

PLAT AND PLANS OF CONDOMINIUM SUBDIVISION 1005 BRYANT STREET CONDOMINIUM LOT 27 - SQUARE 3869

SIX (6) RESIDENTIAL UNITS & ONE (1) PARKING UNIT
1005 BRYANT STREET, N.E.
WASHINGTON, DISTRICT OF COLUMBIA

IN ACCORDANCE WITH THE CONDOMINIUM ACT OF 1976 D.C. LAW 1-89 AS AMENDED, (THE ACT), THE UNDERSIGNED OWNER OF LOT 27, IN SQUARE 3869 AS PER PLAT RECORDED IN SUBDIVISION BOOK 54 AT PAGE 24 AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA, HEREBY SUBDIVIDES THE BUILDING & LAND SHOWN HEREON INTO SIX (6) RESIDENTIAL CONDOMINIUM UNITS AND ONE (1) PARKING UNIT WITH CERTAIN GENERAL AND LIMITED COMMON ELEMENTS AS MORE FULLY SET FORTH IN THE DECLARATION AND BYLAWS OF THE PROJECT RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE DISTRICT OF COLUMBIA AS INSTRUMENT # 201903686 AND 201903687 ON June 12, 2019.

THE UNDERSIGNED OWNER FURTHER REQUESTS THAT THE CONDOMINIUM PROJECT AS SHOWN ON THE ATTACHED PLAT AND PLANS CONSISTING OF FOUR (4) SHEETS BE ACCEPTED FOR RECORDATION IN THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.

THE UNDERSIGNED OWNER BEING FIRST DULY SWORN, HEREBY CERTIFIES, DEPOSES AND SAYS THAT CONGRESSIONAL 1005 BRYANT LLC, IS THE OWNER IN FEE SIMPLE OF THE ABOVE MENTIONED PROPERTY INCLUDING IMPROVEMENTS, THAT NO OTHER PERSON OR PERSONS OTHER THAN THE UNDERSIGNED HAVE ANY INTEREST OR CLAIM THEREIN, THAT THE UNDERSIGNED OWNER IS IN PEACEFUL OCCUPATION THEREOF; THAT THERE ARE NO PENDING SUITS OR ACTIONS AFFECTING THE TITLE TO SAID PROPERTY INCLUDING THE IMPROVEMENTS, EXCEPT FOR ONE EXISTING TWO TRUST SHOWN BELOW AND THAT THE USE OF THE INDIVIDUAL UNITS CONFORMS TO APPLICABLE LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA.

Witness our hands and seals this 15th day of June, 2019.

OWNER: CONGRESSIONAL 1005 BRYANT LLC

EDER BARBOSA

MANAGING MEMBER

BY: [Signature]

TITLE Managing Member

6.13.19

Date

[Signature]

Witness

[Signature]

Witness

Subscribed and Sworn Before me

this 13th day of June, 2019

[Signature]

Notary Public

(My Commission Expires: February 7, 2021)



LENDER: OLD DOMINION NATIONAL BANK

BY: [Signature]

TITLE VP, CO

6.14.19

Date

[Signature]

Witness

[Signature]

Witness

Subscribed and Sworn Before me

this 14th day of June, 2019

[Signature]

Notary Public

(My Commission Expires: 1/31/2021)

LENDER: CORNERSTONE CAPITAL, LLC

BY: [Signature]

TITLE [Signature]

6.17.19

Date

[Signature]

Witness

[Signature]

Witness

Subscribed and Sworn Before me

this 17th day of June, 2019

[Signature]

Notary Public

(My Commission Expires: 04-30-2020)

CERTIFICATION OF REGISTERED ENGINEER/ARCHITECT AND SURVEYOR:

