

1351 LLC
3218 O Street, N W
Washington, DC 20007
robert@robertbellarchitects.com
t. 202.333.8451

February 7, 2015

Re: BZA application 18884 proofs of ownership of 1351 Wisconsin Avenue N.W. by 1351 LLC, president Robert Bell and proof that no encroachments exist as claimed by Thomas L. Adams Jr. or any other person.

E MULDER
3139 DUMBARTON AVE NW
WASHINGTON, DC 20007-3309

WILLIAM B GALLAGHER JR
3143 DUMBARTON AVE NW
WASHINGTON, DC 20007-3309

THOMAS L ADAMS JR
3141 DUMBARTON ST NW
WASHINGTON, DC 20007-3309

3146 O ST NW
CAESAR A JUNKER
Owner Address
2624 GARFIELD ST NW
WASHINGTON, DC 20008-4104

Dear Sirs,

As per the BZA Chairman's January 6, 2015 request concerning BZA application 18884 to establish ownership and that there is no portion of lot 0811 sq1243 known as which is owned by Thomas L. Adams Jr or any other person, I am enclosing the following documents which establish owner ship of 1351 Wisconsin Avenue NW and that there are no encroachment as claimed by the neighbors in opposition or any other neighbors. The following documents are attached:

1. Deed of property showing 1351 LLC as owner of property
2. Title search showing no encroachments on the property as claimed.
3. Survey showing there are no encroachments.
4. Letter from surveyor retained by myself and the four of you to determine any encroachment, stating that the property purchased by Bill is only located on his property and has no portion on lot 0811 sq1243 know as 1351 Wisconsin Ave. N.W.
5. Copy of tax payment for 1351 Wisconsin Ave. NW. by 1351 LLC
6. Plat provided by the D.C. surveyor showing there are no encroachments as well as showing the location of the parcel purchased by which is located soly on Bill property.
7. Historical map showing parcel purchased located on Bill property only as well as the miscalculation of the area of the parcel.
8. Letter sealed by 1351 LLC designating Robert Bell as the representative of 1351 Wisconsin Avenue NW for BZA application no.

Sincerely yours,


1351 LLC Robert Bell, president



2014071742-7

DEED

THIS DEED, made as of this 1st day of August, 2014 by and between Evangelia P. Heon, Louis Heon, Mary Carpousis formerly known as Mary Heon, Agnes Heon, George C. Heon and Angie Constance Heon Nys, Grantor(s), and 1351 L.L.C., a District of Columbia Limited Liability Company, Grantee;

WITNESSETH, that in consideration of Three Million Seven Hundred Fifteen Thousand Dollars, (\$3,715,000.00), the said Grantors grant, convey and assign unto the Grantee, its successors and assigns, in fee simple as sole owner all that piece or parcel of land situate, lying and being in the District of Columbia and described as follows:

Parts of Lots numbered Four (4), Five (5) and Eight (8) in Square numbered Twelve Hundred and Forty-three (1243), said part of Lot 8 being described as follows:

Beginning at the Northwest corner of said Lot 8, and running thence with the Easterly line of Wisconsin Avenue, Southeasterly 32 feet, more or less, to the South face of the South wall of the brick building known as Nos. 1349 and 1351 Wisconsin Avenue, Northwest; thence with the line of said brick wall and a continuation thereof, Northeasterly 130 feet to the East line of said Lot 8; thence Northwesterly with said East line to the Northeast corner of said lot; thence Southwesterly with the North line of said lot to the point of beginning;

Said parts of Lots 4 and 5 being described as follows: Beginning at the Northeast corner of Lot 8 in said Square, and running thence Northeasterly with a continuation of the North line of said Lot 8 to the East line of Lot 5; thence with the said Easterly line, Southeasterly 33.06 feet; thence perpendicular to Wisconsin Avenue, South 68° 25' West, 74.03 feet, more or less, to the Easterly line of said Lot 8; thence with said Easterly line and parallel with said avenue, Northwesterly to the point of beginning.

NOTE: At the date hereof the above described land is designated on the Records of the Assessor of the District of Columbia for assessment and taxation purposes as Lot 811 in Square 1243.

Being the same property described in Deeds recorded June 3, 1959 in Liber 11249 at folio 370 and recorded March 7, 1974 as Instrument 5002 and recorded June 26, 2014 as Instrument 2014056774 among the land records of District of Columbia, Maryland.

To have and to hold said land and premises above described or mentioned and hereby intended to be conveyed, together with the building and improvements thereupon erected or being, and all the rights, privileges, appurtenances and advantages there unto belonging or appertaining unto the Grantee(s) and to the Grantee(s) proper use and benefit.

This conveyance is made subject to the restrictions, easements, rights-of-way and conditions contained in the chain of title to the property.

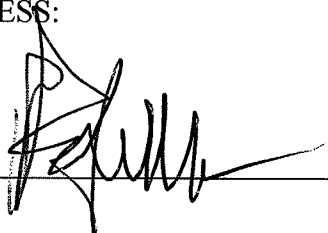
The Grantor(s) covenant(s) that they will warrant specially the property hereby conveyed and that they will execute such further assurances of the property as may be requisite.

