

## ACCESS EASEMENT AGREEMENT AND TERMINATION OF RIGHT OF WAY

**THIS ACCESS EASEMENT AGREEMENT AND TERMINATION OF RIGHT OF WAY** (the “**Easement Agreement**”) is made as of this 26<sup>th</sup> day of September, 2019 by and between the District of Columbia, a municipal corporation acting by and through the Office of the Deputy Mayor for Planning and Economic Development (together with its successors or assigns “**District**”) and Bernard Fernandez, the owner of the real property having an address of 1518 North Capitol Street, NW (together with its successors and assigns “**Lot 832 Owner**”), Thecla Bethel, the owner of the real property having an address of 1516 North Capitol Street, NW (together with its successors and assigns “**Lot 833 Owner**”), and Shannon Boyle, the owner of the real property having an address of 1514 North Capitol Street, NW (together with its successors and assigns “**Lot 834 Owner**”) (Lot 832 Owner, Lot 833 Owner, and Lot 834 Owner are, collectively, the “**Adjacent Owners**”).

### RECITALS:

**WHEREAS** District is the fee simple owner of certain real property located at 1520-22 North Capitol Street, NW, in Washington, DC, and known for tax and assessment purposes as Lot 842 in Square 615, as described in more detail in Exhibit A-1 herein (the “**District Property**”).

**WHEREAS** Lot 832 Owner is the owner of certain real property known for assessment and taxation purposes as Lot 832 in Square 615, as described in more detail in Exhibit A-2 (“**Lot 832 Parcel**”).

**WHEREAS** Lot 833 Owner is the owner of certain real property known for assessment and taxation purposes as Lot 833 in Square 615, as described in more detail in Exhibit A-3 (“**Lot 833 Parcel**”).

**WHEREAS** Lot 834 Owner is the owner of certain real property known for assessment and taxation purposes as Lot 834 in Square 615, as described in more detail in Exhibit A-4 (“**Lot 834 Parcel**”).

**WHEREAS** the District Property contains a right of way in favor of the Lot 832 Owner, Lot 833 Owner, and Lot 834 Owner for general purposes of ingress and egress over a portion of the District Property, which right of way is described in more detail in Exhibit B herein (“**Right of Way**”).

**WHEREAS** the Parties desire to terminate the Right of Way and make available certain portions of the Parties’ respective properties, as shown in more detail in Exhibit C herein (“**Easement Areas**”) for the specified purposes described herein.

**NOW THEREFORE**, in exchange for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Termination of Right of Way.** The existing Right of Way, as set forth in the deeds recorded January 10, 1986 as Instrument Nos. 1382 through 1384, is hereby terminated and shall be of no further force and effect with all rights and benefits inuring to the District.

2. **Access Easement.**

A. **Easement A.** Lot 832 Owner hereby grants to District a perpetual, non-exclusive easement for District and its successors and assigns, subject to the terms and conditions of this Easement Agreement, encumbering a portion of the Lot 832 Parcel legally described in **Exhibit D-1** and shown on **Exhibit C**, both exhibits attached hereto and incorporated herein by reference (“**Easement A**”) to be used by District for the sole purpose of (a) vehicular and pedestrian access, ingress and egress to, from, and across Easement A for purposes of accessing the public alley; (b) parking serving the District Property; (c) the storage of trash receptacles serving the District Property; and/or (d) vehicular traffic for the provision of all lawful governmental or private emergency services.

B. **Easement B.**

i. Lot 833 Owner hereby grants to Lot 832 Owner a perpetual, non-exclusive easement for Lot 832 Owner and its successors and assigns encumbering a portion of the Lot 833 Parcel legally described in **Exhibit D-2** and shown on **Exhibit C** (“**Easement B-1**”) subject to the terms and conditions of this Easement Agreement, to be used by Lot 832 Owner, for the sole purpose of (a) vehicular and pedestrian access, ingress and egress to, from, and across the Easement B for purposes of accessing the public alley; (b) parking serving the Lot 832 Parcel; (c) the storage of trash receptacles serving the Lot 832 Parcel; and/or (d) vehicular traffic for the provision of all lawful governmental or private emergency services.

ii. District hereby grants to Lot 832 Owner a perpetual, non-exclusive easement for Lot 832 Owner and its successors and assigns encumbering a portion of District Property legally described in **Exhibit D-3** and shown on **Exhibit C** (“**Easement B-2**”), subject to the terms and conditions of this Easement Agreement, to be used by Lot 832 Owner, for the sole purpose of (a) vehicular and pedestrian access, ingress and egress to, from, and across the Easement B for purposes of accessing the public alley; (b) parking serving the Lot 832 Parcel; (c) the storage of trash receptacles serving the Lot 832 Parcel; and/or (d) vehicular traffic for the provision of all lawful governmental or private emergency services. (Easement B-1 and Easement B-2 are, collectively, “**Easement B**”).

C. **Easement C.**

i. Lot 834 Owner hereby grants to Lot 833 Owner a perpetual, non-exclusive easement for Lot 833 Owner and its successors and assigns encumbering a portion of the Lot 834 Parcel legally described in **Exhibit D-4** and shown on **Exhibit C** (“**Easement C-1**”) subject to the terms and conditions of this Easement Agreement, to be used by Lot 833 Owner, for the sole purpose of (a) vehicular and pedestrian access, ingress and egress to, from, and across the Easement C-1 for purposes of accessing the public alley; (b) parking serving the Lot 833 Parcel; (c) the storage of trash receptacles serving the Lot 833 Parcel; and/or (d) vehicular traffic for the provision of all lawful governmental or private emergency services.

ii. District hereby grants to Lot 833 Owner a perpetual, non-exclusive easement for Lot 833 Owner and its successors and assigns encumbering a portion of District

Property legally described in **Exhibit D-5** and shown on **Exhibit C** ("**Easement C-2**"), subject to the terms and conditions of this Easement Agreement, to be used by Lot 833 Owner, for the sole purpose of (a) vehicular and pedestrian access, ingress and egress to, from, and across Easement C-2 for purposes of accessing the public alley; (b) parking serving the Lot 833 Parcel; (c) the storage of trash receptacles serving the Lot 833 Parcel; and/or (d) vehicular traffic for the provision of all lawful governmental or private emergency services. (Easement C-1 and Easement C-2 are, collectively, "**Easement C**").

D. **Easement D.**

i. District hereby grants to Lot 834 Owner a perpetual, non-exclusive easement for Lot 834 Owner and its successors and assigns, subject to the terms and conditions of this Easement Agreement, encumbering a portion of the District Property legally described in **Exhibit D-6** and shown on **Exhibit C** ("**Easement D**") to be used by Lot 834 Owner for the sole purpose of (a) vehicular and pedestrian access, ingress and egress to, from, and across the Easement D-1 for purposes of accessing the public alley; (b) parking serving the Lot 834 Parcel; (c) the storage of trash receptacles serving the Lot 834 Parcel; and/or (d) vehicular traffic for the provision of all lawful governmental or private emergency services.

E. **Common Space Easement.** Adjacent Owners hereby grant to each other and to the District for the use and benefit of all Parties and their respective successors and assigns, a perpetual, non-exclusive easement over a portion Lot 832 Parcel, Lot 833 Parcel, and Lot 834 Parcel, legally described in **Exhibit D-7** and shown on **Exhibit C** ("**Common Space Easement**") to be used by all Parties for the sole purpose of pedestrian access, ingress, and egress to, from, and across the Common Space Easement for purposes of accessing the public alley and Easement A, Easement B, Easement C, and Easement D.

F. Adjacent Owners shall not construct any improvements (permanent, temporary, or otherwise) within the easement areas granted by the District to the Adjacent Owners by this Easement Agreement without the prior written approval of District, which may be granted or withheld in the sole and absolute discretion of the District.

G. Notwithstanding the foregoing, District and its successors and assigns shall have the perpetual right to the easement areas granted by the District to the Adjacent Owners by this Easement Agreement for purposes of (i) installation, maintenance, repair or replacement of private utilities; (ii) construction, installation, maintenance, repair or replacement of improvements; or (iii) any off-site improvements required by a governmental authority.

3. **Permits.** Adjacent Owners are responsible for obtaining any necessary permits or approvals for Adjacent Owners' permittees use of their respective easements or the Common Space Easement and must at all times use their respective easement or the Common Space Easement strictly in accordance with all applicable laws.

4. **Liability.** The exercise by Adjacent Owners or their permittees of the rights and easements herein contained will be at the sole risk of the Adjacent Owners, and District will have no responsibility or liability therefor.

5. **Maintenance.** Each of the Adjacent Owners shall be solely responsible for the maintenance, repair, and snow and trash removal costs related to their respective easements.

6. **Indemnification.** Each of the Adjacent Owners shall indemnify, defend, and hold the District, District's lessees, and their respective officers, directors, agents, and employees (the "**Indemnified Parties**") harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action of any nature whatsoever (including, without limitation, reasonable attorneys' fees and court costs), arising out of the exercise of the Adjacent Owners and any of their respective employees, agents, contractors, invitees and all those claiming by, through or under the Adjacent Owners of their respective rights hereunder, irrespective of the cause of any injury, damage, or loss or any latent or patent defects in the District Property, except to the extent any of the foregoing is due solely to the gross negligence, fraud, or willful misconduct of the Indemnified Parties.

7. **Insurance.** Each of the Adjacent Owners shall obtain and maintain, or cause to be obtained and maintained, a general commercial liability insurance in the amount of \$1,000,000. Insurance policies (i) shall include as an additional insured, the Government of the District of Columbia, and any lessee with respect to the District Property; (ii) shall be primary and non-contributory with any other insurance maintained by the Government of the District of Columbia; and (iii) shall contain a waiver of subrogation.

8. **Covenants Running with the Land.** The covenants and easements established by this Easement Agreement shall be covenants running with the land and shall extend to, inure to the benefit of, and be binding upon all record owners of the District Property, Lot 832 Parcel, Lot 833 Parcel, and Lot 834 Parcel, respectively, and their respective heirs, successors and assigns.

9. **Modification.** This Easement Agreement may not be modified unless agreed to in a duly recorded instrument in writing executed by the parties who are the burdened and benefitted parties to the easement being modified.

10. **Termination.** Except as otherwise specifically provided in this Easement Agreement, and the easements created and established hereby, this Easement Agreement shall remain in force and effect in perpetuity unless (i) the public alley abutting the District Property is closed or (ii) termination by the written consent of the parties who are the burdened and benefitted parties to the easement being terminated.

11. **Mortgages to be Subordinate.** Each mortgagee whose mortgage or deed of trust is recorded among the land records of the District of Columbia after the recordation of this Easement Agreement, shall be deemed to have agreed that the lien of its mortgage or deed of trust shall be subject and subordinate to the easements, covenants and other rights created and established by this Easement Agreement and that the sale of property encumbered by its mortgage or deed of trust pursuant to a foreclosure thereof shall not extinguish or otherwise adversely affect any of the easements on or with respect to such property created and established by this Easement Agreement.

