Mechanical, Electrical, Plumbing, Fire Protection, & Low-Voltage Engineering Narrative for New Addition

MECHANICAL
The new mechanical system for the new addition shall consist of a similar design strategy and equipment as the existing building. This will be beneficial for the interlocking of the controls so that the entire building is on the same controls system. For the renovation of the existing building, the existing building mechanical systems shall be modified as required to accommodate the new layout. The following is a summary of the systems for the various areas of the new addition.

Classrooms, Corridors, Lobbies, Administration and other Common Areas
Similar to the existing building, the mechanical systems for the classrooms, corridors, lobbies, administration spaces and other common areas shall be primarily composed of a variable refrigerant volume (VRV) fan coil unit system and a dedicated outside air rooftop unit. Individual fan coil units shall provide the heating and cooling to the various zones. Ventilation for these areas shall be provided through the dedicated outside air rooftop unit. All outdoor equipment associated with these systems shall be located on the roof in a sound insulated enclosure.

The variable refrigerant volume (VRV) system manufacturer for the existing equipment is Daikin. Daikin shall also be the basis of design for the new addition. The indoor units serving the areas described above shall be ducted and concealed within the ceiling space of the building. There may be a need for ductless ceiling cassette units or wall mounted ductless units for certain room types. This shall be determined during design. As with the existing system, these units shall not provide the ventilation for the spaces and will provide only the cooling and heating requirements.

The ventilation for these areas shall be provided through a new dedicated outside air rooftop unit by AAON. The air shall be distributed to each zone served by the VRV system so that the code required outside air is provided to the zones. The air provided from the rooftop unit shall be set at 70 degrees Fahrenheit. Therefore, this unit will not provide any heating or cooling for the spaces and will only provide ventilation. The air to each zone shall be controlled by variable air volume (VAV) units. The VAV boxes will modulate from a minimum to a maximum airflow set point based on carbon dioxide (CO2) sensors that are located in each zone. As the VAV boxes modulate to meet the desired CO2 levels, the rooftop unit will modulate accordingly to meet the airflow demands. The approximate VRV outdoor unit capacity for the addition for Scheme 1 and 2 shall be 85 tons and for Scheme C shall be 100 tons. The dedicated outside air rooftop unit shall be approximately 60 tons for all schemes.

Gymnasium
The new gymnasium shall be served by a new rooftop unit. The basis of design for the new rooftop unit shall be AAON and shall be approximately 25 tons. The rooftop unit, as with the VRV systems described above, shall be located on the roof in a sound insulated enclosure.
Cafeteria

The new cafeteria shall be served by a new rooftop unit. The basis of design for the new rooftop unit shall be AAON and shall be approximately 20 tons. A commercial kitchen hood and make up air unit shall be provided for the kitchen area of the cafeteria. The rooftop unit, as with the VRV systems described above, shall be located on the roof in a sound insulated enclosure.

PLUMBING (DOMESTIC WATER, SANITARY AND STORM)

The domestic water service to the building is 4 inches and enters at the West wing of the building from G Street NE. This 4-inch service should be adequate to serve the additional loads for the new addition. The water piping shall be extended from the existing building to serve the new addition. New water heaters shall be provided in the new addition to serve the new domestic hot water loads. The sanitary line serving the building appears to be an 8-inch line. This sanitary line is adequate for the new addition of the building. Below is a table showing the summary of the estimated domestic water and sanitary loads for the existing building and the new addition. As indicated, the 4-inch domestic water service and the 8-inch sanitary line is adequate for the estimated loads.

The storm pipe serving the existing building appears to be a 12-inch line. A 15-inch pipe would be required to provide the proper code required storm drainage for the existing building and the new addition. The existing 12-inch storm piping connects to a 21-inch main on site. There are two possible options that can be provided to accommodate the new addition. The first option would be to increase the existing 12-inch piping to a 15-inch pipe. The second option would be to add a second 12-inch pipe to serve the new addition and connect to the existing 21-inch main and leave the existing 12-inch pipe as is to serve the existing building.

<table>
<thead>
<tr>
<th>Description</th>
<th>Total</th>
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<tbody>
<tr>
<td>Drainage Fixture Units (DFU):</td>
<td>$643.00 \times 22.5 \text{ Gallons Per Day} = 14487.50 \text{ Gallons Per Day}</td>
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<tr>
<td>Sanitary Building Drain:</td>
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<tr>
<td>One (1) Discharge Points</td>
<td>6 @ 1/8&quot; Per Foot Slope</td>
</tr>
<tr>
<td>Two (2) Discharge Points</td>
<td>5 @ 1/8&quot; Per Foot Slope</td>
</tr>
<tr>
<td>Three (3) Discharge Points</td>
<td>5 @ 1/8&quot; Per Foot Slope</td>
</tr>
<tr>
<td>Four (4) Discharge Points</td>
<td>4 @ 1/8&quot; Per Foot Slope</td>
</tr>
<tr>
<td>Assume 80% Of Water Use Returns To Sanitary Sewer System:</td>
<td>11574.00 Gallons Per Day</td>
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<td>Water Supply Fixture Units (WSFU):</td>
<td>1209.30 Fixture Units</td>
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<td>Cooling Tower Make-up Water Tons of Cooling</td>
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<tr>
<td>Continuous flows (Mech. Equip):</td>
<td>0 Gallons Per Minute</td>
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<tr>
<td>Plumbing Fixtures:</td>
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<td>Total Flow:</td>
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</tr>
<tr>
<td>Water Service Size:</td>
<td>3.00 Inches</td>
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</table>
NATURAL GAS

The existing service size of 6 inches for the building should provide adequate capacity for the additional loads that would be required by the addition. Per the International Fuel Gas Code, Table 402.4(2), the capacity of the existing service based on a 6-inch line, 500 feet of developed piping length, and a maximum pressure drop of 0.5 inches water column would be 8,150 cubic feet per hour (CFH). The existing gas loads for the existing building total 3,480 CFH. The loads for the kitchen equipment shall remain approximately the same since the cafeteria is being moved to the new addition. The emergency generator capacity is adequate for the new addition and therefore this load will remain the same. Below is a table showing a summary of the existing loads and the new loads of the building. The existing loads for the cooking equipment have been shown in the addition since they are being moved there. The table shows that the estimated gas load for the existing building and addition is 5,630 CFH. Therefore, the existing 6-inch service should provide enough capacity and should be adequate for the new addition.

<table>
<thead>
<tr>
<th>CAPITOL HILL MONTESSORI</th>
<th>Preliminary Natural Gas Loads</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Preliminary Natural Gas Loads - Existing Building</strong></td>
<td></td>
</tr>
<tr>
<td><strong>EQUIPMENT CATEGORY</strong></td>
<td><strong>QUANTITY</strong></td>
</tr>
<tr>
<td>HVAC Heating</td>
<td></td>
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<tr>
<td>Roof Top Unit</td>
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</tr>
<tr>
<td>Roof Top Unit</td>
<td>1</td>
</tr>
<tr>
<td>DOAS</td>
<td>1</td>
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<tr>
<td>Domestic Water System</td>
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<tr>
<td>Central Water Heater</td>
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<tr>
<td>Central Water Heater</td>
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</tr>
<tr>
<td>Emergency Generator</td>
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<tr>
<td>Natural Gas Emergency</td>
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<tr>
<td>Kitchens</td>
<td></td>
</tr>
<tr>
<td>Cooking Loads</td>
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</tr>
<tr>
<td>Make-up Air Loads</td>
<td>0</td>
</tr>
<tr>
<td>Domestic Water Heating</td>
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</tr>
<tr>
<td><strong>Building Loads</strong></td>
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<tr>
<td><strong>Preliminary Natural Gas Loads - New Addition</strong></td>
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</tr>
<tr>
<td><strong>EQUIPMENT CATEGORY</strong></td>
<td><strong>QUANTITY</strong></td>
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<td>0</td>
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<tr>
<td>Domestic Water Heating</td>
<td>0</td>
</tr>
<tr>
<td><strong>Building Loads</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Total Building Loads</strong></td>
<td></td>
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</tbody>
</table>
FIRE PROTECTION

The existing sprinkler service to the building is a 6-inch service coming from G Street NE. Based on preliminary calculations, this service should be adequate for the new addition. The areas of the fire sprinkler systems impacted by the addition and renovation will be design-build. The sprinkler contractor shall be responsible for production of all shop drawings and hydraulic calculations required. The existing service shall be extended to the new addition.

