

EXCEPTIONS FROM
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 55-24-12278, DATED 5/20/2024
SCHEDULE B, SECTION 2

PURSUANT TO SCHEDULE B - PART II (EXCEPTIONS) OF THE COMMITMENT FOR TITLE INSURANCE
ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 55-24-12278, DATED
5/20/2024. THE PARCEL OF LAND SHOWN HEREON IS SUBJECT TO:

EXCEPTIONS # 1 -9 ARE NOT SURVEYABLE.

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

ALL OF SQUARE EAST OF SQUARE NUMBERED FIVE HUNDRED TEN (510) IN THE DISTRICT
OF COLUMBIA.

NOTE: SAID PROPERTY NOW KNOWN FOR PURPOSES OF ASSESSMENT AND TAXATION AS
LOT 800 IN SQUARE EAST OF SQUARE 510.

PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY: 1535 NEW JERSEY AVENUE
NORTHWEST, WASHINGTON D.C. 20001

PARKING TABULATION
THERE ARE 16 STRIPED PARKING IN FRONT THIS PROPERTY

- LEGEND
- WOODEN FENCE LINE
 - CLEAN OUT
 - WATER MANHOLE
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - GUY WIRE
 - GAS METER
 - SEWER MANHOLE
 - WATER METER
 - SIGN
 - POST
 - UTILITY POLE
 - UNKNOWN MANHOLE
 - FIRE HYDRANT
 - UNDERGROUND SANITARY SEWER CONDUIT
 - UNDERGROUND WATER CONDUIT
 - UNDERGROUND ELECTRIC CONDUIT
 - UNDERGROUND GAS CONDUIT
 - MACADAM PAVEMENT
 - CONCRETE
 - WEST FACE
 - EAST FACE
 - MEASURED DISTANCE
 - RECORD

NOTE:

- THE SUBJECT PROPERTIES ARE LOCATED AS TAX ASSESSMENT NO.:0510-E 0800
- THE HORIZONTAL DATUM IS BASED ON PLANS FROM THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 110001-0017 C, EFFECTIVE DATE: SEPTEMBER 27, 2010 FOR THE DISTRICT OF COLUMBIA, WASHINGTON, DC.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THE SITE IS ZONED RF-1
THE PURPOSE OF THE RF-1 ZONE IS TO PROVIDE FOR AREAS PREDOMINANTLY DEVELOPED WITH ROW HOUSES ON SMALL LOTS WITHIN WHICH NO MORE THAN TWO (2) DWELLING UNITS ARE PERMITTED.

IN THE RF-1 ZONE, 2 DWELLING UNITS MAY BE LOCATED WITHIN THE PRINCIPAL STRUCTURE OR 1 EACH IN THE PRINCIPAL STRUCTURE AND AN ACCESSORY STRUCTURE.

