



COUNSELORS
TITLE, LLC

February 1, 2015

Board of Zoning Adjustments
Government of the District of Columbia

Re: 2800 Sherman Avenue, NW
Square 2857 Lot 0818

To whom it may concern:

My company was engaged to handle the closing for the above-referenced property. In connection therewith we ordered and had completed a full title examination of said property (see attached). Per said examination, the courts and land records were researched in order to determine ownership, adverse proceeding and restrictions (amongst other things) of record related to said parcel. Per the report attached, there were no covenants, rights of way or easements affecting this title. Please do not hesitate to contact me if I can be of any assistance.

Best regards,

Christopher B. Darby, Esq.

Attachment

Client Name: COUNSELORS TITLE LLC Square: 2857 Lot: 818

Client Case #: 0122146-ALI RRT Case #: DC-14-03219

Property Address: 2800 SHERMAN AVENUE NW Plat Reference: _____

Fee Simple Title Vested In: 2800 SHERMAN AVENUE LLC (A DISTRICT OF COLUMBIA LIMITED LIABILITY COMPANY)
Tenancy: NOT GIVEN

By Deed From: EARNEST C. SMITH AND WIFE, ROSA LEE SMITH
Dated: 3/4/1999 Rec'd: 3/10/1999 Liber: _____ Folio: _____ Instr. 9900021747

Subject To: _____ Mortgage 1ST Deed of Trust _____ Financing Statement

Dated: 6/23/2014 Rec'd: 6/25/2014 Liber: _____ Folio: _____ Instr. 2014056595
Granted By: 2800 SHERMAN AVENUE LLC, A DISTRICT OF COLUMBIA LIMITED LIABILITY COMPANY
Trustees: CLAUDE O. BARRINGTON AND JOHN GAMBLE Amount \$ 500,000.00
Beneficiary: INDUSTRIAL BANK
Assigned To: _____ @ Instr. # _____ Rec'd: _____

Note(s): 1.) ASSIGNMENT OF RENTS AND LEASES RECORDED 6/25/2014 AS INSTRUMENT NUMBER 2014056596

Subject To: _____ Mortgage _____ Deed of Trust _____ Financing Statement

Dated: _____ Rec'd: _____ Liber: _____ Folio: _____ Instr. _____
Granted By: _____
Trustees: _____ Amount \$ _____
Beneficiary: _____
Assigned To: _____ @ Instr. # _____ Rec'd: _____

Note(s): _____

Plat Items: NONE PER RECORD
Covenants: NONE PER RECORD
Rights of Ways / Easements: NONE PER RECORD

Judgments: NONE PER RECORD

EXAMINERS NOTES: _____

Through Dates: Land: 10/29/2014 Courts: 10/28/2014

Prepared by: MKM For the sole use and benefit of: COUNSELORS TITLE LLC

NOTE: RED ROCK TITLE, LLC, PROVIDES TAX INFORMATION AS A COURTESY ONLY. DUE TO A CHANGE IN THE WEB SITE THE TAX INFORMATION PAGES DO NOT PRINT IN THEIR ENTIRETY. PLEASE CONTACT THE TAX OFFICE AT 202-727-4829 OR ON-LINE AT https://www.taxpayerservicecenter.com/RP_Search.asp?search_type=Assessment FOR TAX INFORMATION AND OR SPECIAL ASSESSMENTS AND OR BID TAX INFORMATION.

NOTE: RED ROCK TITLE, LLC, BEARS NO RESPONSIBILITY FOR ITEMS INDEXED INCORRECTLY AT THE RECORDER OF DEEDS.

This report of title is issued for the sole benefit of the party indicated above, it cannot be relied upon by any other firm, and is not transferable or assignable without the written permission of Red Rock Title, LLC. Matters affecting the above real estate, which do not appear among the land records, are not covered by this report. This report is not intended to be a commitment to insure nor is it intended to be a policy of title insurance.