Return to:
Robert W. Moses Title, Inc.
11300 Rockville Pike, Suite 1015
Rockville, MD 20852
15 6094

SIGNATURE PAGES

WITNESS Our hand(s) and seal(s)

WITNESS:





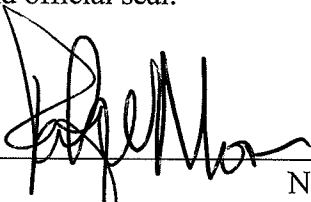
George C. Heon

DISTRICT/STATE OF Maryland)
COUNTY OF Montgomery)

To Wit:

On this 1st day of July, 2014, before me, the undersigned officer, personally appeared George C. Heon personally well known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing and annexed Deed bearing and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

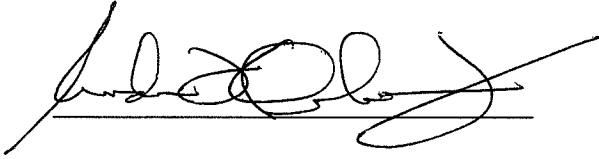
My Commission expires: 1/20/2015

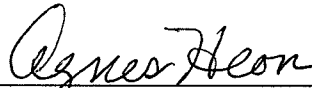
ROBERT W. MOSES
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires January 20 2015

SIGNATURE PAGES

WITNESS Our hand(s) and seal(s)

WITNESS:





Agnes Heon

DISTRICT  OF COLUMBIA)

 CITY OF WASHINGTON)

To Wit:

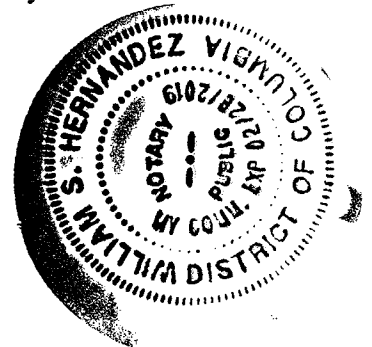
On this 15th day of July, 2014, before me, the undersigned officer, personally appeared Agnes Heon personally well known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing and annexed Deed bearing and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

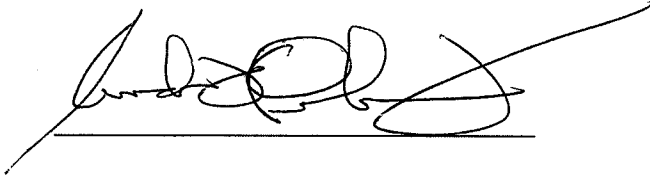
My Commission expires: 02-28-2019

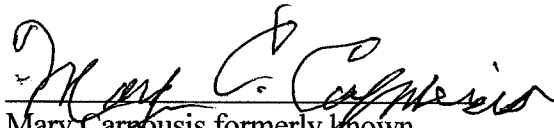


SIGNATURE PAGES

WITNESS Our hand(s) and seal(s)

WITNESS:



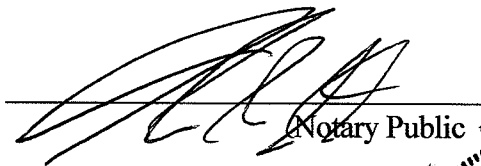

Mary Carpousis formerly known
as Mary Heon

DISTRICT/STATE OF COLUMBIA)
CITY OF WASHINGTON)

To Wit:

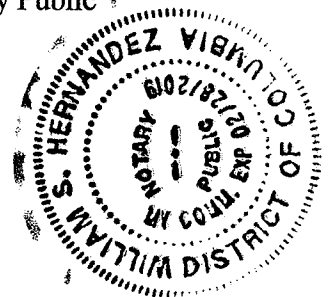
On this 15th day of July, 2014, before me, the undersigned officer, personally appeared Mary Carpousis formerly known as Mary Heon personally well known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing and annexed Deed bearing and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

My Commission expires:

07-26-2019



SIGNATURE PAGES

WITNESS Our hand(s) and seal(s)

WITNESS:

Em L Gog

Evangelia P. Heon
Evangelia P. Heon

~~DISTRICT~~/STATE OF Maryland)
COUNTY OF Montgomery)

To Wit:

On this 7th day of July, 2014, before me, the undersigned officer, personally appeared Evangelia P. Heon personally well known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing and annexed Deed bearing and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Christine A. Evans
Notary Public

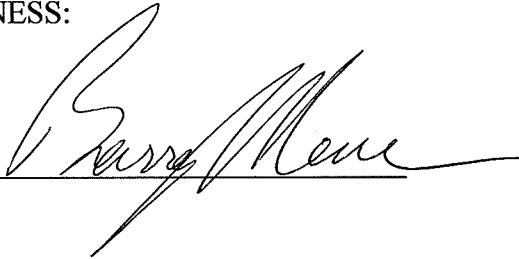
My Commission expires:

CHRISTINE A. EVANS
Notary Public
Montgomery County, Maryland
My Commission Expires January 10, 2018

SIGNATURE PAGES

WITNESS Our hand(s) and seal(s)

WITNESS:





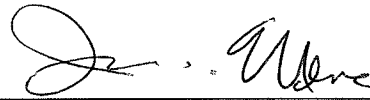
Angie Constance Heon Nys

DISTRICT/STATE OF FLORIDA)
COUNTY OF PALM BEACH)

To Wit:

On this 6TH day of July, 2014, before me, the undersigned officer, personally appeared Angie Constance Heon Nys personally well known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing and annexed Deed bearing and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission expires:



Address of Property: 1351 Wisconsin Ave., N.W., Washington, DC 20007

Address of Grantees: 3218 O Street NW, Washington, D.C. 20007

RETURN TO: Robert W. Moses Title, Inc.
11300 Rockville Pike, Suite 1015
Rockville, Maryland 20852

File: 13-6029R

SIGNATURE PAGES

WITNESS Our hand(s) and seal(s)

WITNESS:

Claire DePaolo

Louis Heon
Louis Heon

DISTRICT/STATE OF Maryland)
COUNTY OF Montgomery)

To Wit:

On this 1st day of August, 2014, before me, the undersigned officer, personally appeared Louis Heon personally well known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing and annexed Deed bearing and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Claire DePaolo
Notary Public

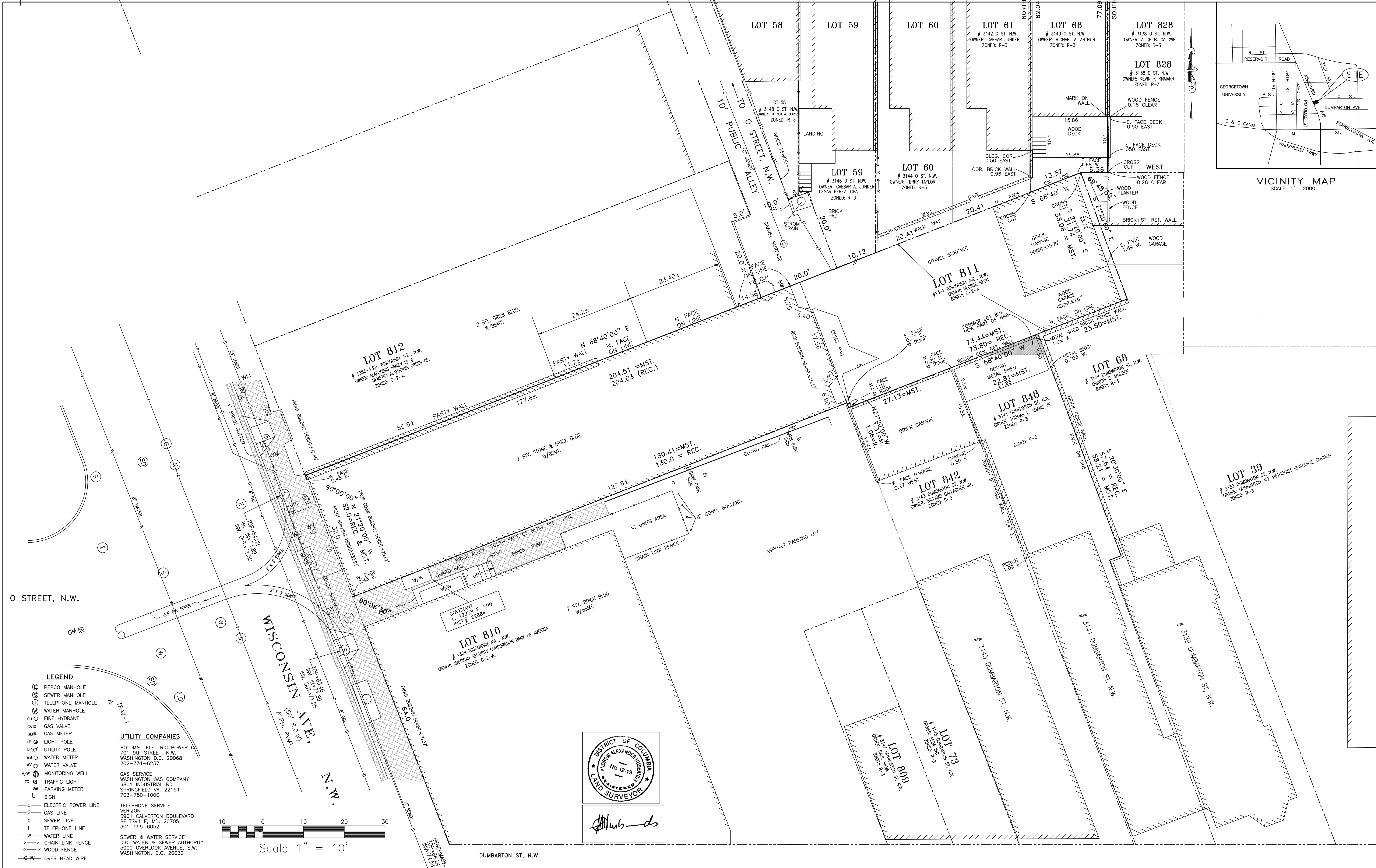
My Commission expires:

7/20/2015

Doc #: 2014071742 Fees: \$107,766.50
08/07/2014 12:43 PM Pages: 7
Filed and Recorded in Official Records of
WASH DC RECORDER OF DEEDS IDA WILLIAMS

RECORDING FEES
SURCHARGE
RECORDATION TAX FEES
TRANSFER TAX FEES

\$25.00
\$6.50
\$53,867.50
\$53,867.50



No.	DESCRIPTION	NAME	DATE
REVISIONS			

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

AAH CONSULTANTS LLC

4200 FORBES BLVD, SUITE 203
LANHAM, MARYLAND 20706
(301) 429-1750(PH) 429-1757 (FAX)

ENGINEERS
SURVEYORS
CONSULTANTS

3146 O STREET, N.W.
3139 ,3141 & 3143 DUMBARTON STREET, N.W.

LOCATION SURVEY OF THE REAR OF
LOTS 59, 842,848 & 68 SQUARE 1243
WASHINGTON, DC.