12. **Governing Law.** This Easement Agreement shall be governed by the laws of the District of Columbia without regard to its conflict of interest principles.

13. **Severability.** If any one or more of the provisions contained in this Easement Agreement are held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect the enforceability of this Easement Agreement or any other provision hereof.

*[Signature Page Follows]*





Lot 833 Owner

By: Theda Bethel  
Name: Theda Bethel  
Title: owner

Prince George's Co, MD

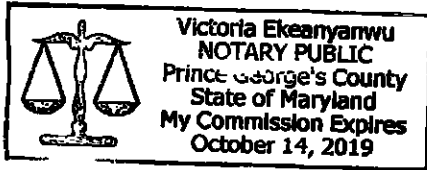
DISTRICT OF COLUMBIA ) ss:

Victoria

I, Ekeanyanwu, a Notary Public, in and for the jurisdiction aforesaid, do hereby certify that Theda Bethel the affiant, who is personally well known to me or satisfactorily proven to me to be the person who executed the foregoing and annexed Easement Agreement, personally appeared before me in said jurisdiction and acknowledged the same to be his/her free act and deed.

Given under my hand and seal this 2nd day of March 19

Victoria Ekeanyanwu  
Notary Public



My Commission Expires: \_\_\_\_\_



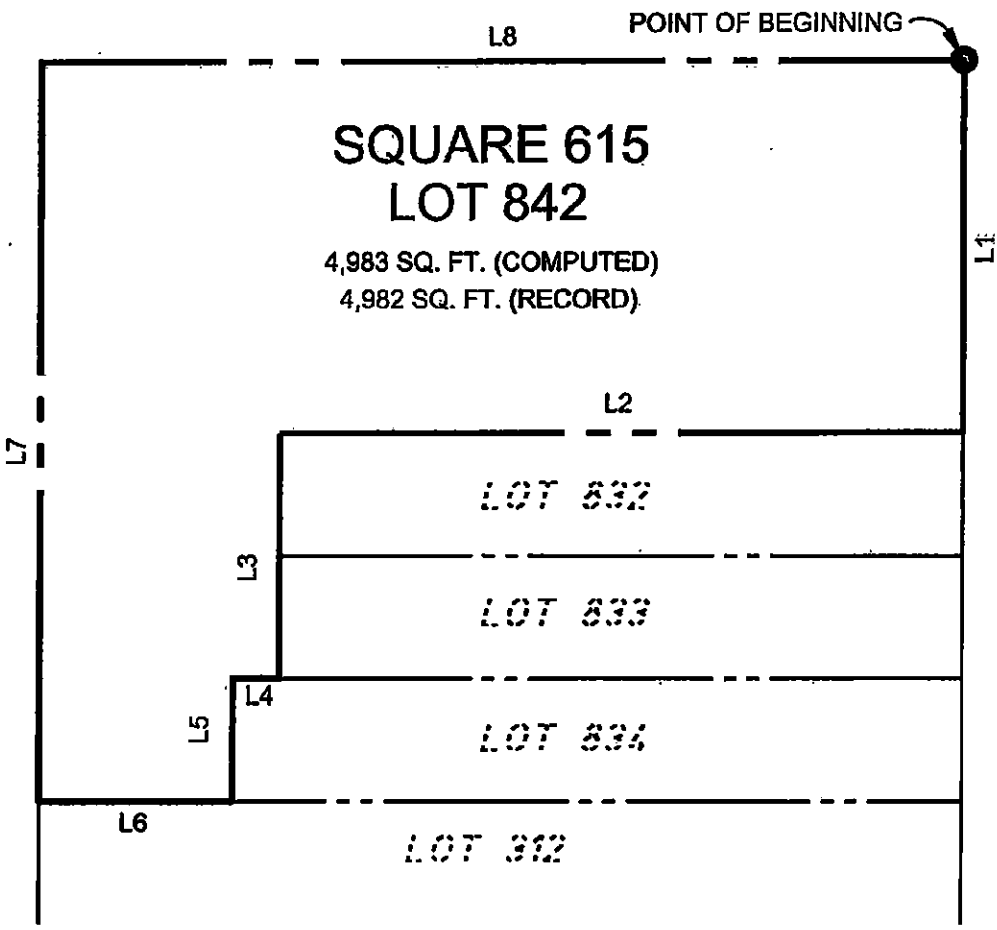


**Exhibit A-1**  
**District Property**

BATES STREET, N.W.  
(50' WIDE PUBLIC STREET)



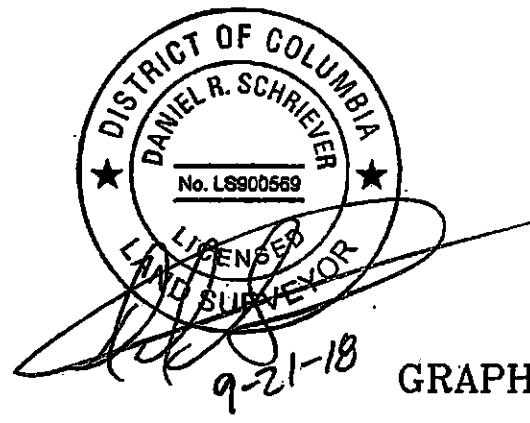
PUBLIC ALLEY  
(14.33' WIDE)



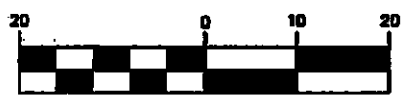
NORTH CAPITOL STREET, N.W.  
(130' WIDE PUBLIC STREET)

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S00°00'00"E	40.13'
L2	N90°00'00"W	74.00'
L3	S00°00'00"E	26.54'
L4	N90°00'00"W	5.00'
L5	S00°00'00"E	13.33'
L6	N90°00'00"W	21.00'
L7	N00°00'00"E	80.00'
L8	N90°00'00"E	100.00'



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

**AMT** LLC  
CONSULTING ENGINEERS  
10 G STREET, NE, SUITE 450, WASHINGTON, DC, 20002  
(202) 229-4545 FAX: (202) 229-5051

DES.	
DRN.	JO
CHK.	DB
FILE:	18-0720.001

EXHIBIT A-1  
**LOT 842**  
**SQUARE 615**  
**DISTRICT OF COLUMBIA**

DATE	09/14/18
SHEET	1 OF 2

**Description of  
Assessment and Taxation Lot 842 in Square 615  
September 14, 2018**

Being all of Assessment and Taxation Lot 842 in Square 615 as shown on Assessment and Taxation Plat Number 3720-N, recorded amongst the records of the Surveyor for the District of Columbia, being more particularly described as follows:

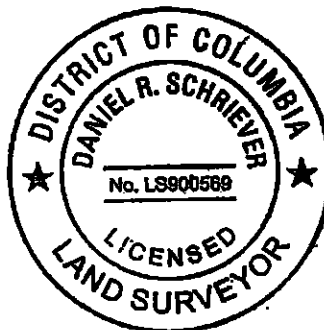
**Beginning at the northeast corner of Square 615, said point also being the intersection of the west line of North Capitol Street, N.W. (130' wide) and south line of Bates Street, N.W. (50' Wide); thence along the west line of North Capitol Street, N.W.**

1. **S 00°00'00" E 40.13 feet to the south line of said Lot 842; thence departing from said west line of North Capitol Street, N.W. the following four (4) courses and distances**
2. **N 90°00'00" W 74.00 feet; thence**
3. **S 00°00'00" E 26.54 feet; thence**
4. **N 90°00'00" W 5.00 feet; thence**
5. **S 00°00'00" E 13.33 feet; thence**
6. **N 90°00'00" W 21.00 feet to the east line of the Public Alley (14.33' Wide); thence along said east line**
7. **N 00°00'00" E 80.00 feet to the south line of said Bates Streets, N.W., thence along said south line**
8. **N 90°00'00" E 100.00 feet to the Point of Beginning.**

Containing a computed area of 4,983 square feet and a record area of 4,982 square feet.

 9-21-18

Daniel R. Schriever  
Licensed Land Surveyor  
District of Columbia License No. LS 900569  
For AMT, LLC



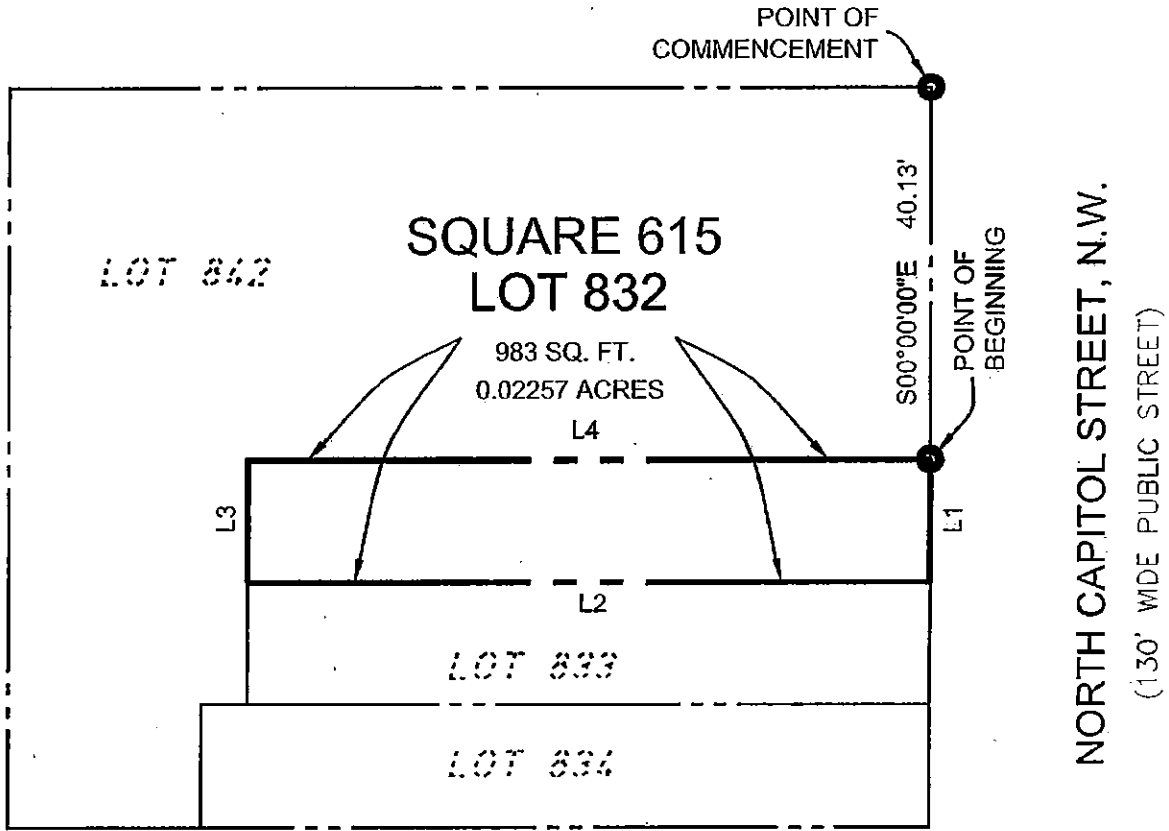
**Exhibit A-2**

**Lot 832 Parcel**



**BATES STREET, N.W.**  
(50' WIDE PUBLIC STREET)

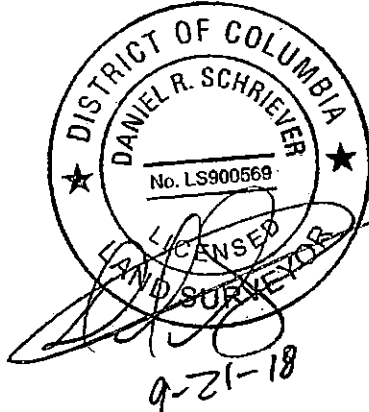
**PUBLIC ALLEY**  
(14.33' WIDE)



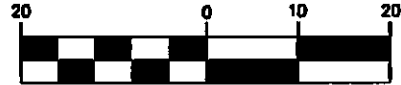
**NORTH CAPITOL STREET, N.W.**  
(130' WIDE PUBLIC STREET)

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
L1	S00°00'00"E	13.29'
L2	N90°00'00"W	74.00'
L3	N00°00'00"E	13.29'
L4	N90°00'00"E	74.00'



**GRAPHIC SCALE**



( IN FEET )  
1 inch = 20 ft.