ELECTRICAL

As mentioned under the existing conditions report, the existing building is fed by a 1,600 Amp, 277/480 Volt, 3-phase, 4-wire switchboard, located in the building’s main electrical room on the basement floor. The switchboard is fed by a PEPCO Electric transformer located outside the building. The existing feed from the existing transformer to the existing switchboard is via an underground 8-way duct bank encased in concrete. The exact cable configuration of the existing utility feeder is unknown, but it is assumed the feeder, per NEC requirements is 5 sets of 4#500 kcmil, #4/0 in 3-1/2” conduits each. The 5 sets of conduits occupy 5 slots in the existing 8-way duct bank.

Per existing as-built drawings presented to our team dated April 14, 2017, the existing total demand load on the switchboard is 1,120 Amps, leaving about 480 Amps of spare capacity on the switchboard. This service will be insufficient for the proposed addition to the building, irrespective of the proposed scheme of the scheme options presented. Per preliminary calculations, the anticipated additional service that would be needed for the new addition to the existing building would be about 800 Amp at 277/480 Volt, 3-phase, 4-wire. To achieve the new required electrical service to the building, we propose increasing the total service to the building from 1,600 Amps to a 2,500 Amp, 277/480 Volt, 3-phase, 4-wire service. There are two options to achieve the increase in incoming utility service:

New Distribution System - Option 1

This option for the service increase would include the replacement of the existing switchboard with a new 2,500 Amp, 277/480 Volt, 3-phase, 4-wire switchboard. The new switchboard will comprise of the following sections – 2,500 Amp utility pull section, 2,500 Amp current transformer (C/T) compartment, emergency tap section (for life safety power), 2,500 Amp main circuit breaker section, and distribution sections to house the circuit breakers to feed the existing and new panelboards throughout the building. This would also include the upgrade of the existing incoming underground utility feeder from the existing PEPCO transformer outside the existing building. The new feeder would be 7 sets of 4#500 kcmil, #350 kcmil in 3-1/2” conduits each. Under this option, all existing distribution circuit breakers in the existing switchboard would be relocated to the new switchboard enclosure, as they were only very recently installed, but the main circuit breaker would be new.

A new 800 Amp circuit breaker would also be provided for a new feed to the new main distribution panelboard for the proposed building addition. In addition to this, a new 100 Amp circuit breaker would be provided to feed a new automatic transfer switch to serve standby loads for the proposed building addition. The building addition’s emergency life safety loads would be fed from a tap ahead of the new...
main circuit breaker, in addition to the existing (relocated) tap for the existing building’s life safety loads.

The proposed new 800 Amp distribution panelboard would be located in a new electrical room to house the new 800 Amp panel, a transformer, and a 120/208 Volt panelboard which will feed the low voltage loads in the gym area. We suggest this new electrical room be as close to the proposed gymnasium as possible.

The new distribution panelboard would also feed a 200 Amp, 277/480 Volt panelboard on each floor. These panels shall be located in an electrical closet on each floor’s corridor. These panels would each also feed a 120/208 Volt panelboard (to be located in the same closet) via a new transformer. The proposed 120/208 Volt panelboards on each floor’s corridor would feed common area loads, and also feed panelboards to be located in classrooms, as needed for each floor.

The new distribution panelboard would also feed a 200 Amp, 277/480 Volt panelboard in the kitchen area for all kitchen loads.

**New Distribution System - Option 2**

This option for the service increase would include the provision of an additional separate 800 Amp, 277/480 Volt service to the building. This new service would be metered separately and would require approval by DCRA for having 2 metered services for a single building.

The new service feeder, pending PEPCO approval, in addition to DCRA approval, would be run to the building via the existing underground concrete encased ductbank. The new feeder would be 2 sets of 4#600 kcmil, #1/0 in 3-1/2” conduits each.

Under this option, the existing switchboard would remain as is. But this option would require the provision of a new 800 Amp current transformer (C/T) cabinet, a new utility meter and a new 800 Amp, 600 Volt disconnect switch. This disconnect switch would then feed a new 800 Amp distribution panel, as also provided in option 1.

The proposed new 800 Amp distribution panelboard would be located in a new electrical room to house the new 800 Amp panel, a transformer, and a 120/208 Volt panelboard which will feed the low voltage loads in the gym area. We suggest this new electrical room be as close to the proposed gymnasium as possible.

The new distribution panelboard would also feed a 200 Amp, 277/480 Volt panelboard on each floor. These panels shall be located in an electrical closet on each floor’s corridor. These panels would each also feed a 120/208 Volt panelboard (to be located in the same closet) via a new transformer. The proposed 120/208 Volt panelboards on each floor’s corridor would feed common area loads, and also feed panelboards to be located in classrooms, as needed for each floor.

The new distribution panelboard would also feed a 200 Amp, 277/480 Volt panelboard in the kitchen area for all kitchen loads.

A new 100 Amp circuit breaker would be provided in the existing switchboard to feed a new automatic transfer switch to serve standby loads for the proposed building addition. The building addition’s emergency life safety loads would be fed from a tap ahead of the new main circuit breaker, in addition to the existing (relocated) tap for the existing building’s life safety loads.

**FUTURE SOLAR PANEL POWER INTEGRATION**

As part of a proposed possible future effort to supplement the electrical service to the school with solar energy from a solar system, certain provisions would have to be made in the new distribution system.
In addition to the space requirements on the roof for the proposed future solar cells, raceway for the future feed from the solar power system location to the existing main electrical room, in the basement, would have to be provided. The new proposed switchboard (option 1 above) would also require a separate reserved section of its distribution section for a disconnecting means for the incoming power from the solar system. This disconnecting means would be a circuit breaker, in the form of similar provisions of circuit breakers for the loads fed from the switchboard.

It is important to note that the exact size of the circuit breaker, and the raceway from the roof to the main electrical room, would be determined by how much solar power the school wants to provide to supplement utility service.

Also, if the school does intend to move forward with the solar power integration into the distribution system, then “new distribution system - option 1” described earlier would be the recommended solution to upgrade the power to the building. The reason for this is the fact that option 2 involves splitting the service to the school into two separate services. Integrating a solar system into two separate distribution systems would be more challenging that integrating into a single system.

**EMERGENCY SYSTEMS**

As mentioned under the existing conditions report, the existing building’s emergency power is provided by a 60kW, 277/480 Volt natural gas generator. The generator has two (2) output circuit breakers, one at 60 Amps feeding emergency line of a 100 Amp automatic transfer switch (ATS #1 for life safety power), and one at 70 Amps feeding emergency line of a 100 Amp automatic transfer switch (ATS #2 for standby power to optional emergency loads). This normal power feed to ATS #1 is from the emergency tap section of the main switchboard via a 60 Amp disconnect, while the normal power feed to ATS #2 is from a 70 Amp circuit breaker in the distribution section of the main switchboard. Per existing as-built drawings presented to our team dated April 14, 2017, the existing total demand load on the generator is approximately 46kVA (36.8kW), leaving about 23.2kW of spare capacity on the generator.

The existing freezers in the existing building’s kitchen account for 16.2kVA (13.0kW) of the existing loads on the generator. These freezers would be demolished, or relocated to the proposed new kitchen, under the proposed expansion work. This means the total spare capacity on the generator, available for the new addition, would be about 46kW. This is sufficient, and we do not recommend increasing the generator size, or adding a new generator.

We propose the existing 60 Amp, 277/480 Volt panelboard ‘EL’ (for life safety power) should feed a new life safety power panel in the proposed new building addition. We also suggest the existing 70 Amp, 120/208 Volt panelboard ‘EP’ should feed a new standby power panel in the proposed new building addition. All other existing emergency equipment in the emergency power room would remain as-is.

**FIRE ALARM**

As previously mentioned, the building is currently equipped with an addressable fire alarm system. This comprises of a main fire alarm control panel, an annunciator panel (in main entry lobby), fire alarm terminal cabinets, strobe lights, and smoke detectors. Corridors, classrooms, and common areas are equipped with visual and
audio/visual combo fire alarm notification devices, while utility spaces are protected by provision of smoke detectors. All building exit points are also equipped with manual fire alarm pull station boxes. Per our on-site observations, the layout of the fire alarm devices provides sufficient notification coverage, with sufficient fire alarm initiating devices throughout the building. The fire alarm equipment and devices throughout the building appear to be in very good shape. For the proposed new building addition, we suggest feeding a new fire repeater panel from the existing main fire alarm control panel. We also suggest addition of fire alarm terminal cabinet and power expander panels, as needed, for each floor of the proposed new building addition. Hence, all existing fire alarm equipment will remain, with additional equipment to cover the new addition.