DATE	08-25-14
SHEET	1 OF 1
JOB No.	14-145

The undersigned certify that they are owners in fee simple of the property to be subdivided and are in peaceful occupation thereof; that there are no pending suits or actions that affect title to the property; that parties to any deeds of trust have hereon indicated their assent; and that there are no interests or claims affecting title to the property other than such deeds of trust. The undersigned hereby subdivides part of Lot 8 (Book G.T. Squares Page 73) and Part of Lots 4 and 5 (Book 118 Page 58), all Lots in square 1243 into one Lot and requests that this subdivision be recorded in the Office of the Surveyor of the District of Columbia.

WITNESSES

OWNERS

1351 LLC.

WITNESS SIGNATURE
WITNESS SIGNATURE

ROBERT BELL, PRESIDENT

OFFICE OF TAX AND REVENUE

I certify that the following statements relating to this subdivision are correct.

1 Ownership agrees with our records:

2 Real estate taxes are paid to:

3 There are no unpaid assessments:

Chief Assessor, Assessment Division

I acknowledge for the owners that this is not a tax certificate as intended by D.C. Code Section 47-405.

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

I certify that this subdivision complies with all applicable provisions of DCMR11, Zoning Regulation of the District of Columbia.

Zoning District:

Zoning Administrator

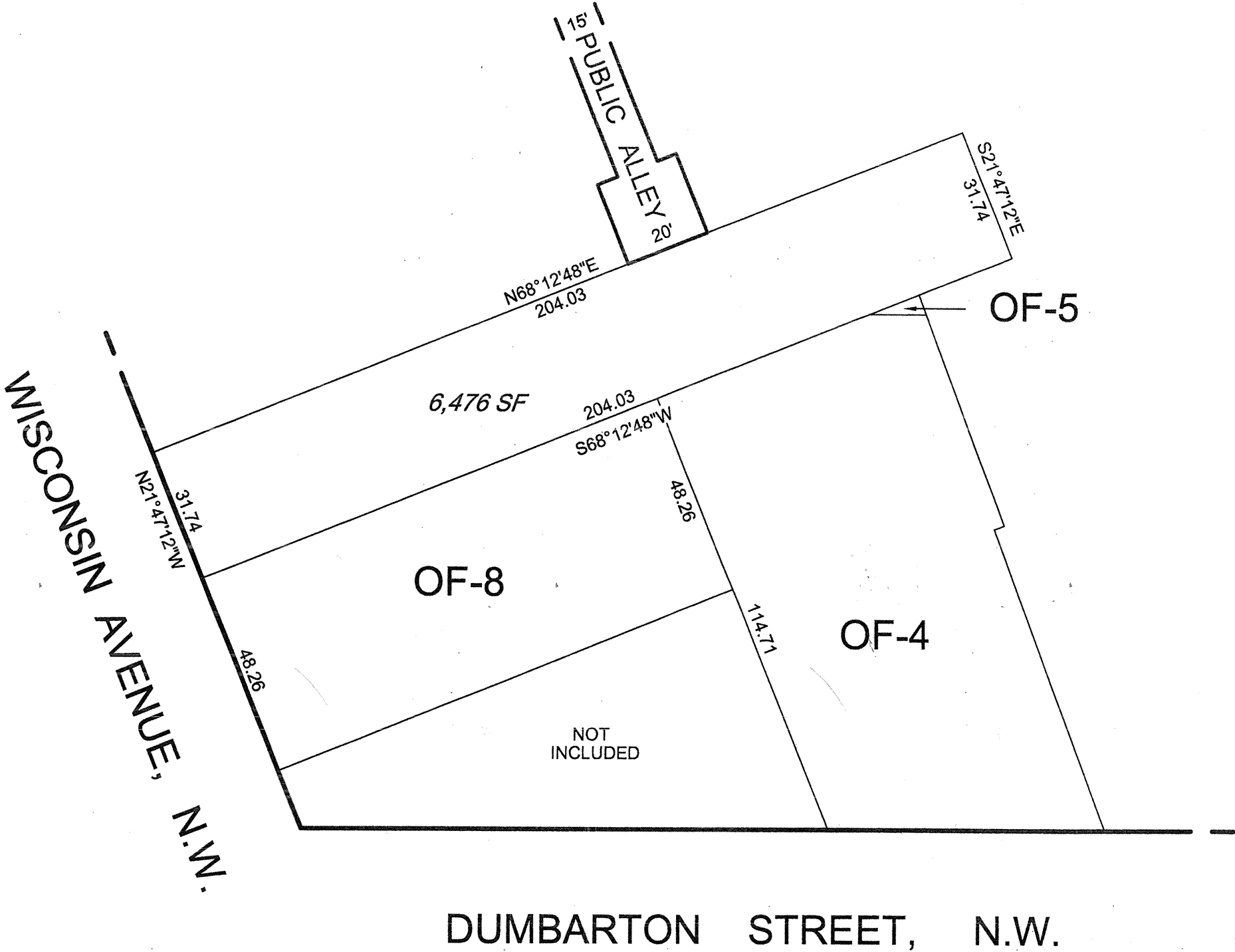
HISTORIC PRESERVATION

OFFICE OF THE SURVEYOR

I certify that this plat is correct and is hereby recorded.