WE HEREBY CERTIFY THAT THE ATTACHED PLAT AND PLANS OF CONDOMINIUM SUBDIVISION ARE CORRECT AND REPRESENT A FIELD SURVEY MADE UNDER OURS DIRECT SUPERVISION; THAT THE INFORMATION SHOWN ON SUCH PLAT IS IN CONFORMANCE WITH THE RECORDS OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA, IS ACCURATE AND COMPLIES WITH THE REQUIREMENTS OF D.C. LAW 1-89, AS AMENDED AND THAT ALL IMPROVEMENTS DEPICTED ON THE ATTACHED PLANS HAVE BEEN SUBSTANTIALLY COMPLETED. WE HEREBY FURTHER CERTIFY THAT THE ATTACHED PLAT AND PLANS OF CONDOMINIUM SUBDIVISION ARE ACCURATE (WITHIN PERMITTED TOLERANCES) AND COMPLY WITH THE REQUIREMENTS OF D.C. CONDOMINIUM ACT OF 1976, D.C. LAW 1-89, AS AMENDED, INCLUDING SECTION 42-1902.14(a) AND 42-1902.14(b) OF THE DISTRICT OF COLUMBIA CODE, AND THAT ALL IMPROVEMENTS, INCLUDING UNITS AND PORTIONS THEREOF, DEPICTED ON THE ATTACHED PLANS OF CONDOMINIUM SUBDIVISION HAVE NOW BEEN SUBSTANTIALLY COMPLETED.

06-11-19

Date

[Signature]
ANTHONY P. UDOKA
District of Columbia
LICENSED ARCHITECT No. 101640



06-11-19

Date

[Signature]
ANDREW A. HUSBANDS
LICENSED LAND SURVEYOR DC #9
REGISTERED LAND SURVEYOR DC



OFFICE OF TAX AND REVENUE

Ownership correct according to records of this office: 6/16/19 on
General taxes paid to: 9/30/19 on
No unpaid arrears: 6/16/19 on
No unpaid special assessments: 6/16/19 on

[Signature]
Associate Director, Office of Real Property Tax.

OFFICE OF THE SURVEYOR, D.C.

These plats are accepted for recordation in accordance with the Condominium Act of 1976, D.C. Law 1-89, and the technical and clarifying amendment act of 1992, D.C. Law 2-82.

Recorded at 11:55 AM on JULY 1, 2019

Recorded in Condominium Book 106 Page 16

Survey recorded on annex plate 1 to 4

BENCH MARK

D.C. DEPARTMENT OF PUBLIC WORKS BENCH MARK: MAP NO. 10-85 NORTHEAST CORNER OF M STREET AND 18TH PLACE NE, EAST CORNER OF 1ST STEP TO RIDG#1824

ELEVATION: 102.86

Per datum of the District of Columbia
Department of Public Works

I acknowledge that this is not a Tax Certificate as intended by D.C. Code, Title 47 - Section 405.

BY: [Signature]
TITLE Authorized Representative
OWNER: Congressional 1005 Bryant LLC

