

EXHIBIT B

GENERAL NOTES

- 1.) THE PROPERTY SHOWN HEREON IS LOCATED IN SQUARE 441 AND IDENTIFIED AS LOTS 32, 33, 35, 849, 852 AND 853.
2.) DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WAS FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
3.) BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY THIS FIRM BETWEEN THE DATES OF JUNE 8, 2015 AND JUNE 17, 2015.
4.) HORIZONTAL DATUM SHOWN HEREON IS DISTRICT OF COLUMBIA SURVEYORS OFFICE (DCSO) NORTH BASED ON THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA PLAT AND PLANS.
5.) NO CERTIFICATION IS MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, WATER, SANITARY AND STORM SEWERS.
6.) NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF WETLANDS, HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF CHRISTOPHER CONSULTANTS, LTD SERVICES FOR THE PROJECT AS SHOWN HEREON.
7.) ALL BUILDING DIMENSIONS ARE MEASURED AT THE OUTSIDE GROUND LEVEL OF BUILDING.

- 8.) WITH RESPECT TO OPTIONAL TABLE A ITEMS:
ITEM 1a. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
ITEM 1b. THERE IS NO APPARENT PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.
ITEM 1c. THERE IS NO VISIBLE OBSERVATIONS OF THE SITE SHOWN HEREON BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
ITEM 1d. TO THE EXTENT KNOWN FROM LOCAL JURISDICTIONAL INFORMATION, THERE ARE NO WETLANDS ON THIS SITE. A FIELD INSPECTION WOULD BE REQUIRED TO DETERMINE IF THERE ARE ANY UNKNOWN IMPACTS.
ITEM 2: THE PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEY IN THE MINIMUM AMOUNT OF \$2,000,000.00 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

ZONING INFORMATION

THE SUBJECT PROPERTY IS CURRENTLY ZONED "C-2-A".

THIS INFORMATION IS FOR REFERENCE ONLY, NO CERTIFICATION IS MADE TO THE GENERAL ZONING COMPLIANCE OF THE SITE SHOWN HEREON.

ZONED: C-2-B

SUMMARY: PERMITS MATTER-OF-RIGHT MEDIUM DENSITY DEVELOPMENT, INCLUDING OFFICE-RETAIL, HOUSING, AND MIXED USES. IT IS INTENDED FOR UPTOWN LOCATIONS, WHERE THE LARGEST COMPONENT OF DEVELOPMENT WILL BE OFFICE-RETAIL AND OTHER NONRESIDENTIAL USES TO A MAXIMUM LOT OCCUPANCY OF 100%, A MAXIMUM FAR OF 6.0 FOR RESIDENTIAL AND 4.0 FOR OTHER PERMITTED USES, AND A MAXIMUM HEIGHT OF SIX (6) STORIES/SEVENTY (70) FEET. REAR YARD REQUIREMENTS ARE TWELVE (12) FEET; ONE FAMILY DETACHED DWELLINGS AND ONE FAMILY SEMI-DETACHED DWELLINGS SIDE YARD REQUIREMENTS ARE EIGHT (8) FEET.

BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, PLEASE REFER TO THE DISTRICT OF COLUMBIA'S APPLICABLE ZONING CODES. COMPLIANCE OF THESE CODES ARE AT THE DISCRETION OF THE DISTRICT OF COLUMBIA'S ZONING ADMINISTRATOR. THE DCRA ZONING LETTERS AS DESCRIBED ABOVE STATE THAT THERE ARE NO KNOWN ZONING VIOLATIONS FOR THE PROPERTIES.

D.C. BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE WITH THE FINAL DETERMINATION TO BE MADE BY THE OFFICE OF THE SURVEYOR. A SURVEY TO MARK* PREPARED BY DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR IS REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIGURATION FOR THIS PROPERTY.