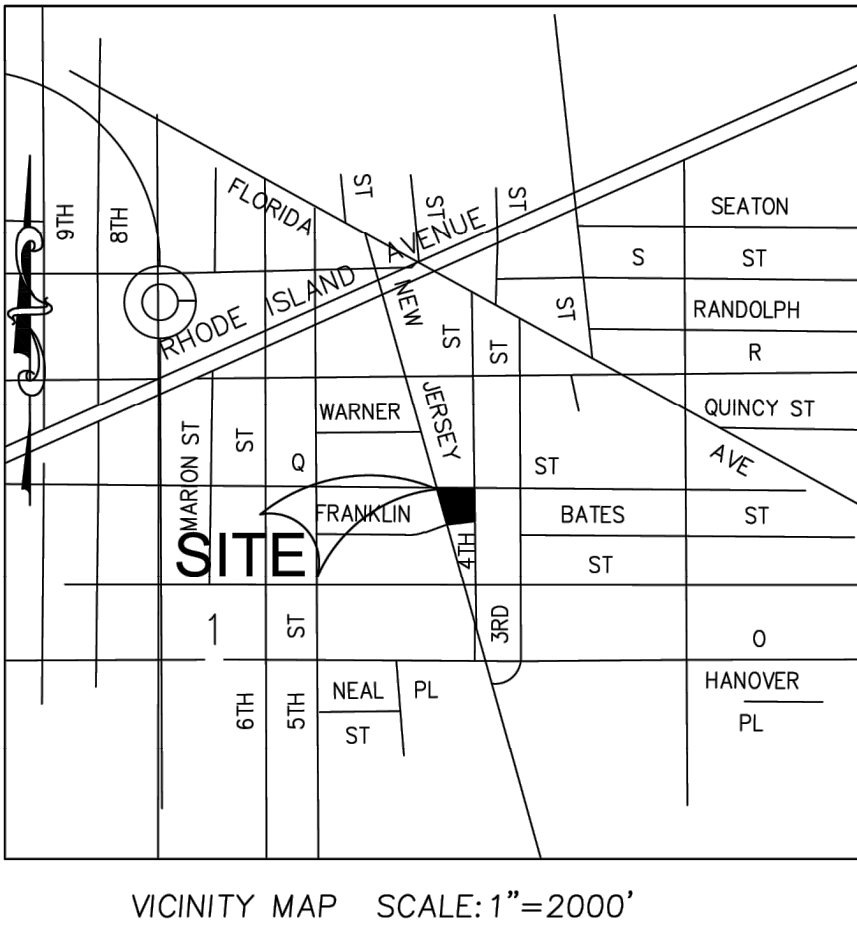
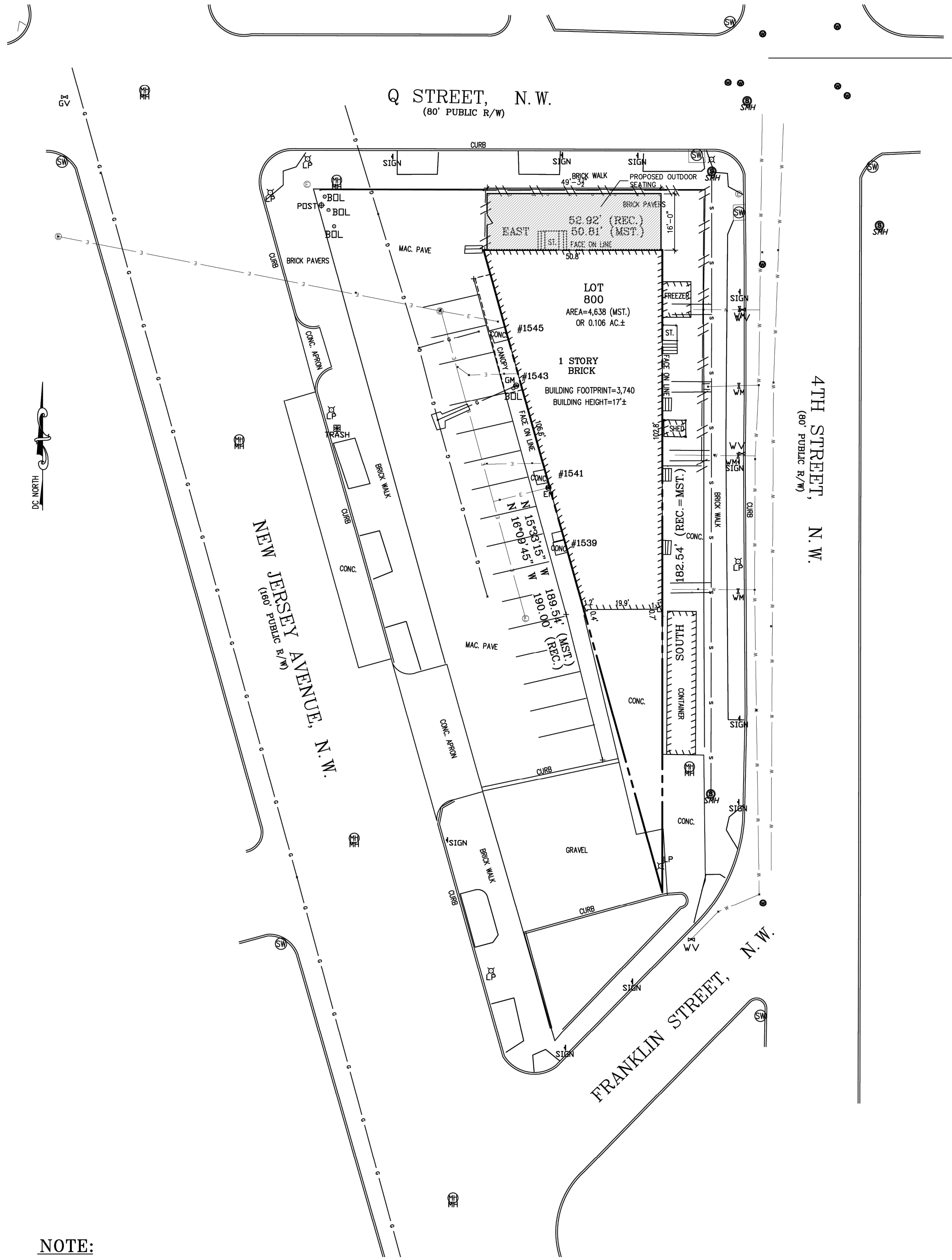
A BUILDING OR STRUCTURE EXISTING BEFORE MAY 12, 1958 IN THE RF-1 ZONE MAY BE USED FOR MORE THAN 2 DWELLING UNITS (SUBTITLE U, CHAPTER 3).