LIGHTING
The existing building is currently illuminated by both normal and emergency lighting throughout. All lights observed in the building, including those illuminating utility rooms, corridors, classrooms, offices, restrooms, halls, were all LED type lighting fixtures. We suggest utilizing LED fixtures throughout the proposed new addition too. All spaces in the building, as observed, are controlled by occupancy and vacancy sensors, in addition to manual override dimmers and switches, providing automatic shut off for lighting fixtures throughout the building. We suggest utilizing automatic controls, as stated, throughout the proposed new addition too. In order to meet latest International Energy Compliance Code (IECC) and potential LEED requirements, we also suggest utilizing daylight harvesting sensors, as applicable, throughout the building. The emergency lighting in the building comprises of exit signs and lighting fixtures, both fed from the building’s existing emergency backup electrical service from the existing generator. New exit signs and other emergency egress lighting fixtures shall be fed from the generator, via a new life safety panel to be fed from existing building’s emergency panelboard ‘EL’.

LOW VOLTAGE (AV / TELECOM AND SECURITY)
The existing building’s main telecom service is located in the IT room located on the first level of the existing building. Two (2) stacked switches (Cisco 3850), each with 48x4 ports (10GB each), feed a distribution module patch panel (Cat 6, UTP, 2U, 48 port) also located in the IT room. The stacked switches and patch panels distribute AV/tele/data signals to the wall data ports located throughout the building.
Each tele/data/AV port located throughout the building is fed from the switches and patch panels by a Cat 6 copper cable. In addition to the wall data outlets throughout the building, the patch panels also feed the camera locations throughout the building and access points wireless trans/receiver devices located in all classrooms and some common areas.
The cameras throughout the building all report back to the main security hub, located in the IT room, via CCTV sensormatic composite cabling. While the access point wireless transmitter/receiver modules are connected back to the patch panels in the IT room via Cat 6 cabling. The access points provide and amplify wireless data and improve RF efficiency throughout the building. There is also an empty 3” conduit routed from the existing IT room to the existing roof for future PV panels.
The fire alarm control panel for the building transmits its distress signal via a connection to a Digital Alarm Communicator Transmitter (DACT), which is connected to the building’s main telephone board in the main IT room.

For the proposed new building, we propose extending new fiber communication feeds from the existing stacked switches to new intermediate distribution frames (IDFs) in the new proposed building. We suggest an IT closet on each floor’s corridor. The IDFs would comprise of new switches and patch panels, which will distribute AV/tele/data signals to the wall data ports located throughout the new proposed addition.

We also suggest that the security cameras throughout the new building addition will all report back to the main security hub, located in the existing IT room, via CCTV sensormatic composite cabling. While new access point wireless transmitter/receiver modules shall be connected back to the patch panels in the proposed new IDFs in the new building addition via Cat 6 cabling. The access points will provide and amplify wireless data and improve RF efficiency throughout the building.
4.9 Sustainable Design & LEED Approach

As stated in other sections of this proposal, the existing Logan building was recently renovated in 2015 and 2017. This renovation included energy efficient mechanical systems (VRF & DOAS), lighting & lighting controls, windows and shading devices, and a new Building Automation System (BAS) to integrate the new HVAC systems, sprinkler, fire alarm system, and lighting controls. All of these components were designed with energy efficiency in mind, however, the renovation projects did not receive LEED certification at that time.

For the purposes of this feasibility study, in alignment with the DC Green Building Act, at a minimum, the sustainability certification goal for the renovation and addition project is LEED for Schools, Gold Certification. The project must also meet the requirements of the Energy Conservation Code and the International Green Construction Code. The design team conducted a meeting with the DC Green Building Program Manager to discuss the criteria for LEED Certification on this project. The main issue for this project moving forward will be to determine if the entire building (existing + new) will need to received LEED Gold certification, or if only the new construction will need to receive LEED Gold certification. The DC Green Building program requested that the design team that moves forward on this project continue this discussion with the United States Green Building Council (USGBC) to receive direction on how much of the building will need to receive the certification.

There are many opportunities to showcase sustainable design “best practices” for educational facilities on this project. The following sustainable design strategies could be implemented as the project moves forward:

GENERAL
- A healthy environment for learning, with good air quality, lighting, heating and ventilation and water that is safe to drink
- School building and grounds are used as teaching tools; Public access to systems performance and monitoring, as well as electronic displays in the building as teaching tools
- Acoustics within the school facilitate learning, allowing students and teachers to communicate with one another easily
- Spaces are flexible and adaptable
- Consideration of life cycle costs for building materials and furnishings
- Recycling during construction & during school operations

SITE
- As stated in the civil report above, green roofs, rain water harvesting, bioretention ponds, tree planting and preservation, permeable pavers, and storm filter structures can all be used for storm water management.
- Outdoor learning spaces i.e., classroom, gardens, nature areas, etc. & recreation and/or athletics
- Native species and flowering plantings, shade trees
- Food gardens near cafeteria for learning opportunities
- East – west axis building orientation
- Parking for fuel-efficient or electric vehicles
- Reduced heat island for paved areas on site
- Bicycle facilities
- Construction activity pollution prevention

**BUILDING ENVELOPE**
- Building has a high-performance envelope that is well-insulated, well-sealed and durable, ensuring minimal air leakage throughout the life of the building; continuous air barrier

**INDOOR QUALITY**
- School indoor environment is comfortable; conditions important to occupant comfort are: fresh air, ventilation controls, operable windows
- Reduction of harsh chemical in cleaning products
- No VOCs; Low-Emitting Adhesives, Sealants, Paints, Carpets and Composites
- IAQ Flush Out Prior to Occupancy
- Finishes that showcase recycled content; Rapidly renewable resources used

**LIGHTING**
- Abundant natural light and open space; daylight harvesting in solar tubes, clerestories and light shelves, to maximize the reach of daylight into deeper areas of the floor plates
- Quality of light and colors provides visual comfort
- Occupancy sensors, timer switches, manual overrides; Evaluate lighting controls and dimmable strategies for a variety of learning environments
- School placed on its site & glazing located such that there is even light during daytime, promoting energy efficiency
- Exterior Light pollution reduction
- Low-E, High Visible Transmittance Glazing
- LED Lighting

**HVAC**
- Evaluate effective and efficient heating and cooling systems
- Green power
- Strategic building controls zoning with BAS integration
- Commissioning
- Refrigerant management
- Showcasing the building systems as a teaching tool
- Thorough consideration of on-site renewable energy, potentially photovoltaics and geothermal

**WATER**
- Efficient water use throughout the building including low flow fixtures and no potable water used for non-consumption water needs
- Install native and adaptive vegetation throughout school grounds
- Water metering
Appendix

The following documents are being provided as the result of property research and title search services performed by the civil engineering team.
PROJECT:
Capitol Hill Montessori at Logan Campus
215 G St NE, Washington, DC 20002

PROPERTY RESEARCH SUMMARY

A Title Search for both Lot 0827 and Lot 0828 in Square 753 was conducted by Answer Title company to obtain copies of deeds and review other documents related to condemnation and alley closings in connection with the title examination in order to identify building restrictions, easement and conditions. The electronic documents attached have been prepared separately for your review and reference. The contents of the Title Search should be able to clarify the status of each lot. Upon your review if you have any questions, do not hesitate to contact me for any further clarification.

Additionally, coordination with the DC Surveyor’s office was done in order to secure copies of the plats and record documents indicating the original subdivision of lots and alleys. Refer to the electronic document labeled as ‘DC Surveyor’s Office Records’.

Generally, there are no setbacks on property in the old city (all land inside Florida Avenue). There were no recorded plats indicating any type of building restriction lines in any of the older squares such as 753.

A title search does not typically indicate any zoning related matter. However, DCRA does require any applicant that is submitting for a building permit to have a record lot and typically a tax lot is not allowed to have a permit issued. It is very likely that during the building permitting phase DCRA may require Lot 827 to be converted to a record lot and quite possible to include Lot 828 into one new record lot.

Further research and inquiries with the DC Department of Consumer & Regulatory Affairs (DCRA) office of zoning was conducted and our findings are being submitted electronically for your review and reference.

A DCRA Office of Zoning Administrators Zoning Technician has confirmed the applicant/owner has a choice in determining which street can be the front yard. The location of this property enables the applicant/owner to select what is the best option to consider for this new development.

The following represents our understanding of how the setbacks apply for Lot 827 and 828:

Lot 827 – Square 753 (RF-1 Zone)
Front Yard = No Lesser or greater than the existing setbacks on the same block
Side Yard = 5 feet on free standing sides
Rear Yard = 20 feet

Lot 827 – Square 753 (MU-4 Zone)
Front Yard = No Setback Indicated
Side Yard = No Setback Indicated
Rear Yard = 15 feet

Lot 828 – Square 753 (RF-1 Zone)
Front Yard = Within range of existing front yard setbacks with all structures located on the same block.
Side Yard = 8 feet
Rear Yard = 20 feet

Per DCRA Subtitle E, Chapter 3
OPENING AND CLOSING OF ALLEYS
IN
SQUARE 753

Office of the Commissioner, D.C.
Washington, May 12, 1934.