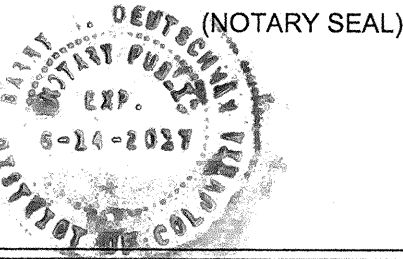
Surveyor, D.C.

SUBDIVISION
SQUARE 1243



Subscribed and sworn before me this 16th day of JANUARY 2015

Notary Public My Commission Expires JUNE 14, 2017



NUMBER OF TRUSTS:

ASSENT BY TRUSTEES:

ASSENT BY TRUSTEES:

SURVEYOR'S OFFICE, D.C.

Made for: ROBERT BELL

Drawn by: A.S. Checked by: B.M. A.D.

Record and computations by: B. MYERS

Recorded at:

Recorded in Book Page SR-14-00267

Scale: 1 inch = 30 feet File No. 14-13039

A&H CONSULTANTS LLC

Surveyors • engineers • consultants
4200 FORBES BLVD. SUITE 203, LANHAM MD 20706
Phone: (301) 429 1750 Fax: (301) 429 1757

Licensed: DC • MD • VA

SURVEYING

- Alta
- As-Built
- Boundary
- Condo Conversions
- Construction Stakeout
- Legal Descriptions
- Location
- Topographic
- Wall Exam

ENGINEERING

- Civil Engineering Design
- Land Development
- Subdivisions

CONSULTANCIES

12/31/ 2014

Re: Survey of Lots 811, 842, 848, 68, 66, 59, 61, Square 1243

Please be advised that I was employed by the owners or their representatives to survey the above captioned lots.

I performed an ALTA survey for Lot 811, this included marking of the property corners.

I marked the property corners of Lot 66 and I did a survey to locate for the rear of the other properties listed above.

See attached plan.

My survey shows that the property formerly identified as Lot 806 Sq. 1243 is not part of Lot 811, it is now part of Lot 848 per A&T page 3983-W.

The structure in the rear of Lot 68 which is labeled as "wood garage" encroaches into lot 811.

The fence in the rear of lot 59 is in the public alley.

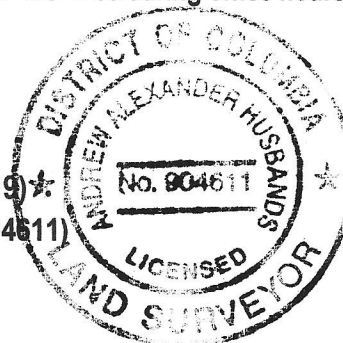
If at any time you have any questions or concerns, please do not hesitate to contact me. I can be reached at 301-429-1750 during office hours, my email is aahusbands@gmail.com



Andrew Husbands

Registered Land Surveyor, (13-19)★

Professional Land Surveyor, (904611)



If you do not receive all pages of this transmission, please call 301-429-1750

CONFIDENTIALITY NOTICE: The documents accompanying this transmission contain confidential information belong use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that and disclosure, copying, distribution, or the taking of any action in reliance on the contents of this telecopy is strictly prohibited. If you have received this telecopy in error, please notify us by phone to arrange for return of the documents.