**AMT LLC**  
CONSULTING ENGINEERS  
10 G STREET, NE, SUITE 400, WASHINGTON, DC, 20002  
(202) 239-4045 FAX: (202) 239-0061

DES.	
DRN.	JO
CHK.	DB
FILE:	18-0720.001

EXHIBIT A-2  
**LOT 832**  
**SQUARE 615**  
**DISTRICT OF COLUMBIA**

DATE	09/14/18
SHEET	1 OF 2

**Description of  
Assessment and Taxation Lot 832  
September 14, 2018**


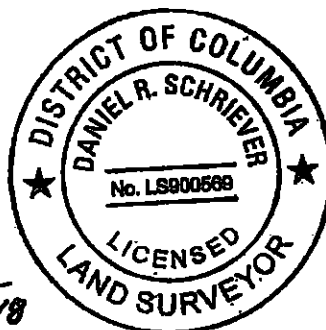
Being all of Assessment and Taxation Lot 832 in Square 615 as shown on Assessment and Taxation Plat Number 3268-G, recorded amongst the records of the Surveyor for the District of Columbia, being more particularly described as follows:

**Commencing at the northeast corner of Square 615, said point also being the intersection of the west line of North Capitol Street, N.W. (130' wide) and south line of Bates Street, N.W. (50' Wide); thence along said west line of North Capitol Street, N.W.**

**S 00°00'00" E 40.13 feet to the Point of Beginning; thence continuing along said west line**

1. **S 00°00'00" E 13.29 feet to the south line of said Lot 832; thence departing from said west line of North Capitol Street, N.W.**
2. **N 90°00'00" W 74.00 feet to the west line of said Lot 832; thence along said west line**
3. **N 00°00'00" E 13.29 feet to the north line of said Lot 832; thence along said north line**
4. **N 90°00'00" E 74.00 feet to the Point of Beginning.**

Containing a computed area of 0.02257 acres or 983 square feet.

  
09-21-18

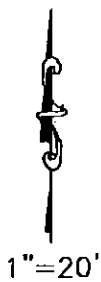
Daniel R. Schriever  
Licensed Land Surveyor  
District of Columbia License No. LS 900569  
For AMT, LLC

**Exhibit A-3**

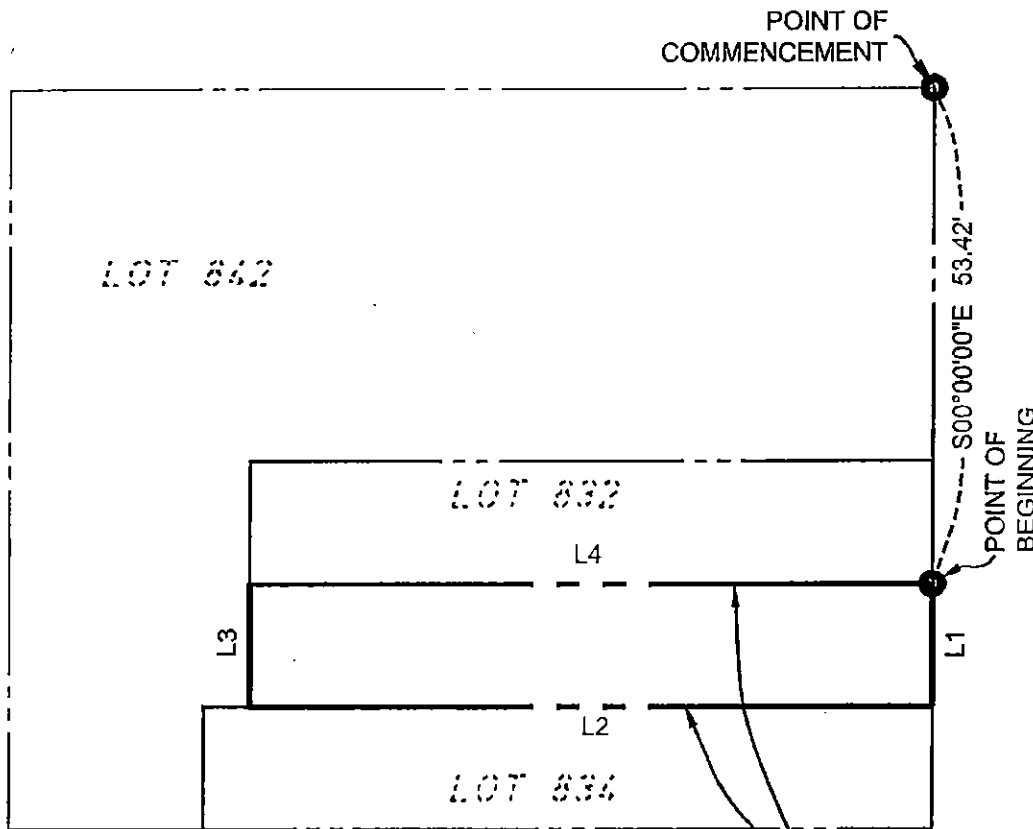
**Lot 833 Parcel**



BATES STREET, N.W.  
(50' WIDE PUBLIC STREET)



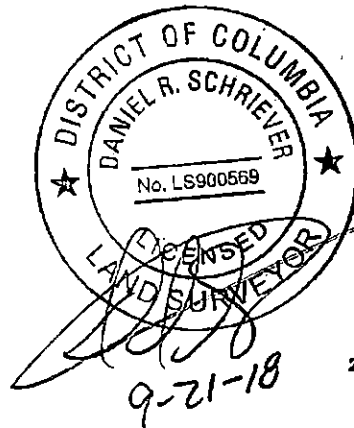
PUBLIC ALLEY  
(14.33' WIDE)



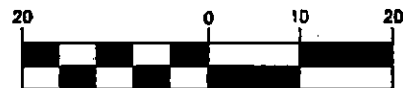
NORTH CAPITOL STREET, N.W.  
(130' WIDE PUBLIC STREET)

SQUARE 615  
LOT 833

981 SQ. FT.  
0.02251 ACRES



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S00°00'00"E	13.25'
L2	N90°00'00"W	74.00'
L3	N00°00'00"E	13.25'
L4	N90°00'00"E	74.00'

**AMT LLC**  
CONSULTING ENGINEERS  
10 G STREET, NE, SUITE 430, WASHINGTON, DC, 20002  
(202) 282-4545 FAX: (202) 282-5061

DES.	
DRN.	JO
CHK.	DS
FILE:	18-0720.001

EXHIBIT A-3  
**LOT 833**  
**SQUARE 615**  
**DISTRICT OF COLUMBIA**

DATE  
**09/14/18**  
SHEET  
**1 OF 2**

**Description of  
Assessment and Taxation Lot 833  
September 14, 2018**

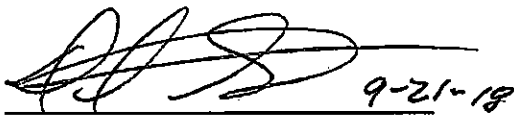
Being all of Assessment and Taxation Lot 833 in Square 615 as shown on Assessment and Taxation Plat Number 3268-G, recorded amongst the records of the Surveyor for the District of Columbia, being more particularly described as follows:

**Commencing** at the northeast corner of Square 615, said point also being the intersection of the west line of North Capitol Street, N.W. (130' wide) and south line of Bates Street, N.W. (50' Wide); thence along said west line of North Capitol Street, N.W.

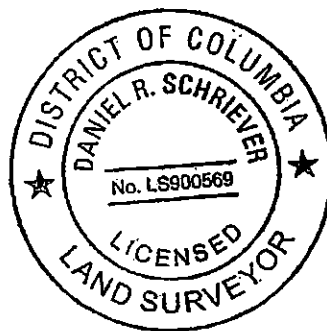
**S 00°00'00" E 53.42 feet to the Point of Beginning;** thence continuing along said west line

1. **S 00°00'00" E 13.25 feet** to the south line of said Lot 833; thence departing from said west line of North Capitol Street, N.W.
2. **N 90°00'00" W 74.00 feet** to the west line of said Lot 833; thence along said west line
3. **N 00°00'00" E 13.25 feet** to the north line of said Lot 833; thence along said north line
4. **N 90°00'00" E 74.00 feet to the Point of Beginning.**

Containing a computed area of 0.02251 acres or 981 square feet.