ACCESSORY APARTMENTS ARE NOT PERMITTED IN A DWELLING UNIT IN RF-1. (PLEASE NOTE ACCESSORY APARTMENTS ARE RESERVED FOR R ZONES ONLY, EXCEPT R-19 AND R-20.)

A MAXIMUM LOT OCCUPANCY OF 60%, AND A MAXIMUM HEIGHT OF 35 FEET

FRONT SETBACK - NO LESSER OR GREATER THAN EXISTING SETBACKS ON THE SAME BLOCK

SIDE YARD 5 FEET ON FREE STANDING SIDES REAR YARD - 20 FT.;



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

NOTE:

- THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
- OTHER THAN SHOWN HEREON, THERE ARE NO OBSERVABLE ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY (NEW JERSEY AVE., NW, 4TH STREET, NW AND Q STREET, NW).
- OTHER THAN SHOWN HEREON, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES OR INGRESS OR EGRESS.
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

SURVEYOR'S CERTIFICATE

TO (1) SANJEEV K. PREET AND SATEESH GOWRISETTY,
(2) FIRST AMERICAN TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, AS FOLLOWS:
(3) DISTRICT TITLE, A CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 1-4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 11(b), 13, 14, 16-19 and 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 12TH, 2024.



ANTHONY G. CURRIE, LS
DC LIC. NO. 900223

Dated: 6/19/2024

ALTA / NSPS LAND TITLE SURVEY FOR:

LOT 800
SQUARE 0510-E

PLANS PREPARED BY:

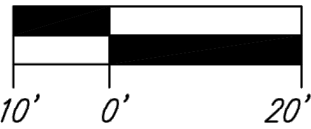
KRIS CONSULTANTS, LLC

301 PIPING ROCK DRIVE, SILVER SPRING, MD. 20906.
TEL: (301) 648-2649 FAX: (301) 439-5636
EMAIL: KRISCONSULTANT@VERIZON.NET

1535-1545 NEW JERSEY AVENUE NORTHWEST
WASHINGTON D.C.20001

REVISIONS

GRAPHIC SCALE 1"=20'