Wisconsin

810 95.42

811 65.69

812 41.66

809 812 30.66 48

808 895 109

807 32.00

805 25.52

804 34.76

39 102.55

Dumbarton

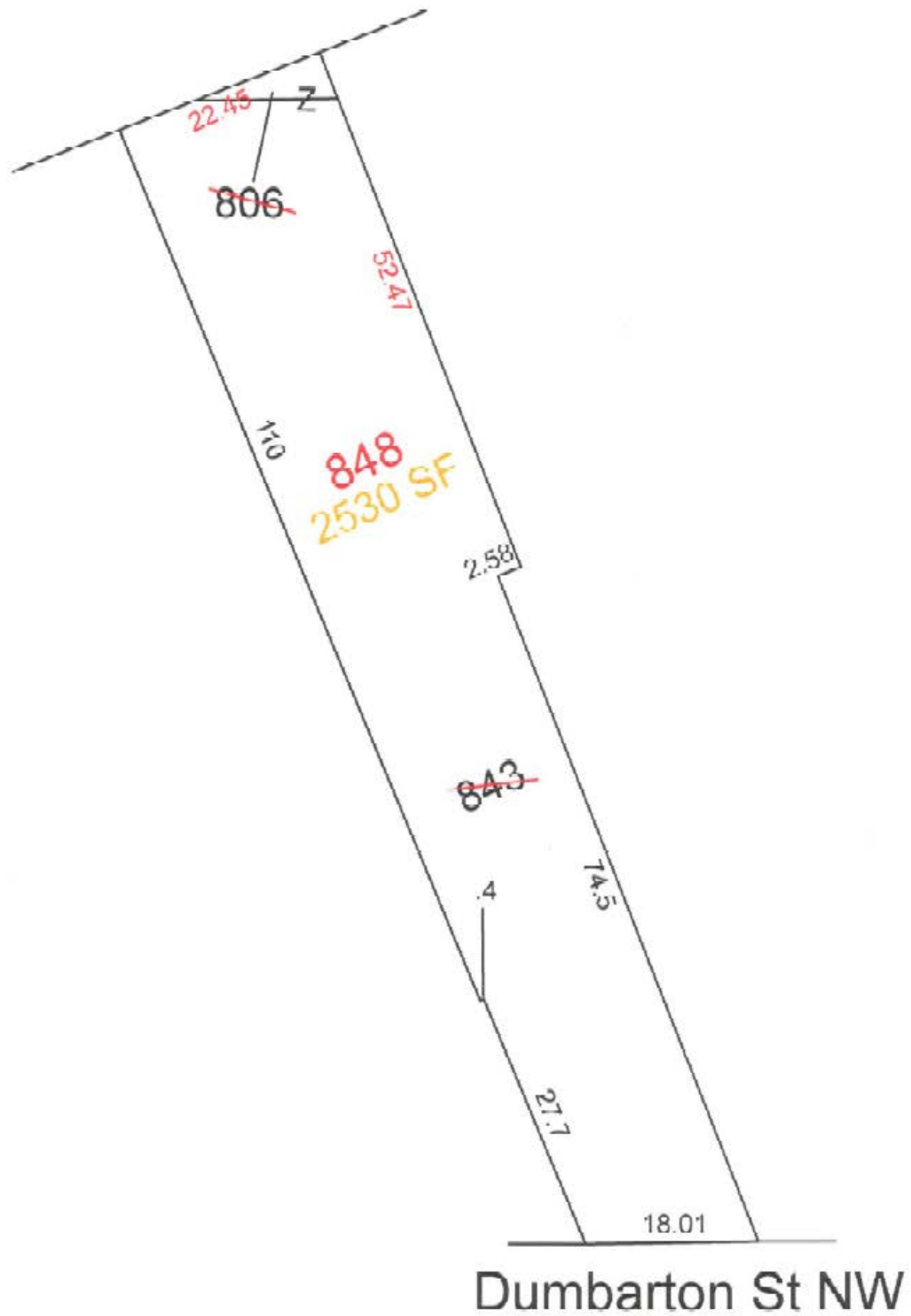
120

130.41

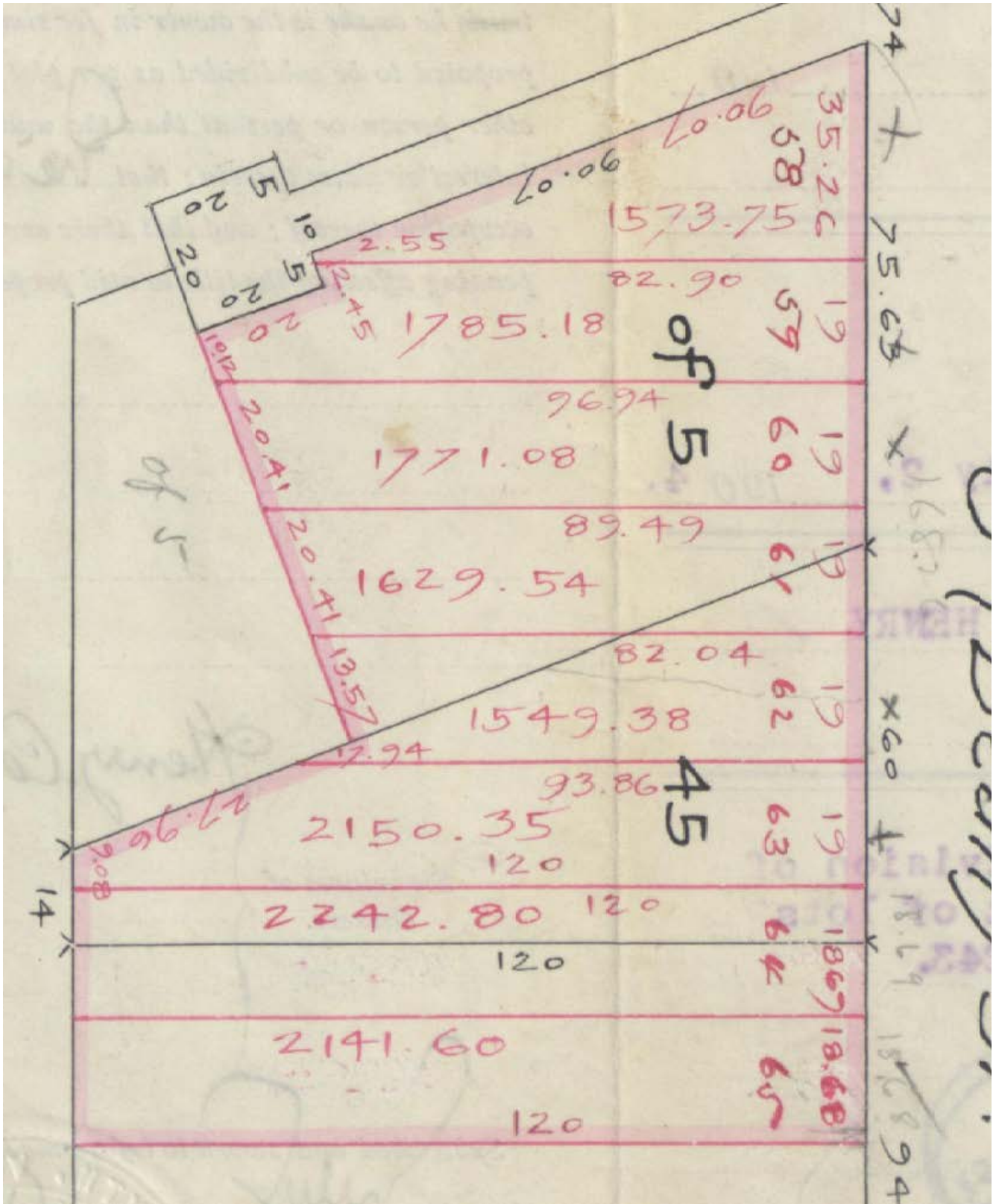
108

124

Illustrations from D.C. Surveyors notes showing 806 as not a portion of lot 811 having be cut off from lot 5 when lot 811 was created.