 9-21-18

Daniel R. Schriever  
Licensed Land Surveyor  
District of Columbia License No. LS 900569  
For AMT, LLC



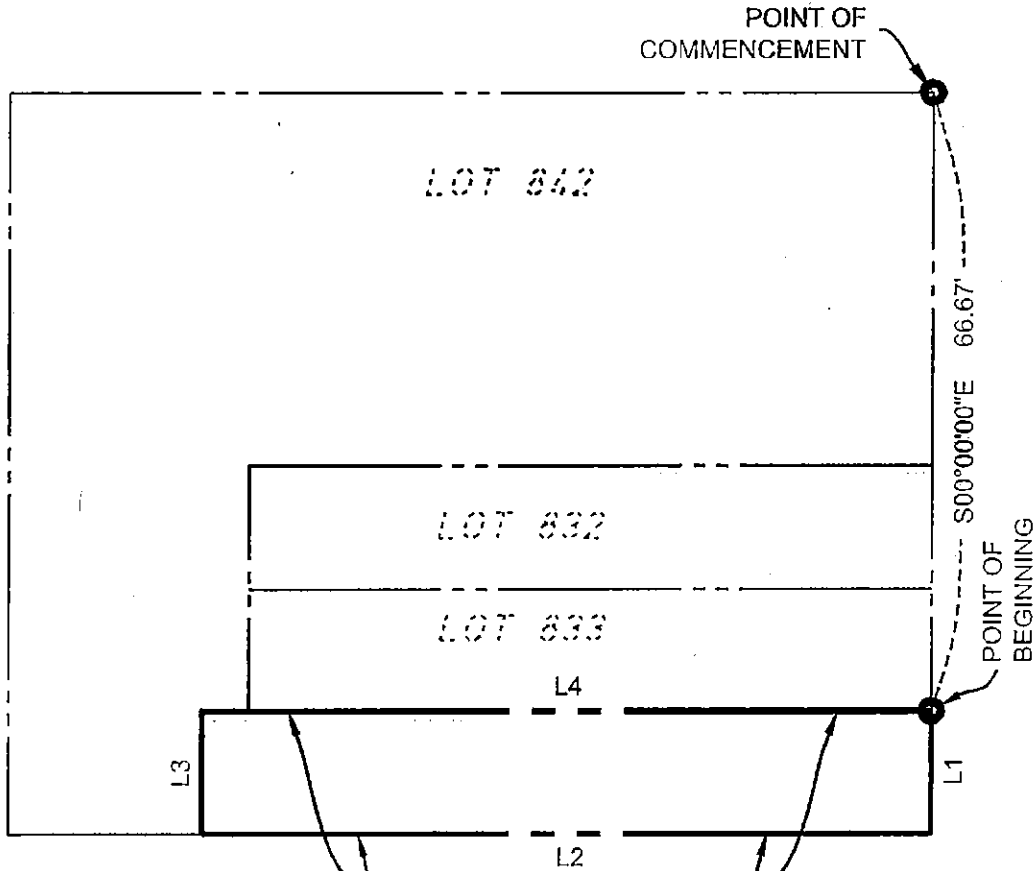
**Exhibit A-4**

**Lot 834 Parcel**



**BATES STREET, N.W.**  
(50' WIDE PUBLIC STREET)

**PUBLIC ALLEY**  
(14.33' WIDE)

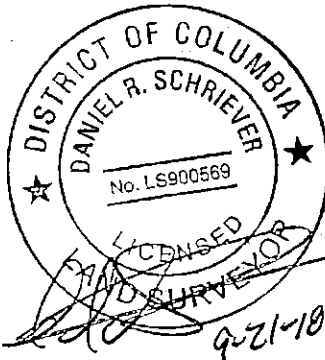


**NORTH CAPITOL STREET, N.W.**  
(130' WIDE PUBLIC STREET)

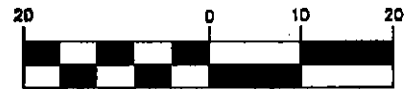
**SQUARE 615**  
**LOT 834**

1,053 SQ. FT.  
0.02417 ACRES

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S00°00'00"E	13.33'
L2	N90°00'00"W	79.00'
L3	N00°00'00"E	13.33'
L4	N90°00'00"E	79.00'



**GRAPHIC SCALE**



( IN FEET )  
1 inch = 20 ft.

**AMT LLC**  
CONSULTING ENGINEERS  
10 G STREET, NE, SUITE 430, WASHINGTON, DC, 20002  
(202) 269-4646 FAX: (202) 269-8061

DES.	
DRN.	JO
CHK.	DS
FILE:	18-0720.001

EXHIBIT A-4  
**LOT 834**  
**SQUARE 615**  
**DISTRICT OF COLUMBIA**

DATE  
**09/14/18**  
SHEET  
**1 OF 2**

**Description of  
Assessment and Taxation Lot 834  
September 14, 2018**


Being all of Assessment and Taxation Lot 834 in Square 615 as shown on Assessment and Taxation Plat Number 3268-G, recorded amongst the records of the Surveyor for the District of Columbia, being more particularly described as follows:

**Commencing** at the northeast corner of Square 615, said point also being the intersection of the west line of North Capitol Street, N.W. (130' wide) and south line of Bates Street, N.W. (50' Wide); thence along said west line of North Capitol Street, N.W.

**S 00°00'00" E 66.67 feet to the Point of Beginning;** thence continuing along said west line

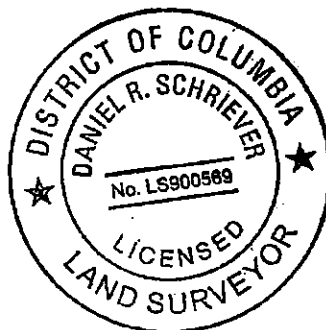
1. **S 00°00'00" E 13.33 feet** to the south line of said Lot 834; thence departing from said west line of North Capitol Street, N.W.
2. **N 90°00'00" W 79.00 feet** to the west line of said Lot 834; thence along said west line
3. **N 00°00'00" E 13.33 feet** to the north line of said Lot 834; thence along said north line
4. **N 90°00'00" E 79.00 feet** to the **Point of Beginning.**

Containing a computed area of 0.02417 acres or 1,053 square feet.



9-21-18

Daniel R. Schriever  
Licensed Land Surveyor  
District of Columbia License No. LS 900569  
For AMT, LLC



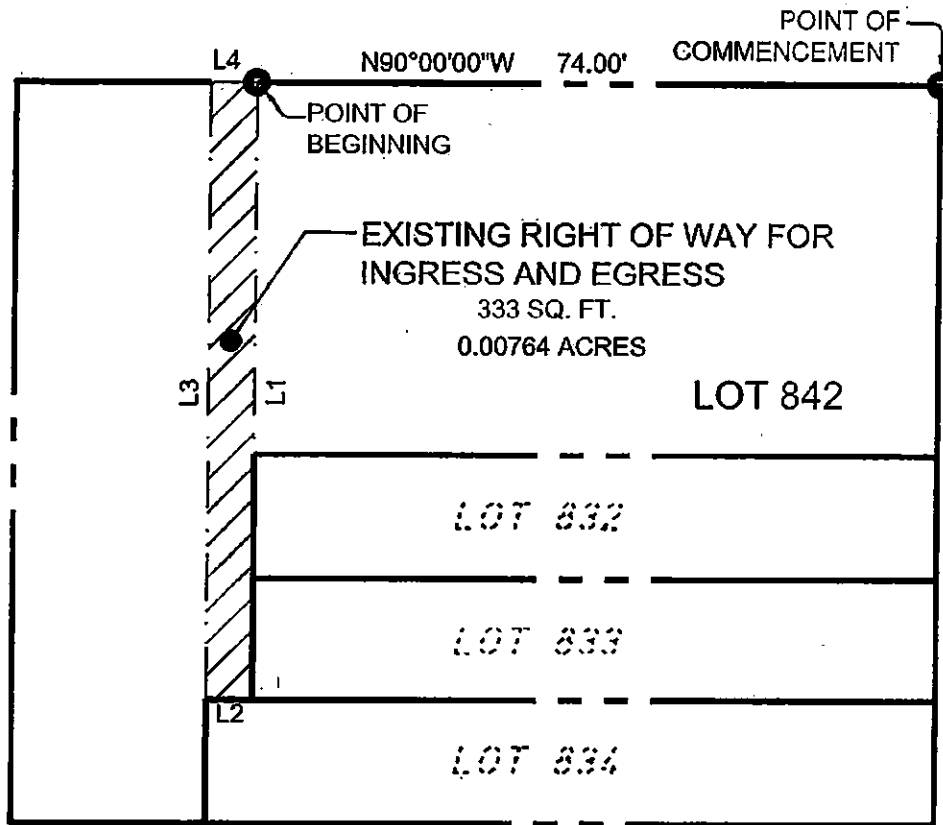
**Exhibit B**

**Right of Way**

**BATES STREET, N.W.**  
(50' WIDE PUBLIC STREET)



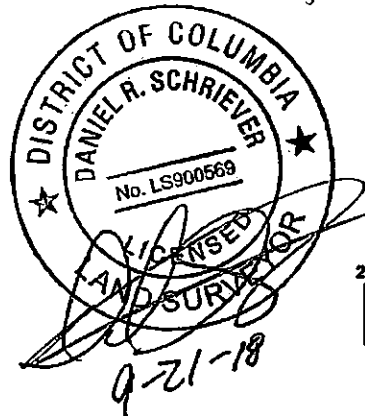
**PUBLIC ALLEY**  
(14.33' WIDE)



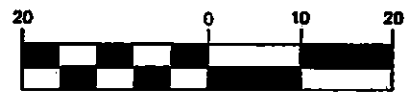
**NORTH CAPITOL STREET, N.W.**  
(130' WIDE PUBLIC STREET)

**NOTE:** Existing Right of Way for general purposes of Ingress and Egress per deeds recorded in The Office of The Recorder of Deeds As Instrument Nos. 8600001382, 1383, and 1384.

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S00°00'00"E	66.67'
L2	N90°00'00"W	5.00'
L3	N00°00'00"E	66.67'
L4	N90°00'00"E	5.00'



**GRAPHIC SCALE**



( IN FEET )  
1 inch = 20 ft.

**AMT LLC**  
CONSULTING ENGINEERS  
10 G STREET, N.E., SUITE 430, WASHINGTON, DC, 20002  
(202) 289-4845 FAX: (202) 289-5081

DES.	
DRN.	JO
CHK.	DS
FILE:	18-0720.001

**EXHIBIT B**  
**EXISTING RIGHT OF WAY**  
**LOT 842, SQUARE 615**  
**DISTRICT OF COLUMBIA**

DATE  
**09/14/18**

SHEET  
**1 OF 2**

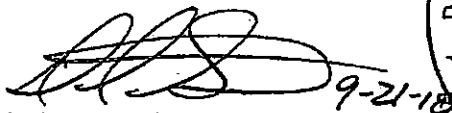
**Description of  
Existing Right of Way  
Across Lot 842 in Square 615  
September 14, 2018**

Being a strip of land running in, through, over, and across a portion of Assessment and Taxation Lot 842 in Square 615 as shown on Assessment and Taxation Plat Number 3720-X, recorded amongst the records of the Surveyor for the District of Columbia, being more particularly described as follows:

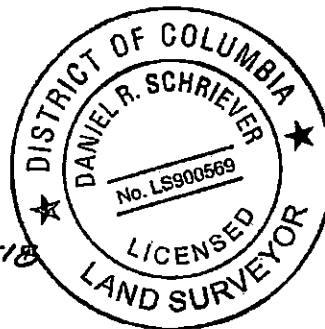
**Commencing** at the northeast corner of Square 615, said point also being the intersection of the west line of North Capitol Street, N.W. (130' wide) and south line of Bates Street, N.W. (50' Wide); thence along said south line of Bates Street, N.W. **N 90°00'00" W 74.00 feet to the Point of Beginning**; thence departing said south line of Bates Street, N.W. over, across and through Lot 842 the following three (3) courses and distances

1. **S 00°00'00" E 66.67 feet**; thence
2. **N 90°00'00" W 5.00 feet**; thence
3. **N 00°00'00" E 66.67 feet** to the said south line of Bates Street, N.W.; thence on said south line
4. **N 90°00'00" E 5.00 feet to the Point of Beginning.**

Containing a computed area of 0.00764 acres or 333 square feet.