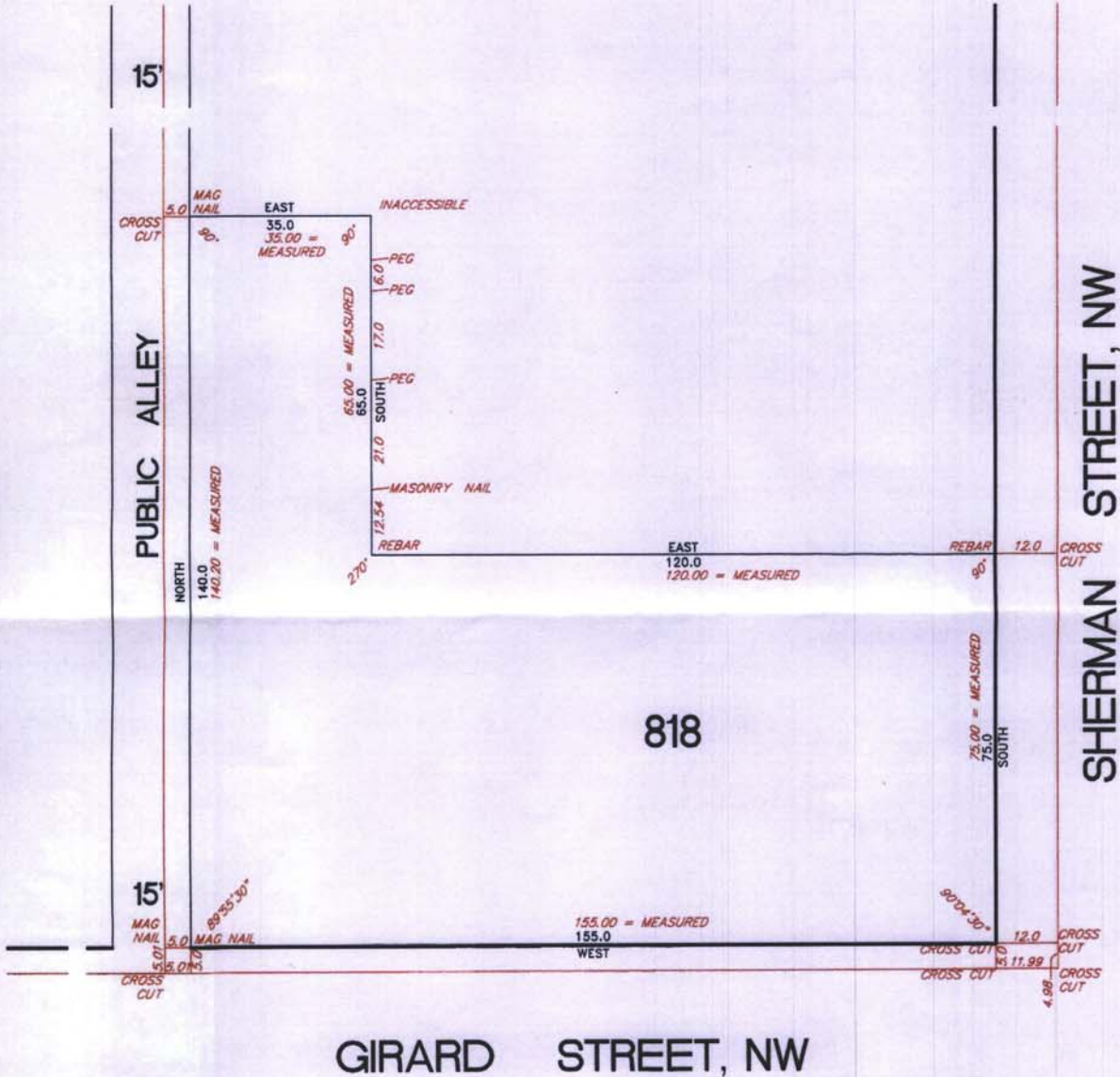
DISTRICT OF COLUMBIA GOVERNMENT
Office of the Surveyor

Plat of SURVEY OF LOT 818 TO MARK, SHOW ACTUAL ANGLES AND MEASURED DISTANCES.