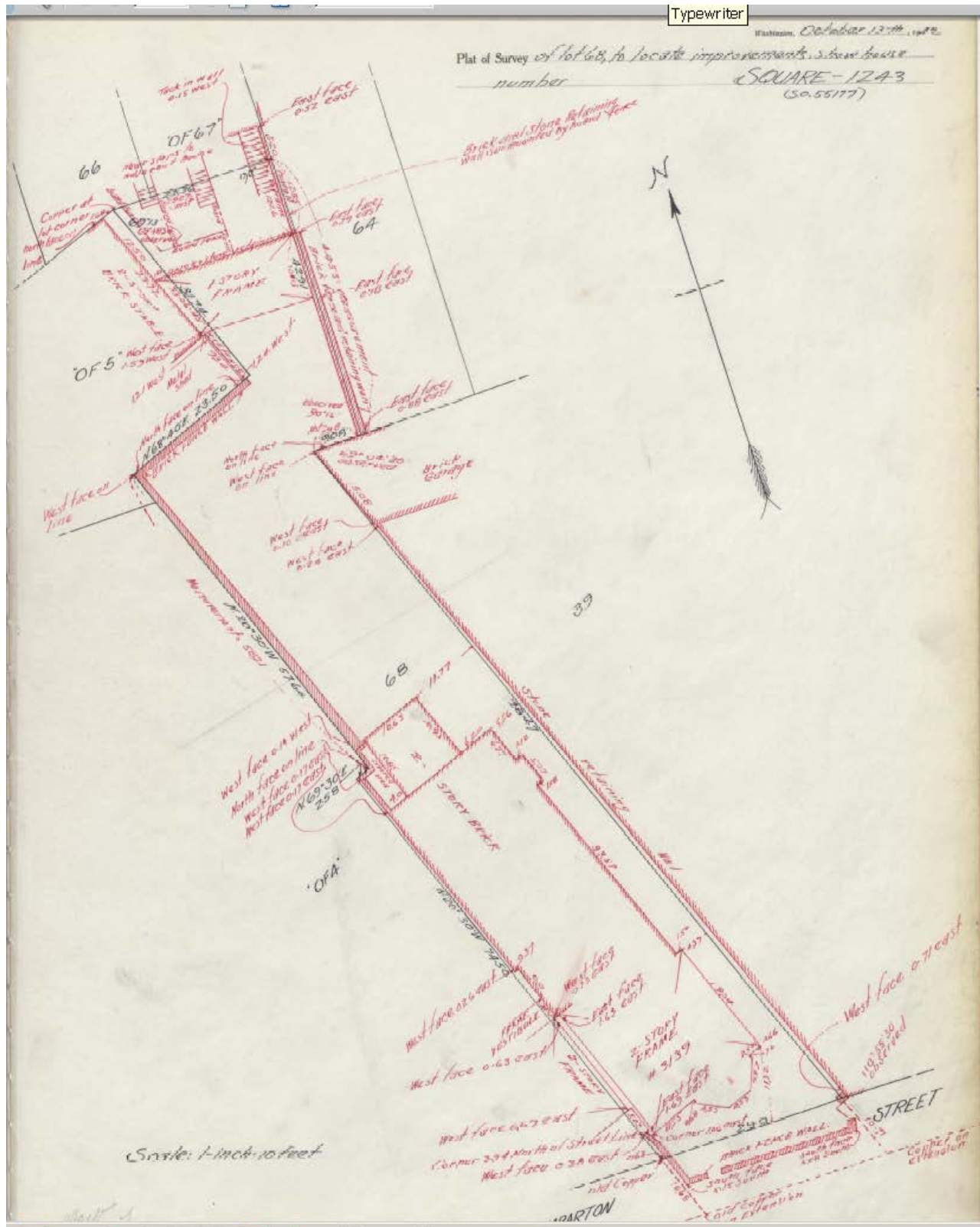


Illustrations from D.C. Surveyors notes showing 806 as not a portion of lot 811 having be cut off from lot 5 when lot 811 was created.

