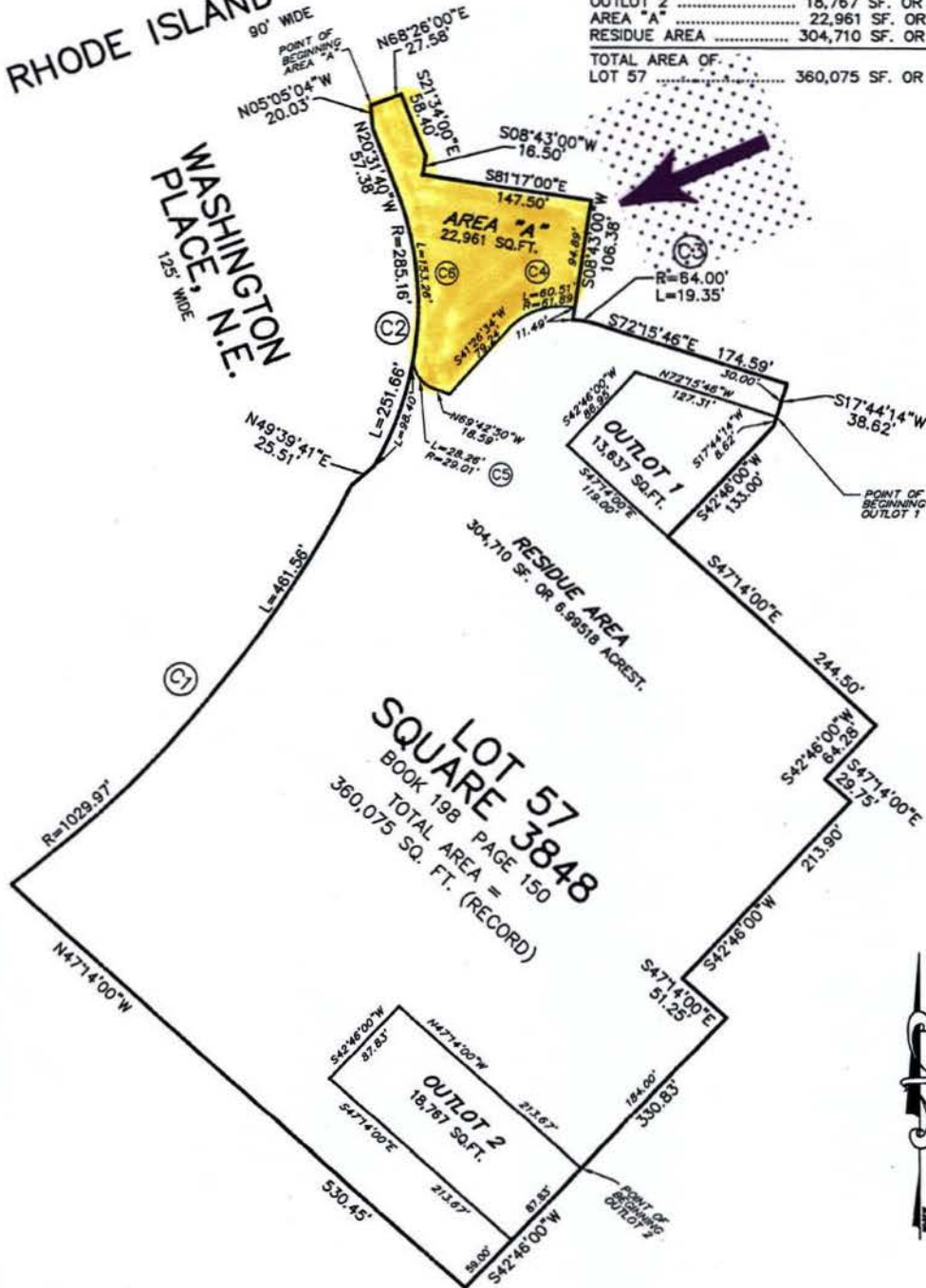


RHODE ISLAND AVENUE, N.E.