SQUARE 2857

Scale: 1 inch = 20 feet

S.O. Receipt No. SE16-30-01648



OFFICE OF THE SURVEYOR, D.C.

This plat is accepted for recordation in accordance with Chapter 28 of Title 10 DCMR.

S.O. SEAL

Date 12/18/2015
For Surveyor, D.C.

Recorded at 4:00 PM

Recorded in Survey Book 1003, Page 214

RLS SEAL

REGISTERED LAND SURVEYOR'S CERTIFICATION

I certify that the survey shown hereon was made by me or under my direction in accordance with Chapter 28 of Title 10 DCMR.

Date 12-10-15
Daniel T. Caywood
D.C. Registration Number: 96-6



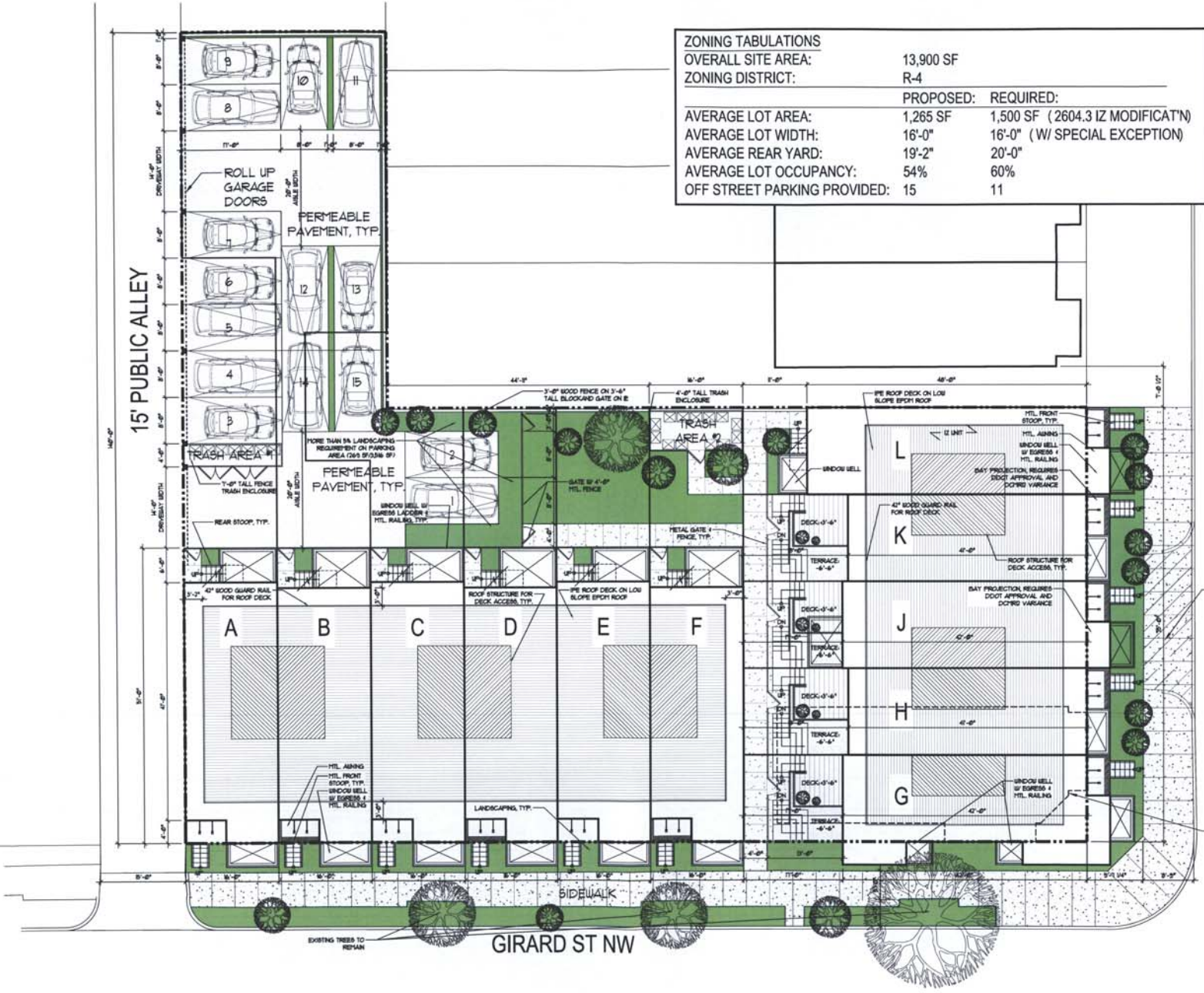
MADDOX
Engineers & Surveyors, Inc.
3204 Tower Oaks Boulevard, Suite 200-A, Rockville, MD 20852
(301) 762-9001 www.maddoxinc.com