In accordance with Public Act No. 175, 70th. Congress, approved June 14th, 1930, the alleys shown hereon in green are hereby declared closed, vacated and abandoned and the areas so closed to be used by the District of Columbia for school purposes.

We also set aside the area shown herein in red for alley purposes; the title of the land being vested in the District of Columbia.

The Surveyor of the District of Columbia is directed to record this plat in his office.

By order of the Board of Commissioners of the District of Columbia.

(Signed) Walter E. George
Secretary to the Board.

Washington, D.C., September 15, 1935.

Plat prepared in the office of the Surveyor of the District of Columbia.

(Signed) W.F. Penn
Surveyor, Dist. of Col.

I hereby certify that the foregoing plat is correct and agree with the records of this office and was received for record at 9:30 A.M., May 12, 1934.

Witness my hand and seal this 19th. day of May 1934.

(Signed)
Surveyor, Dist. of Col.

SCALE: 1 IN = 30 FT.
Department of the Interior, National Park Service
Washington, D.C., December 20, 1951

In accordance with Public Act No. 163, approved May 30, 1951, I hereby transfer to the jurisdiction of the Commission of Fine Arts of the District of Columbia the area shown herein in colored lines on the plat. Acting Chairman

National Capital Park and Planning Commission
Washington, D.C., December 20, 1951

In accordance with Public Act No. 163, approved May 30, 1951, and Public Act No. 207, approved December 28, 1951,

RESOLVED by vote of Commission.

Acting Chairman

Office of the Commissioners of the District of Columbia
Washington, D.C., December 20, 1951

The District of Columbia being the owner of Lots 148 to 150, Square 753, and the Commissioners of the District of Columbia having deemed it necessary to widen the 50 ft. alley marked said late, hereby set aside the area shown herein in crossed hatched lines for all purposes.

In accordance with Public Act No. 163, approved May 30, 1951, the transfer of the area herein in colored lines is hereby accepted.

All the provisions of Public Act No. 207, approved December 28, 1951, having been complied with, the title to the alley shown herein in green, duly closed in accordance with Commissioners' order effective December 28, 1951, shall revert to and vest in the owner of the adjoining property as indicated herein, subject to the rights of the District of Columbia and the various utility companies to enter upon and use all lands necessary in connection with their operation and maintenance of the utilities located thereon.

I certify that the foregoing plat agrees with the records of this office and was recorded at 9:15 A.M., December 20, 1951.

Surveyor, District of Columbia

Acting Commissioners of the District of Columbia

SUBDIVISIONS_BOOK_0132
<table>
<thead>
<tr>
<th>April, May, June</th>
<th>July, August, September</th>
</tr>
</thead>
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<tr>
<td>10</td>
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<tr>
<td>20</td>
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<td>100</td>
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</tbody>
</table>

Note: The table represents water levels or similar measurements for different months.
Crown, under my hand and seal, at the request of the subscriber, and in consideration of the premises described and dwelled on by the said subscriber.

[Signature]

[Stamp]
<table>
<thead>
<tr>
<th>G Street north</th>
</tr>
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<tbody>
<tr>
<td>173</td>
</tr>
<tr>
<td>92</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>634</td>
</tr>
<tr>
<td>23</td>
</tr>
</tbody>
</table>

Washington, D.C., February 8, 1897

Shrinky subdivided the real 32 1/2 feet of original lot 16 Square 753 into lots 173-174 as shown above.

[Signature]

M. A. Lynch

Certify that the foregoing plat is correct and agrees with the records of this office. Witness my hand and official seal, this February 8th, 1897.

[Signature]

Surveyor District of Columbia.

[Signature]

Ordered microfilm to be made. funeral.known, copy of 8th Feb 1897.
Zoning Report for 215 G STREET NE

<table>
<thead>
<tr>
<th>Premises Address</th>
<th>Council Member</th>
</tr>
</thead>
<tbody>
<tr>
<td>215 G STREET NE</td>
<td>Charles Allen</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Square/Suffix/Lot</th>
<th>ANC</th>
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<tbody>
<tr>
<td>0753 0827</td>
<td>6C</td>
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</table>

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>ANC Chairperson</th>
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<tbody>
<tr>
<td></td>
<td>Karen J. Wirt</td>
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<table>
<thead>
<tr>
<th>PUDs</th>
<th>SMD</th>
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<tbody>
<tr>
<td>None</td>
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<table>
<thead>
<tr>
<th>Ward</th>
<th>Commissioner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward 6</td>
<td>Mark Eckenwiler</td>
</tr>
</tbody>
</table>

* For a detailed explanation of zoning related terms, please refer to the DC Zoning Map glossary at
** To the extent an active PUD exists on a particular site, the PUD zoning depicts the zoning in effect for that site.

While DCOZ is committed to providing accurate and timely zoning information via the zoning map, DCOZ cannot guarantee the quality, content, accuracy, or completeness of the information, text, graphics, links, and other items contained therein. All data visualizations on the zoning map should be considered approximate. Information provided in the zoning map should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. DCOZ assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any upon any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. DCOZ retains the right to change any content on its zoning map without prior notice.
Zoning Details: MU-4

Description: Permits moderate density mixed use development

<table>
<thead>
<tr>
<th>Building Category</th>
<th>Non-Residential</th>
<th>Residential</th>
<th>Residential (IZ)</th>
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<tbody>
<tr>
<td>Maximum Lot Occupancy (%)</td>
<td>60</td>
<td>60</td>
<td>75</td>
</tr>
<tr>
<td>Maximum Height (ft)</td>
<td>50</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Rear Yard Setback (ft)</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Maximum Floor Area Ratio</td>
<td>1.5</td>
<td>2.5</td>
<td>3</td>
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</tbody>
</table>
Zoning Details: RF-1

Description: Permits development of attached rowhouses on small lots

<table>
<thead>
<tr>
<th>Building Category</th>
<th>Row Dwelling or Flat &lt; 1,800 sq ft</th>
<th>Row Dwelling or Flat between 1,800 sq ft to 2,000 sq ft</th>
<th>Row Dwelling or Flat between &gt; 2,000 sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Units</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Minimum Lot Width (ft)</td>
<td>18</td>
<td>18</td>
<td>18</td>
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<tr>
<td>Minimum Lot Area (sqft)</td>
<td>1800</td>
<td>1800</td>
<td>1800</td>
</tr>
<tr>
<td>Maximum Lot Occupancy (%)</td>
<td>60</td>
<td>60</td>
<td>60</td>
</tr>
<tr>
<td>Maximum Height (ft)</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td>Maximum Stories</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Front Setback (ft)</td>
<td>No lesser or greater than existing setbacks on the same block</td>
<td>No lesser or greater than existing setbacks on the same block</td>
<td>No lesser or greater than existing setbacks on the same block</td>
</tr>
<tr>
<td>Rear Yard Setback (ft)</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Side Setback (ft)</td>
<td>5 feet on free standing sides</td>
<td>5 feet on free standing sides</td>
<td>5 feet on free standing sides</td>
</tr>
<tr>
<td>Pervious Surface (%)</td>
<td>0</td>
<td>10</td>
<td>20</td>
</tr>
</tbody>
</table>
## Zoning Details: RF-1

Description: Permits development of attached rowhouses on small lots

<table>
<thead>
<tr>
<th>Building Category</th>
<th>Row Dwelling or Flat (IZ) &lt; 1,800 sq ft</th>
<th>Row Dwelling or Flat (IZ) between 1,800 sq ft and 2,000 sq ft</th>
<th>Row Dwelling or Flat (IZ) &gt; 2,000 sq ft</th>
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<td>2</td>
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<tr>
<td>Minimum Lot Width (ft)</td>
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<td>Minimum Lot Area (sqft)</td>
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<td>Maximum Lot Occupancy (%)</td>
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<td>20</td>
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<td>5 feet on free standing sides</td>
</tr>
<tr>
<td>Pervious Surface (%)</td>
<td>0</td>
<td>10</td>
<td>20</td>
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## Zoning Details: RF-1

