LEGEND

ELECTRICAL CONDUIT
CHAIN LINK FENCE
WOOD FENCE
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELEPHONE/COMMUNICATIONS CONDUIT
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT
BUILDING

CONC. ..... CONCRETE
ASPH. ..... ASPHALT
ESMT. ..... EASEMENT
RCP ..... REINFORCED CONCRETE PIPE
CMP ..... CORRUGATED METAL PIPE
BRL ..... BUILDING RESTRICTION LINE
R/W ..... RIGHT-OF-WAY
(R) ..... RECORD INFORMATION
(M) ..... MEASURED INFORMATION
(O) ..... OBSERVED ANGLE OR BEARING
(C) ..... COMPUTED INFORMATION
SD..... STORM DRAIN
SS..... SANITARY SEWER
WL..... WATER LINE
GL..... GAS LINE
PLA..... PLASTIC
CI..... CAST IRON

(N)..... NORTH
(S)..... SOUTH
(E)..... EAST
(W)..... WEST
N'LY..... NORTHERLY
S'LY..... SOUTHERLY
E'LY..... EASTERLY
W'LY..... WESTERLY
(F)..... FACE
FOC ..... FACE OF CURB
A&T .....ASSESSMENT AND TAXATION
SUB. BK. ... SUBDIVISION BOOK
FF. ..... FINISH FLOOR
F.L. ..... FENCE LINE

SANITARY CLEANOUT
STORM DRAIN MANHOLE
ELECTRICAL JUNCTION BOX
ELECTRICAL MANHOLE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS VALVE
GAS METER
LIGHT POLE
PHONE MANHOLE
UTILITY POLE
TRASH CAN
MONITORING WELL
CABLE TV BOX
ELECTRICAL BOX
UNKNOWN UTILITY VALVE
GUY WIRE
GRATE/INLET
DECIDUOUS TREE

SANITARY MANHOLE
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE
TREE
CABLE TELEVISION PEDESTAL
UNKNOWN UTILITY MANHOLE
WATER METER
WATER MANHOLE
WATER VALVE
BOLLARD
SIGN POST
PARKING METER
MAIL BOX
HANDICAP RAMP
HANDICAP PARKING
SECURITY CAMERA POLE
FILL PORT
GROUND LIGHT
AIR CONDITIONER UNIT
CONIFEROUS TREE

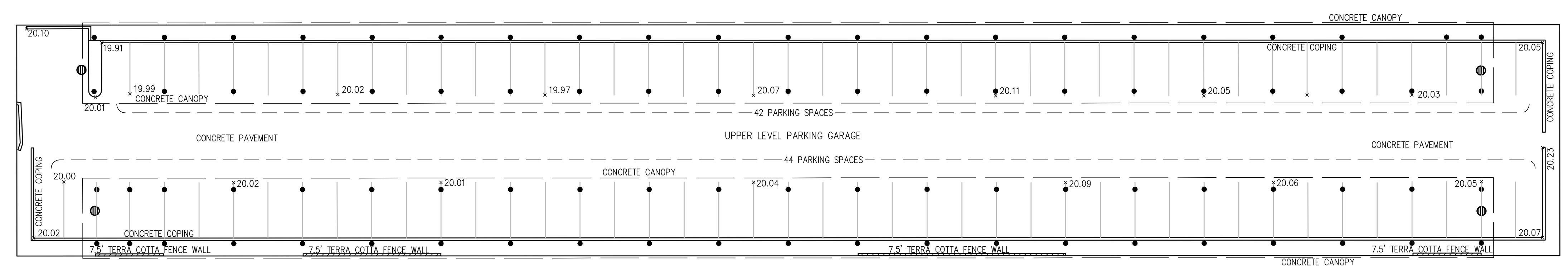
UTILITY NOTE

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS, LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
VERIZON 3901 Calverton Boulevard – 3rd Floor Beltsville, Maryland 20705	NO REPLY AT THIS TIME
DISTRICT CABLE VISION 900 Michigan Avenue, NE Washington, DC 20017	NO REPLY AT THIS TIME
WASHINGTON GAS/MD REPLACEMENT SECTION 6801 Industrial Road Springfield, VA 22151	NO REPLY AT THIS TIME
MCI WORLDCOM 2250 Lakeside Road Richardson, TX 75082	NO REPLY AT THIS TIME
PEPCO 1900 Pennsylvania Ave. Room 308 Washington, DC 20068	NO REPLY AT THIS TIME
DC WATER	B–4–SW
AT&T 11026 Fingerboard Road Monrovia, MD 21770	NO REPLY AT THIS TIME

