GENERAL NOTES

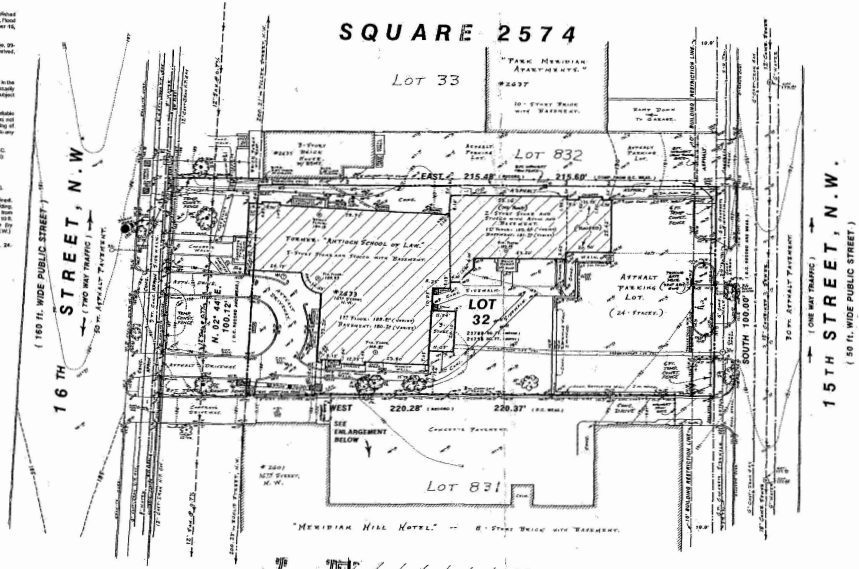
1. Total Area: 21,728 Sq. Ft. or 0.5000 Ac. (Record)
   21,758 Sq. Ft. (0.5 0000 Ac. (Survey))
2. Property shown among the records of the D.C. Surveyor's Office as follows:
   Subdivision Book 58 - Page: 61
   Subdivision Book 83 - Page 57
   Survey Book 72 - Page 50
   Survey Book 75 - Page 83
3. Property Zoned: "R-5-D" (Medium-High Density Apartment Houses).
4. The property shown hereon does not lie within any Special Flood Hazard Area as established by the U.S. Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Maps, Community Panel No. 110001-0020-B, effective date November 15, 1985.
5. Old Republic National Title Insurance Company Commitment for Title Insurance No. 99-2260094-CTDC, effective date October 13, 1999 (including Endorsements) was received, examined and relied upon in preparing this survey.
6. Property corner markers not implied by this survey unless otherwise indicated.
7. 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 exactly agree with actual measured dimensions. All property lines in the District of Columbia are subject to change by the Office of the Surveyor, D.C.
8. Underground objects such as utilities and vaults shown hereon were located from available records and verified in the field to the extent possible. Sub-surface investigation was not performed. All underground locations should be considered approximate. For marking of underground utility lines, call MISS UTIL (TOLL FREE) at 1-800-257-7777 at least 48 hours prior to any excavation or construction.
9. Minimum Building Setback Requirements in "R-5-D" Zone per Current (March 1996) D.C. Zoning Ordinance (Note: Zoning 1324 building pre-dates all D.C. Zoning Requirements):

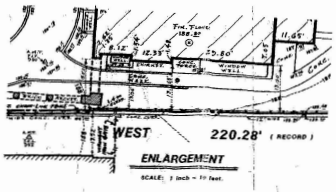
   Front Yard ..... None Required.
   Side Yard ..... None Required (but if it, Minimum if provided).
   Rear Yard ..... 15 ft. Minimum Required. (Varies with height of building, but may be measured from centerline of street. Note: 10 ft. Building Restriction Line (B/L) along 15th Street, N.W.)

10. Total number of striped parking spaces on property ..... 24.
11. Topographic elevations and underground utilities are NOT identified by this survey.