Description: Permits development of attached rowhouses on small lots

<table>
<thead>
<tr>
<th>Building Category</th>
<th>Semi-Detached &lt; 1,800 sq ft</th>
<th>Semi-Detached between 1,800 sq ft and 2,000 sq ft</th>
<th>Semi-Detached &gt; 2,000 sq ft</th>
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<tr>
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<td>Minimum Lot Area (sqft)</td>
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<tr>
<td>Maximum Lot Occupancy (%)</td>
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<td>60</td>
</tr>
<tr>
<td>Maximum Height (ft)</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td>Maximum Stories</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Front Setback (ft)</td>
<td>No lesser or greater than existing setbacks on the same block</td>
<td>No lesser or greater than existing setbacks on the same block</td>
<td>No lesser or greater than existing setbacks on the same block</td>
</tr>
<tr>
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<td>20</td>
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<td>20</td>
</tr>
<tr>
<td>Side Setback (ft)</td>
<td>5 feet on free standing sides</td>
<td>5 feet on free standing sides</td>
<td>5 feet on free standing sides</td>
</tr>
<tr>
<td>Pervious Surface (%)</td>
<td>0</td>
<td>10</td>
<td>20</td>
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Zoning Details: RF-1

Description: Permits development of attached rowhouses on small lots

<table>
<thead>
<tr>
<th>Building Category</th>
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<th>Detached between 1,800 sq ft and 2,000 sq ft</th>
<th>Detached &gt; 2,000 sq ft</th>
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<tr>
<td>Dwelling Units</td>
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<td>2</td>
</tr>
<tr>
<td>Minimum Lot Width (ft)</td>
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<tr>
<td>Minimum Lot Area (sqft)</td>
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<tr>
<td>Maximum Lot Occupancy (%)</td>
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<td>60</td>
</tr>
<tr>
<td>Maximum Height (ft)</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td>Maximum Stories</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Front Setback (ft)</td>
<td>No lesser or greater than existing setbacks on the same block</td>
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</tr>
<tr>
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<td>20</td>
<td>20</td>
<td>20</td>
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<tr>
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<td>5 feet on free standing sides</td>
<td>5 feet on free standing sides</td>
<td>5 feet on free standing sides</td>
</tr>
<tr>
<td>Pervious Surface (%)</td>
<td>50</td>
<td>50</td>
<td>50</td>
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</tbody>
</table>
Zoning Details: RF-1

Description: Permits development of attached rowhouses on small lots

<table>
<thead>
<tr>
<th>Building Category</th>
<th>Church</th>
<th>All Other Buildings &amp; Structures</th>
<th>Institutional</th>
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<td>N/A</td>
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<tr>
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<tr>
<td>Minimum Lot Area (sqft)</td>
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<td>4000</td>
<td>4000</td>
</tr>
<tr>
<td>Maximum Lot Occupancy (%)</td>
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<td>40</td>
<td>40</td>
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<tr>
<td>Maximum Height (ft)</td>
<td>60</td>
<td>35</td>
<td>90</td>
</tr>
<tr>
<td>Maximum Stories</td>
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<td>3</td>
<td>N/A</td>
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<tr>
<td>Front Setback (ft)</td>
<td>No lesser or greater than existing setbacks on the same block</td>
<td>No lesser or greater than existing setbacks on the same block</td>
<td>No lesser or greater than existing setbacks on the same block</td>
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<tr>
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<td>5 feet on free standing sides</td>
</tr>
<tr>
<td>Pervious Surface (%)</td>
<td>50</td>
<td>50</td>
<td>50</td>
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</tbody>
</table>
**CASES/ORDERS**

Listed below are the Zoning Commission Orders associated with the Square, Parcel, Lot(s) related to this Zoning Report. The Orders are available online at https://dcoz.dc.gov/search/search_orders.asp

Board Zoning Adjustment (BZA) Case Number:

- 13245
- 14115
- 12312
- 17501
- 14326

Zoning Commission (ZC) Case Number:

- 95-4

**POLITICAL JURISDICTION REPRESENTATIVES**

<table>
<thead>
<tr>
<th>Ward</th>
<th>ANC</th>
<th>SMD</th>
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<tr>
<td>Ward 6</td>
<td>6C</td>
<td>6C04</td>
</tr>
<tr>
<td>Council Member</td>
<td>ANC Chairperson</td>
<td>Commissioner</td>
</tr>
<tr>
<td>Charles Allen</td>
<td>Karen J. Wirt</td>
<td>Mark Eckenwiler</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Phone Number</th>
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<tbody>
<tr>
<td>(202) 724-8072</td>
<td></td>
<td>202-654-6321</td>
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</table>

<table>
<thead>
<tr>
<th>Email Address</th>
<th>Email Address</th>
<th>Email Address</th>
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<tbody>
<tr>
<td><a href="mailto:callen@dccouncil.us">callen@dccouncil.us</a></td>
<td><a href="mailto:6C02@anc.dc.gov">6C02@anc.dc.gov</a></td>
<td><a href="mailto:6C04@anc.dc.gov">6C04@anc.dc.gov</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Office Location</th>
<th>Office Location</th>
<th>Office Location</th>
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<tbody>
<tr>
<td>1350 Pennsylvania Ave, Suite 408</td>
<td>234 E St NE</td>
<td>312 E Street NE</td>
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<table>
<thead>
<tr>
<th>Website</th>
<th>Website</th>
<th>Website</th>
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</thead>
</table>
Zoning Report for 2ND ST NE

Zoning Data Summary

Premises Address
2ND ST NE

Square/Suffix/Lot
0753 0828

Zoning District
PUDs

Ward
Ward 6

Council Member
Charles Allen

ANC
6C

ANC Chairperson
Karen J. Wirt

PUDs
None

SMD
6C04

Ward
Ward 6

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**Description:** Permits development of attached rowhouses on small lots

<table>
<thead>
<tr>
<th>Building Category</th>
<th>Row Dwelling or Flat &lt; 1,800 sq ft</th>
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<th>Row Dwelling or Flat between &gt; 2,000 sq ft</th>
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<tbody>
<tr>
<td><strong>Dwelling Units</strong></td>
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<td>2</td>
</tr>
<tr>
<td><strong>Minimum Lot Width (ft)</strong></td>
<td>18</td>
<td>18</td>
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<td>1800</td>
<td>1800</td>
<td>1800</td>
</tr>
<tr>
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<td>60</td>
</tr>
<tr>
<td><strong>Maximum Height (ft)</strong></td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td><strong>Maximum Stories</strong></td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td><strong>Front Setback (ft)</strong></td>
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<td>5 feet on free standing sides</td>
</tr>
<tr>
<td><strong>Pervious Surface (%)</strong></td>
<td>0</td>
<td>10</td>
<td>20</td>
</tr>
</tbody>
</table>
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<td>20</td>
</tr>
<tr>
<td>Side Setback (ft)</td>
<td>5 feet on free standing sides</td>
<td>5 feet on free standing sides</td>
<td>5 feet on free standing sides</td>
</tr>
<tr>
<td>Pervious Surface (%)</td>
<td>0</td>
<td>10</td>
<td>20</td>
</tr>
</tbody>
</table>
Zoning Details: RF-1

Description: Permits development of attached rowhouses on small lots

<table>
<thead>
<tr>
<th>Building Category</th>
<th>Semi-Detached &lt; 1,800 sq ft</th>
<th>Semi-Detached between 1,800 sq ft and 2,000 sq ft</th>
<th>Semi-Detached &gt; 2,000 sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Units</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Minimum Lot Width (ft)</td>
<td>30</td>
<td>30</td>
<td>30</td>
</tr>
<tr>
<td>Minimum Lot Area (sqft)</td>
<td>3000</td>
<td>3000</td>
<td>3000</td>
</tr>
<tr>
<td>Maximum Lot Occupancy (%)</td>
<td>60</td>
<td>60</td>
<td>60</td>
</tr>
<tr>
<td>Maximum Height (ft)</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td>Maximum Stories</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Front Setback (ft)</td>
<td>No lesser or greater than existing setbacks on the same block</td>
<td>No lesser or greater than existing setbacks on the same block</td>
<td>No lesser or greater than existing setbacks on the same block</td>
</tr>
<tr>
<td>Rear Yard Setback (ft)</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Side Setback (ft)</td>
<td>5 feet on free standing sides</td>
<td>5 feet on free standing sides</td>
<td>5 feet on free standing sides</td>
</tr>
<tr>
<td>Pervious Surface (%)</td>
<td>0</td>
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<td>20</td>
</tr>
</tbody>
</table>
Zoning Details: RF-1

