

PLAT AND PLANS OF CONDOMINIUM SUBDIVISION
NEWTON PARK APARTMENTS CONDOMINIUM
452 NEWTON PLACE, N.W.
WASHINGTON D.C.
LOT 89 SQUARE 3036

CONDOMINIUM BOOK _____ PAGE _____
RECORDED TIME _____
RECORDED DATE _____
SURVEY RECORDED ON ANNEX _____
PLATS _____ TO _____

Certification of Owner

In accordance with the Condominium Act of 1976, D.C. law 1-89, and Technical and Clarifying Amendment Act of 1992, D.C. law 9-82, the undersigned owner of Lot 89 in Square 3036, as recorded in Subdivision Book _____ Page _____ among the land records of the Office of the Surveyors of the District of Columbia, hereby subdivides one building shown hereon into 3 Residential Units with certain General and Limited Common Elements as more fully set forth in the Declaration and By-Laws of the project recorded in the Office of the Recorder of Deeds of the District of Columbia as Instrument

Numbers _____ and _____ recorded on _____

The undersigned owner further requests that the Condominium Project as shown on the attached Plat & Plans consisting of 3 sheets, be accepted for recordation in the Office of the Surveyor of the District of Columbia.

The undersigned owner, being duly sworn, hereby certifies, deposes and states that it is the record owner in fee simple of the above mentioned property, including improvements, and that no other person or persons other than the undersigned has any real interest or claim therein, that the Owner is in peaceful occupation thereof, there are no pending suits or actions affecting the title to said property including improvement that there is one trust against the property and that the use of the individual units conform to the applicable Laws and Regulations of the District of Columbia.

Witness our Hands and Seals this

Owner: KAIM DEVELOPMENT CORPORATION LLC

By: _____
RAMON IZQUIERDO, MANAGING MEMBER

Lender: CAPITOL BANK

By: _____
, TRUSTEE

Subscribed and sworn to me
this _____ Day of _____, 2015

Notary Public
My Commission Expires on _____, 20

Subscribed and sworn to me
this _____ Day of _____, 2015

Notary Public
My Commission Expires on _____, 20

WITNESS: _____

WITNESS: _____

WITNESS: _____

WITNESS: _____

Registered Engineer's Certificate

I hereby Certify that these Plat & Plans are correct: That they represent a field survey made under my direction: That all of the units have been substantially completed, and that information shown herein is in conformation with the records of the Office of the Surveyors of the District of Columbia and comply with the requirements of the Condominium Act of 1976, D.C. Law 1-89.

DATE VICTOR A. AMOLE
DISTRICT OF COLUMBIA
PROFESSIONAL ENGINEER
REGISTERED NO. 905920

OFFICE OF TAX AND REVENUE

BENCH MARK
NORTHWEST CORNER 13th ST. AND IRVING ST., NW
SOUTHEAST CORNER 1st. STEP TO CHURCH
FIELD BOOK : 78-9 MAP No. 6-37
ELEVATION= 167.76 PER D.C. DEPARTMENT OF PUBLIC WORKS DATUM.

OWNERSHIP CORRECT ACCORDING TO RECORDS OF THIS OFFICE _____
GENERAL TAXES PAID TO _____
NO UNPAID ARREARS _____
NO UNPAID SPECIAL ASSESSMENTS _____

ASSESSMENTS ADMINISTRATION

I ACKNOWLEDGE THAT THIS IS NOT A TAX CERTIFICATE AS INTENDED BY D.C. CODE 47-405.

FOR OWNER _____
AGENT

DATUM OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS

Survey and Plats by

KRIS CONSULTANTS, LLC

301 PIPING ROCK DRIVE, SILVER SPRING, MD. 20906
TEL: (301) 439-1891 FAX: (301) 439-5838
EMAIL: krisconsultants@verizon.net
WWW.KRISCONSULTANTS.LLC.COM

CERTIFICATION OF OFFICE OF THE SURVEYOR, D.C.