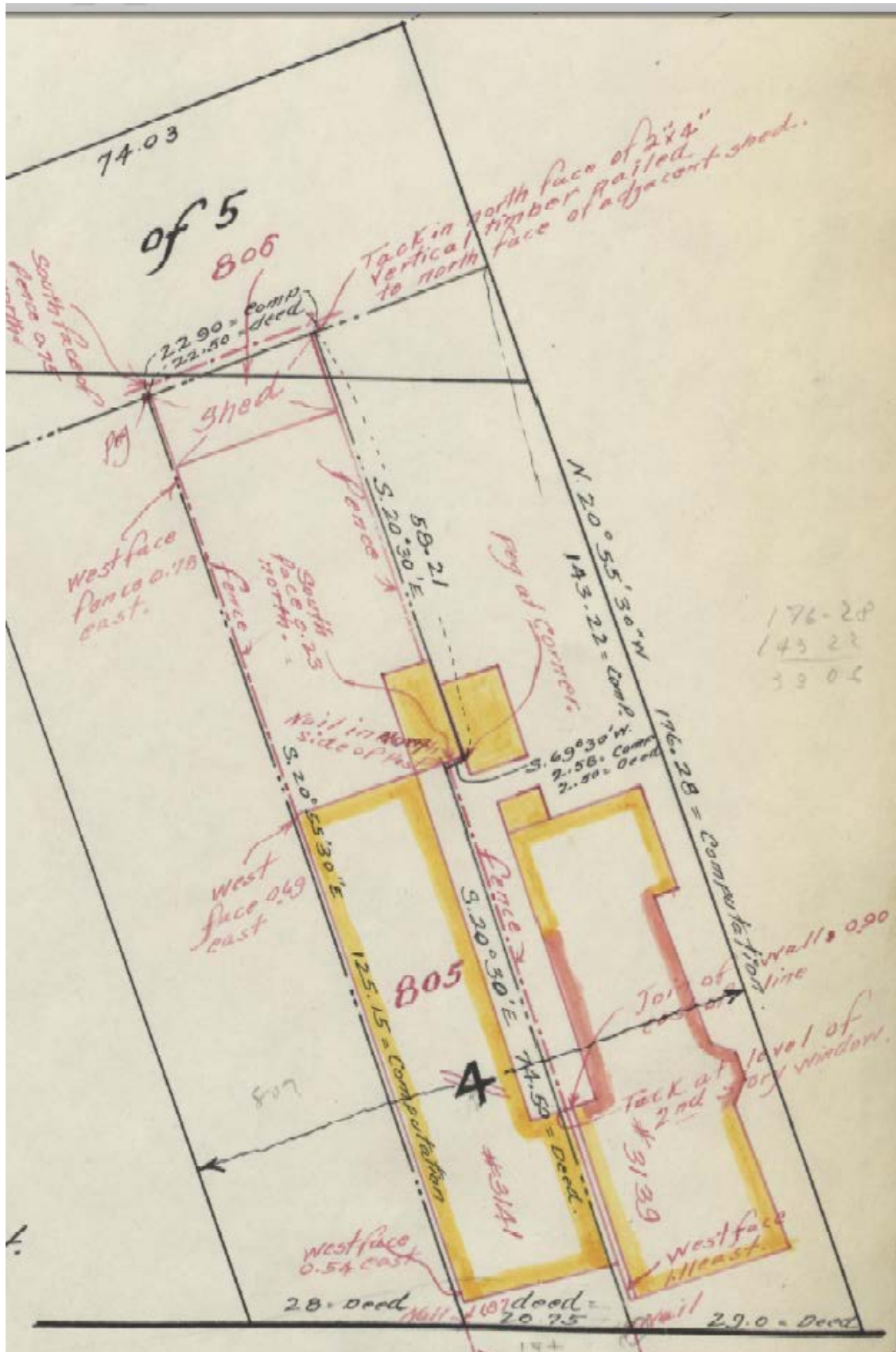


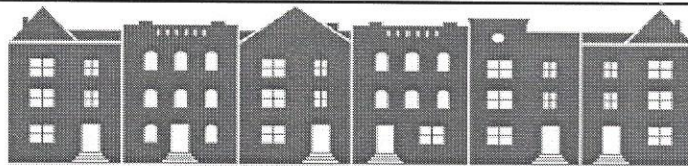
[illegible]

Illustrations from D.C. Surveyors notes showing 806 as not a portion of lot 811 having be cut off from lot 5 when lot 811 was created.



Illustrations from D.C. Surveyors notes showing 806 as not a portion of lot 811 having be cut off from lot 5 when lot 811 was created.





DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS

District of Columbia Government

Corporations Division

Articles of Organization for Domestic Limited Liability Company

One or more persons acting as the organizers under the provisions of the Title 29 of D.C. Code (Business Organizations Act) adopt the following Articles of Organization:

First: Company name:
1351 L.L.C.

Second: The street address of the initial principal office:
3218 O Street NW
Washington, District of Columbia 20007

Third: Registered agent's name and address in the District of Columbia:
Robert Bell
3218 O Street NW
Washington, District of Columbia 20007

Fourth: The company will have one or more series that is treated as a separate entity which limits the debts, obligations, and other liabilities to the assets of a particular series as provided in the operating agreement as authorized by § 29-802.06: No

Answer 4A & 4B if answered "Yes"

Fourth A: The limited liability company has at least one member: Yes

Fourth B: The date on which a person or persons became the company's initial member or members: 11/21/2013

Fifth: Effective Date: 11/21/2013

Sixth: Miscellaneous Provisions:

Seventh: Organizers Name & Address:

Name	Address
Keith Troxell	101 North King Street, Leesburg, Virginia 20176

Eighth: Organizers executing this form:
No information provided.

If you sign this form you agree that anyone who makes a false statement can be punished by criminal penalties of a fine up to \$1000, imprisonment up to 180 days, or both, under DCOC § 22-2405;

Amount Paid: \$220.00
Date: 12/4/2013 9:03 AM
E-Signed