FLOOD ZONE NOTE

THE PROPERTIES SHOWN HEREON ARE LOCATED ON THE F.E.M.A. FLOOD MAP, COMMUNITY PANEL NO. 10001 007C REVISED ON SEPTEMBER 27, 2010. BY GRAPHIC DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:

FLOOD ZONE X - AREA OF MINIMAL FLOOD HAZARD

A FIELD SURVEY HAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

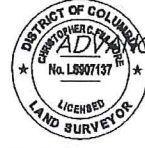
OWNERSHIP INFORMATION

- A EVELYN S. BOYD BY DEED RECORDED IN INST# 46574 ON 04/30/2012
B MALEDE T. JEDOU (NO DEED REFERENCE PROVIDED)
C ISAYAS K. AGONAFER BY DEED RECORDED IN INST# 118919 ON 09/17/2003
D GEBREHANNA T. DEMISSIE BY DEED RECORDED IN INST# 062755 ON 08/11/1998
E 1827 WILTBERGER LLC BY DEED RECORDED IN INST# 26076 ON 02/25/2004
F 1827 WILTBERGER LLC BY DEED RECORDED IN INST# 038437 ON 04/03/2002

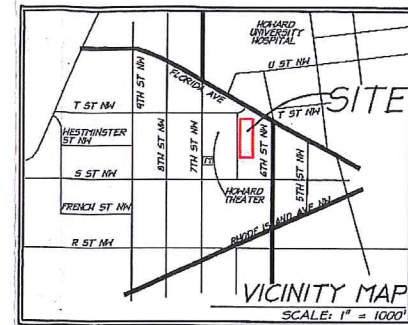
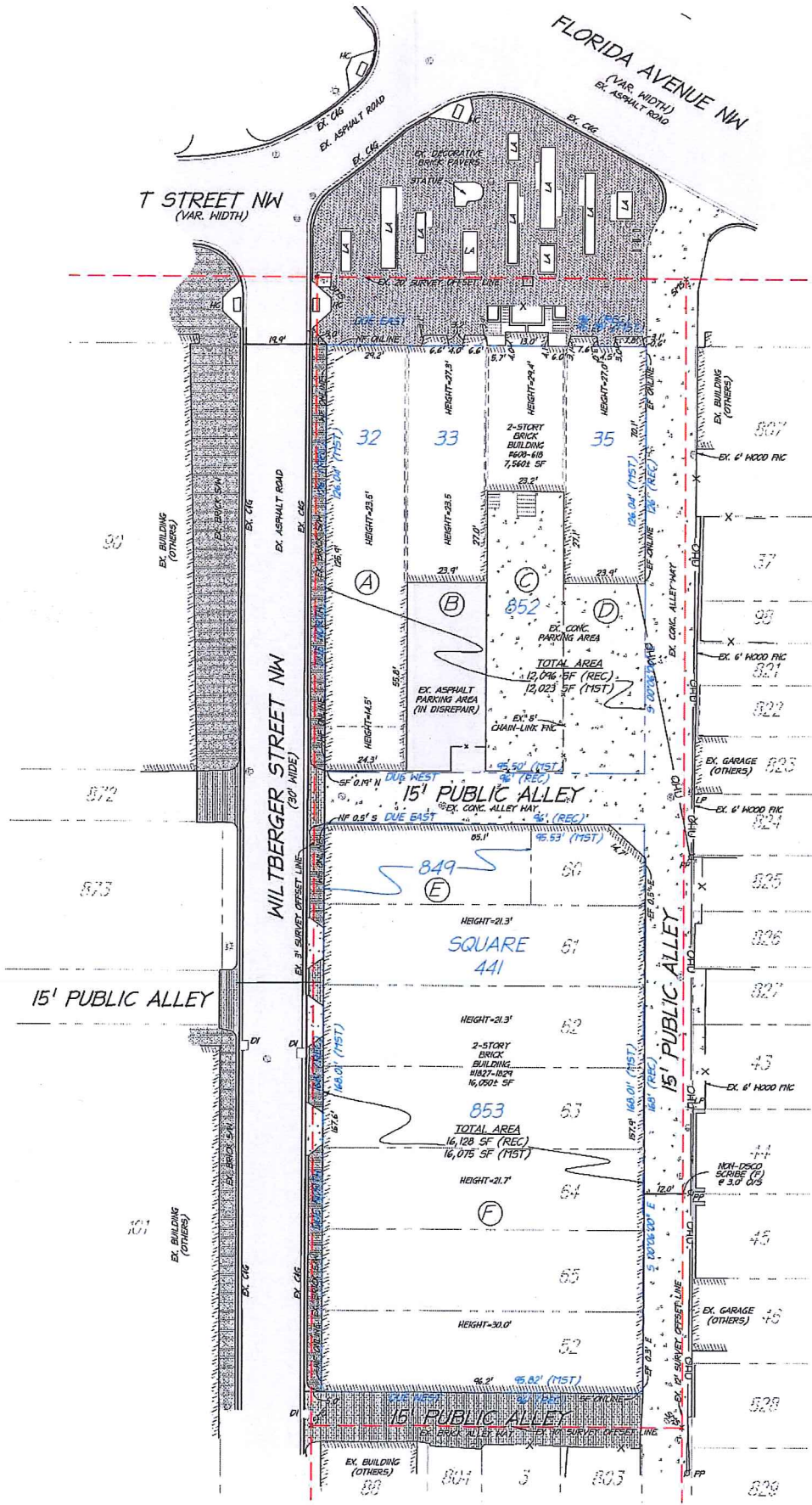
SURVEYOR'S CERTIFICATION