Description: Permits development of attached rowhouses on small lots

<table>
<thead>
<tr>
<th>Building Category</th>
<th>Detached &lt; 1,800 sq ft</th>
<th>Detached between 1,800 sq ft and 2,000 sq ft</th>
<th>Detached &gt; 2,000 sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Units</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Minimum Lot Width (ft)</td>
<td>40</td>
<td>40</td>
<td>40</td>
</tr>
<tr>
<td>Minimum Lot Area (sqft)</td>
<td>4000</td>
<td>4000</td>
<td>4000</td>
</tr>
<tr>
<td>Maximum Lot Occupancy (%)</td>
<td>60</td>
<td>60</td>
<td>60</td>
</tr>
<tr>
<td>Maximum Height (ft)</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td>Maximum Stories</td>
<td>3</td>
<td>3</td>
<td>3</td>
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<td>Front Setback (ft)</td>
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</tr>
<tr>
<td>Pervious Surface (%)</td>
<td>50</td>
<td>50</td>
<td>50</td>
</tr>
</tbody>
</table>
## Zoning Details: RF-1

**Description:** Permits development of attached rowhouses on small lots

<table>
<thead>
<tr>
<th>Building Category</th>
<th>Church</th>
<th>All Other Buildings &amp; Structures</th>
<th>Institutional</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Units</td>
<td>N/A</td>
<td>2</td>
<td>N/A</td>
</tr>
<tr>
<td>Minimum Lot Width (ft)</td>
<td>40</td>
<td>40</td>
<td>40</td>
</tr>
<tr>
<td>Minimum Lot Area (sqft)</td>
<td>4000</td>
<td>4000</td>
<td>4000</td>
</tr>
<tr>
<td>Maximum Lot Occupancy (%)</td>
<td>60</td>
<td>40</td>
<td>40</td>
</tr>
<tr>
<td>Maximum Height (ft)</td>
<td>60</td>
<td>35</td>
<td>90</td>
</tr>
<tr>
<td>Maximum Stories</td>
<td>3</td>
<td>3</td>
<td>N/A</td>
</tr>
<tr>
<td>Front Setback (ft)</td>
<td>No lesser or greater than existing setbacks on the same block</td>
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</tr>
<tr>
<td>Pervious Surface (%)</td>
<td>50</td>
<td>50</td>
<td>50</td>
</tr>
</tbody>
</table>
Listed below are the Zoning Commission Orders associated with the Square, Parcel, Lot(s) related to this Zoning Report. The Orders are available online at [https://dcoz.dc.gov/search/search_orders.asp](https://dcoz.dc.gov/search/search_orders.asp)

Board Zoning Adjustment (BZA) Case Number:

13245  14115  14326  17501  12312

Zoning Commission (ZC) Case Number:

95-4

**POLITICAL JURISDICTION REPRESENTATIVES**

<table>
<thead>
<tr>
<th>Ward</th>
<th>ANC</th>
<th>SMD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward 6</td>
<td>6C</td>
<td>6C04</td>
</tr>
</tbody>
</table>

**Council Member**

Charles Allen

**ANC Chairperson**

Karen J. Wirt

**Commissioner**

Mark Eckenwiler

**Phone Number**

(202) 724-8072

**Phone Number**

202-654-6321

**Email Address**

callen@dccouncil.us

**Email Address**

6C@anc.dc.gov

**Email Address**

6C04@anc.dc.gov

**Office Location**

1350 Pennsylvania Ave, Suite 408, NW 20004

**Office Location**

234 E St NE

**Office Location**

312 E Street NE

**Website**

[http://dccouncil.us/council/charles-allen](http://dccouncil.us/council/charles-allen)

**Website**

[https://anc.dc.gov/page/advisory-neighborhood-commission-6C](https://anc.dc.gov/page/advisory-neighborhood-commission-6C)
REPORT OF TITLE

File Reference No.: X

EFFECTIVE DATE: June 4, 2018

THIS COMPANY has searched and examined the record of title to:

See Exhibit A attached hereto and made a part hereof

to the above date and found a fee simple title vested in:

The District of Columbia

and found said record to be free from recorded objections except as follows:

1. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

2. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

3. Any facts, rights, interests, or claims which are not shown by the public record but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

4. Unpaid taxes, water rent, assessments, condominium assessments, and Homeowner's Association Dues.


LIMITATION OF LIABILITY: This report of title is issued for the sole benefit of the party indicated, and cannot be relied upon by any other party and is not transferable or assignable without written permission of Answer Abstracts. The liability of the Company under this Report of Title and all continuations thereof is limited to the sum of $500.00 or the fees charged for the services to provide this title, whichever is greater. Matters affecting the above real estate which do not appear among the District of Columbia land records are not covered by this report. Real Estate Taxes, Special Assessments and water/sewer services have not been determined and are not subject to this report. No liability is assumed for errors or omissions resulting from indexing errors made by those agencies preparing and maintaining the Public Records relied on in the preparation of this Report.

Responsibility of payment for this report is unconditional and not contingent on a sale / purchase / refinance transaction.
Report of Title
continued


7. Any claim arising out of the transaction insured by reason of the federal bankruptcy, state insolvency, or creditors' rights laws.

8. Lot 133 was acquired by the District of Columbia via a civil action filed November 19, 1921 as District Court Cause 1497.

9. The remaining lots not acquired via deeds were obtained via a civil action filed May 10, 1948 as District Court Cause 3163.

Deeds – 192108300118, 192108300119, 192410310086, 1933014558, 1933015109, 1933015110, 193301586, 1933019828, 1933019829, 1948002068, 1948002358, 1958005606, 1948006074, 1948007348, 1948008326, 1948011526, 1948020495, 1948024692
EXHIBIT A
(Legal Description)

Lots 15, 17, 18, 19 and part of Lot 16 in Square 753, as shown on the Original Plats and Plans of the City of Washington, among the Records of the Office of the Surveyor of the District of Columbia.

ALSO

Lots 27 through 31 and 34 through 41 in Square 753 in the subdivision made by John T. Lenman, as per plat recorded in Liber No. 13 at folio 44 of the Records of the Office of the Surveyor for the District of Columbia.

ALSO

Lots 65 through 72 in Square 753 in the subdivision made by John T. Lenman and E. J. Hill, as per plat recorded in Liber No. 13 at folio 138 of the Records of the Office of the Surveyor for the District of Columbia.

ALSO

Lot 73 through 82 in Square 753 in the subdivision made by Ida U. Marshall, as per plat recorded in Liber No. 13 at folio 195 of the Records of the Office of the Surveyor for the District of Columbia.

ALSO

Lot 107 and 108 in Square 753 in the subdivision made by E. J. Hill, as per plat recorded in Liber No. 16 at folio 39 of the Records of the Office of the Surveyor for the District of Columbia.

ALSO

Lots 131 through 136, 151 through 158 and part of Lots 143 through 150 in Square 753 in the subdivision made by Thomas W. Smith and Samuel H. Walker, as per plat recorded in Liber No. 19 at folio 17 of the Records of the Office of the Surveyor for the District of Columbia.

ALSO

Lots 173 and 174 in Square 753 in the subdivision made by Michael A. Lynch, as per plat recorded in Liber No. 22 at folio 61 of the Records of the Office of the Surveyor for the District of Columbia.

ALSO
Lot 175 in Square 753 in the subdivision made by Michael A. Lynch, as per plat recorded in Liber No. 22 at folio 62 of the Records of the Office of the Surveyor for the District of Columbia.

ALSO

Public Alleys closed as shown on a plat Opening and Closing of Alleys in Square 753 as per plat recorded in Liber No. 99 at folio 117 of the Records of the Office of the Surveyor for the District of Columbia

ALSO

Part of Public Alleys closed as shown on a plat Closing of Public Alleys, Land set Aside for Public Alley and Transfer of Jurisdiction of land for Public Alley in Square 753 as per plat recorded in Liber No. 132 at folio 141 of the Records of the Office of the Surveyor for the District of Columbia.

All of the above being described as one lot as follows:

BEGINNING for the same at the northwest corner of said square at the intersection of the south line of G Street with the east line of 2nd Street and running thence along the line of G Street

Due East 329.38 feet to the northeast corner of said square at the intersection of the south line of G Street with the west line of 3rd Street and running thence along the line of 3rd Street

Due South 232.50 feet to the north line of a 15 foot alley; thence along said line

Due West 114.00 feet to the west line of a 16 foot alley; thence along said line

Due South 117.50 feet to the north line of a 30 foot alley; thence along said line

Due West 107.38 feet to a point; thence leaving said line and running through said square

Due North 111.00 feet to a point; thence

Due West 103.00 feet to the east line of 3rd Street; thence running along said line

Due North 239.00 feet to the point of beginning

NOTE: At the date hereof the above described land is designated on the Records of the Assessor of the District of Columbia for assessment and taxation purposes as Lot 827 in Square 753.
insurance company designated by said Association in the sum of Two thousand dollars, and
assign the Policy of Insurance to the said Trustees, who upon loss shall apply the proceeds
thereof as they shall deem best to secure the objects of these presents; to pay all taxes
and assessments levied against said premises and all counsel fees or expenses of litigation
incurred or paid in the execution of this trust, and in default thereof, it shall be lawful for
the said Trustees, or said association to pay said taxes and assessments, and said other
costs and expenses, and to effect such insurance, and the money paid for the same, with in-
terest thereon, shall be a lien on said premises, added to the amount of debt secured by these
presents, which lien may be enforced by a sale as is hereinbefore provided for in the case
of default in the performance of the conditions of said bond.