Party Chief: J.J. SLAMA Date: 09/29/2015
RLS Job No. 14127.03

719

15' PUBLIC ALLEY

ZONING TABULATIONS		
OVERALL SITE AREA:	13,900 SF	
ZONING DISTRICT:	R-4	
	PROPOSED:	REQUIRED:
AVERAGE LOT AREA:	1,265 SF	1,500 SF (2604.3 IZ MODIFICAT ^N)
AVERAGE LOT WIDTH:	16'-0"	16'-0" (W/ SPECIAL EXCEPTION)
AVERAGE REAR YARD:	19'-2"	20'-0"
AVERAGE LOT OCCUPANCY:	54%	60%
OFF STREET PARKING PROVIDED:	15	11

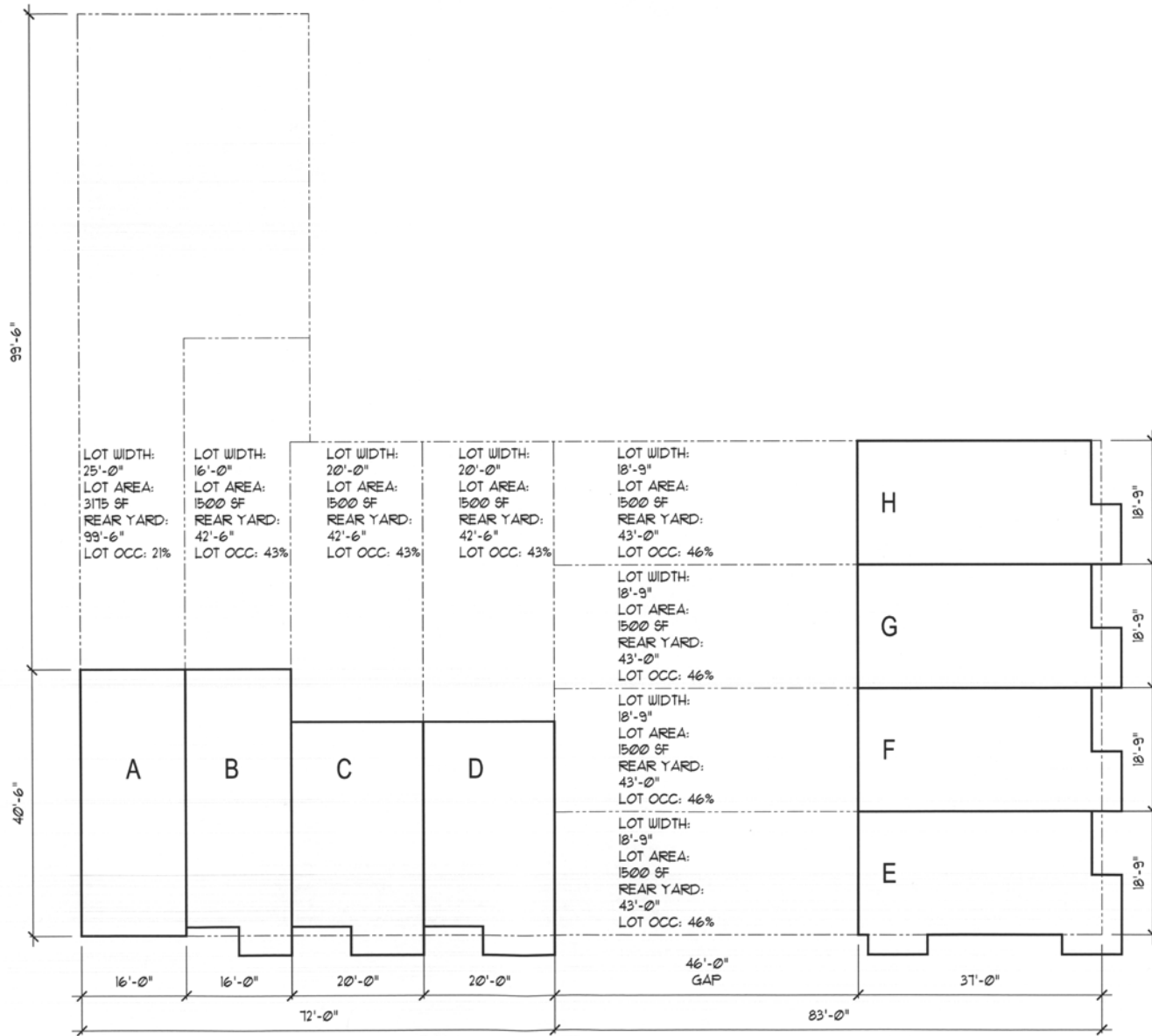