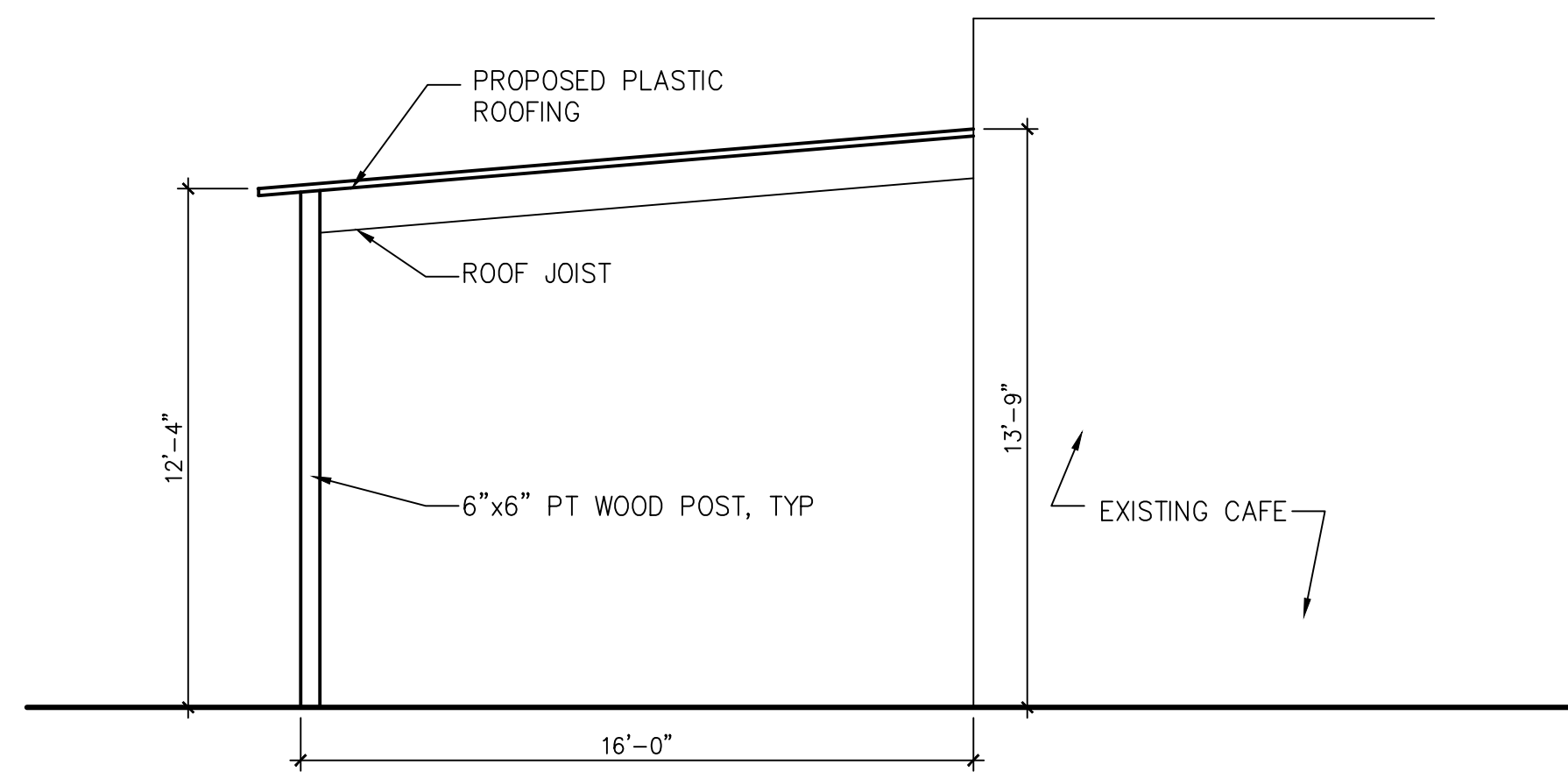
DATE: 6-12-2024
JOB NUMBER: 24-2590
FILE NUMBER: 1535 NJ Ave
PLOTTED: 6/19/2024
DRAWN BY: K.S.