And it is further agreed that if the property shall be advertised for sale hereunder
and not sold, said Trustees shall be entitled to one-half the commission above provided, to
be computed on the amount of the debt hereby secured.

In Testimony Whereof, the said parties hereto of the first part have hereunto set
their hands and seals the day and year first hereinbefore written.
Signed, sealed and delivered
in the presence of—

H. M. Packard

Emma Beatrice Hopkins (Seal)

Elizabeth C. Harloe (Seal)

District of Columbia, to wit:

I, Harry M. Packard, a Notary Public in and for the District of Columbia, Do Hereby
parties
Certify that Emma Beatrice Hopkins and Elizabeth C. Harloe, to a certain Deed bearing date
on the 29 day of August A.D. 1921, and hereto annexed, personally appeared before me in said
District the said Emma Beatrice Hopkins, and Elizabeth C. Harloe, being personally well
known to me as the persons who executed the said Deed, and acknowledged the same to be their
act and deed.

Given under my hand and notarial seal this 29 day of August A.D. 1921.

(Notarial Seal) Harry M. Packard, Notary Public, D.C.

19-0

Johanna Collins ) No. 118 Recorded Aug. 30, 1921

) Deed at 12:51 P.M.

District of Columbia )

This Deed, Made this Twenty-ninth day of August in the year one thousand nine hundred
and Twenty-one, by and between Johanna Collins, widow, of the District of Columbia party of
the first part, and the District of Columbia party of the second part:

Witnesseth, That in consideration of the thousand ($10,000.00) and no/100 Dollars,
the party of the first part does grant unto the party of the second part, in fee simple, all
that piece or parcel of land in the County of Washington, District of Columbia, described as
follows, to wit:

Original Lots numbered Eighteen (18), and Nineteen (19), and the East 20 feet 6
inches front by the full depth thereof of Original Lot Seventeen (17), in
Square numbered Seven Hundred and Fifty-three, together with the improve-
ments, rights, privileges, and appurtenances to the same belonging.

And the said party of the first part covenant that she will warrant
specially the property hereby conveyed; and that she will execute such further
assurances of said land as may be requisite.

Witness her hand and seal the day and year first hereinbefore
written.

In presence of—Charles W. Floeckher                Johanna Collins (Seal)

($10.00 Int. Rev. Stamp Affixed)

District of Columbia, to wit:

I, Charles W. Floeckher, a Notary Public in and for the District of
Columbia, do hereby certify that Johanna Collins party to a certain Deed
bearing date on the 29th day of August 1921, and hereto annexed, personally
appeared before me in said District, the said Johanna Collins being personally
well known to me as the person who executed the said Deed, and acknowledged the
same to be her act and deed.

Given under my hand and seal this 29th day of August 1921.

(Notarial Seal)                  Charles W. Floeckher, Notary Public, D.C.

Pulten R. Gordon, et ux            ) No. 119                Recorded Aug. 30, 1921
                  ) Deed                at 12:52 P.M.
District of Columbia

This Deed Made this Twelfth day of August, in the year one thousand
nine hundred and twenty-one, by and between Pulten R. Gordon, and Cora A. Gordon,
His wife, both of Washington, D.C. parties of the first part, and the District of
Columbia, party of the second part:

Witnesseth, That in consideration of Twenty-five hundred & 00/100
($2500.00) Dollars, the parties of the first part do grant unto the party of the
second part in fee simple, all that piece or parcel of land in the County of
Washington, District of Columbia, described as follows, to wit:

The East 31x (6) feet 4 1/2 inches front on G Street, by the full depth
of original Lot No. Sixteen (16) and the West Thirty-four feet 3 1/2 inches
front on G Street, by the full depth of original Lot Seventeen (17), in Square
No. Seven hundred and fifty-three (753),
together with the improvements, rights, and privileges and appurtenances to the
same belonging.

And the said parties of the first part covenant that they will war-
rant specially the property hereby conveyed; and that they will execute such
further assurances of said land as may be requisite.
inches front by the full depth thereof of Original Lot Seventeen (17), in
Square numbered Seven Hundred and Fifty-three (753), together with the improve-
ments, rights, privileges, and appurtenances to the same belonging.

And the said party of the first part covenant that she will warrant
specially the property hereby conveyed; and that she will execute such further
assurances of said land as may be requisite.

Witness her hand and seal the day and year first hereinbefore
written.

In presence of Charles W. Floeckher (Seal)

Johanna Collins

($10.00 Int. Rev. Stamp: Affixed)

District of Columbia, to wit:

I, Charles W. Floeckher, a Notary Public in and for the District of
Columbia, Do Hereby Certify that Johanna Collins party to a certain Deed
bearing date on the 29th day of August 1921, and hereto annexed personally
appeared before me in said District, the said Johanna Collins being personally
well known to me as the person who executed the said Deed, and acknowledged the
same to be her act and deed.

Given under my hand and seal this 29th day of August 1921.

(Notarial Seal) Charles W. Floeckher, Notary Public, D.C.

Fulton R. Gordon, et ux ) No. 119 Recorded Aug. 30, 1921

to ) Deed at 12-52 P. M.

District of Columbia

This Deed Made this Twelfth day of August, in the year one thousand
nine hundred and twenty-one, by and between Fulton R. Gordon, and Cora A. Gordon,
His wife, both of Washington, D.C. parties of the first part, and The District of
Columbia, party of the second part;

Witnesseth, That in consideration of Twenty-five hundred $00/100
Dollars, the parties of the first part do grant unto the party of the
second part in fee simple, all that piece or parcel of land in the County of
Washington, District of Columbia, described as follows, to wit:

The East 31x (6) feet 4½ inches front on G Street, by the full depth
of original Lot No. Sixteen (16) and the West Thirty-four feet 3½ inches
front on G Street, by the full depth of original Lot Seventeen (17), in Square
No. Seven hundred and fifty-three (753),
together with the improvements, rights, and privileges and appurtenances to the
same belonging.

And the said parties of the first part covenant that they will war-
rant specially the property hereby conveyed; and that they will execute such
further assurances of said land as may be requisite.
Witness our hands and seals the day and year first hereinbefore written.

In presence of Marion L. Bickel Fulton R. Fulton, (Seal)

($2.50 Int. Rev. Stamps Affixed) Core A. Gordon (Seal)

District of Columbia, to wit:

I, Marion L. Bickel a Notary Public in and for the District of Columbia, Do
Hereby certify that Fulton R. Gordon and Core A. Gordon, his wife, parties to a certain
Deed, bearing date on the 12th day of August 1921, and hereto annexed, personally appeared
before me in said District, the said Fulton R. Gordon and Core A. Gordon, his wife being person-
ally well known to me as the persons who executed the said Deed, and acknowledged the same
to be their act and deed.

Given under my hand and seal this 15th day of August 1921

(Notarial Seal) Marion L. Bickel, Notary Public

---0-----

J. Henry Brown, et ux No. 120 Recorded Aug. 30 1921
to Deed at 12:55 P.M.
Jerry A. Blue

This Deed made this 14th day of June, in the year one thousand nine hundred
and twenty-one, by and between J. Henry Brown and Lucy R. Brown, his wife of Washington, D.C.
parties of the first part, and Jerry A. Blue, of Philadelphia, Pa., party of the second part.

Witnesseth, That in consideration of Ten ($10.00/), Dollars, the parties of the first
part do grant unto the party, of the second part, in fee simple, all that piece or parcel of
land in the County of Washington, District of Columbia, described as follows, to wit:

Lot numbered three (3), in Block numbered thirty-two (32) (said Block 32 taxed as
Square 5322) in the subdivision known as "Marshall" plat of which is recorded in the
office of the Surveyor of the District of Columbia in County Book 5, page 39,

 together with the improvements, rights, privileges, and appurtenances to the same belonging.

And the said parties of the first part covenant that they will warrant specially the
property hereby conveyed: and that they will execute such further assurances of said land as
may be requisite.

Witness our hands and seals the day and year first hereinbefore written.

