



NOTE: 1. This plat is intended for real property title purposes only.  
2. Measured boundary shown subject to modification by the D.C. Surveyor's Office and/or private land surveyors, registered to practice in the District of Columbia, performing wall tests and/or surveys on behalf of the D.C. Surveyor.  
3. See First American Title Insurance Company Commitment for Title Insurance No. NCS-502593-DC72, Effective Date: October 10, 2011, for a listing of instruments recorded in the Land Records of the District of Columbia affecting Lot 106, Square 183.  
4. Lot 106, Square 183, premises 1100 16th Street, N.W. lies within "Other Areas - Zone X" (defined as "Areas determined to be outside the 0.2% annual chance floodplain.") as shown on the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map for the District of Columbia, Map Number 1100010018C, Revised September 27, 2010.  
5. Approximate area of building footprint = 5,718 square feet.  
6. On November 15, 2011, the elevation of the roof of premises 1100 16th Street, N.W., measured on the roof membrane, was 159.85 feet above an Assumed Datum Plane (ADP); the parapet elevation was 162.30 feet, ADP. On that date, the elevation of the top of near (west) curb on 16th Street, N.W., opposite the centerline of Lot 106, Square 183, was 100.00 feet, ADP; the back of sidewalk elevation was 100.22 feet, ADP. On that date, the elevation of the top of near (north) curb on L Street, N.W., opposite the centerline of Lot 106, Square 183, was 98.89 feet, ADP; the elevation of the back of sidewalk was 99.05 feet, ADP. One calculation of the difference in elevation between some of these features is as follows: Roof Elevation (159.85) Minus Elevation of Top of Curb Opposite the Centerline of Site (100.00) Equals Difference in Elevation (59.85).  
7. Ownership of adjacent property per the records of the D.C. Office of Tax and Revenue, as to the correctness and/or completeness of which there is no certification, on November 16, 2011: Lot 111 = Planned Parenthood Association of DC.  
8. Lot 106, Square 183, lies within the "SF-2" Zoning, which description is given as "Medium density residential/limited office" per the Zoning Map of the District of Columbia, Containing Amendments Through January 1, 2003, as to the correctness and/or completeness of which there is no certification.  
9. This plat is captioned "ALTA/ACSM Land Title Survey." It has been prepared by Bernard F. Locraft Civil Engineers located at 1249 Congress Court, N.W., Washington, D.C. 20007-3408. The phone number is (202) 337-4040 and an email address is berlocraft@gmail.com.  
10. Legend of Abbreviations: N = North; E = East or Electric; E.F. = East Face; S = South or Sewer; W = West or Water; W.F. = West Face; EMH = Electric Manhole; SMH = Sewer Manhole; WMH = Water Manhole; T = Telephone; TMH = Telephone Manhole; D.S. = Down Spout; Bitum. = Bituminous; Cor. = Corner; Sec. Cam. = Security Camera; C.B. = Concrete Block or Catch Basin; Conc. = Concrete; Hdg. = Building; R = Riser (Stair); D.C.S.O. = District of Columbia Surveyor's Office; D.C.S.B. = District of Columbia Survey Book; Pepco = Potomac Electric Power Company; St. = Street; Tr. = Traffic; Ctrl. = Control; H/C = Handicapped; L.L. = Light.  
11. Deed Description - Premises Surveyed.  
Lot 106 in Square 183 in a subdivision made by Clephane A. Kennedy, as per plat recorded in Liber No. 153 at folio 139 among the Records of the Office of the Surveyor for the District of Columbia.

**BOARD OF ZONING ADJUSTMENT**  
District of Columbia  
CASE NO. 18678  
EXHIBIT NO. 5

## SURVEYOR'S CERTIFICATE

To: Virginia Heritage Bank, and its successors and assigns as owner of an interest in the loan secured by Lot 106, Square 183, or as holder of the deed of trust (lien) secured by Lot 106, Square 183, Rock Creek - 1100 16th L.L.C., a District of Columbia limited liability company and First American Title Insurance Company

I hereby certify that this survey was made in accordance with the 2001 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 2, 3, 4 (as to land area of Lot 106, Square 183, only), 7(a), 7(b)(1) (as to approximate area of building footprint at grade, only), 7(c), 8 (as to those improvements which are visible from ground surface level, only), 11(a) (as to surface manifestations of underground utilities, only), 13 (per the records of the D.C. Office of Tax and Revenue, as to the correctness and/or completeness of which there is no certification, on November 16, 2011), 16 (as to evidence of earth moving work, building construction or building additions which is observable from a careful physical inspection of the accessible exterior of the site, only), 17, and 18 (as to evidence of site use as a solid waste dump, camp or sanitary landfill which is observable from a careful physical inspection of the accessible exterior of the site, only) of Table A, thereof. The field work was completed on November 15, 2011.

Date of Plat: November 17, 2011.

11/17/11 Michael P. McKenna  
Michael P. McKenna, Land Surveyor, D.C. License No. 2004721