ALTA/NSPS
LAND TITLE
SURVEY

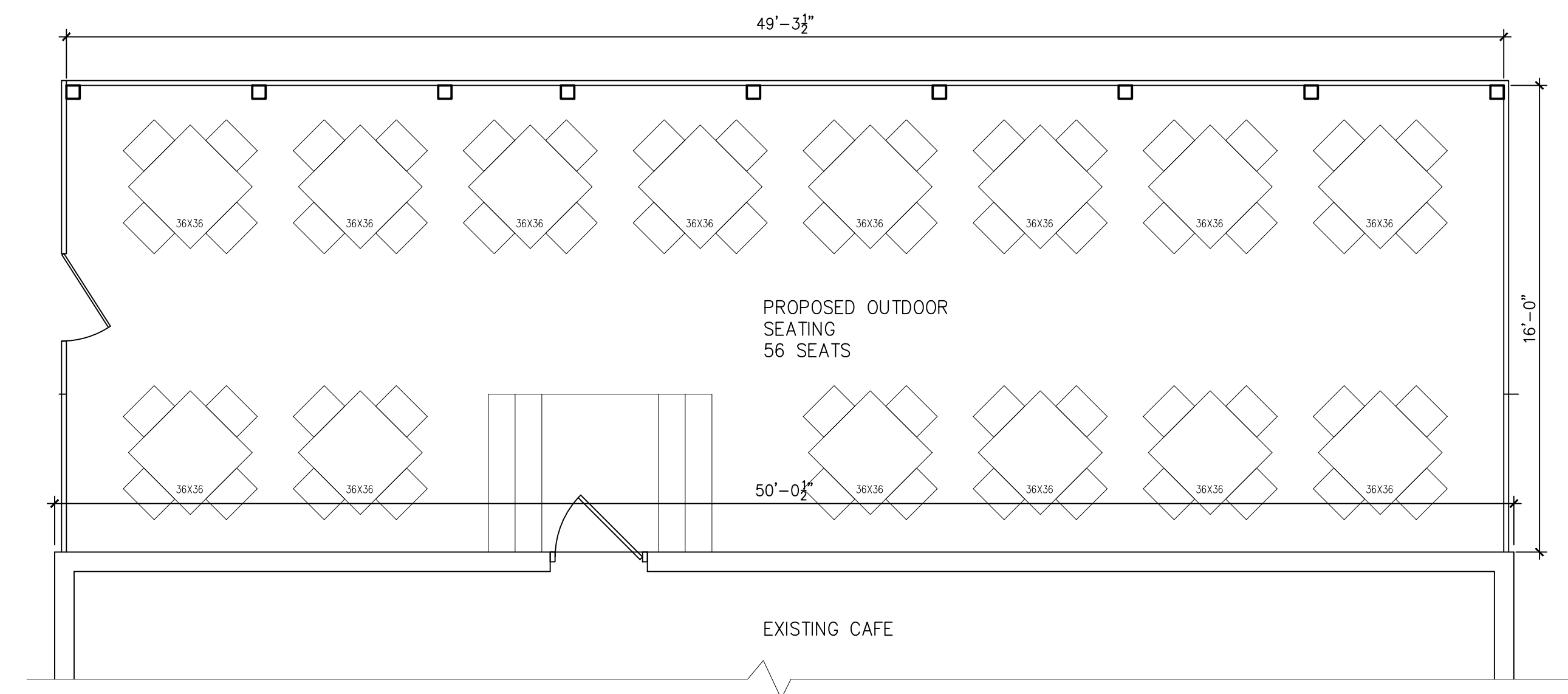
SHEET

1
1 of 1