FILL IN EXIST'G CURB CUT

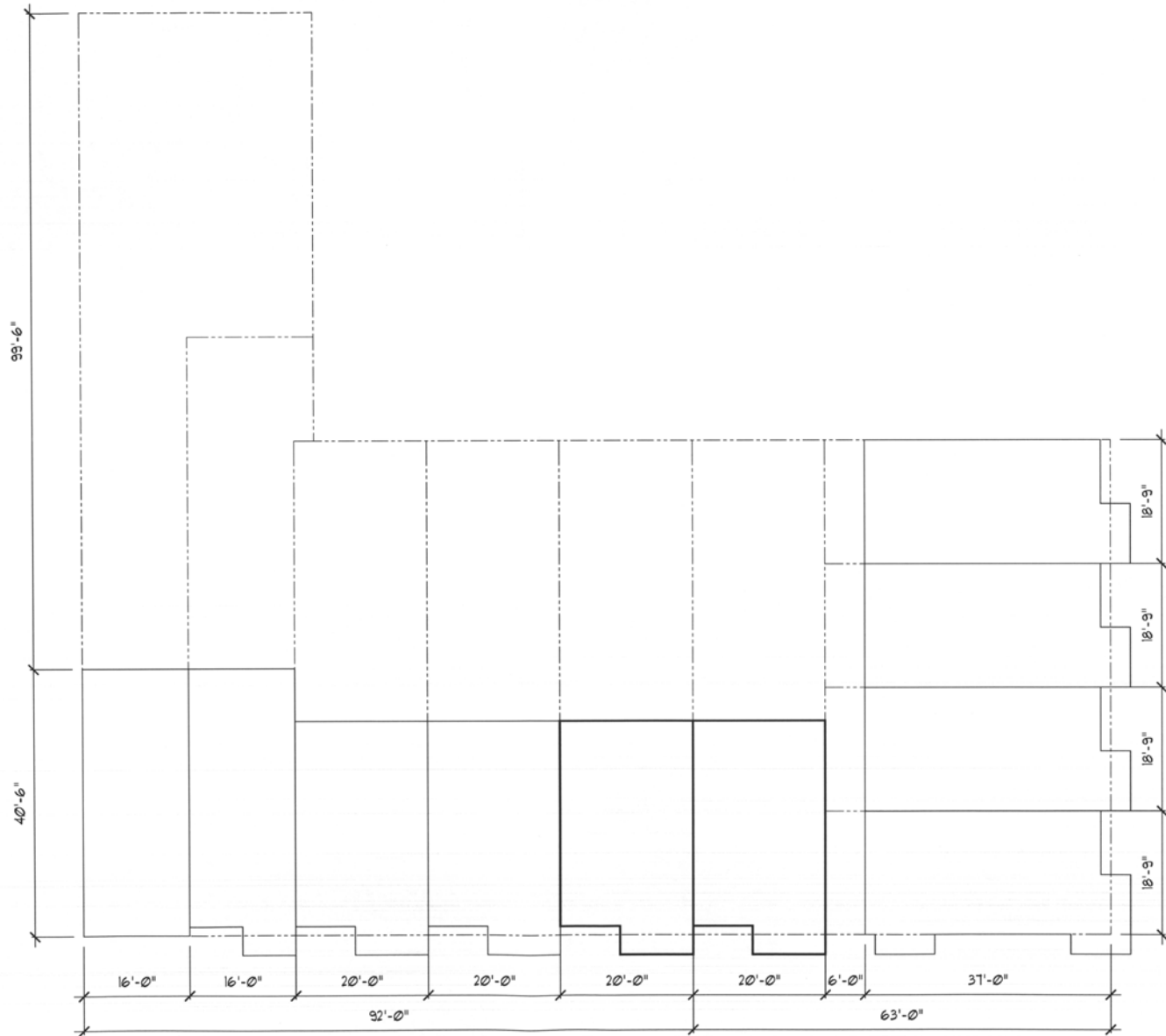
SHERMAN AVE NW

EXISTING STRUCTURE TO BE REMOVED

GIRARD ST NW



MIN. 1500 SF/LOT

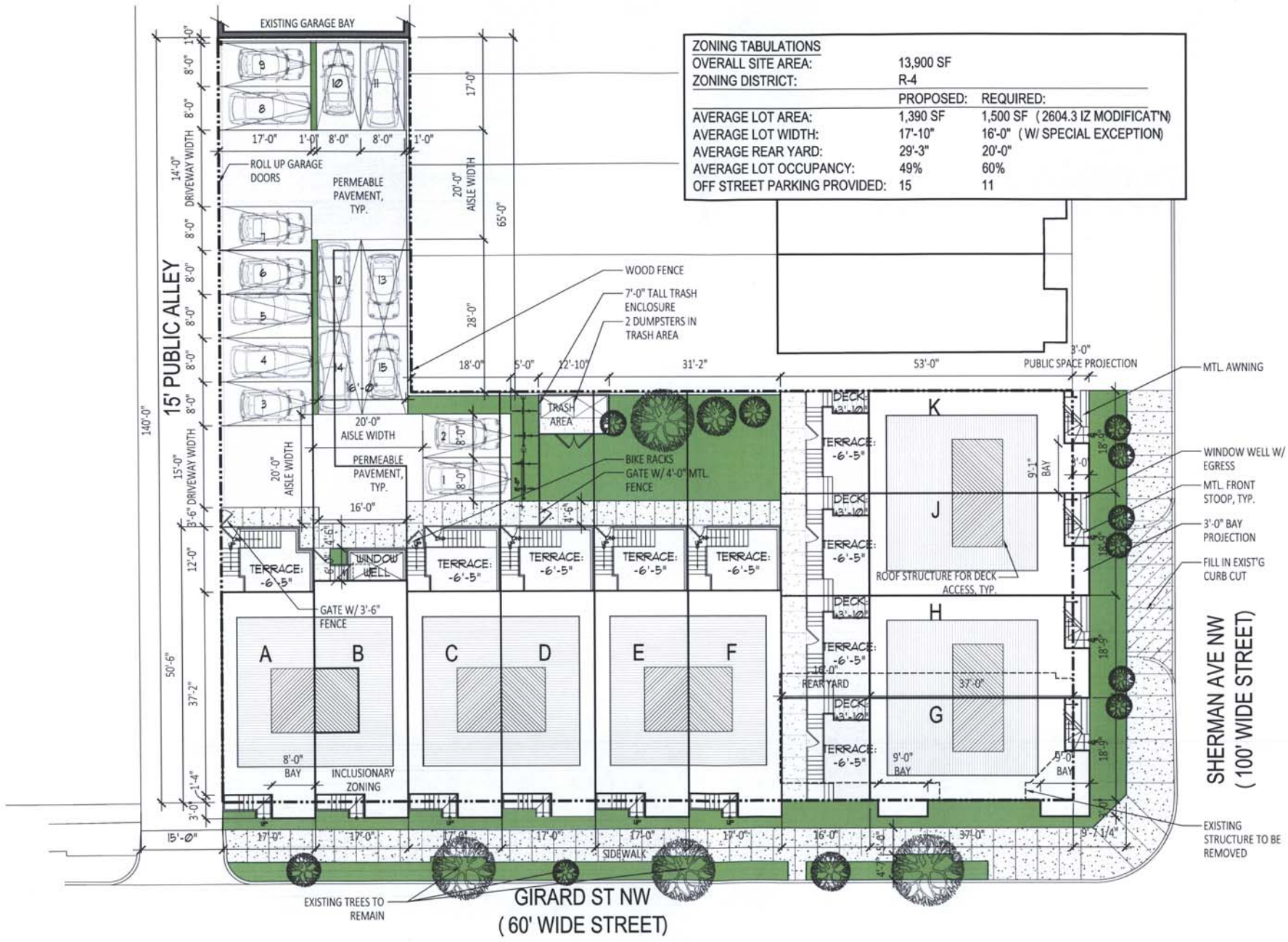


REDUCE GAP BY ADDING 2 LOTS




DISTRIBUTE LOT WIDTH EQUITABLY

ZONING TABULATIONS		
OVERALL SITE AREA:	13,900 SF	
ZONING DISTRICT:	R-4	
	PROPOSED:	REQUIRED:
AVERAGE LOT AREA:	1,390 SF	1,500 SF (2604.3 IZ MODIFICAT ^M)
