

FIRST AMENDED PLANS OF CONDOMINIUM SUBDIVISION SQUARE 2567, LOT 81 1700 KALORAMA LOFTS, A CONDOMINIUM

CONDOMINIUM BOOK NUMBER 51 PAGE 41
SHEET 1 OF 6

* UNIT NUMBER CHANGES
SHEET #2 THRU #6

Robert E. Marsh 12/29/05
SURVEYOR D.C. DATE
Robert E. Marsh 12/29/05
FOR MADDOX INC. DATE

CERTIFICATION OF OWNER

IN ACCORDANCE WITH THE CONDOMINIUM ACT OF 1976, D.C. LAW 1-89, AS AMENDED, THE UNDERSIGNED OWNER OF LOT 81 IN SQUARE 2567, AS PER PLAT RECORDED IN SUBDIVISION BOOK 179 AT PAGE 36 AND CONDOMINIUM BOOK 51 AT PAGE 18 AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA, HEREBY AMENDS SHEETS 6 THROUGH 10 OF THE ORIGINAL PLAT AND PLANS OF 1700 KALORAMA LOFTS, A CONDOMINIUM (ORIGINALLY RECORDED TO INCLUDE 12 CONDOMINIUM UNITS AND 38 PARKING UNITS) TO CONVERT THE CONVERTIBLE LAND OF THE SAID CONDOMINIUM INTO 26 CONDOMINIUM UNITS. CONVERTIBLE LAND HAS BEEN REDESIGNATED THROUGHOUT THE CONDOMINIUM REGIME AS SHOWN ON THE ATTACHED FIRST AMENDED PLANS OF CONDOMINIUM SUBDIVISION TOGETHER WITH CERTAIN GENERAL AND LIMITED COMMON ELEMENTS AS MORE FULLY SET FORTH IN THE DECLARATION AND BY-LAWS OF THE PROJECT RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT NUMBERS 2004132618 AND 2004132619, RESPECTIVELY, ON SEPTEMBER 27, 2004 AND IN THE AMENDMENT TO CONDOMINIUM INSTRUMENTS CONVERTING CONVERTIBLE LAND RECORDED AS INSTRUMENT NUMBER 2004169908 ON DECEMBER 14, 2004.

THE UNDERSIGNED OWNER FURTHER REQUESTS THAT THE FIRST AMENDED PLAT AND PLANS OF CONDOMINIUM SUBDIVISION, CONSISTING OF SIX (6) SHEETS ATTACHED HERETO, BE ACCEPTED FOR RECORDATION IN THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.

THE UNDERSIGNED OWNER, HAVING BEEN DULY SWORN, CERTIFIES, DEPOSES, AND SAYS THAT 1700 KALORAMA CONDOMINIUM LLC, A DISTRICT OF COLUMBIA LIMITED LIABILITY COMPANY 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, EXCEPT FOR EXISTING TRUSTS, IF ANY; THAT THE UNDERSIGNED OWNER IS IN PEACEFUL OCCUPATION THEREOF; THAT THERE ARE NO SUITS OR ACTIONS PENDING AFFECTING THE TITLE TO SAID PROPERTY, INCLUDING ANY OF THE IMPROVEMENTS; THAT THERE ARE TWO (2) EXISTING TRUSTS ON SAID PROPERTY, AND THAT THE USE OF THE INDIVIDUAL UNITS CONFORM TO THE LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA.

WITNESS OUR HANDS AND SEALS THIS 14 DAY OF DECEMBER, 2004.

OWNER: 1700 KALORAMA CONDOMINIUM LLC, A DISTRICT OF COLUMBIA LIMITED LIABILITY COMPANY

Michael Santos *John Law*
WITNESS WITNESS
BY: *Richard W. Naing*
RICHARD W. NAING, MANAGER

SUBSCRIBED AND SWORN BEFORE ME THIS 14 DAY OF December, 2004
Holly K. Hines
NOTARY PUBLIC MY COMMISSION EXPIRES: June 15, 2009

TRUST: FREMONT INVESTMENT & LOAN
Alvoni Hardy *Carol A. Williams*
WITNESS WITNESS
BY: *Keith J. Willner*
KEITH J. WILLNER, TRUSTEE

SUBSCRIBED AND SWORN BEFORE ME THIS 22 DAY OF November, 2004
Donald L. Callan
NOTARY PUBLIC MY COMMISSION EXPIRES: 11/14/07

Alvoni Hardy *Carol A. Williams*
WITNESS WITNESS
BY: *Scott A. Morehouse*
SCOTT A. MOREHOUSE, TRUSTEE