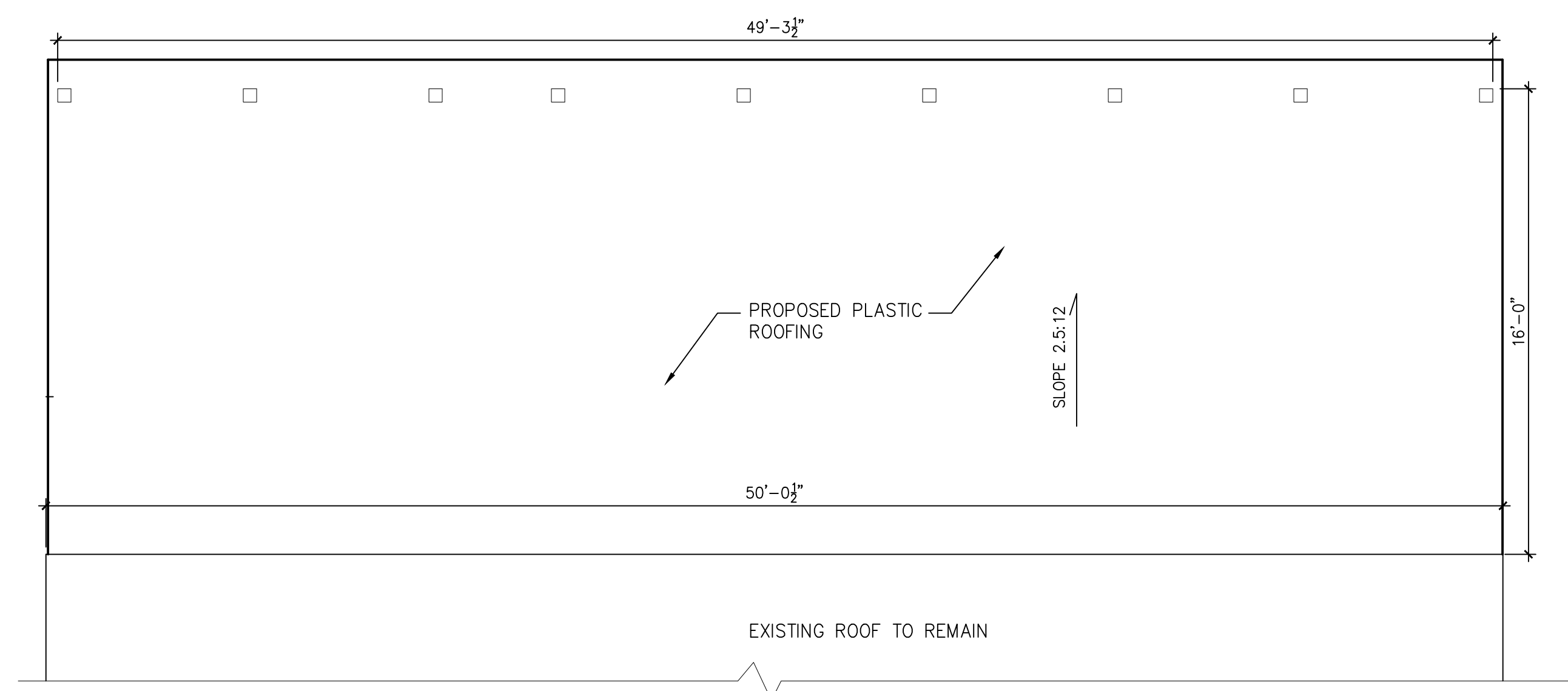
Board of Zoning Adjustment
District of Columbia
CASE NO. 196072
EXHIBIT NO. 4



