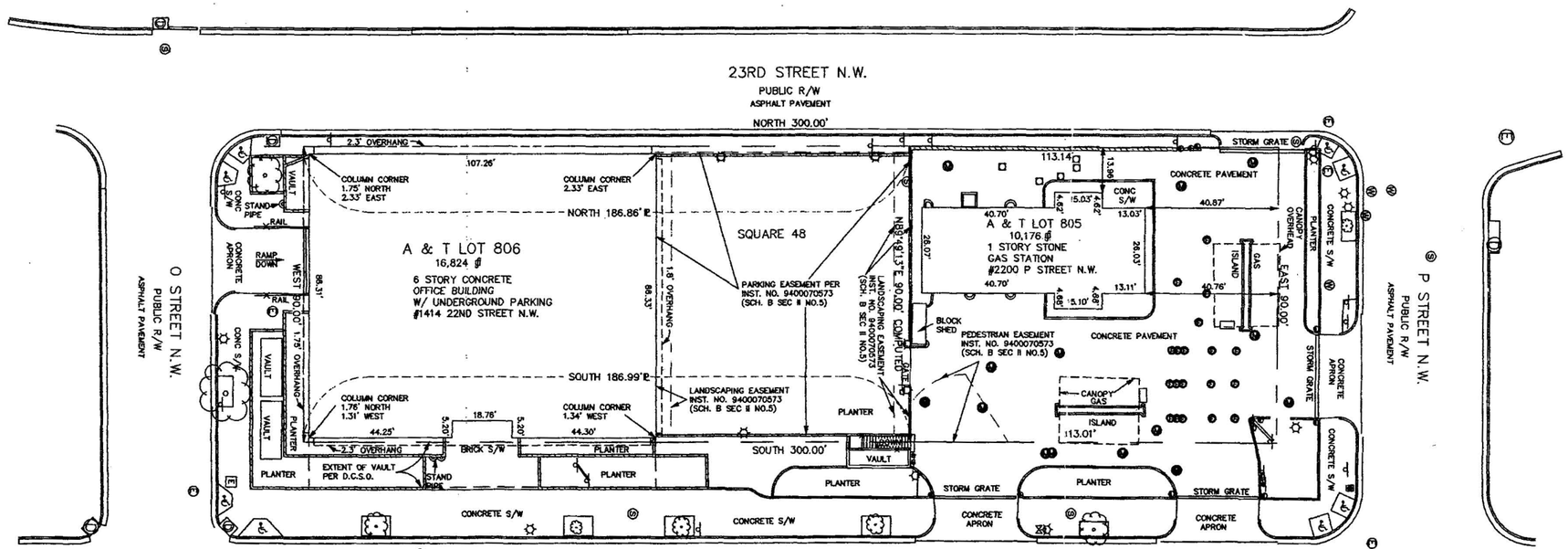
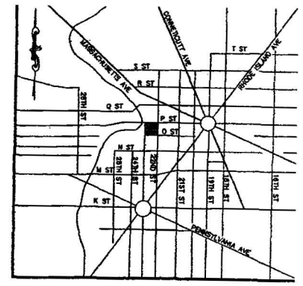
DC SURVEYOR





SURVEYORS CERTIFICATE

I hereby certify to CRP/AR 1414 22nd Street, LP, Commonwealth Land Title Insurance Company and Commercial settlements , Inc., that this survey is made upon the ground and that all information, courses and distances shown hereon are correct; that the property described hereon is the same property as described in CSI Commitment No. 0307J4 revised November 4, 2003; that all easements, rights of way, covenants and restrictions referenced in said title document have been plotted hereon or otherwise noted as to their effect on the subject property; that title lines and lines of actual possession are the same, except as noted that; exceptions as shown, there are no visible easements or rights-of-way on said property or any other easements or rights-of-way of which the undersigned has been advised; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines and applicable setback lines of the property and the undersigned is not aware of any violations of ordinances, restrictions or other rules and regulations with reference to the the location of said buildings and improvements; that there are no encroachments or party walls affecting this property other than as shown; that any discharge into streams, rivers or other conveyance system is shown on the survey; that the property described hereon does not lie within flood hazard areas in accordance with the map entitled "Flood Insurance Rate Map", published by the Federal Emergency Management Agency; that the described property is located within an area having a Zone Designation of C on Flood Insurance Map No. 20 of 30 dated 11/15/85 for Community No. 1100010020B in District of Columbia, which is the current Flood Insurance Rate Map for the community in which the property is situated; that the said property constitutes one tax lot except as shown on the survey; and that the property has direct access to 22nd Street N.W., 23rd Street N.W., O Street N.W. and P Street N.W., public roads maintained by the District of Columbia Department of Public Works.