Daniel R. Schriever  
Licensed Land Surveyor  
District of Columbia License No. LS 900569  
For AMT, LLC



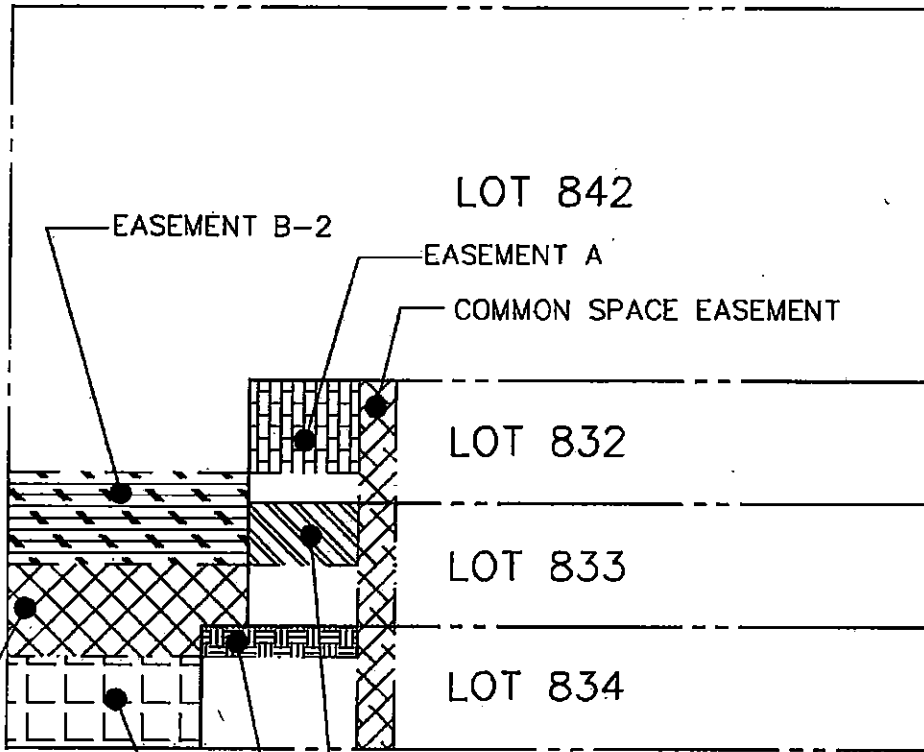


**Exhibit C**  
**Easement Areas**

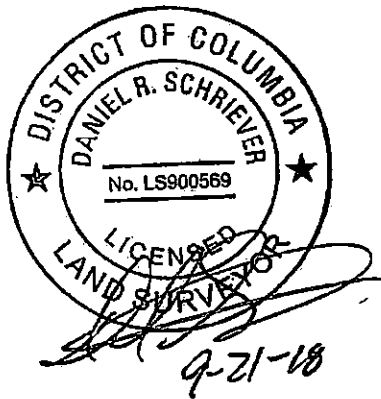
BATES STREET, N.W.  
(50' WIDE PUBLIC STREET)

1" = 20'

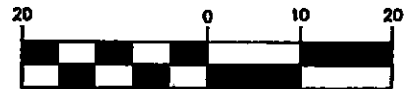
PUBLIC ALLEY  
(14.33' WIDE)



NORTH CAPITOL STREET, N.W.  
(130' WIDE PUBLIC STREET)



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

**AMT** LLC  
CONSULTING ENGINEERS  
10 G STREET, N.E., SUITE 400, WASHINGTON, DC, 20002  
(202) 239-4646 FAX: (202) 239-5001

DES.  
DRN. JO  
CHK. DS  
FILES: 18-0720.001

EXHIBIT C  
**NEW EASEMENTS AREAS**  
**SQUARE 615**  
**DISTRICT OF COLUMBIA**

DATE  
**09/14/18**  
SHEET  
**1 OF 1**

**Exhibit D-1**

**Easement A**

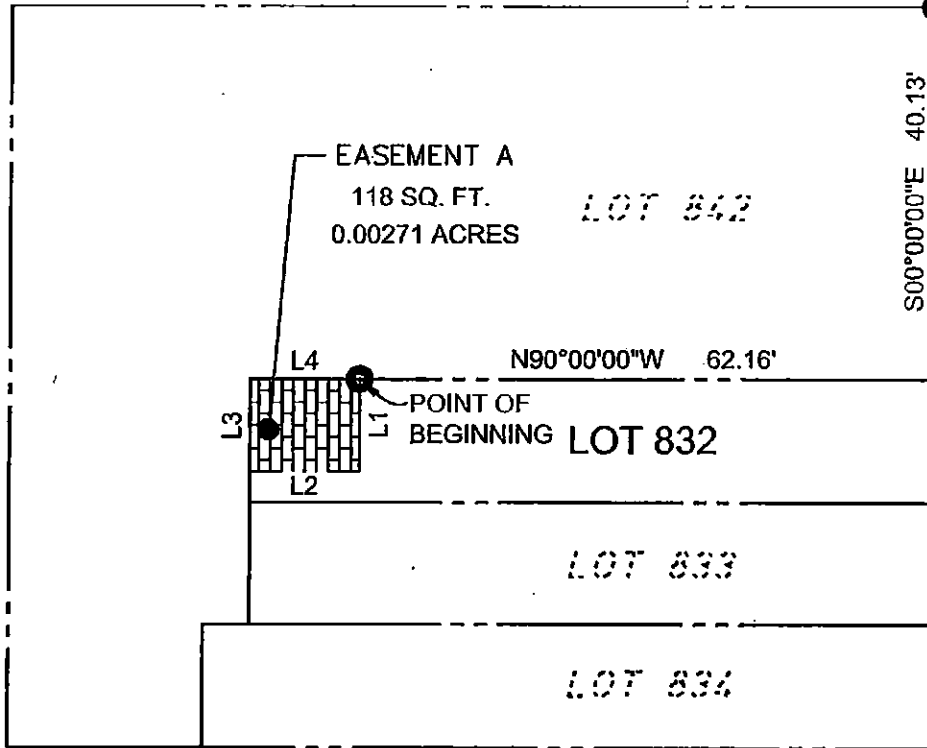
1" = 20'

**BATES STREET, N.W.**

(50' WIDE PUBLIC STREET)

POINT OF COMMENCEMENT

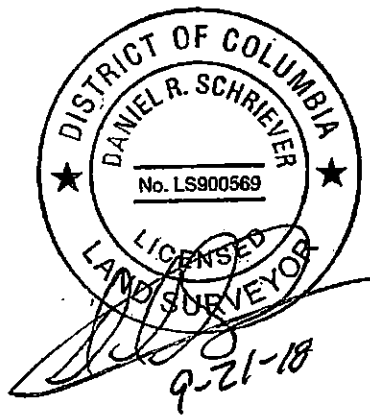
PUBLIC ALLEY  
(14.33' WIDE)



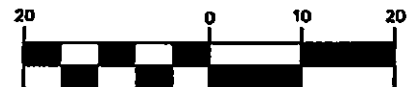
NORTH CAPITOL STREET, N.W.  
(130' WIDE PUBLIC STREET)

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
L1	S00°00'00"E	9.96'
L2	N90°00'00"W	11.84'
L3	N00°00'00"E	9.96'
L4	N90°00'00"E	11.84'



**GRAPHIC SCALE**



( IN FEET )

1 inch = 20 ft.

**AMT LLC**  
CONSULTING ENGINEERS  
10 G STREET, N.E., SUITE 400, WASHINGTON, DC, 20002  
(202) 259-4546 FAX: (202) 259-5051

DES.  
DRN. **JO**  
CHK. **DS**  
FILE: 18-0720.001

EXHIBIT D-1

**EASEMENT A  
ACROSS LOT 832 - SQUARE 615  
DISTRICT OF COLUMBIA**

DATE  
**09/14/18**  
SHEET  
**1 OF 2**

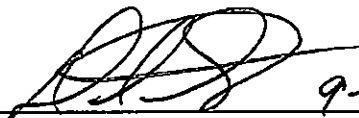
**Description of  
Easement A  
Across Lot 832 in Square 615  
September 14, 2018**

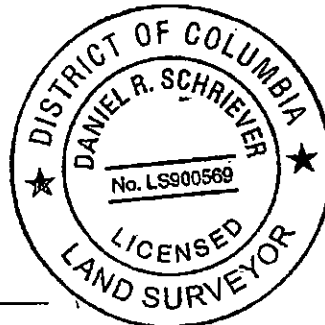
Being a strip of land running in, through, over, and across a portion of Assessment and Taxation Lot 832 in Square 615 as shown on Assessment and Taxation Plat Number 3268-G, recorded amongst the records of the Surveyor for the District of Columbia, being more particularly described as follows:

**Commencing** at the northeast corner of Square 615, said point also being the intersection of the west line of North Capitol Street, N.W. (130' wide) and south line of Bates Street, N.W. (50' Wide); thence along said west line of North Capitol Street, N.W. **S 00°00'00" E 40.13 feet** to the north line of Lot 832; thence departing from said west line of North Capitol Street, N.W. and along said north line of Lot 832 **N 90°00'00" W 62.16 feet** to the **Point of Beginning**; thence departing said north line of Lot 832 over, across and through Lot 832 the following two (2) courses and distances

1. **S 00°00'00" E 9.96 feet**; thence
2. **N 90°00'00" W 11.84 feet** to the west line of said Lot 832; thence on said west line
3. **N 00°00'00" E 9.96 feet** to the said north line of Lot 832; thence on said north line
4. **N 90°00'00" E 11.84 feet** to the **Point of Beginning**.

Containing a computed area of 0.00271 acres or 118 square feet.