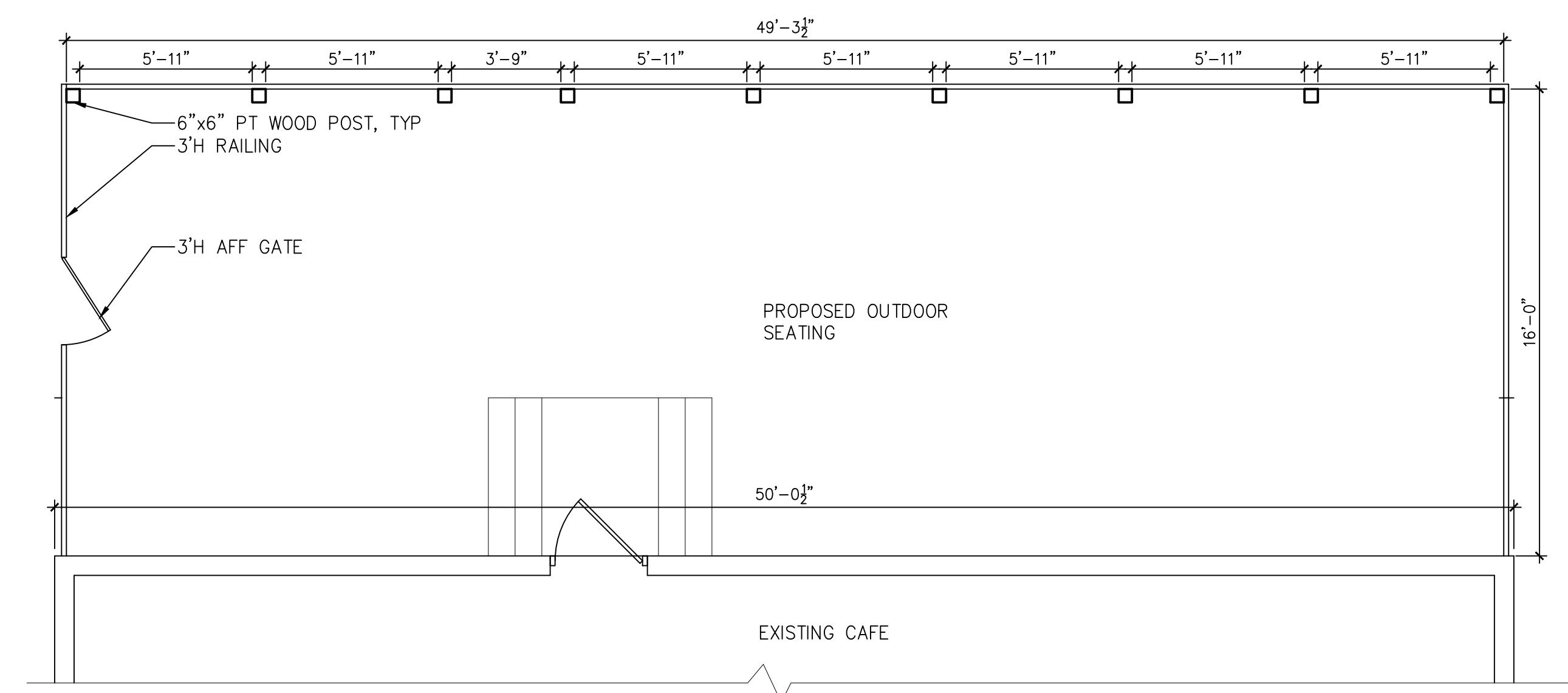
PROPOSED ELEVATION
SCALE: 1/4"=1'-0"



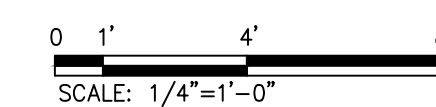
PROPOSED SEATING PLAN
SCALE: 1/4"=1'-0"



PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"



PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"



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INFO@PRIMEPLANNINGINTL.COM
571.919.0418

PROPER CAFE
1545 NEW JERSEY AVE NW
WASHINGTON, DC 20001

REVISIONS
PROJECT No.
DATE: 9.28.2026
SCALE: AS SHOWN

FLOOR PLANS &
ELEVATION

A001