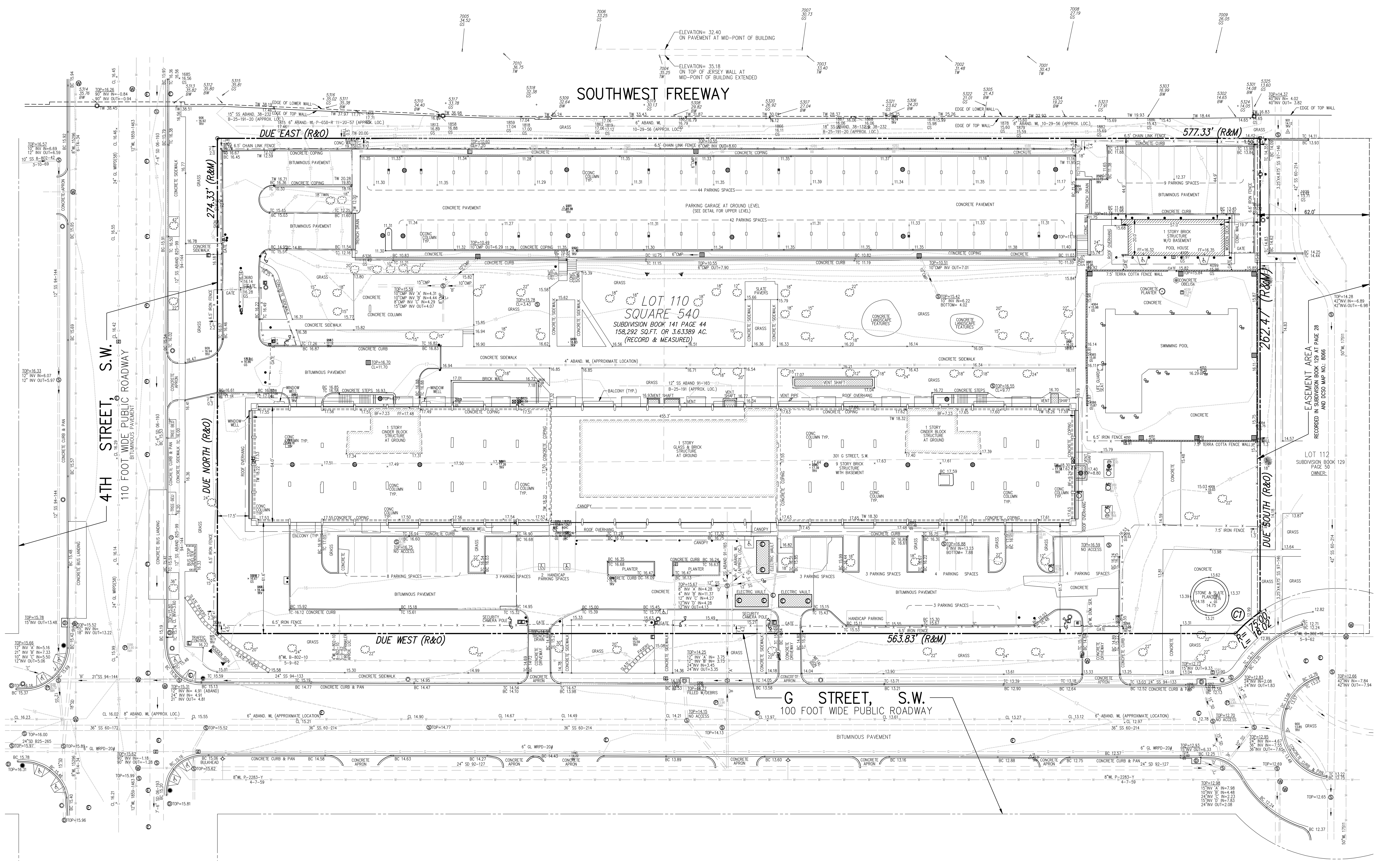
THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