 *9-21-18*  
 Daniel R. Schriever  
 Licensed Land Surveyor  
 District of Columbia License No. LS 900569  
 For AMT, LLC



**Exhibit D-2**

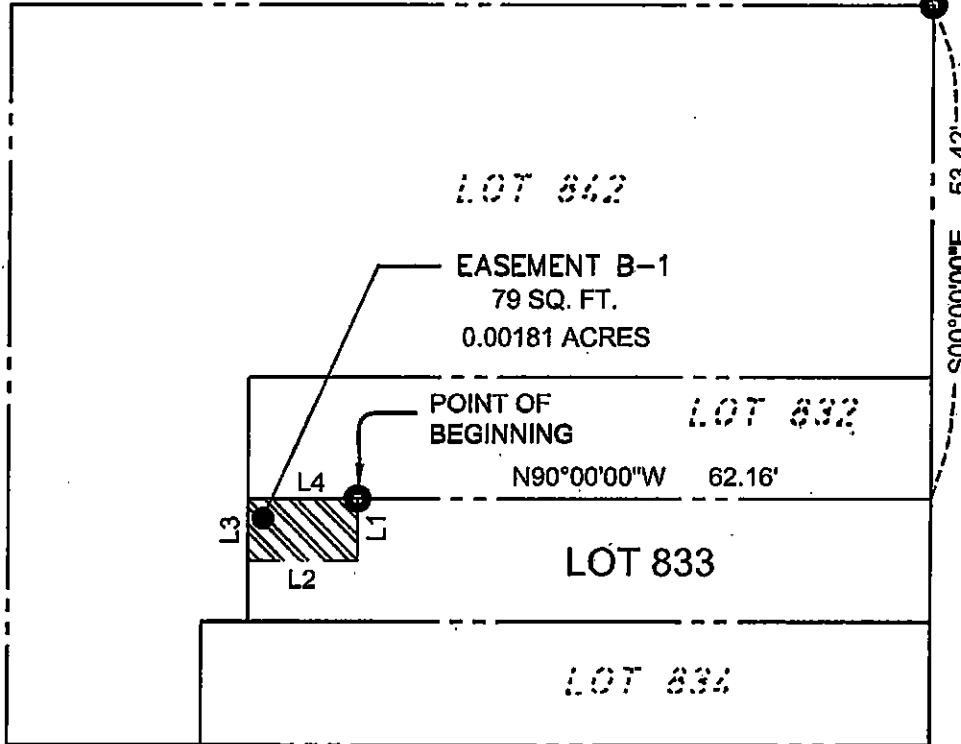
**Easement B-1**



**BATES STREET, N.W.**  
(50' WIDE PUBLIC STREET)

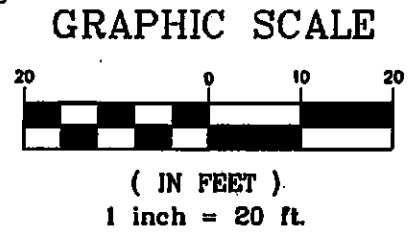
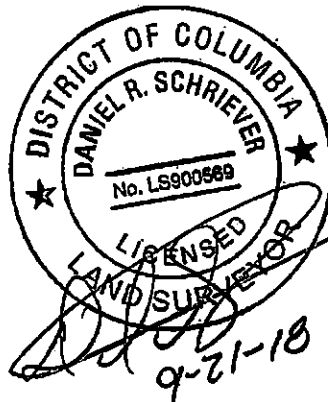
POINT OF COMMENCEMENT

**PUBLIC ALLEY**  
(14.33' WIDE)



**NORTH CAPITOL STREET, N.W.**  
(130' WIDE PUBLIC STREET)

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S00°00'00"E	6.64'
L2	N90°00'00"W	11.84'
L3	N00°00'00"E	6.64'
L4	N90°00'00"E	11.84'



**AMT LLC**  
CONSULTING ENGINEERS  
10 G STREET, NE, SUITE 400, WASHINGTON, DC, 20002  
(202) 239-4545 FAX: (202) 239-5061

DES.	
DRN.	JO
CHK.	DS
FILE:	18-0720.001

**EXHIBIT D-2**  
**EASEMENT B-1**  
**ACROSS LOT 833 - SQUARE 615**  
**DISTRICT OF COLUMBIA**

**DATE**  
**09/14/18**  
**SHEET**  
**1 OF 2**

**Description of  
Easement B-1  
Across Lot 833 in Square 615  
September 14, 2018**

Being a strip of land running in, through, over, and across a portion of Assessment and Taxation Lot 833 in Square 615 as shown on Assessment and Taxation Plat Number 3268-G, recorded amongst the records of the Surveyor for the District of Columbia, being more particularly described as follows:

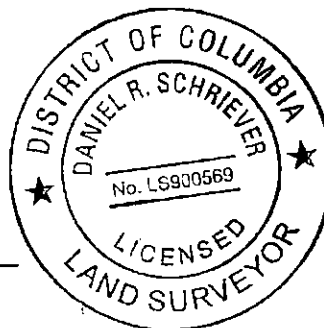
**Commencing** at the northeast corner of Square 615, said point also being the intersection of the west line of North Capitol Street, N.W. (130' wide) and south line of Bates Street, N.W. (50' Wide); thence along said west line of North Capitol Street, N.W. **S 00°00'00" E 53.42 feet** to the north line of Lot 833; thence departing from said west line of North Capitol Street, N.W. and along said north line of Lot 833 **N 90°00'00" W 62.16 feet** to the **Point of Beginning**; thence departing said north line of Lot 833 over, across and through Lot 833 the following two (2) courses and distances

1. **S 00°00'00" E 6.64 feet**; thence
2. **N 90°00'00" W 11.84 feet** to the west line of said Lot 833; thence on said west line
3. **N 00°00'00" E 6.64 feet** to said north Line of Lot 833; thence on said north line
4. **N 90°00'00" E 11.84 feet** to the **Point of Beginning**.

Containing a computed area of 0.00181 acres or 79 square feet.

 9-21-18

Daniel R. Schriever  
Licensed Land Surveyor  
District of Columbia License No. LS 900569  
For AMT, LLC





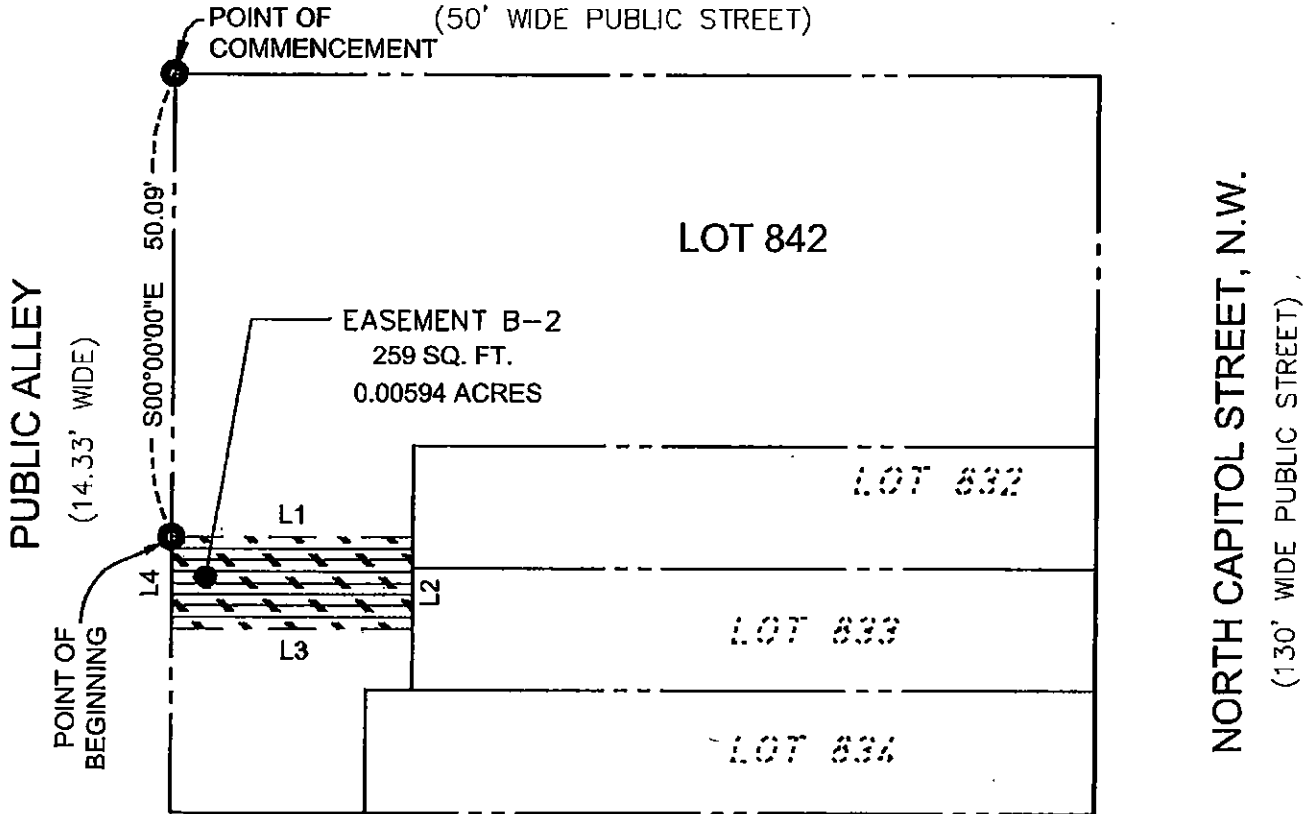
**Exhibit D-3**

**Easement B-2**

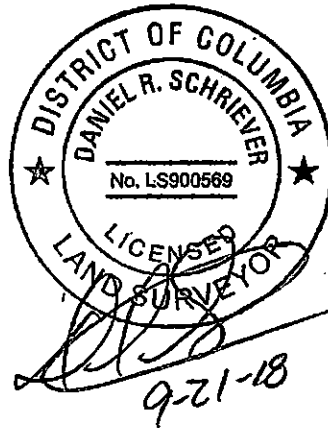


**BATES STREET, N.W.**

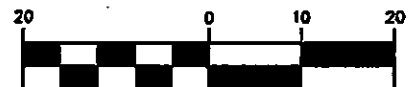
(50' WIDE PUBLIC STREET)



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N90°00'00"E	26.00'
L2	S00°00'00"E	9.97'
L3	N90°00'00"W	26.00'
L4	N00°00'00"E	9.97'



**GRAPHIC SCALE**



( IN FEET )  
1 inch = 20 ft.

**AMT LLC**  
CONSULTING ENGINEERS  
10 G STREET, N.E., SUITE 400, WASHINGTON, DC, 20002  
(202) 280-4040 FAX: (202) 280-0001

DES.	
DRN.	JO
CHK.	DS
FILE:	1B-0720.001

EXHIBIT D-3  
**EASEMENT B-2**  
**ACROSS LOT 842 - SQUARE 615**  
**DISTRICT OF COLUMBIA**

DATE  
**09/14/18**  
SHEET  
**1 OF 2**

**Description of  
Easement B-2  
Across Lot 842 in Square 615  
September 14, 2018**

Being a strip of land running in, through, over, and across a portion of Assessment and Taxation Lot 842 in Square 615 as shown on Assessment and Taxation Plat Number 3720-X, recorded amongst the records of the Surveyor for the District of Columbia, being more particularly described as follows:

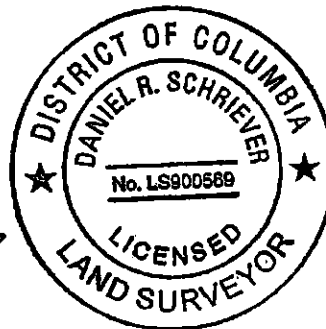
**Commencing** at the northwest corner of Square 615, said point also being the intersection of the east line of Public Alley, N.W. (14.33' wide) and south line of Bates Street, N.W. (50' Wide); thence along said east line of Public Alley, N.W. **S 00°00'00" E 50.09 feet to the Point of Beginning**; thence departing said east line over, across and through Lot 842 the following courses and distances

1. **N 90°00'00" E 26.00 feet** to the east line of said Lot 842; thence on said east line
2. **S 00°00'00" E 9.97 feet**; thence
3. **N 90°00'00" W 26.00 feet** to the east line of said Public Alley, N.W.; thence on said east line
4. **N 00°00'00" E 9.97 feet** to the **Point of Beginning**.

