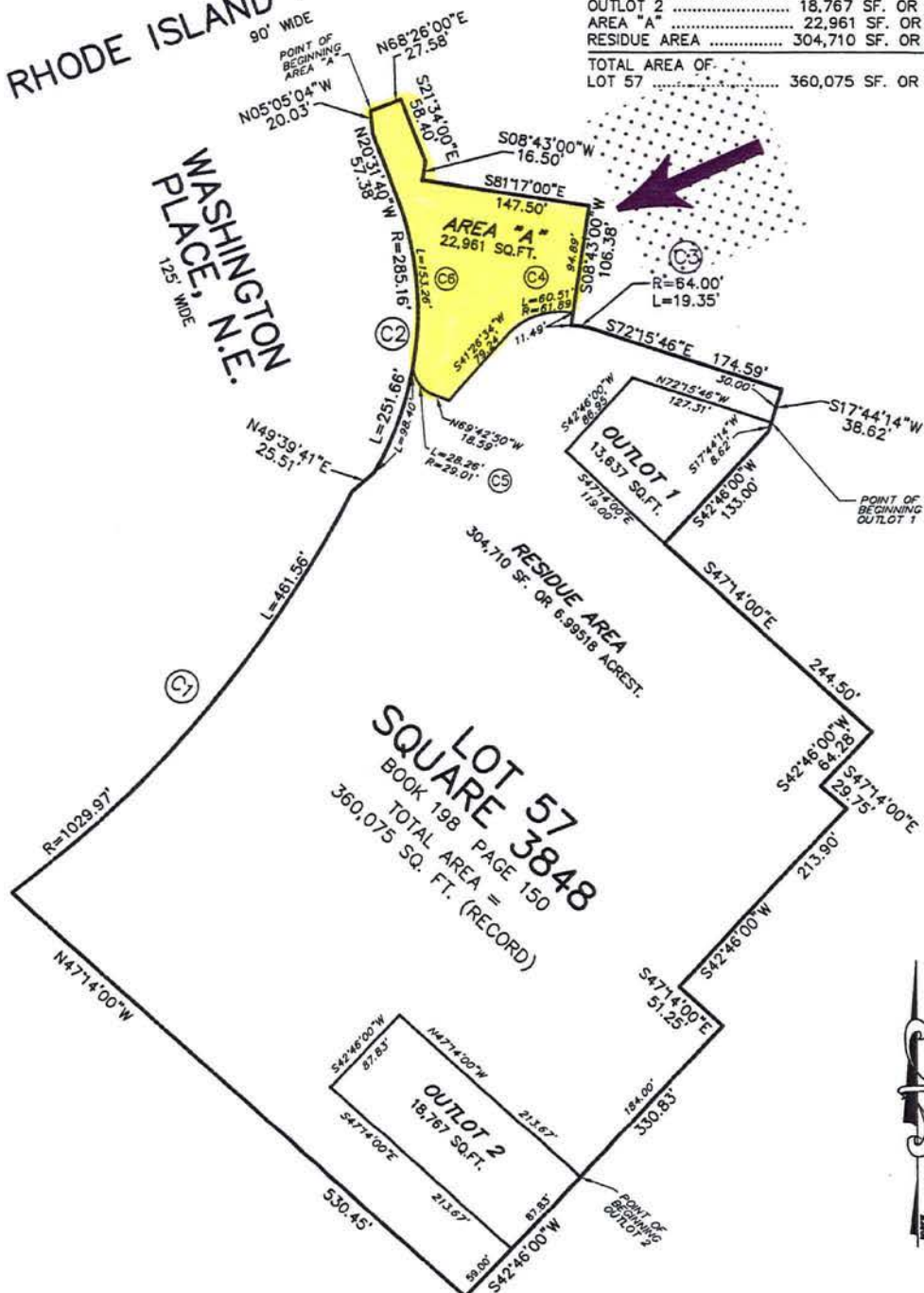


RHODE ISLAND AVENUE, N.E.

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

VKA INCORPORATED
20251 CENTURY BOULEVARD-SUITE #400 ■ GERMANTOWN, MARYLAND 20874
(301) 916-4100 ■ FAX (301) 916-2262
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'	134.69'	N40°15'28"E	243.98'	50°33'59"	
C3	64.00'	19.35'	S80°55'26"E	19.28'	19°28'	
C4	61.89'	60.51'	32°32'	S71°59'41"W	58.12'	58°56'53"
C5	22.01'	28.26'	15.36'	N05°44'W	27.15'	55°08'15"
C6	285.16'	151.26'	N05°44'W	151.63'	30°47'41"	

ZONING COMMISSION
District of Columbia
CASE NO.07-14A
EXHIBIT NO.10A

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° 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° 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° 34' 00" East, 58.40 feet to a point; thence
- 3.) South 08° 43' 00" West, 16.50 feet to a point; thence
- 4.) South 81° 17' 00" East, 147.50 feet to a point; thence
- 5.) South 08° 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° 59' 41" West, 58.13 feet to a point; thence
- 7.) South 41° 26' 34" West, 79.24 feet to a point; thence
- 8.) North 69° 42' 50" West, 18.59 feet to a point; thence

VIKA Incorporated

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 $31^{\circ} 23' 44''$ 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 $05^{\circ} 37' 41''$ West, 151.43 feet to a point; thence

11.) North $20^{\circ} 31' 40''$ West, 57.38 feet to the point; thence

12.) North $05^{\circ} 05' 04''$ West, 20.03 feet to the point of beginning containing 22,961 square feet or 0.52711 acres of land.