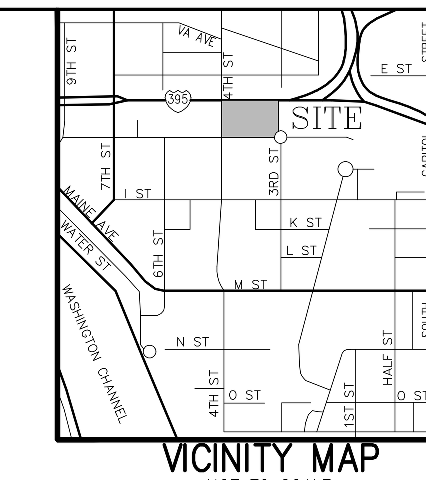
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHD BEARING	CH DISTANCE	DELTA
C1	75.00'	18.02'	9.05'	S48°42'00"W	17.97'	13°45'50"



DETAIL: UPPER LEVEL PARKING GARAGE
SCALE: 1"=20'

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.





VICINITY MAP
NOT TO SCALE

NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED AS TAX ASSESSMENT: 0540 0110 (#301 G STREET, S.W.)
2. THE HORIZONTAL DATUM IS BASED ON PLANS FROM THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.
3. THE VERTICAL DATUM IS BASED ON DC DEPARTMENT OF PUBLIC WORKS DATUM. DCSO BENCH MARK USED 9–9 (ELEVATION= 19.70')
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE "A" (THE 1% ANNUAL CHANCE FLOOD (100–YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD), ZONE "X" (AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND OUTSIDE OF THE ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 1100010019C, FOR WASHINGTON, D.C. DATED SEPTEMBER 27, 2010.
5. THIS ALTA/ACSM LAND TITLE SURVEY IS FOR THE USE OF THE SPECIFIC ENTITIES LISTED IN THE SURVEYOR'S CERTIFICATE FOR ACQUISITION/ LENDING/ REFINANCING PURPOSES AND IS NOT INTENDED FOR DESIGN OR CONSTRUCTION PURPOSES, INCLUDING THE INSTALLATION OF FENCES OR CONSTRUCTION OF OTHER IMPROVEMENTS. UTILITY LINES MAY NOT BE SHOWN AS ACTUAL WIDTHS AND SIZES.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS
7. THERE IS NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
8. THERE IS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. THERE IS NO OBSERVABLE EVIDENCE OF WETLAND DELINEATION.
10. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES.

TITLE REPORT NOTE

TITLE REPORT FURNISHED BY: OLD REPUBLIC TITLE INSURANCE COMPANY
COMMITMENT FILE NO.:13293219
EFFECTIVE DATE: SEPTEMBER 20, 2013
ISSUE DATE: OCTOBER 3, 2013

THE FOLLOWING SURVEY RELATED ITEMS LISTED IN SCHEDULE B – SECTION 2 APPEAR TO AFFECT THE SUBJECT PROPERTY:

ITEM 10. DECLARATION DATED APRIL 6, 1964 AND RECORDED AMONG THE LAND RECORDS OF THE DISTRICT OF COLUMBIA AT LIBER 12196, FOLIO 45 AS INSTRUMENT NO. 13770 BY AND BETWEEN SAUL HOROWITZ, JR., TRUSTEE, RICHARD RAVITCH, TRUSTEE, AND THE DISTRICT OF COLUMBIA DEVELOPMENT LAND AGENCY, AS SUPPLEMENTED BY CONSENT TO DECLARATION OF EASEMENTS BY JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY DATED JUNE 3, 1964 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 12246, FOLIO 208 AS INSTRUMENT NO. 24417.
(CAN NOT BE GRAPHICALLY SHOWN DUE TO A LACK OF A METES AND BOUNDS DESCRIPTION, PLAT AND/OR SKETCH

ITEM 11. SEWER CONNECTION AGREEMENT WITH THE DISTRICT OF COLUMBIA RECORDED APRIL 17, 1961 AS INSTRUMENT NO. 10256 IN LIBER 11584 AT FOLIO 286, AMONG THE LAND RECORDS OF THE DISTRICT OF COLUMBIA.
(DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY – AFFECTS LOTS SOUTH OF G STREET, NW)