In presence of-- A. T. Holtzman J. Henry Brown (Seal)

($2.50 Int. Rev. Stamp Affixed) Lucy R. Brown (Seal)

District Of Columbia, To Wit:

I, Aylett T. Holtzman, a Notary Public in and for the District aforesaid, Hereby
Certify, that J. Henry Brown and Lucy R. Brown, who personally well known to me as the
grantors in, and the persons who executed the aforesaid and annexed deed, dated June 14, A.D.
1921, personally appeared before me in the said District and acknowledged the said deed to
their act and deed. Given under my hand and seal this 22nd day of June, 1921.

(Notarial Seal) Aylett T. Holtzman, Notary Public, D.C.

---0---
a tract of land in the District of Columbia, called "New Seat", beginning at a stone on the West line of Broad Branch Road at the Southeast corner of the tract herein described and running thence with the Northwesterly line of the land conveyed to John Collins by Deed from E. Edwin Dye, Trustee, recorded in Liber 96, at folio 377 in the Land Records of the District of Columbia, South 69° 57' West 144.80 feet to a peg; thence Northwest 6.54 feet to a gas pipe; thence North 43° 29' East, 170.52 feet to a gas pipe in the West line of said road; thence Southeasterly along the West line of said road 383.53 feet to the place of beginning, according to a survey made by the Surveyor for the District of Columbia, July 11, 1911, and of record in Survey Book 31 at page 276 in the Office of the Surveyor for the District of Columbia.

TO HAVE AND TO HOLD the same with the appurtenances, unto and to the use of the said Annie E. Smith, her heirs and assigns forever, fully released and discharged from the effect and operation of said Deed of Trust, the indebtedness secured thereby having been fully paid the note representing said indebtedness having been exhibited marked "PAID AND CANCELLED".

WITNESS my hand and seal this Thirtieth (30th) day of October A.D. 1924.

Signed, sealed and delivered in the presence of—

Bernard A. Harrison.
Leonard W. Grooms (Seal)
Surviving Trustee.

UNITED STATES OF AMERICA.

DISTRICT OF COLUMBIA, to wit:

I, Bernard A. Harrison, a Notary Public in and for the District of Columbia, do hereby certify that Leonard W. Grooms, surviving trustee, party to a certain Deed bearing date on the 30th day of October 1924, and hereunto annexed, personally appeared before me in said District, the said Leonard W. Grooms being personally well known to me as the person who executed the said Deed, and acknowledged the same to be his act and deed.

GIVEN under my hand and seal this 30th day of October A.D. 1924.

Bernard A. Harrison

(NOTARIAL SEAL)

Notary Public, D.C.

--- O ---


) to ) DEED. at 10:31 A.M.

District of Columbia. )

THIS DEED Made this Twenty-ninth day of September in the year one
thousand nine hundred and 24, by and between Elisha P. Taylor and his wife, Grace E. Taylor, parties of the first part, and the District of Columbia, party of the second part:

WITNESSETH. That in consideration of Sixteen hundred seventy-four no/100 Dollars, the parties of the first part do hereby grant unto the party of the second part, in fee simple, all that piece or parcel of land, together with the improvements, rights, privileges, and appurtenances to the same belonging, situate in the City of Washington, District of Columbia, described as follows, to wit: Lot number One Hundred Thirty-four (134) in Smith and Walker, Trustees' subdivision in Square number Seven Hundred Fifty-three (753), as per plat recorded in Liber 19, Folio 17, one of the records of the office of the Surveyor of the District of Columbia.

AND the said parties of the first part covenant that they will warrant specially the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

WITNESS their hands and seals the day and year hereinafore written.

In presence of—

Mary L. Barron Elisha P. Taylor (SEAL)
Grace E. Taylor (SEAL)

($2.00 Int. Rev. stamp affixed.)

DISTRICT OF COLUMBIA, to wit:

I, Mary L. Barron, a Notary Public in and for the District aforesaid, HEREBY CERTIFY that Elisha P. Taylor and his wife, Grace E. Taylor who are personally well known to me as the grantors, and the persons who executed the aforesaid deed, dated September 29th, A.D. 1924, personally appeared before me in the said District and acknowledged the said deed to be their act and deed.

GIVEN under my hand and seal this 29th day of September A.D. 1924.

Mary L. Barron (NOTARIAL SEAL)
Notary Public.

- - - O - - -


) RELEASE. at 10:31 A.M.

William E. Dix, et al.

THIS DEED WITNESSETH, That whereas the debt described in the Deed of Trust dated June 8th 1917 and recorded in Liber 3991 at Folio 172, of the Land Records of the District of Columbia, has been discharged, as evidenced by the signature hereto of the Secretary of the Equitable Co-operative Building Association, the party secured.

THEREFORE, The Washington Loan and Trust Company, a Corporation under the laws of the District of Columbia, as trustee under said deed of trust, does hereby grant and release unto William E. Dix and Katie A. Dix, Joint Tenants, their heirs and assigns, the following described land and premises in the District of Columbia: Part of Lot numbered One Hundred
CODE DEED

THIS DEED, made this 12th day of August, in the year one thousand nine hundred and thirty-three, by and between Benjamin F. Johnson and Irene Johnson, his wife, of Washington, McCleary County, Ky., party of the first part, and

District of Columbia, no/100 party of the second part:

WITNESSETH, That in consideration of Eight Thousand $8,000 Dollars, the party of the first part do hereby grant unto the party of the second part, in fee simple, all of that piece or parcel of land, together with the improvements, rights, privileges, and appurtenances to the same belonging, situate in the City of Washington, District of Columbia, described as follows, to wit: Lots numbered One Hundred and Fifty-One (151) to One Hundred and Fifty-Eight (158) inclusive in Smith and Walker, Trustees' subdivision of lots in Square numbered Seven Hundred and Fifty-three (753), as per plat recorded in in the Office of the Surveyor of the District of Columbia in Liber 19 at folio 17, containing a total of 4680 square feet.

AND the said parties of the first part covenant — that they will warrant specially the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

WITNESS our hands and seal the day and year hereinafter written.

In presence of

Benjamin F. Johnson [SEAL]

Irene Johnson [SEAL]

($8.00 Int. Rev. stamps affixed).

State of Kentucky

County of McCleary

DISTRICT-OF-COLUMBIA, to wit

I, H. M. Cline, Notary Public, in and for the District aforesaid, hereby certify that Benjamin F. Johnson and Irene Johnson, his wife, who are personally well known to me as the grantors, in, and the persons who executed the foregoing and annexed Deed, dated August 12th, A.D. 1933, personally appeared before me in the said District and acknowledged the said Deed to be their act and deed.

GIVEN under my hand and seal this 12th day of August, 1933.

(Notarial Seal)

H. M. Cline Notary Public

My Commission expires March 10th, 1936.
CODE DEED

THIS DEED, made this 28th — day of August in the year one thousand nine hundred and thirty-three by and between U. David Seltzer, widower,  — — — — — — — — — — — — — — part Y of the first part, and

District of Columbia, — — — — — — — — — — — Y/100 — — — — — — — — — — — part y of the second part:

WITNESSETH, That in consideration of Three Thousand and $ Dollars, the part y of the first part does hereby grant unto the part y of the second part, in fee simple, — — — — — — — — — — — — — — — all those— pieces or parcels of land, together with the improvements, rights, privileges, and appurtenances to the same belonging, situate in the City— — — — — — — — of Washington, District of Columbia, described as follows, to wit: Lots numbered Thirty-six (36), Thirty-seven (37) and Thirty-eight (38) in John T. Lemm's subdivision of lots in Square numbered Seven Hundred and Fifty-three (753), as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 13 at folio 44.

AND the said party of the first part covenant s that he will warrant specially the property hereby conveyed; and that he will execute such further assurances of said land as may be requisite.

WITNESS my hand and seal the day and year hereinbefore written.

In presence of

Sidney E. Kent U. David Seltzer [SEAL] [SEAL]

($3.00 Int. Rev. Stamp Affixed)

DISTRICT OF COLUMBIA, to wit:

I, Sidney E. Kent— — — — — — — — — — — — a Notary Public, in and for the District aforesaid, hereby certify that U. David Seltzer, widower— — — — — — — — — — — — — — — who is personally well known to me as the grantor in, and the person who executed the foregoing and annexed Deed, dated August 28th— — — — — — — A. D. 1933, personally appeared before me in the said District and acknowledged the said Deed to be his— — — — — — act and deed.

GIVEN under my hand and seal this — 28th day of August— — — — — — —, 1933.

(Notarial Seal)

Sidney E. Kent Notary Public

LEL.