This survey was 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, the American Congress on Surveying and Mapping and the National Society of Professional Surveyors in 1999 and includes items 1-4, 6, 7-11 and 13-16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by the American Land Title Association, the American Congress on Surveying and Mapping and the National Society of Professional Surveyors and in effect on the date of this certification, the undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurments Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Dated: December 5, 2003

Meridian Surveys, Inc.
Stephen Wentnold
Licensed Land Surveyor
D.C. No. LS900899

DISTRICT OF COLUMBIA
STEPHEN J. WENTNOLD
No. LS900899
LICENSED
PROFESSIONAL LAND SURVEYOR

LEGAL DESCRIPTION

All that certain lot or parcel of land together with all improvements thereon located and being in the City of Washington in the District of Columbia and being more particularly described as follows:

Part of Lot Numbered Seven (7) in Square Forty-eight (48) in the subdivision made by Gulf Oil Corporation, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 159 at Folio 200, described as follows:

BEGINNING for the same at the intersection of the North right of way line of "O" Street, N.W. and the East right of way line of 23rd Street, N.W.; running thence and binding on the East right of way line of 23rd Street, N.W.

1. Due North, 186.86 feet to a point; running thence and binding on part of the North face of a concrete wall separating the Chevron Service Station, Lot 78 from the above ground parking lot for the Congressional Quaterly Building, Lot 71; running thence and binding thereon;
2. North 89 degrees 49 minutes 13 seconds East, 90.00 feet to a point on the face of said wall in the West right of way line of 22nd Street, N.W.; running thence and binding on said right of way line
3. Due South, 188.99 feet to the intersection of the West (incorrectly recited as "East" in prior deed) right of way line of 22nd Street, N.W. and the North right of way line of "O" Street, N.W.
4. Due West, 90.00 feet to the point of beginning.

NOTE: At the date hereof the above described property is designated on the Records of the Assessor for the District of Columbia for assessment and taxation purposes as Lot numbered Eight Hundred Six (806) in Square numbered Forty-eight (48).

SCHEDULE B EXCEPTIONS

1. Agreement relating to the Occupation of Subsurface Public Space (Vaults) dated January 11, 1973 and recorded February 5, 1973 as Instrument No. 2964 in Liber 13444 at Folio 443, does effect the property, but cannot be plotted due to insufficent language. (Sch. B Sec II No. 5)
2. Terms and conditions set forth in Easement Agreement by and between Chevron U.S.A. Inc., Service Station Management, Inc. and Congressional Quaterly, Inc., dated August 25, 1994 and recorded September 1, 1994 as instrument No. 9400070573 does effect the property and are shown hereon. (Sch. B Sec. II No. 6)

BZA
Case No. 17156
Exhibit No. 3

LEGEND

- SIGN
- FLAG POLE
- PHONE MH
- LIGHT POLE
- ELEC. MH
- ELEC.
- GAS VALVE
- CLEAN OUT
- SANITARY MH
- STORM MH
- WATER VALVE
- WELL
- WATER MH
- TRAF. LIGHT POLE
- CURB & GUTTER
- CURB
- BOLLARD
- FENCE
- TREE
- FUEL FILL M/H
- CONCRETE WALL
- TELEPHONE
- MONITOR WELL
- D.C.O.S. DISTRICT OF COLUMBIA OFFICE OF THE SURVEYOR

TREE TABLE

T1 18" OAK
T2 8" MAPLE
T3 4" MAPLE
T4 6" MAPLE
T5 10" MAPLE
T6 6" TREE
T7 4" TREE
T8 12" CHERRY

PREPARED BY:
MERIDIAN SURVEYS, INC.
811 RUSSELL AVENUE
SUITE 303
GAITHERSBURG, MARYLAND 20879
(301) 721-9400
(301) 840-0334 FAX
E-MAIL: surveyor@meridiansurveys.com

MARK/DATE	REVISION	BY	APV'D
12/17/03	REVISE CERTIFICATION	DB	SJW

"ALTA/ACSM LAND TITLE SURVEY"

ASSESSMENT & TAXATION
LOT 806, SQUARE 48
A&T PLAT 3763-L
1414 22ND ST., N.W.
WASHINGTON, DISTRICT OF COLUMBIA

SCALE:	1" = 20'	DWN. BY:	DB
DATE:	DECEMBER, 2003	CHKD. BY:	SJW

Board of Zoning Adjustment
District of Columbia
CASE NO. 17156
EXHIBIT NO. 3