ITEM 12. SURFACE WATER AGREEMENT WITH THE DISTRICT OF COLUMBIA RECORDED DECEMBER 26, 1961 AS INSTRUMENT NO. 40338 IN LIBER 11727 AT FOLIO 448, AMONG THE LAND RECORDS OF THE DISTRICT OF COLUMBIA.
(DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY – AFFECTS LOTS 112, 113 AND 119 IN SQUARE 540)

ITEM 13. DECLARATION OF EASEMENT RECORDED JUNE 21, 1963 AS INSTRUMENT NO. 19374 IN LIBER 12018 AT FOLIO 482, AMONG THE LAND RECORDS OF THE DISTRICT OF COLUMBIA.
(CAN NOT BE GRAPHICALLY SHOWN DUE TO A LACK OF A METES AND BOUNDS DESCRIPTION, PLAT AND/OR SKETCH)

ITEM 14. DECLARATION OF EASEMENT RECORDED APRIL 24, 1964 AS INSTRUMENT NO. 13770 IN LIBER 12196 AT FOLIO 45, AMONG THE LAND RECORDS OF THE DISTRICT OF COLUMBIA.
(CAN NOT BE GRAPHICALLY SHOWN DUE TO A LACK OF A METES AND BOUNDS DESCRIPTION, PLAT AND/OR SKETCH)

ITEM 15. DECLARATION OF EASEMENT RECORDED JULY 17, 1964 AS INSTRUMENT NO. 24417 IN LIBER 12246 AT FOLIO 208, AMONG THE LAND RECORDS OF THE DISTRICT OF COLUMBIA.
(CAN NOT BE GRAPHICALLY SHOWN DUE TO A LACK OF A METES AND BOUNDS DESCRIPTION, PLAT AND/OR SKETCH)

ITEM 16. AMENDED AND RESTATED NEGATIVE COVENANT DATED AS OCTOBER 1, 2002 BY AND BETWEEN A.I.M. PARTNERSHIP NO. 1 ET AL. AND RECORDED AMONG THE LAND RECORDS OF THE DISTRICT OF COLUMBIA AS INSTRUMENT NO. 2002125001.
(CAN NOT BE GRAPHICALLY SHOWN DUE TO A LACK OF A METES AND BOUNDS DESCRIPTION, PLAT AND/OR SKETCH)

ITEM 17. INGRESS/EGRESS EASEMENT AS SET FORTH IN DEED RECORDED OCTOBER 29, 2002 AS INSTRUMENT NO. 2002125005, AMONG THE LAND RECORDS OF THE DISTRICT OF COLUMBIA.
(CAN NOT BE GRAPHICALLY SHOWN DUE TO A LACK OF A METES AND BOUNDS DESCRIPTION, PLAT AND/OR SKETCH)

ITEM 18. DECLARATION OF WALKWAY EASEMENT DATED AS OF SEPTEMBER 1, 1972 BY DAVID SIVE, TRUSTEE, ET AL. AND RECORDED AMONG THE LAND RECORDS OF THE DISTRICT OF COLUMBIA AS INSTRUMENT NO. 03262.
(CAN NOT BE GRAPHICALLY SHOWN DUE TO A LACK OF A METES AND BOUNDS DESCRIPTION, PLAT AND/OR SKETCH)

ITEM 19. TERMS AND PROVISIONS OF SPECIAL WARRANTY DEED ACKNOWLEDGED AUGUST 19, 1981 BY AND BETWEEN DISTRICT OF COLUMBIA REDEVELOPMENT LAND AGENCY AND CAPITAL PARK THREE, INC. RECORDED AMONG THE LAND RECORDS OF THE DISTRICT OF COLUMBIA AS INSTRUMENT NO. 27176.
(CAN NOT BE GRAPHICALLY SHOWN DUE TO A LACK OF A METES AND BOUNDS DESCRIPTION, PLAT AND/OR SKETCH)

ITEM 20. ANY AND ALL ITEMS SHOWN ON THE PLAT OF SUBDIVISION, RECORDED IN LIBER 141 AT FOLIO 44, AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.
(CAN NOT BE GRAPHICALLY SHOWN DUE TO A LACK OF A METES AND BOUNDS DESCRIPTION, PLAT AND/OR SKETCH)

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

LEGAL DESCRIPTION
(OBTAINED FROM TITLE COMMITMENT NO.)