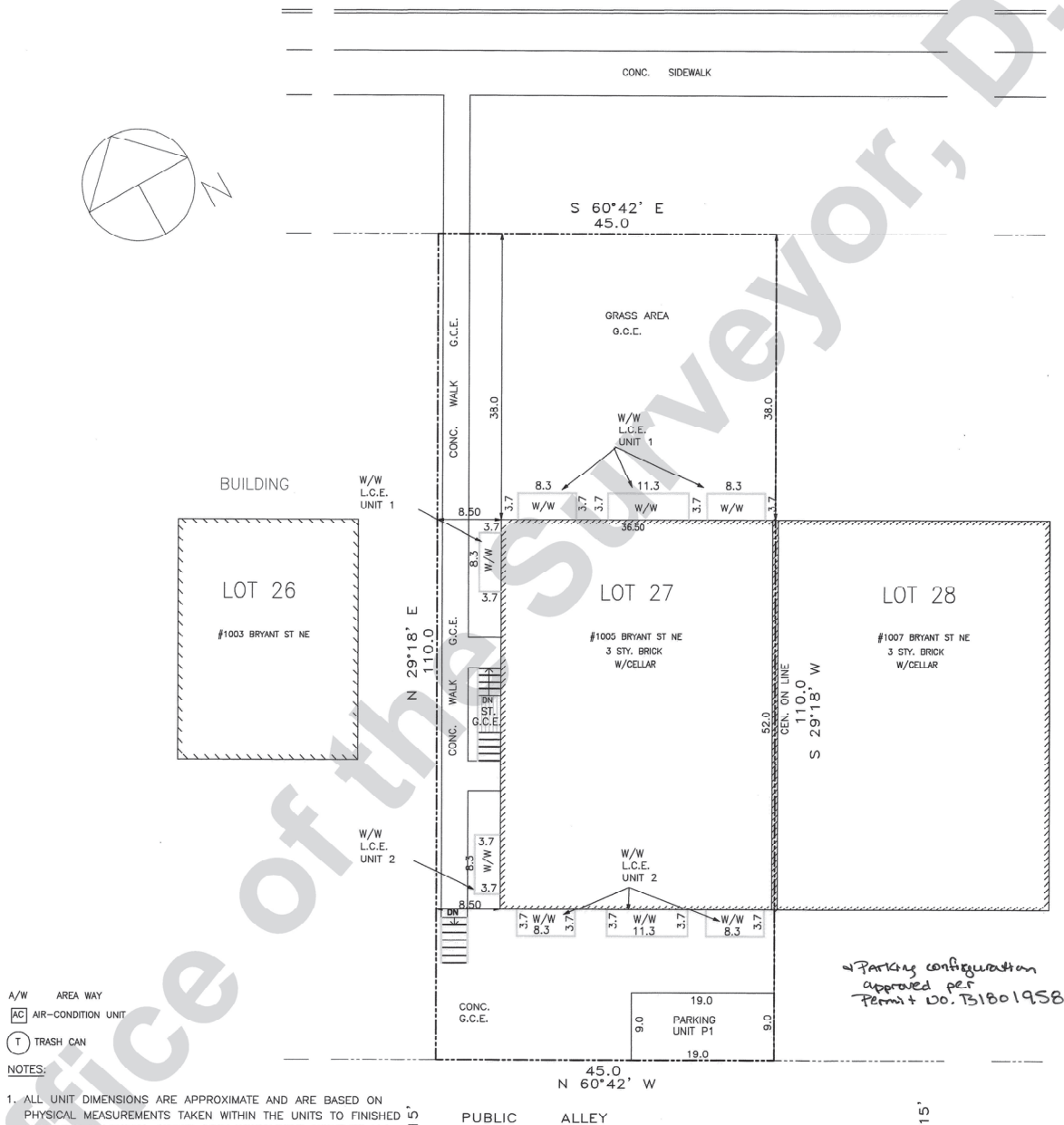
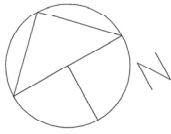
Survey and Plats by:
AAH CONSULTANTS LLC
engineers surveyors consultants
4200 FORBES BLVD #111
LANHAM, MD 20706
(301) 429-1750 (301) 429-1757 (FAX)

18-284A

PLAT OF CONDOMINIUM SUBDIVISION 1005 BRYANT STREET CONDOMINIUM LOT 27 - SQUARE 3869

1005 BRYANT STREET, N.E.
WASHINGTON, DISTRICT OF COLUMBIA
BRYANT STREET. N.E.

CONDOMINIUM BOOK 106 PAGE 16
SHEET 2 OF 4



A/W AREA WAY
AC AIR-CONDITION UNIT
T TRASH CAN

NOTES:

1. ALL UNIT DIMENSIONS ARE APPROXIMATE AND ARE BASED ON PHYSICAL MEASUREMENTS TAKEN WITHIN THE UNITS TO FINISHED SURFACES OF WALLS. ACTUAL UNIT BOUNDARIES HOWEVER MAY EXTEND TO INCLUDE SUCH UNMEASURED ITEMS AS DRYWALL, PLASTER, DOORS AND WINDOWS. SEE THE CONDOMINIUM DECLARATION
2. TOTAL AREA OF PROPERTY = 4,950.0 SQ.FT. OR 0.1136 ACRES.
3. PROPERTY SHOWN AMONG THE LAND RECORDS OF THE D.C. SURVEYOR'S OFFICE AS FOLLOWS: BOOK 54 PAGE 24.
4. "LCE" DENOTES LIMITED COMMON ELEMENT.
5. "GCE" DENOTES GENERAL COMMON ELEMENT.

