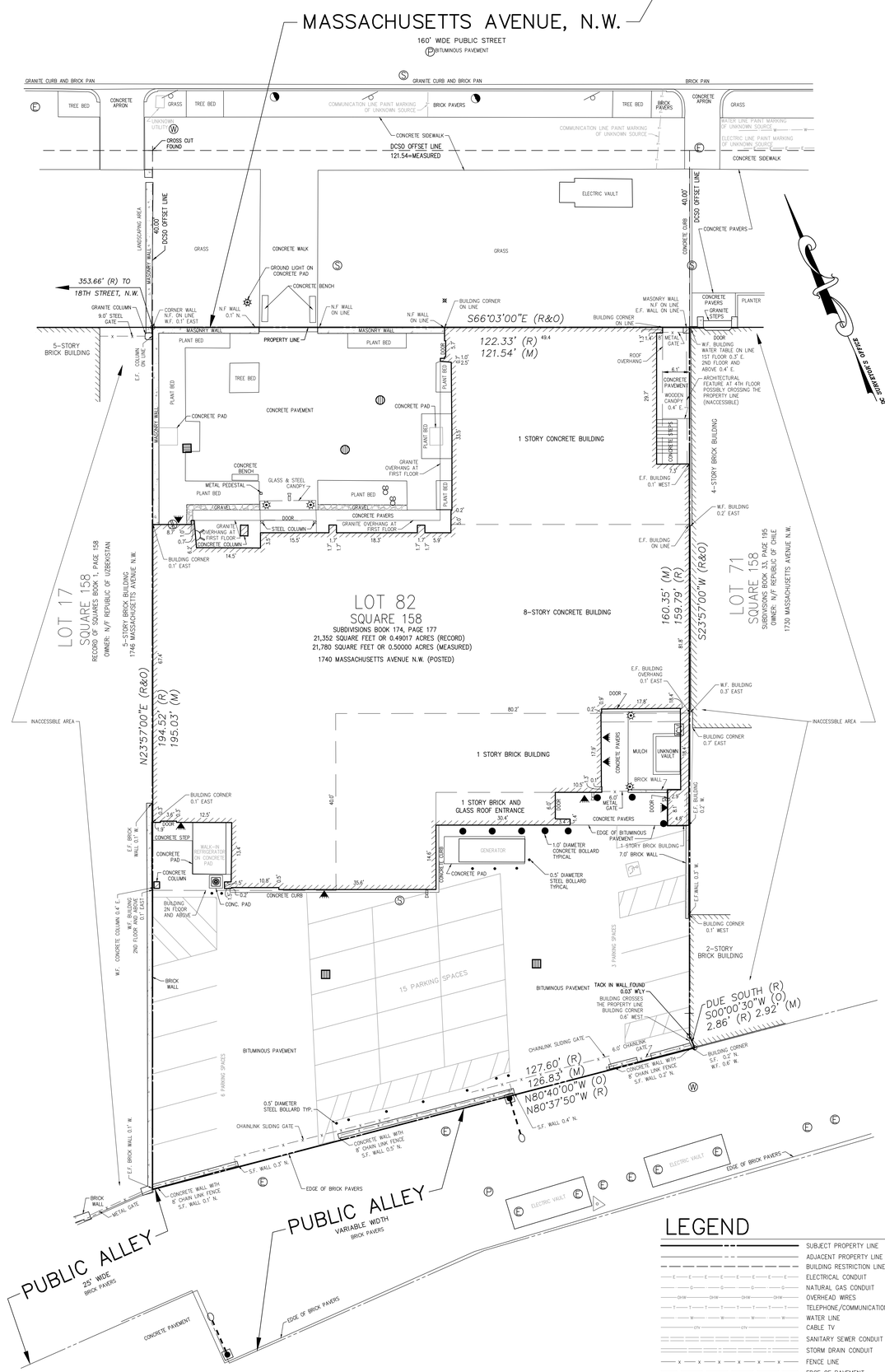

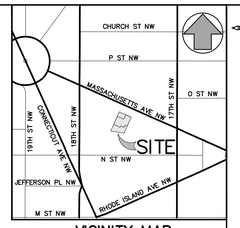

VICINITY MAP
SCALE 1" = 500'

NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED FOR TAXATION & ASSESSMENT AS: LOT 82 IN SQUARE 158. PREMISE ADDRESS: 1740 MASSACHUSETTS AVENUE, N.W.
2. THE HORIZONTAL DATUM IS BASED ON PLANS FROM THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.
3. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 1100010016C FOR WASHINGTON, D.C. DATED SEPTEMBER 27, 2010.
4. THE SUBJECT PROPERTY HAS VEHICULAR ACCESS TO AND FROM 17TH STREET, N.W. VIA PUBLIC ALLEY OF VARIABLE WIDTH. THE SUBJECT PROPERTY HAS PEDESTRIAN ACCESS TO AND FROM MASSACHUSETTS AVENUE, N.W. AND 17TH STREET, N.W. VIA PUBLIC ALLEY OF VARIABLE WIDTH.
5. THIS ALTA/NSPS LAND TITLE SURVEY IS FOR THE USE OF THE SPECIFIC ENTITIES LISTED IN THE SURVEYOR'S CERTIFICATE FOR ACQUISITION/ LENDING/ REFINANCING PURPOSES AND IS NOT INTENDED FOR DESIGN OR CONSTRUCTION PURPOSES, INCLUDING THE INSTALLATION OF FENCES OR CONSTRUCTION OF OTHER IMPROVEMENTS.
6. VIKA CAPITOL, LLC HAS NOT REQUESTED MISS UTILITY MARKINGS OF UNDERGROUND UTILITY LINES. PAINT MARKINGS FOUND ON THE GROUND AND SHOWN HEREON AS EVIDENCE OF POSSIBLE (OR PROBABLE) UNDERGROUND UTILITIES ARE CONSISTENT WITH TYPICAL UTILITY MARKINGS. HOWEVER, NO UTILITY REPORT WAS PROVIDED TO AUTHENTICATE THESE MARKINGS – THEIR SOURCE IS UNKNOWN. THE USER OF THIS PLAT/MAP SHOULD RELY UPON SUCH MARKINGS AT THEIR OWN RISK
7. THE SUBJECT AND ADJACENT PROPERTY OWNER REFERENCES LISTED HEREON WERE TAKEN FROM THE DISTRICT OF COLUMBIA'S DORA ONLINE TAX ASSESSMENT RECORDS, LAND RECORDS AND/OR THE REFERENCED TITLE COMMITMENT. ACTUAL OWNERSHIP IS NOT PART OF THE CERTIFICATION SHOWN HEREON.

PARKING TABULATION:

SURFACE PARKING
STRIPED PARKING SPACES: 24
ACCESSIBLE STRIPED PARKING SPACES: 1
TOTAL STRIPED SURFACE PARKING SPACES ON SITE: 25

* PARKING SPACES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION. VIKA CAPITOL, LLC DOES NOT CERTIFY THAT SPACES ARE STRIPED IN ACCORDANCE WITH REQUIRED JURISDICTIONAL STANDARDS.

TITLE REPORT NOTE:

ALTA COMMITMENT FOR TITLE INSURANCE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER DC-24-4184 WITH AN EFFECTIVE DATE OF NOVEMBER 15, 2024.

NO SURVEY RELATED ITEMS ARE LISTED IN SCHEDULE B-SECTION II:

LEGAL DESCRIPTION:

PER AN ALTA COMMITMENT FOR TITLE INSURANCE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER DC-24-4184 WITH AN EFFECTIVE DATE OF NOVEMBER 15, 2024.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE DISTRICT OF COLUMBIA, AND IS DESCRIBED AS
FOLLOWS:

LOT NUMBERED EIGHTY-TWO (82) IN SQUARE NUMBERED ONE HUNDRED FIFTY-EIGHT (158) IN A SUBDIVISION MADE BY THE JOHNS HOPKINS UNIVERSITY, AS PER PLAT RECORDED IN BOOK 174, AT PAGE 177 AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.

DC 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 MAY BE REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIGURATION FOR THIS PROPERTY.

ZONING NOTE:

THE FOLLOWING INFORMATION WAS TAKEN FROM DCOZ.DC.GOV WEB SITE.
LOT 82 IN SQUARE 158 ZONED AS MU-1/DC (MIXED USE)

THIS INFORMATION DOES NOT CONSTITUTE A "ZONING OPINION" AND IS NOT SUBJECT TO THE SURVEYOR'S CERTIFICATION SHOWN HEREON.

LEGEND

SUBJECT PROPERTY LINE
ADJACENT PROPERTY LINE
BUILDING RESTRICTION LINE
ELECTRICAL CONDUIT
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELEPHONE/COMMUNICATIONS CONDUIT
WATER LINE
CABLE TV
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
FENCE LINE
EDGE OF PAVEMENT
BUILDING LINE
RETAINING OR FREE STANDING WALL
APPROXIMATE ZONING LINE

BOLLARD
FLAG POLE
SIGN POST
PARKING METER
BIKE RACK
TRASH CONTAINER
ACCESSIBLE PARKING SPACE
MAIL BOX
SANITARY MANHOLE
SANITARY CLEAN OUT
STORM DRAIN MANHOLE
GRATE
WATER MANHOLE
FIRE HYDRANT
SIAMESE CONNECTION
WATER METER
WATER VALVE
PHONE MANHOLE
TRAFFIC CONTROL BOX
WALL LIGHT
PHONE PEDESTAL
MONITORING WELL
IRRIGATION CONTROL VALVE