LOT NUMBERED 110 IN SQUARE NUMBERED 540 IN A SUBDIVISION MADE BY DISTRICT OF COLUMBIA REDEVELOPMENT LAND AGENCY, AS PER PLAT RECORDED IN LIBER 141 AT FOLIO 44 IN THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.

ZONING NOTE:

THE FOLLOWING INFORMATION WAS TAKEN FROM ZONING ENDORSEMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

LOT 110 IN SQUARE 540: R–5–C (RESIDENTIAL DISTRICT)

THE FOLLOWING USE OR USES ARE ALLOWED UNDER THAT CLASSIFICATION SUBJECT TO COMPLIANCE WITH ANY CONDITIONS, RESTRICTIONS, OR REQUIREMENTS CONTAINED IN THE ZONING ORDINANCES AND AMENDMENTS THERETO, INCLUDING BUT NOT LIMITED TO THE SECURING OF NECESSARY CONSENTS OR AUTHORIZATIONS AS A PREREQUISITE TO THE USE OR USES: PERMITS MATTER–OF–RIGHT MEDIUM DENSITY DEVELOPMENT OF GENERAL RESIDENTIAL USES, INCLUDING SINGLE–FAMILY DWELLINGS, FLATS, AND APARTMENT BUILDINGS, TO A MAXIMUM LOT OCCUPANCY OF 75% (20% FOR PUBLIC RECREATION AND COMMUNITY CENTERS), A MAXIMUM FAR OF 3.0 AND MAXIMUM HEIGHT OF SIXTY (60) FEET (90) FEET FOR SCHOOLS AND (45) FEET FOR PUBLIC RECREATION AND COMMUNITY CENTERS). REAR YARD REQUIREMENTS ARE NOT LESS THAN FIFTEEN (15) FEET.

THIS INFORMATION DOES NOT CONSTITUTE A "ZONING OPINION" AND IS NOT SUBJECT TO THE SURVEYOR'S CERTIFICATION SHOWN HEREON.

PARKING TABULATION

STRIPED PARKING SPACES....................263
HANDICAP DESIGNATED PARKING SPACES....................5
TOTAL AMOUNT OF PARKING SPACES....................268

SURVEYOR'S CERTIFICATION

TO: SANTANA BANK, N.A., CAPITOL PARK TOWER LLC, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY THEIR RESPECTIVE SUCCESSORS AND /OR ASSIGNS AS THEIR INTEREST 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 8, 9, 11(a) & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 5, 2013.

MATTHEW C. HULL
LICENSED LAND SURVEYOR
DC #LS904868
EMAIL: HULL@VIKACAPITOL.COM

NOVEMBER 20, 2013
DATE OF PLAT OR MAP

CAPITOL
ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ SUSTAINABLE DESIGN
VIKA CAPITOL, LLC
★ 4910 MASSACHUSETTS AVENUE, NW SUITE 214 ★ WASHINGTON, DC 20016 ★
Phone: 202.244.4140 ★ Fax: 202.244.4196
★ W W W . V I K A C A P I T O L . C O M ★

LOT 110 IN SQUARE 540
SUBDIVISION BOOK 141 PAGE 44
#301 G STREET, S.W.
DISTRICT OF COLUMBIA

ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY

VIKA REVISIONS
INCORPORATE ON SITE UTILITY INVERTS 11–20–13
INCORPORATE EASEMENT AREA 01–28–14
ELEVATIONS ON FREEWAY ADDED 07–08–14

DATE: NOVEMBER 2013
DES. | DWN. M.K.
SCALE: 1"=20'
PROJECT/FILE NO. VC0206A
SHEET NO.

S:\0001–1000\0206A – 301 G Street SW\cadd\CADD Surveys\VC0206 Survey Base.dwg, ~ Jul 08, 2014 AT 2:45:36 PM