Containing a computed area of 0.00594 acres or 259 square feet.

 9-21-18

Daniel R. Schriever  
Licensed Land Surveyor  
District of Columbia License No. LS 900569  
For AMT, LLC



**Exhibit D-4**

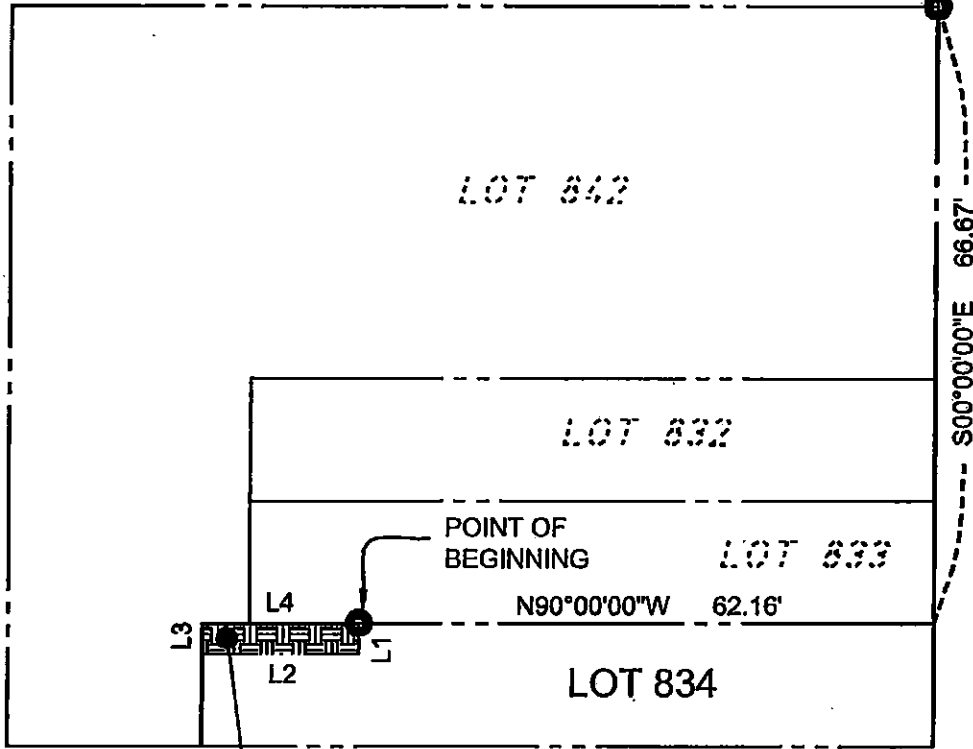
**Easement C-1**



BATES STREET, N.W.  
(50' WIDE PUBLIC STREET)

POINT OF COMMENCEMENT

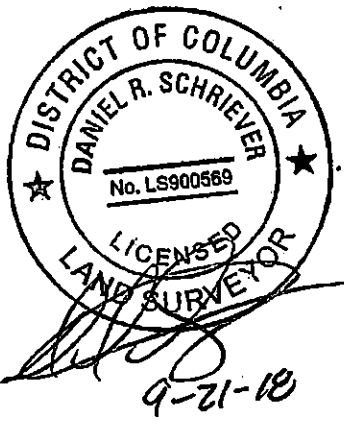
PUBLIC ALLEY  
(14.33' WIDE)



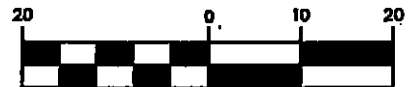
NORTH CAPITOL STREET, N.W.  
(130' WIDE PUBLIC STREET)

L3  
L2  
L4

EASEMENT C-1  
57 SQ. FT.  
0.00131 ACRES



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S00°00'00"E	3.36'
L2	N90°00'00"W	16.84'
L3	N00°00'00"E	3.36'
L4	N90°00'00"E	16.84'

**AMT LLC**  
CONSULTING ENGINEERS  
10 G STREET, NE, SUITE 400, WASHINGTON, DC, 20002  
(202) 239-4546 FAX: (202) 239-0001

DES.	
DRN.	JO
CHK.	DS
FILE:	18-0720.001

EXHIBIT D-4  
**EASEMENT C-1**  
**ACROSS LOT 834 - SQUARE 615**  
**DISTRICT OF COLUMBIA**

DATE  
**09/14/18**  
SHEET  
**1 OF 2**


**Description of  
Easement C-1  
Across Lot 834 in Square 615  
September 14, 2018**

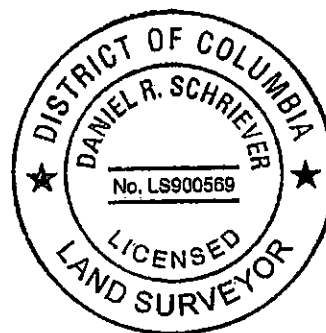
Being a strip of land running in, through, over, and across a portion of Assessment and Taxation Lot 834 in Square 615 as shown on Assessment and Taxation Plat Number 3268-G, recorded amongst the records of the Surveyor for the District of Columbia, being more particularly described as follows:

**Commencing** at the northeast corner of Square 615, said point also being the intersection of the west line of North Capitol Street, N.W. (130' wide) and south line of Bates Street, N.W. (50' Wide); thence along said west line of North Capitol Street, N.W. **S 00°00'00" E 66.67 feet** to the north line of said Lot 834; thence departing from said west line of North Capitol Street, N.W. and along said north line of Lot 834 **N 90°00'00" W 62.16 feet to the Point of Beginning**; thence departing said north line of Lot 834 over, across and through Lot 834 the following two (2) courses and distances

1. **S 00°00'00" E 3.36 feet**; thence
2. **N 90°00'00" W 16.84 feet** to the west line of said Lot 834; thence on said west line
3. **N 00°00'00" E 3.36 feet** to the said north line of Lot 834; thence on said north line
4. **N 90°00'00" E 16.84 feet to the Point of Beginning.**

Containing a computed area of 0.00131 acres or 57 square feet.

  
Daniel R. Schriever  
Licensed Land Surveyor  
District of Columbia License No. LS 900569  
For AMT, LLC



**Exhibit D-5**

**Easement C-2**

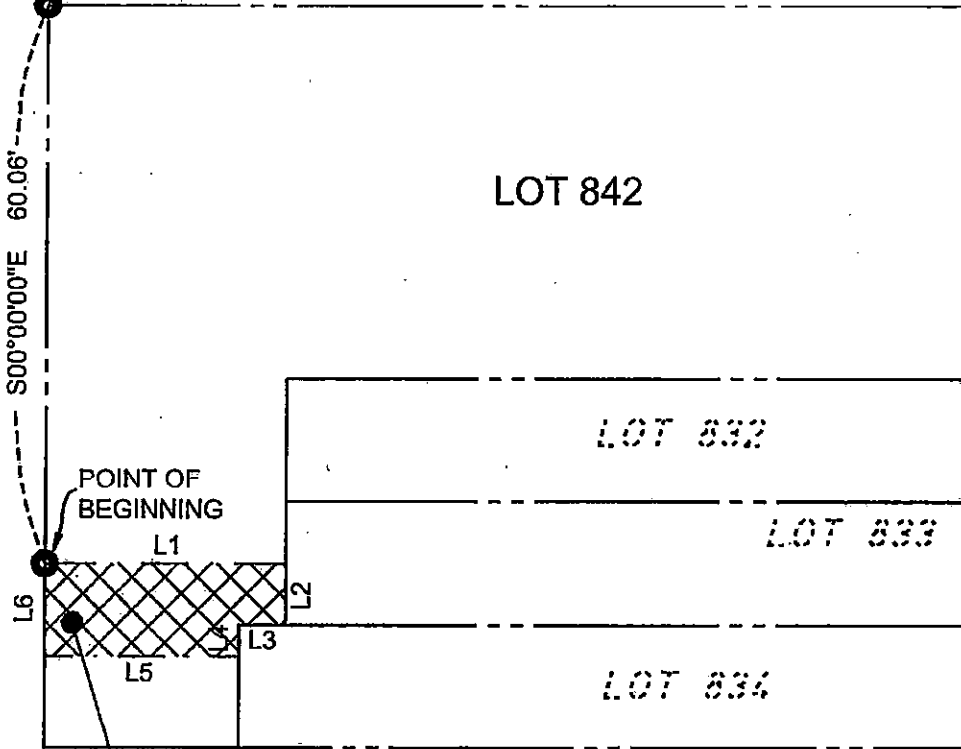


**BATES STREET, N.W.**

(50' WIDE PUBLIC STREET)

POINT OF COMMENCEMENT

PUBLIC ALLEY  
(14.33' WIDE)



NORTH CAPITOL STREET, N.W.  
(130' WIDE PUBLIC STREET)

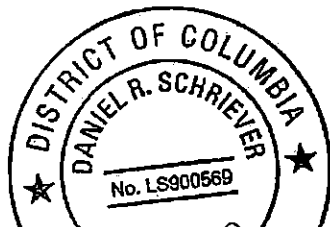
EASEMENT C-2

242 SQ. FT.

0.00556 ACRES

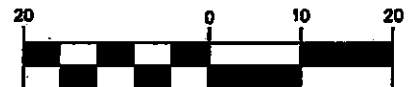
**LINE TABLE**

LINE NO.	BEARING	DISTANCE
L1	N90°00'00"E	26.00'
L2	S00°00'00"E	6.61'
L3	N90°00'00"W	5.00'
L4	S00°00'00"E	3.36'
L5	N90°00'00"W	21.00'
L6	N00°00'00"E	9.97'



*Handwritten signature and date: 8-21-18*

**GRAPHIC SCALE**



( IN FEET )

1 inch = 20 ft.



10 G STREET, NE, SUITE 430, WASHINGTON, DC, 20002  
(202) 239-4045 FAX: (202) 239-8061

DES.	
DRN.	JO
CHK.	DS
FILE:	18-0720.001

EXHIBIT D-5

**EASEMENT C-2  
ACROSS LOT 842 - SQUARE 615  
DISTRICT OF COLUMBIA**

DATE

**09/14/18**

SHEET

**1 OF 2**



**Description of  
Easement C-2  
Across Lot 842 in Square 615  
September 14, 2018**

Being a strip of land running in, through, over, and across a portion of Assessment and Taxation Lot 842 in Square 615 as shown on Assessment and Taxation Plat Number 3720-X, recorded amongst the records of the Surveyor for the District of Columbia, being more particularly described as follows:

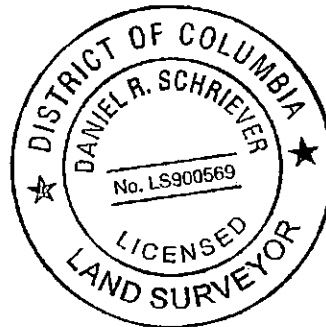
**Commencing** at the northwest corner of Square 615, said point also being the intersection of the east line of Public Alley, N.W. (14.33' wide) and south line of Bates Street, N.W. (50' Wide); thence along said east line of Public Alley, N.W. **S 00°00'00" E 60.06 feet to the Point of Beginning**; thence departing said east line over, across and through Lot 842 the following courses and distances

1. **N 90°00'00" E 26.00 feet** to the east line of said Lot 842; thence on said east line
2. **S 00°00'00" E 6.61 feet**; thence
3. **N 90°00'00" W 5.00 feet**; thence
4. **S 00°00'00" E 3.36 feet**; thence
5. **N 90°00'00" W 21.00 feet** to the east line of said Public Alley, N.W.; thence on said east line
6. **N 00°00'00" E 9.97 feet to the Point of Beginning.**

Containing a computed area of 0.00556 acres or 242 square feet.