OFFICE OF THE SURVEYOR, D.C.
_____, 20 _____
Board of Zoning Adjustment

THESE PLAT AND PLANS ARE ACCEPTED FOR RECORDATION IN ACCORDANCE WITH THE CONDOMINIUM ACT OF 1976 TECHNICAL AND CLARIFYING AMENDMENT ACT OF 1992 D.C. LAW 9-82
CASE NO. 19712
EXHIBIT NO. 3

SURVEYOR, D.C.

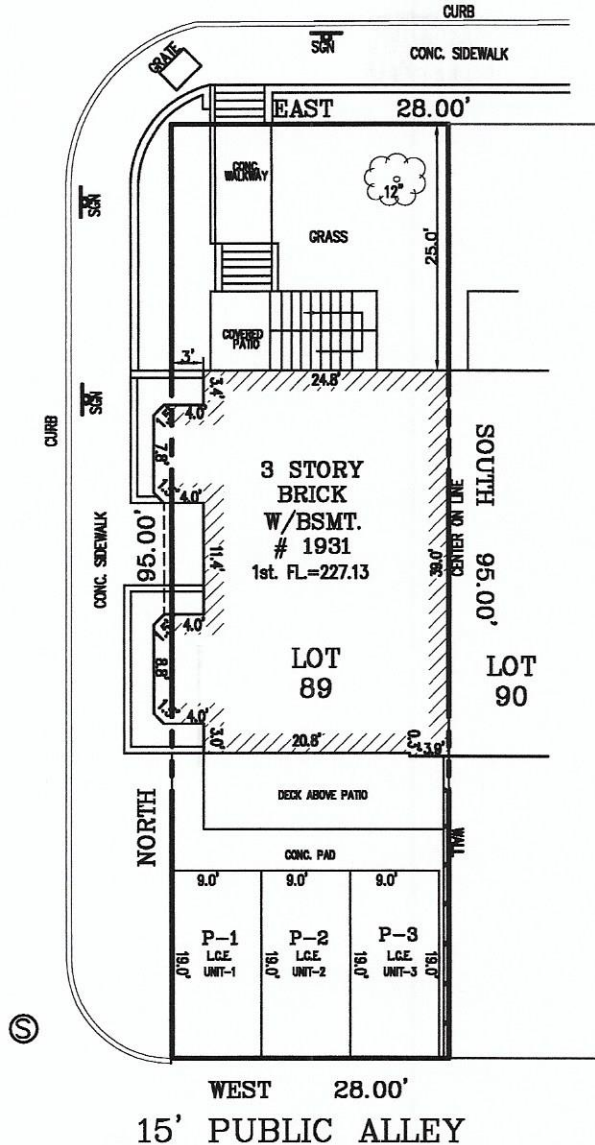
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CONDOMINIUM BOOK _____ PAGE _____
 SHEET 2 OF 3

NEWTON PLACE, N.W.



WARDER STREET, N.W.



LEGEND

- METAL RAIL
- CHAIN LINK FENCE
- LIGHT POLE
- UTILITY POLE
- UNKNOWN MANHOLE
- GUY
- SEWER MANHOLE
- WATER METER/VALVE
- TREE/SIZE
- SIGN
- ELECTRIC MANHOLE
- GAS METER
- SIGN

NOTES

1. *L.C.E. = LIMITED COMMON ELEMENT
2. *G.C.E. = GENERAL COMMON ELEMENT
3. P-1, P-2 AND P-3 ARE PARKING SPACE

BENCH MARK

NORTHWEST CORNER 13th ST. AND IRVING ST., NW
 SOUTHWEST CORNER 1st. STEP TO CHURCH
 FIELD BOOK : 78-9 MAP No. 6-37
 ELEVATION= 187.76 PER D.C. DEPARTMENT OF PUBLIC WORKS DATUM.