LEGEND

Property Line
Setback Line
Adjacent Lot Line
Curb Line
Basement Vault
Building Wall
Building Above
Balcony Above
Gas Line
Electric Line
Telephone Line
Water Line
Sewer Line
Fence Line
Concrete ..... Conc.
Manhole ..... MH
Electric MH ..... (E)
Water MH ..... (W)
Sewer MH ..... (S)
Telephone MH ..... (T)
Gas Valve ..... GV
Clean-out ..... C.O.
Overhead ..... o.h.
Depressed ..... D.
D.C. Copper Line





LEGAL DESCRIPTION:

Lot numbered Thirty-two (32) in Square numbered Twenty-five Hundred Seventy-four (2574) in a subdivision made by George Oakley Totten, Jr., of Block 17, "MERIDIAN HILL", as per plat thereof recorded May 22, 1917 in Subdivision Book 58 at page 61 among the Records of the Office of the Surveyor for the District of Columbia.

SURVEYOR'S CERTIFICATION:

The undersigned firm, being registered professional engineers and land surveyors in the District of Columbia, hereby certifies to (i) First Union National Bank, (ii) Wachovia Bank, ("Lenders") their successors and assigns, (iii) American Housing Partnership, (iv) Totten Tower L.P., and (v) Old Republic National Title Insurance Company, as follows:

1. This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA / ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1997, and meets the Requirements of an Urban Survey as defined therein.
2. The survey was made on the ground between November 3 and 29, 1999, and correctly shows the area of the subject property, the location and type of all buildings, structures and other visible improvements thereon, the address or name, and any visible evidence situated on the subject property.
3. Except as shown on the survey, there is no visible evidence of easements or rights-of-way of which the undersigned has been advised.
4. Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property onto adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
5. The location of each easement, right-of-way, servitude, and other matter affecting the subject property and listed in the Title Insurance Commitment dated October 13, 1999, issued by Old Republic National Title Insurance Company with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that Title Commitment. The location of all improvements on the subject property is in accord with minimum setback ordinance requirements of the Zoning Regulations of the District of Columbia. (Note: Zoning 1324 Building pre-dates all D.C. Zoning Regulations.)
6. The subject property has access to and from duly dedicated and accepted public street or highway.
7. Except as shown on the survey, the subject property does not visibly serve any adjoining property for drainage, utilities, ingress or egress.
8. The record description of the subject property forms a contiguous, mathematical figure.
9. No portion of the property shown on the survey lies within a Special Flood Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located.
10. All utilities, utility lines, access and drainage for the subject property across the adjoining property, either through contiguous public rights-of-way or contiguous parcels, or by private easements, without reliance on private nonappurtenant appurtenant access through such private property.
11. This certificate relates to that certain survey numbered 99-119.03 and dated December 2, 1999, made by A. Morton Thomas and Associates, Inc.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

A. MORTON THOMAS and Associates, Inc.

Dec. 2, 1999 — By: [signature]



DATE PRINTED
DEC 7 1999
A. MORTON THOMAS AND ASSOC. INC.

BZA
Case No. 16773
Exhibit No. 3

GRAPHIC SCALE
SCALE: 1 inch = 10 feet

ALTA / ACSM LAND TITLE SURVEY

TOPOGRAPHIC SURVEY AND LOCATION OF IMPROVEMENTS

WARDER - TOTTEN HOUSE

#2633 SIXTEENTH STREET, N.W.

LOT 32 - SQUARE 2574 WARD 1 - AND 1B DISTRICT OF COLUMBIA

SCALE	CONTOUR INTERVAL	A.M.T. FILE NO.
1in.=16ft.	1-FOOT	99-119.03
DATE DECEMBER 1999	TAX MAP NO. MAP ATLAS VOL. 1 PLATE #	SHEET C - 1

A. MORTON THOMAS AND ASSOCIATES, INC.
ENGINEERS - PLANNERS - SURVEYORS
11750 TRIPPODDER PARKWAY - ROCKVILLE, MARYLAND 20852 - (301) 881-2345

DATE	REVISION	BY	APP'D
Dec. 2, 1999	Revised and Recertified to Old Rep. and Stewart's	D.L.	D.L.
Nov. 30, 1999	Original ("ISSUE OF Topographic Survey & Location of Improvements")	D.L.	D.L.

SCALE: 1 in. = 16 ft.