  
Part of Lot numbered Two Hundred Sixty-eight (268) in Square numbered Thirteen Hundred (1300), formerly Square One Hundred Thirty (130), Beatty and Hawkins' Addition to Georgetown, and more particularly described by metes and bounds as follows:  
Beginning at a point on the west line of Wisconsin Avenue, 99 feet northerly from the southeast corner of Lot numbered Two Hundred Sixty-eight (268), and running thence northerly 99 feet to the north line of Lot numbered Two Hundred Sixty-eight (268); thence westerly on said north line to a point where it intersects the east line of 37th Street extended, as per plat shown in District Court Cause No. 417 of the Supreme Court of the District of Columbia; thence southerly with the east line of 37th Street extended, 106.93 feet to the north line of the land conveyed to Joseph T. Kengia by deed recorded in Liber 1234 at folio 393; thence easterly along north line to the west line of Wisconsin Avenue and to the place of beginning, containing 28,051 square feet of land or 0.6440 of an acre of land.

Said property being now for assessment and taxation purposes as Lot numbered Eight Hundred Fifteen (815) in Square number Thirteen Hundred (1300).

The improvements thereon being known as 2330-2338 Wisconsin Avenue, N.W., Washington, D.C.

**FLOOD CERTIFICATE**

Surveyed property is located within an area having a zone designation of zone "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 110010012C, dated September 27, 2010, in the District of Columbia, Washington, D.C., which is the current Flood Insurance Rate Map for the community in which property is situated. (Zone "X" = Area determined to be outside the 2% annual chance of floodplain.)

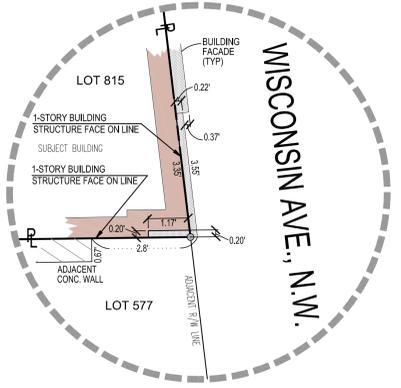
**SURVEYOR'S CERTIFICATE**

To: Isen Brothers, LLC and Residential Title and Escrow Company / Stewart Title Guaranty Company that:

This is to certify that this map or plat and the survey on which it is based were made in accordance with 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, 7(a), 7(b)(1), 7(c), 8, 9, 10(a), and 11(a), (as to surface utility matters only) of "Standards" thereof. The field work was completed on the 22nd day of August, 2013.

Matthew E. Joyce  
Professional Land Surveyor  
District of Columbia License Number LS906058

September 12, 2013.  
Date



INSET NUMBER 2  
Not To Scale

**ABBREVIATIONS**

TYP.	TYPICAL
CONC.	CONCRETE
P	PARKING SPACE
N/F	NOW OR FORMERLY
C/O	CLEAN-OUT
S.F.	SQUARE FEET
W/	WITH
D	STORM DRAIN
S	SEWER
WV	WATER VALVE
R	RISER
ELEC.	ELECTRIC

**LEGEND**

	WATER VALVE
	GAS METER
	GAS CAP
	GAS VALVE
	SEWER MANHOLE
	STORM DRAIN MANHOLE
	FLOOD (ELECTRIC) MANHOLE
	REGULAR PARKING SPACE
	HANDICAP PARKING SPACE
	WHEEL STOP
	GRANITE CURB
	CONCRETE WALL
	BRICK WALL
	STONE WALL
	SIGN
	BOLLARD
	POWER POLE
	LIGHT POLE
	OVERHEAD WIRE
	FENCE (CHAINLINK)
	FENCE (WOOD)
	PAVEMENT (CONC)
	PAVEMENT (BITUMINOUS)

**ALTA/ACSM LAND TITLE SURVEY**  
LOT 815, SQUARE 1300  
PLAT BOOK: A+T 1171-1301  
**2330-2338 WISCONSIN AVENUE, N.W.**  
WASHINGTON ~ DISTRICT OF COLUMBIA.

**PREPARED FOR:**  
Isen Brothers, LLP  
C/O Richard Isen  
9132 Marselle Drive  
Potomac, Maryland 20854  
Phone: 301-299-8323

DESIGN:	JEC	DATE:	AUGUST, 2013	JOB No.:	013024
DRAFT:	HAL	COMP:	JEC	SCALE:	1"=10'
CHECK:	JEC	SURVEY:	JR-CW-LC	SHEET:	1 OF 1

**ALTA-1**  
Board of Zoning Adjustment  
District of Columbia  
EXHIBIT NO. 1