TO: 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 1, 2, 3, 4, 6(a), 7(a), 7(b), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, 19 AND 21 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 17, 2015.



CHRISTOPHER C. FILLMORE, L5 LICENSED LAND SURVEYOR NO. 18907137 DISTRICT OF COLUMBIA



LEGEND

- Utilities - Storm: DRAIN INLET (DI), DRAIN MANHOLE, CATCH BASIN (CB)
Utilities - Water: FIRE HYDRANT, WATER VALVE, WATER MANHOLE, WATER SPOGOT
Utilities - Electric: ELECTRIC MANHOLE, POWER POLE, ELECTRIC VAULT, LIGHT POLE, GUY WIRE
Utilities - Gas: GAS METER, GAS HANDHOLE, GAS VALVE
Utilities - Telephone: TELEPHONE MANHOLE
Linetypes: CURB & GUTTER, PROPERTY LINE, RECORD LOT LINES, ADDRESS LINE, FENCE LINE, OVERHEAD UTILITY LINE
Utilities - Misc.: SIGN, BOLLARD, MONITORING HELL, UNIDENTIFIED MANHOLE
Surfaces: ASPHALT AREA, CONCRETE AREA, BRICK AREA
Abbreviations: Scribe Mark Found (Others), CURB & GUTTER, EDGE OF PAVEMENT, GUY WIRE, HANDICAP RAMP, MULCHED AREA, ABOVE GRADE METAL DECK, POWER POLE, LIGHT POLE, LANDSCAPED AREA

NOTES CORRESPONDING TO SCHEDULE B-SECTION 2

- SQUARE 441 - LOT 32: THE FOLLOWING EASEMENTS AND/OR EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 2 OF THE COMMITMENT FOR TITLE INSURANCE...
SQUARE 441 - LOT 33 (LOT 852 IN PART): THE FOLLOWING EASEMENTS AND/OR EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 2 OF THE COMMITMENT FOR TITLE INSURANCE...
SQUARE 441 - LOT 34 (LOT 852 IN PART): THE FOLLOWING EASEMENTS AND/OR EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 2 OF THE COMMITMENT FOR TITLE INSURANCE...
SQUARE 441 - LOT 35: THE FOLLOWING EASEMENTS AND/OR EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 2 OF THE COMMITMENT FOR TITLE INSURANCE...
SQUARE 441 - LOT 849 AND 853: THE FOLLOWING EASEMENTS AND/OR EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 2 OF THE COMMITMENT FOR TITLE INSURANCE...



Table with 3 columns: Rev# (1, 2, 3), DATE, REVISION.

ALTA/ACSM LAND TITLE SURVEY OF LOTS 32, 33, 35, 849, 852 AND 853 SQUARE 441 DISTRICT OF COLUMBIA

Table with 2 columns: PROJECT: 15070.001.00, SCALE: 1" = 20', DATE: 06/18/15, DRAWING CHECKED: CCF, SHEET NO. 1 OF 1

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