SITE PLAN

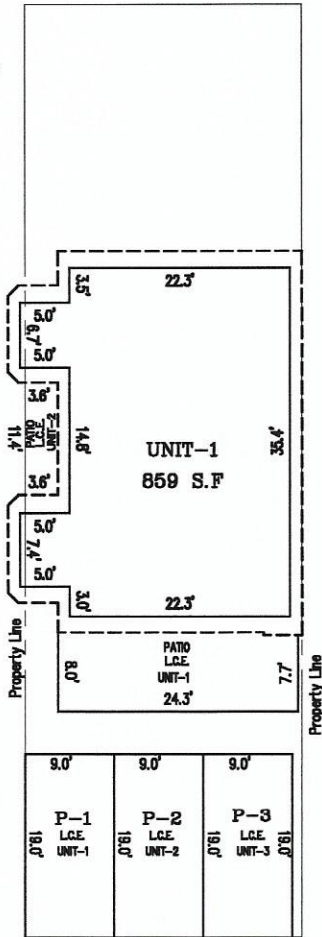
DATE NOVEMBER 17, 2015 SCALE 1" = 10'

SURVEY AND PLATS BY:

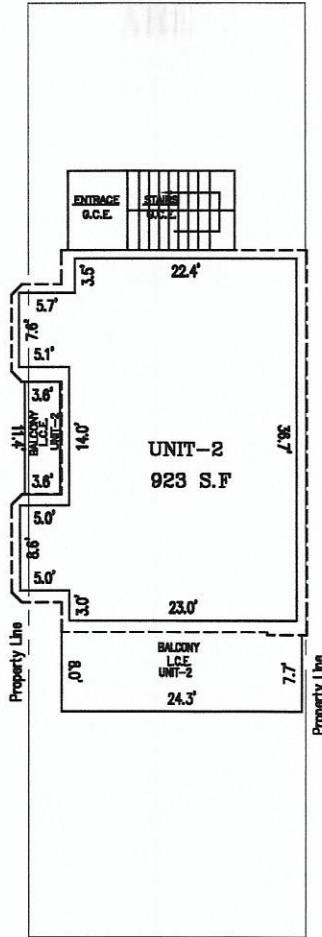
KRIS CONSULTANTS, LLC

301 PIPING ROCK DRIVE, SILVER SPRING, MD. 20906
 TEL: (301) 439-1881 FAX: (301) 439-6636
 EMAIL: KRISCONSULTANTS@VERIZON.NET

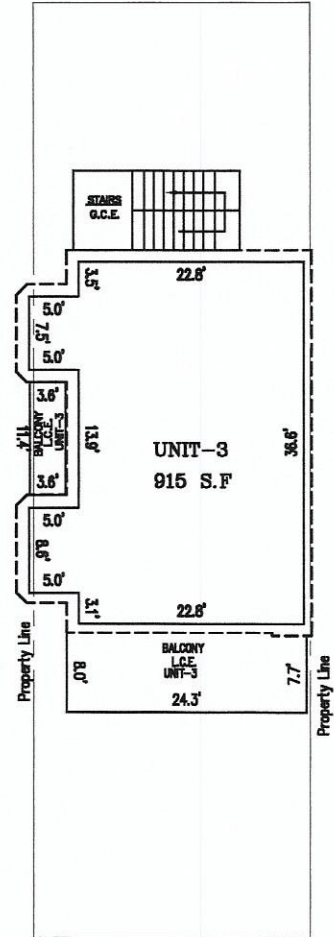
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BASEMENT FLOOR - BLDG NO. 452
 FLOOR ELEV. = 218.03
 CEILING ELEV. = 226.03



FIRST FLOOR - BLDG NO. 452
 FLOOR ELEV. = 227.13
 CEILING ELEV. = 235.83



SECOND FLOOR - BLDG NO. 452
 FLOOR ELEV. = 237.03
 CEILING ELEV. = 246.03

NOTES

- *L.C.E. = LIMITED COMMON ELEMENT
- *G.C.E. = GENERAL COMMON ELEMENT
- ALL UNIT DIMENSIONS ARE APPROXIMATE AND BASE ON PHYSICAL MEASUREMENTS TAKEN WITHIN THE UNITS' FINISHED SURFACES OF WALLS. ACTUAL UNIT BOUNDARIES MAY EXTEND TO INCLUDE SUCH UNMEASURABLE ITEMS AS DRYWALL, PLASTER, FLOORING, DOORS AND WINDOWS. SEE CONDOMINIUM DECLARATION FOR SPECIFIC DETAILS.

(SCALE: 1" = 10')

SURVEY AND PLATS BY:
KRIS CONSULTANTS, LLC

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