ELECTRIC MANHOLE
ELECTRIC VALVE
ELECTRIC METER
UTILITY POLE
GUY WIRE
UTILITY POLE W/STREET LIGHT
COBRA LIGHT POLE
LAMP POST
UTILITY POLE W/ALLEY LIGHT
TRAFFIC SIGNAL POLE
HVAC UNIT
UNKNOWN UTILITY MANHOLE
UNKNOWN UTILITY VALVE
GAS VALVE
GAS METER
GAS MANHOLE
CROSS CUT/SCRIBE
NAIL/REBAR/DISC/DRILL HOLE
PIPE
ROOF DRAIN
CCTV CAMERA

(N.)..... NORTH
(S.)..... SOUTH
(E.)..... EAST
(W.)..... WEST
(N'LY)..... NORTHERLY
(S'LY)..... SOUTHERLY
(E'LY)..... EASTERLY
(W'LY)..... WESTERLY
N.F. ... NORTH FACE
S.F. ... SOUTH FACE
E.F. ... EAST FACE
W.F. ... WEST FACE
SUBD. BK. ... SUBDIVISION BOOK
PG. ..... PAGE
A&T. ..... ASSESSMENT & TAXATION
BRL. ..... BUILDING RESTRICTION LINE
SQ.FT. ..... SQUARE FEET
AC. ..... ACRES
(R) ..... RECORD INFORMATION
(M) ..... MEASURED INFORMATION
(O)..... OBSERVED ANGLE OR BEARING
(C)..... COMPUTED INFORMATION
DATR..... DATA ACCORDING TO RECORD
FD..... FOUND
INST..... INSTRUMENT
P.O.B..... POINT OF BEGINNING

INV. .....INVERT
RCP .....REINFORCED CONCRETE PIPE
CMP .....CORRUGATED METAL PIPE
PVC .....POLY VINYL CHLORIDE
HDPE .....HIGH DENSITY POLYETHYLENE
CS .....COMBINED STORM & SEWER
SS .....SANITARY SEWER
SD .....STORM DRAIN
WL .....WATER LINE
GL .....GAS LINE
CI .....CAST IRON
WRPD .....WRAPPED
STL .....STEEL
TC .....TOP OF CURB
BC .....BOTTOM OF CURB
CL .....CENTER LINE
BW .....BOTTOM WALL
TW .....TOP OF WALL
FF .....FINISHED FLOOR
GF .....GARAGE FLOOR
CONC .....CONCRETE
ESMT .....EASEMENT
DCSO..... DISTRICT OF COLUMBIA SURVEYOR'S OFFICE
DCDPW..... DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS
CIRC..... CIRCUMFERENCE
AR..... ACCESSIBLE RAMP
APPROX....APPROXIMATE

SURVEYOR'S CERTIFICATION:

TO: FIRST AMERICAN TITLE INSURANCE COMPANY, THE REPUBLIC OF POLAND

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 8, 9, 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 5, 2024.

MATTHEW C. HULL
LICENSED LAND SURVEYOR
DC# LS904868
EMAIL: HULL@VIKACAPITOL.COM

DISTRICT OF COLUMBIA
MATTHEW C. HULL
No. LS 904868
LICENSED
LAND SURVEYOR

DECEMBER 16, 2024
DATE OF PLAT OR MAP

**NOTE
THE INFORMATION, DESIGN AND CONTENT OF THE DRAWINGS OR DOCUMENTS ARE THE PROPERTY OF VIKA CAPITOL, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THE ATTACHED DRAWINGS AND/OR DOCUMENTS MAY NOT BE REPRODUCED, SHARED, COPIED, INSTALLY CONVERTED, MODIFIED, OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA CAPITOL, LLC. ANY USE OR REUSE, DEFAULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

CAPITOL
ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ GEOMATICS
★ 4910 MASSACHUSETTS AVENUE, NW SUITE 110 ★ WASHINGTON, DC 20016 ★
★ PHONE: 202-842-1616 ★ FAX: 202-842-1848 ★
★ W W W . V I K A C A P I T O L . C O M ★

LOT 82 IN SQUARE 158

SUBDIVISIONS BOOK 174 PAGE 177
1740 MASSACHUSETTS AVENUE, N.W.
WASHINGTON, D.C.

ALTA/NSPS LAND TITLE SURVEY

VIKA REVISIONS

DECEMBER 4, 2024
REVISED TITLE COMMITMENT

DECEMBER 16, 2024
REVISED BOUNDARY LABELS

DATE: NOV. 18, 2024	
COMP.	DWN.
NS	HCS

SCALE:
1"=10'

PROJECT/FILE NO.
VC0787B

SHEET NO. 1 of 1 Zoning Adjustment
District of Columbia
CASE NO.21-23J

C:\Users\hcs\Desktop\VC0787B_1740 Massachusetts Ave NW-ALTA.dwg, Oct 16, 2024-11:13:26 AM
J:\VC0787B_1740 Massachusetts Ave NW_ALTA\CAD Group\VC0787B_1740 Massachusetts Ave NW-ALTA.dwg, Oct 16, 2024-11:13:26 AM
LAYOUT: ALTA, Plotted By: score