LOT 24

SITE PLAN

SCALE: 1/4" = 10 FEET

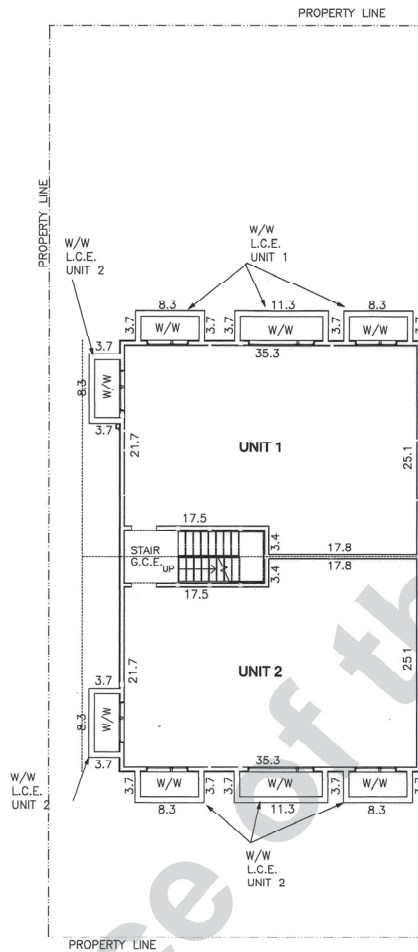
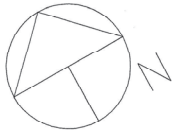
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1005 BRYANT STREET CONDOMINIUM
LOT 27 - SQUARE 3869
 1005 BRYANT STREET, N.E.
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CONDOMINIUM BOOK 100 PAGE 16
 SHEET 3 OF 4



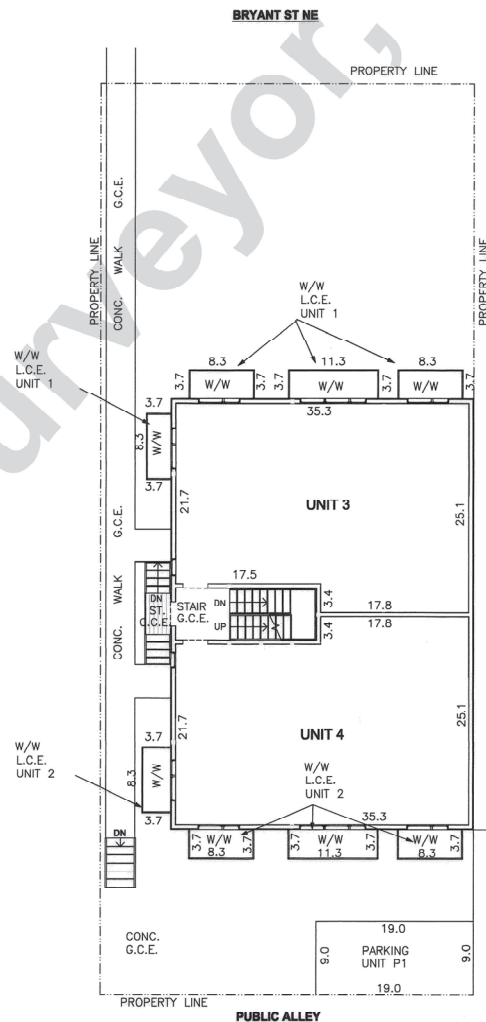
CELLAR FLOOR

SCALE: 1/4" = 10 FEET
 CEILING ELEVATION: 132.0
 FLOOR ELEVATION: 123.0

- A/W AREA WAY
 [AC] AIR-CONDITION UNIT
 [T] TRASH CAN

NOTE:

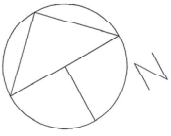
"LOE" DENOTES LIMITED COMMON ELEMENT.
 "GCE" DENOTES GENERAL COMMON ELEMENT.