AVERAGE LOT WIDTH:	17'-10"	16'-0" (W/ SPECIAL EXCEPTION)
AVERAGE REAR YARD:	29'-3"	20'-0"
AVERAGE LOT OCCUPANCY:	49%	60%
OFF STREET PARKING PROVIDED:	15	11



**SHERMAN AVE NW
(100' WIDE STREET)**

**GIRARD ST NW
(60' WIDE STREET)**

PURSUANT TO D.C. LAW NO. 14-263, EFFECTIVE MARCH 27, 2003
 THE ALLEY SHOWN THUS  IS CLOSED, AND TITLE VESTS AS
 SHOWN UPON RECORDATION OF THIS PLAT.

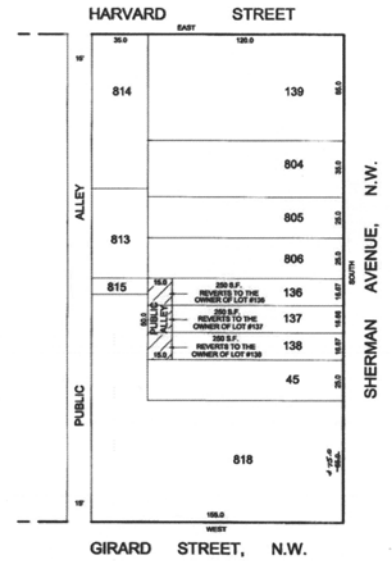
OFFICE OF THE SURVEYOR, D.C.

July 27, 2003

I CERTIFY THAT THIS PLAT IS CORRECT AND IS RECORDED.


 SURVEYOR, D.C.

PUBLIC ALLEY CLOSED SQUARE 2857



SURVEYOR'S OFFICE, D.C.

Made for: COUNCIL MEMBER GRAYSON

Drawn by: L.E.A. Checked by: E.S.

Record and computations by:

Recorded at: 11:20AM AUGUST 1, 2003

Recorded in Book: 197 Page: 36 S.O. 8332

Scale: 1 inch = 20 feet File No. 22-1463

← SUGGESTED DIMENSION ERROR ON LOT 818.
 SURVEYOR, D.C.
 DATE