SUBSCRIBED AND SWORN BEFORE ME THIS 22 DAY OF November, 2004
Donald L. Callan
NOTARY PUBLIC MY COMMISSION EXPIRES: 11/14/07

TRUST: BRESLER FAMILY INVESTORS, L.L.C.
B. Hoch *Anne C. Heilig*
WITNESS WITNESS
BY: *Richard Beyda*
C. RICHARD BEYDA, TRUSTEE

SUBSCRIBED AND SWORN BEFORE ME THIS 30 DAY OF November, 2004
Mary E. Vogt
NOTARY PUBLIC MY COMMISSION EXPIRES: 9-14-05

B. Hoch *Anne C. Heilig*
WITNESS WITNESS
BY: *Steven G. Friedman*
STEVEN G. FRIEDMAN, TRUSTEE

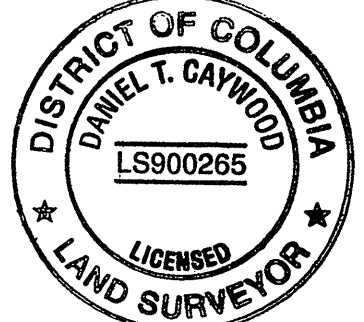
SUBSCRIBED AND SWORN BEFORE ME THIS 30 DAY OF November, 2004
Mary E. Vogt
NOTARY PUBLIC MY COMMISSION EXPIRES: 9-14-05

CERTIFICATION OF REGISTERED ENGINEER AND SURVEYOR

WE HEREBY CERTIFY THAT THE ATTACHED PLAT AND PLANS OF CONDOMINIUM SUBDIVISION ARE CORRECT AND REPRESENT A FIELD SURVEY MADE UNDER MY 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 SECTIONS 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.

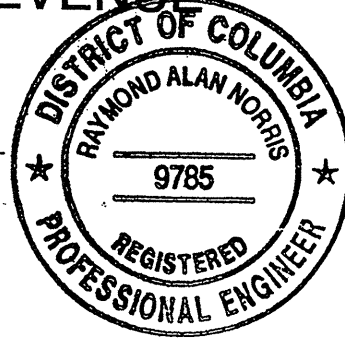
12-10-04
DATE
Raymond A. Norris
RAYMOND A. NORRIS
PROFESSIONAL ENGINEER D.C.#9785

12-10-04
DATE
Daniel T. Caywood
DANIEL T. CAYWOOD
LICENSED LAND SURVEYOR DC #LS900265
REGISTERED LAND SURVEYOR DC #96-6



CERTIFICATION OF OFFICE OF TAX AND REVENUE

DATE: 12/16/04
OWNERSHIP CORRECT ACCORDING TO RECORDS OF THIS OFFICE: 12/16/04
GENERAL TAXES PAID TO: 3/31/05
NO UNPAID ARREARS: 12/16/04
NO UNPAID SPECIAL ASSESSMENTS: 12/16/04



I ACKNOWLEDGE THAT THIS IS NOT A TAX CERTIFICATE AS INTENDED BY D.C. CODE, TITLE 47 - SECTION 405.
Clyde B. Davis Jr.
OWNER OR AUTHORIZED AGENT

Clyde B. Davis Jr.
CHIEF ASSESSOR, ASSESSMENT DIVISION

CERTIFICATION OF DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

DATE: 12/21/2004
I CERTIFY THAT THIS CONDOMINIUM SUBDIVISION COMPLIES WITH THE ZONING REGULATIONS OF THE DISTRICT OF COLUMBIA.

OFFICE OF THE SURVEYOR

ZONING: RC/C-2-B
ZONING ADMINISTRATOR: JOE BELO

December 27, 2004

MADDOX
INCORPORATED
ENGINEERS • SURVEYORS

Robert E. Marsh
SURVEYOR, D.C.