FIRST FLOOR

SCALE: 1/4" = 10 FEET
 CEILING ELEVATION: 142.2
 FLOOR ELEVATION: 133.2

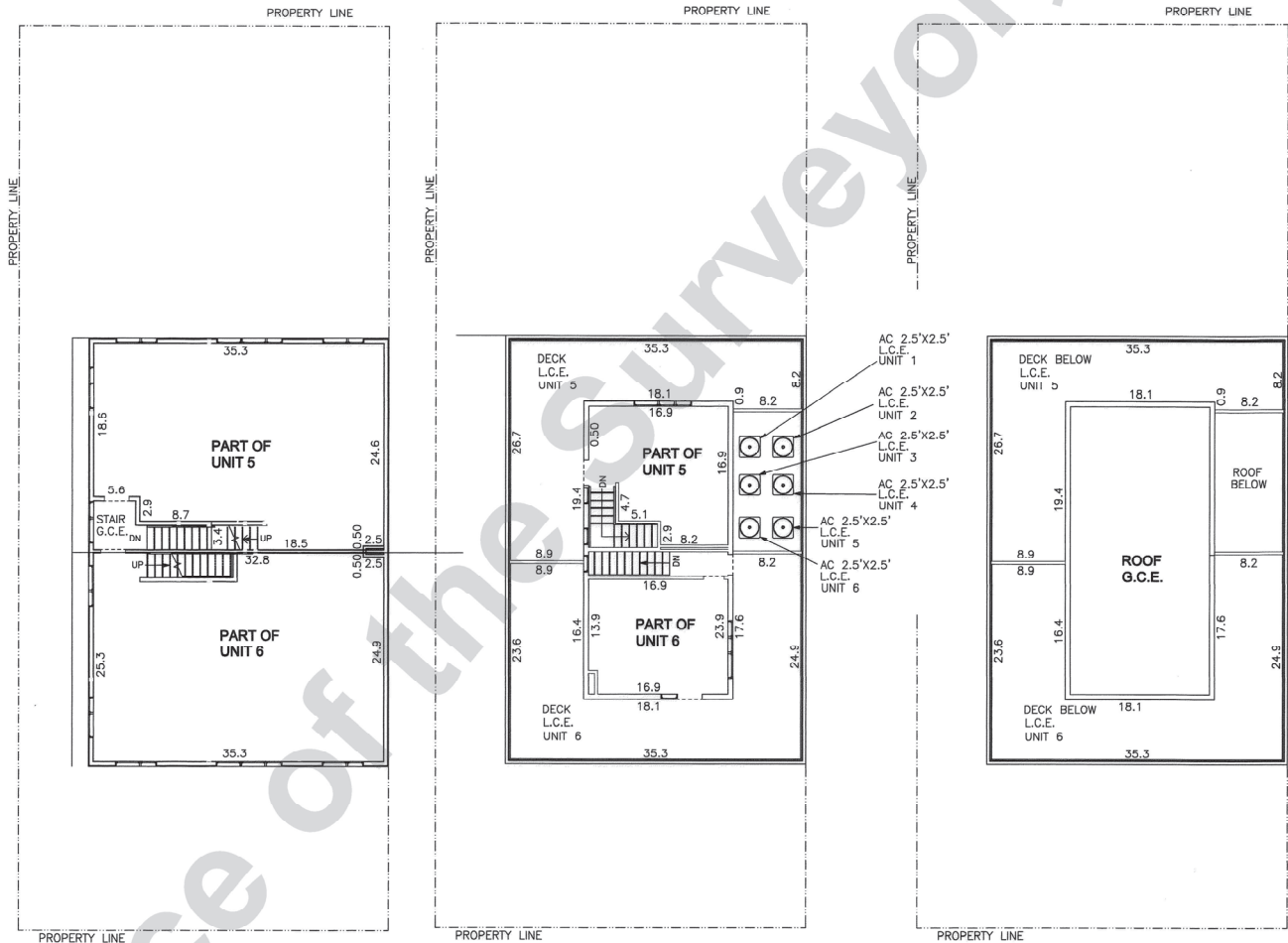
Survey and Plats by:
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 engineers surveyors consultants
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CONDOMINIUM BOOK 106 PAGE 16
SHEET 4 OF 4



SECOND FLOOR

SCALE: 1/4" = 10 FEET
CEILING ELEVATION: 152.4
FLOOR ELEVATION: 145.4

- A/W AREA WAY
AC AIR-CONDITION UNIT
T TRASH CAN

NOTE:

"L.C.E." DENOTES LIMITED COMMON ELEMENT.
"G.C.E." DENOTES GENERAL COMMON ELEMENT.

THIRD FLOOR

SCALE: 1/4" = 10 FEET
CEILING ELEVATION: 162.6
FLOOR ELEVATION: 153.6

ROOF PLAN

SCALE: 1/4" = 10 FEET

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