WASHINGTON PLACE, N.E.

AREA TABULATION

OUTLOT 1	13,637 SF. OR 0.31306 ACRES
OUTLOT 2	18,767 SF. OR 0.43083 ACRES
AREA "A"	22,961 SF. OR 0.52711 ACRES
RESIDUE AREA	304,710 SF. OR 6.99518 ACRES
TOTAL AREA OF LOT 57	360,075 SF. OR 8.26618 ACRES



SKETCH SHOWING
LOT 57
SQUARE 3848

BOOK 198 PAGE 150
WASHINGTON, D.C.
SCALE: 1" = 100' APRIL 2006



ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
20251 CENTURY BOULEVARD-SUITE #400 ■ GERMANTOWN, MARYLAND 20874
(301) 918-4100 ■ FAX (301) 918-2262
GERMANTOWN, MD. MCLEAN, VA.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CH DISTANCE	DELTA
C1	1029.97'	461.56'	234.72'	N39°26'33"E	457.71'	25°40'34"
C2	285.16'	251.66'	134.69'	N04°15'28"E	243.55'	50°33'59"
C3	64.00'	19.35'	9.75'	S80°55'26"E	19.28'	17°19'23"
C4	61.89'	60.51'	32.92'	S71°59'41"W	58.12'	56°00'59"
C5	29.01'	28.26'	15.36'	N31°23'44"W	27.15'	55°48'15"
C6	285.16'	153.26'	78.53'	N05°37'41"W	151.43'	30°47'41"

ZONING COMMISSION
District of Columbia
CASE NO.07-14
EXHIBIT NO.4A

April 19, 2006
DESCRIPTION OF A PORTION OF
LOT 57
SQUARE 3848
BOOK 198 PAGE 150
WASHINGTON, DC

Being a portion of Lot 57, Square 3848, recorded in Book 198 at Page 150 among the records of the Office of the Surveyor for the District of Columbia, and being more particularly described as follows:

Beginning for the same at a point marking the westerly end of the North $68^{\circ} 26' 00''$ East, 27.58 foot plat line of Lot 57, said point also lying on the southerly line of Rhode Island Avenue, N.E.; thence running with said plat line and with said Southerly line of Rhode Island Avenue, N.E.,

- 1.) North $68^{\circ} 26' 00''$ East, 27.58 feet to a point; thence leaving said southerly line of Rhode Island Avenue, N.E., and running with the outline of said Lot 57, the following four (4) courses and distances:
- 2.) South $21^{\circ} 34' 00''$ East, 58.40 feet to a point; thence
- 3.) South $08^{\circ} 43' 00''$ West, 16.50 feet to a point; thence
- 4.) South $81^{\circ} 17' 00''$ East, 147.50 feet to a point; thence
- 5.) South $08^{\circ} 43' 00''$ West, 94.89 feet to a point; thence running so as to cross and include a portion of said Lot 57, the following four (4) courses and distances
- 6.) 60.51 feet along the arc of a non-tangent curve to the left having a radius of 61.89 feet and a chord bearing and distance of South $71^{\circ} 59' 41''$ West, 58.13 feet to a point; thence
- 7.) South $41^{\circ} 26' 34''$ West, 79.24 feet to a point; thence
- 8.) North $69^{\circ} 42' 50''$ West, 18.59 feet to a point; thence

9.) 28.26 feet along the arc of a non-tangent curve to the right having a radius of 29.01 feet and a chord bearing and distance of North 31° 23' 44" West, 27.15 feet to a point marking the outline of said Lot 57; thence running with a portion of said outline of Lot 57, the following three (3) courses and distances

10.) 153.26 feet along the arc of a non-tangent curve to the left having a radius of 251.66 feet and a chord bearing and distance of North 05° 37' 41" West, 151.43 feet to a point; thence

11.) North 20° 31' 40" West, 57.38 feet to the point; thence

12.) North 05° 05' 04" West, 20.03 feet to the point of beginning containing 22,961 square feet or 0.52711 acres of land.