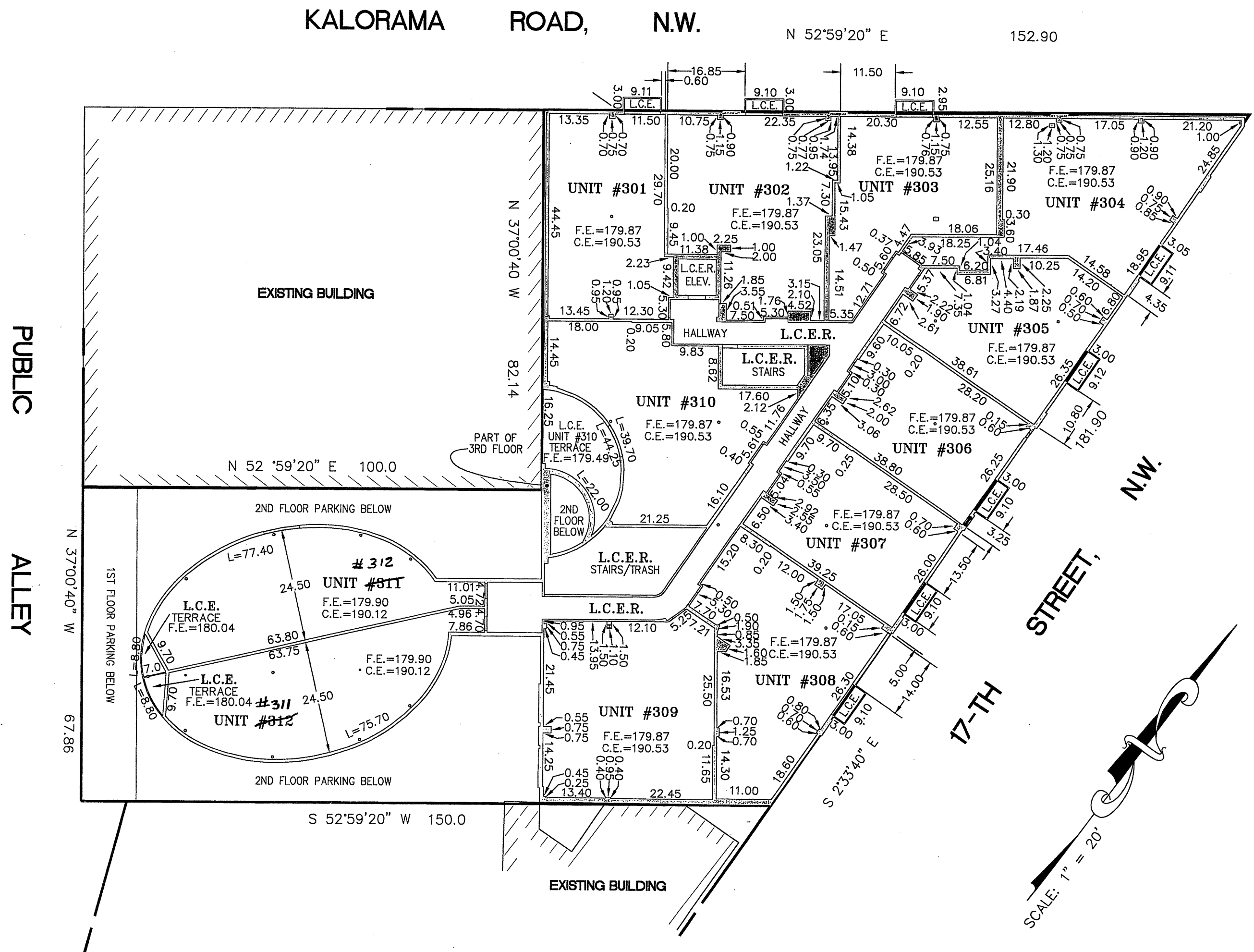
100 PARK AVENUE
ROCKVILLE, MARYLAND 20850-2699
(301) 762-9001

BENCH MARK:
D.C. DEPARTMENT OF PUBLIC WORKS BENCH MARK:
6-34 ELEVATION: 163.54

RECORDED AT 9:00am DECEMBER 27, 2004
RECORDED IN CONDOMINIUM BOOK 51 PAGE 41
SURVEY RECORDED ON ANNEX PLATS --- TO ---

FIRST AMENDED PLANS OF CONDOMINIUM SUBDIVISION SQUARE 2567, LOT 81 1700 KALORAMA LOFTS, A CONDOMINIUM

CONDOMINIUM BOOK NUMBER 51 PAGE 41
SHEET 2 OF 6



NOTES

- ALL UNIT DIMENSIONS SHOWN HEREON ARE APPROXIMATE, AND ARE BASED ON PHYSICAL MEASUREMENTS TAKEN WITHIN THE APARTMENTS TO THE INTERIOR FINISHED SURFACES OF WALLS. ACTUAL UNIT BOUNDARIES, HOWEVER, MAY EXTEND TO INCLUDE SUCH UNMEASURED ITEMS AS DRYWALL, PLASTER, FLOORING, DOORS, AND WINDOWS. ALL UNIT DIMENSIONS ARE SUBJECT TO THE 'CERTIFICATION OF REGISTERED ENGINEER AND SURVEYOR' SHOWN ON SHEET 1 OF 6 OF THIS DOCUMENT. SEE CONDOMINIUM DECLARATION FOR SPECIFIC DETAILS.

