

October 23, 2020

Unfortunately throughout the past four years we have been unable to retain legal representation due to the lack of the significant funds it requires in order to defend ourselves properly. We have had to largely engage every situation that has arisen on our own. It is our understanding that the CG2 Zoning requires a 15 foot setback for any rear line, a 15 foot setback for new construction on South Capitol St SW and no side yard setback is required. The situation of their building behind the rear property lines of 1311 South Capitol St SW (Lot 69) and especially 1313 South Capitol St SW (Lot 52) appears to not meet CG2 requirements. We were not able to find any exhibits in the Jefferson Apartment Group's presentation that show measurements for this area. We simply are pointing out our concern on this matter. The two attachments help to explain this circumstance. The building seems to be positioned far too close to the rear property line of 1313 South Capitol St SW (Lot 52) and possibly encroaching into a required setback for the rear property line of 1311 South Capitol St SW (Lot 69) as well. Thank you for all your time on this matter.

Sincerely,

Gregory Keagle

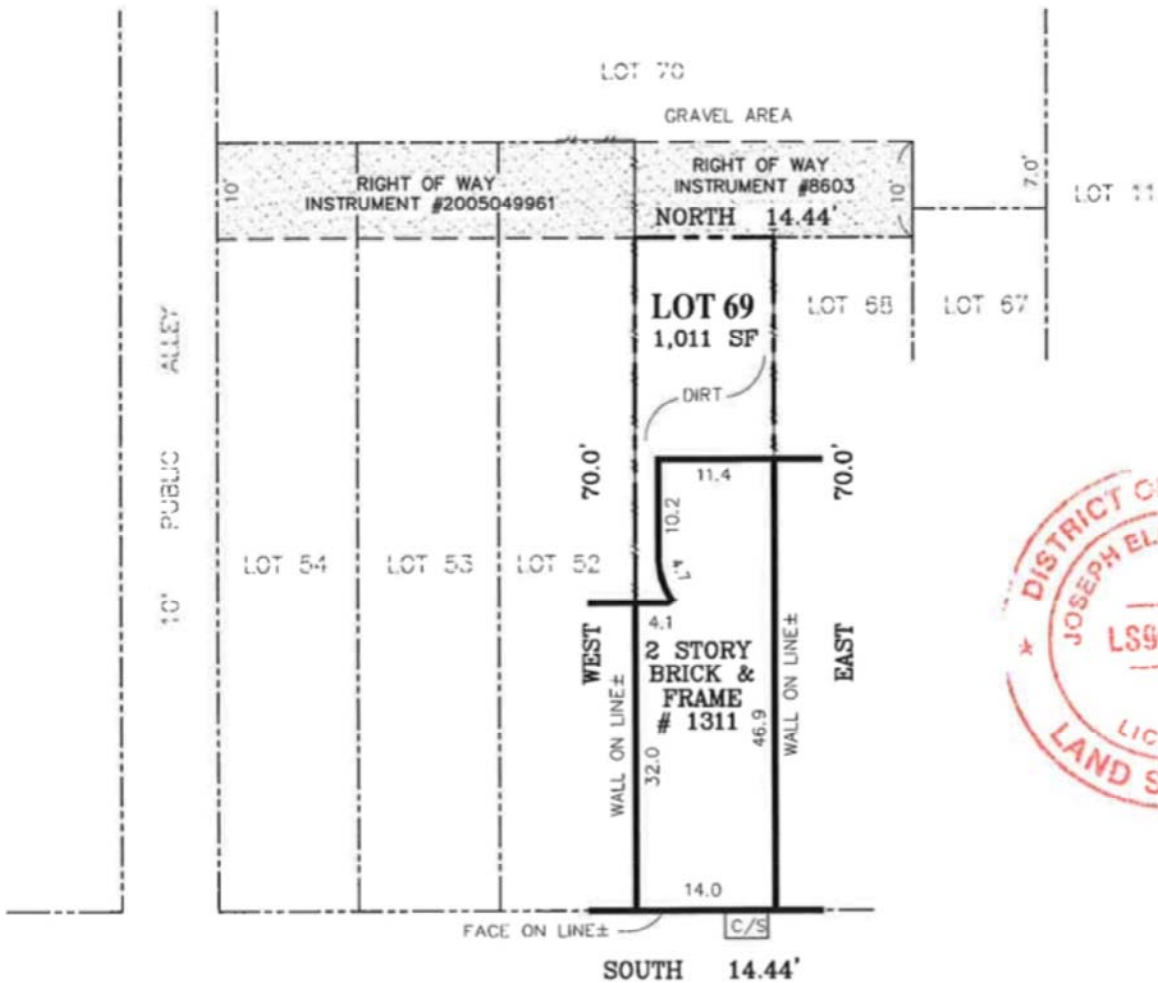
1311 South Capitol St SW

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes:

- 1 No property corners found. Lines shown evidenced by drawing of record and field measurement.



SOUTH CAPITOL STREET, S.W.

LOCATION DRAWING
LOT 69, SQUARE 653
WASHINGTON
DISTRICT OF COLUMBIA

<p align="center">SURVEYOR'S CERTIFICATE</p> <p>THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO DOCUMENTS OF RECORD AT THE OFFICE OF THE DISTRICT OF COLUMBIA SURVEYOR. LOCATION OF IMPROVEMENTS SHOWN HAS BEEN BASED UPON FIELD MEASUREMENTS FROM EXISTING LINES OF APPARENT OCCUPATION. WHENEVER POSSIBLE, PRIOR SURVEYS OF PUBLIC RECORD HAVE BEEN USED TO CONFIRM INFORMATION SHOWN.</p> <p><i>Joseph E. Snider</i> DISTRICT OF COLUMBIA LICENSED SURVEYOR NO. LS 900632</p>	<p align="center">REFERENCES</p> <p>D.C. SURVEYOR RECORDS</p> <p>BOOK 81</p> <p>PAGE 46</p>		<p>SNIDER & ASSOCIATES LAND SURVEYORS</p> <p>20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100 Fax 301/948-1286</p>	
	<p>LIBER</p> <p>FOLIO</p>		<p>DATE OF LOCATIONS</p> <p>WALL CHECK:</p> <p>HSE. LOC.: 09-29-14</p>	<p>SCALE: 1" = 20'</p> <p>DRAWN BY: W.C.-E.H.</p> <p>JOB NO.: 05-1140</p>