  
81-12-b 9-21-18

Daniel R. Schriever  
Licensed Land Surveyor  
District of Columbia License No. LS 900569  
For AMT, LLC



**Exhibit D-6**

**Easement D**

1" = 20'

PUBLIC ALLEY  
(14.33' WIDE)

S00°00'00"E 70.03'

POINT OF COMMENCEMENT

BATES STREET, N.W.  
(50' WIDE PUBLIC STREET)

LOT 842

LOT 832

LOT 833

LOT 834

LOT 812

POINT OF BEGINNING

L4

L1

L2

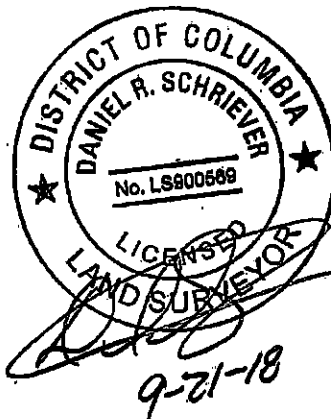
L3

EASEMENT D  
209 SQ. FT.  
0.00480 ACRES

NORTH CAPITOL STREET, N.W.  
(130' WIDE PUBLIC STREET)

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N90°00'00"E	21.00'
L2	S00°00'00"E	9.97'
L3	N90°00'00"W	21.00'
L4	N00°00'00"E	9.97'



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

**AMT LLC**  
CONSULTING ENGINEERS  
10 G STREET, NE, SUITE 400, WASHINGTON, DC, 20002  
(202) 283-4545 FAX: (202) 283-8051

DES.  
DRN. JO  
CHK. DS  
FILE: 18-0720.001

EXHIBIT D-6  
**EASEMENT D**  
**ACROSS LOT 842 - SQUARE 615**  
**DISTRICT OF COLUMBIA**

DATE  
**09/14/18**  
SHEET  
**1 OF 2**

**Description of  
Easement D  
Across Lot 842 in Square 615  
September 14, 2018**

Being a strip of land running in, through, over, and across a portion of Assessment and Taxation Lot 842 in Square 615 as shown on Assessment and Taxation Plat Number 3720-X, recorded amongst the records of the Surveyor for the District of Columbia, being more particularly described as follows:

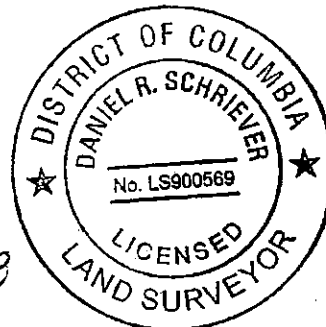
**Commencing** at the northwest corner of Square 615, said point also being the intersection of the east line of Public Alley, N.W. (14.33' wide) and south line of Bates Street, N.W. (50' Wide); thence along said east line of Public, N.W. **S 00°00'00" E 70.03 feet to the Point of Beginning**; thence departing said east line over, across and through Lot 842 the following courses and distances

1. **N 90°00'00" E 21.00 feet** to the east line of said Lot 842; thence on said east line
2. **S 00°00'00" E 9.97 feet** to the south line of said Lot 842; thence on said south line
3. **N 90°00'00" W 21.00 feet** to the east line of said Public Alley, N.W.; thence
4. **N 00°00'00" E 9.97 feet** to the **Point of Beginning**.

Containing a computed area of 0.00480 acres or 209 square feet.

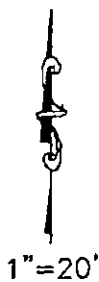
  
9-21-18

Daniel R. Schriever  
Licensed Land Surveyor  
District of Columbia License No. LS 900569  
For AMT, LLC



**Exhibit D-7**

**Common Space Easement**

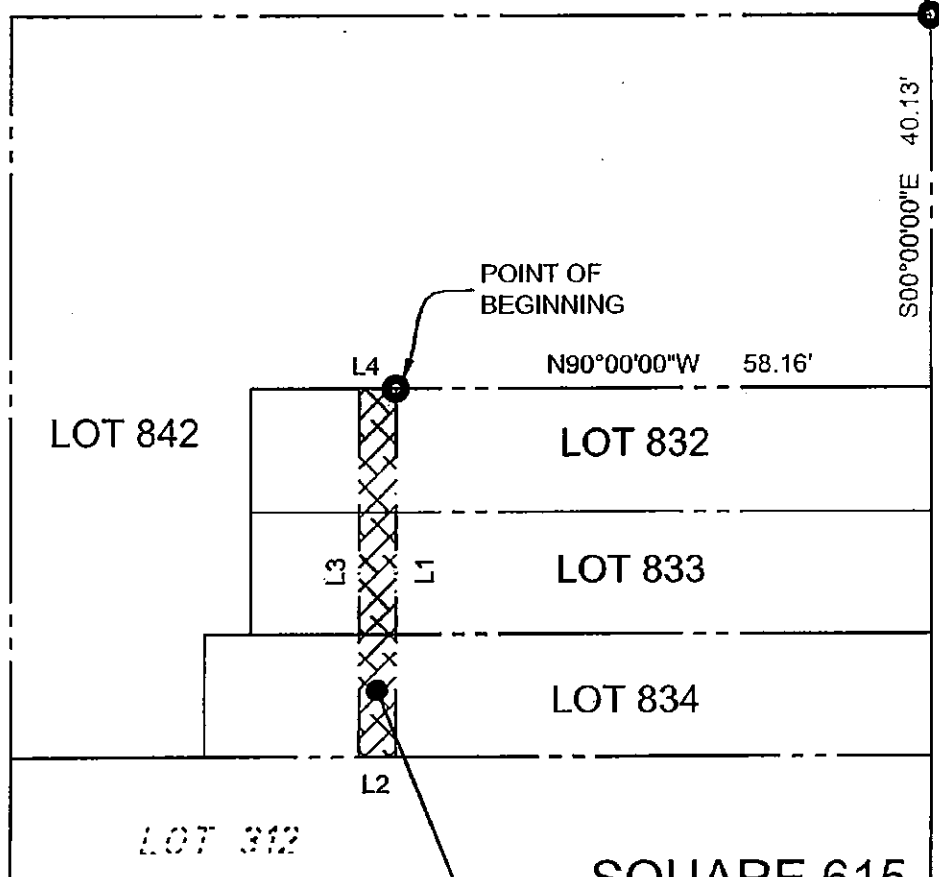


1" = 20'

PUBLIC ALLEY  
(14.33' WIDE)

BATES STREET, N.W.  
(50' WIDE PUBLIC STREET)

POINT OF COMMENCEMENT



NORTH CAPITOL STREET, N.W.  
(130' WIDE PUBLIC STREET)

LOT 842

N90°00'00"W 58.16'

LOT 832

LOT 833

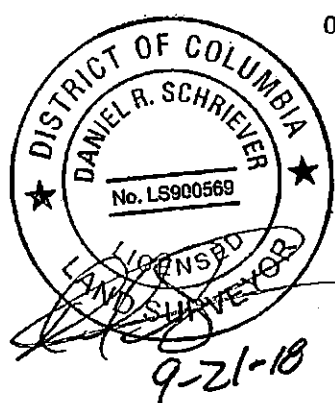
LOT 834

LOT 312

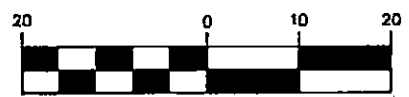
SQUARE 615  
COMMON SPACE ESMT.

159 SQ. FT.  
0.00365 ACRES

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S00°00'00"E	39.87'
L2	N90°00'00"W	4.00'
L3	N00°00'00"E	39.87'
L4	N90°00'00"E	4.00'



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

**AMT LLC**  
CONSULTING ENGINEERS  
10 G STREET, NE, SUITE 430, WASHINGTON, DC, 20002  
(202) 282-4040 FAX: (202) 282-0061

DES.	
DRN.	JO
CHK.	DB
FILE:	1B-0720.001

EXHIBIT D-7  
**COMMON SPACE EASEMENT  
ACROSS LOTS 832, 833 & 834  
DISTRICT OF COLUMBIA**

DATE  
**09/14/18**  
SHEET  
**1 OF 2**

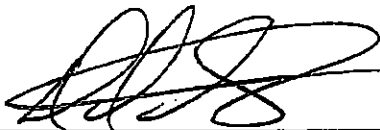
**Description of  
Common Space Easement Area  
Across Lots 832, 833 and 834  
September 14, 2018**

Being a strip of land running in, through, over, and across a portion of Assessment and Taxation Lots 832, 833 and 834 in Square 615 as shown on Assessment and Taxation Plat Number 3268-G, recorded amongst the records of the Surveyor for the District of Columbia, being more particularly described as follows:

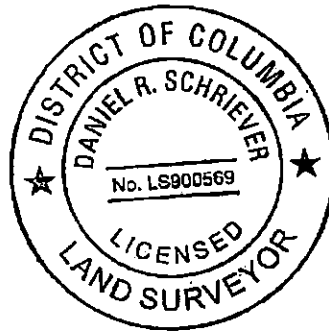
**Commencing** at the northeast corner of Square 615, said point also being the intersection of the west line of North Capitol Street, N.W. (130' wide) and south line of Bates Street, N.W. (50' Wide); thence along said west line of North Capitol Street, N.W. **S 00°00'00" E 40.13 feet** to the north line of said Lot 832; thence departing from said west line of North Capitol Street, N.W and along said north line of Lot 832 **N 90°00'00" W 58.16 feet** to the **Point of Beginning**; thence departing said North line of Lot 832 over, across and through Lots 832, 833 and 834 the following three (3) courses and distances

1. **S 00°00'00" E 39.87 feet** to the south line of Lot 834; thence on said south line
2. **N 90°00'00" W 4.00 feet**; thence
3. **N 00°00'00" E 39.87 feet** to the said north line of Lot 832; thence on said north line
4. **N 90°00'00" E 4.00 feet** to the **Point of Beginning**.

Containing a computed area of 0.00365 acres or 159 square feet.

 9-21-18

Daniel R. Schriever  
Licensed Land Surveyor  
District of Columbia License No. LS 900569  
For AMT, LLC



Doc #: 2019114594  
Filed & Recorded  
10/23/2019 02:23 PM  
IDA WILLIAMS  
RECORDER OF DEEDS  
WASH DC RECORDER OF DEEDS  
RECORDING FEES \$25.00  
SURCHARGE \$6.50  
TOTAL: \$31.50