LEGEND

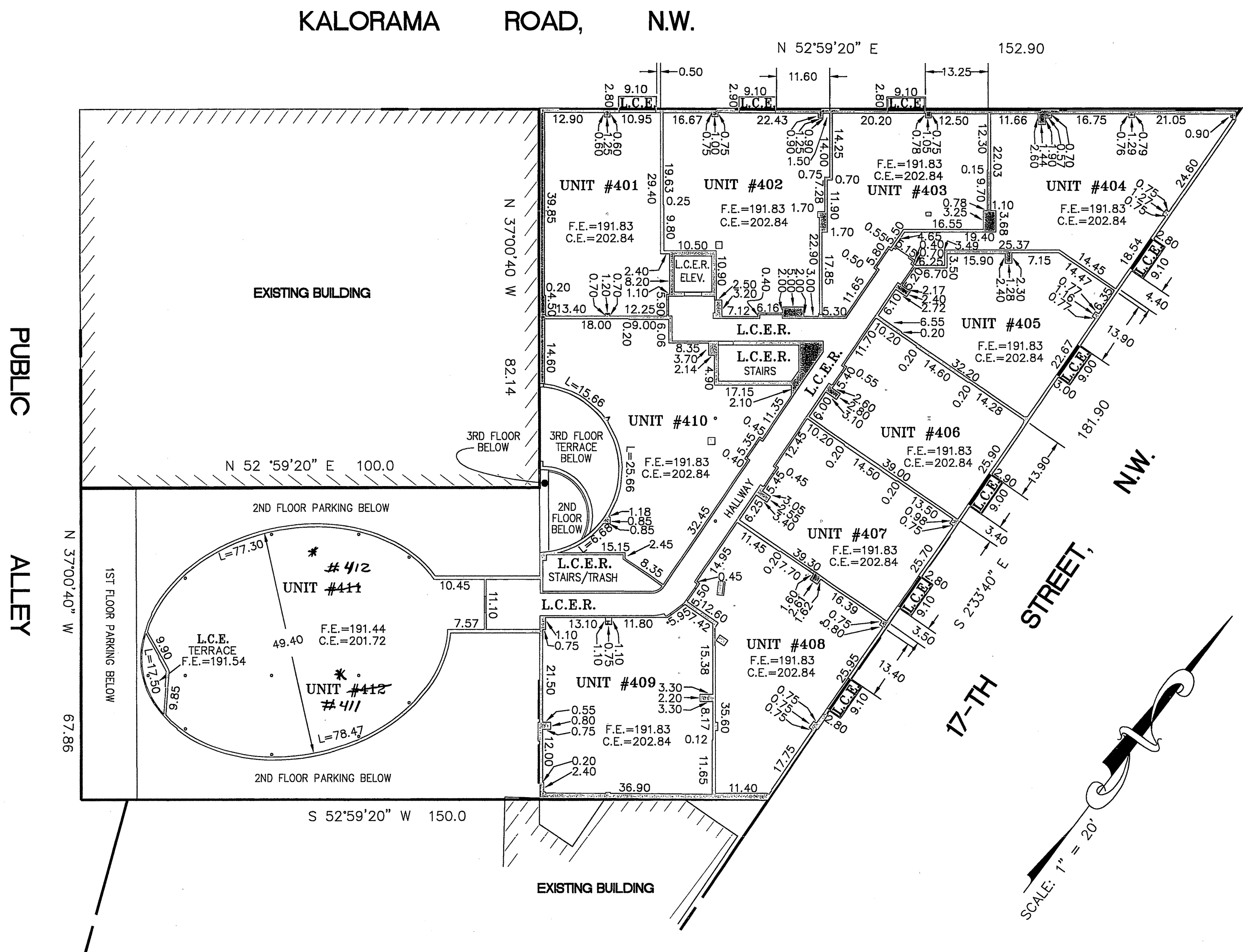
- G.C.E. = GENERAL COMMON ELEMENT
- L.C.E. = LIMITED COMMON ELEMENT
- F.E. = FLOOR ELEVATION
- C.E. = CEILING ELEVATION
- C.L. = CONVERTIBLE LAND
- L.C.E.R. = LIMITED COMMON ELEMENT RESIDENTIAL
- C.E.S. = COMMON ELEMENT STORAGE
- • • = COLUMNS

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**THIRD FLOOR AND
THIRD FLOOR
ANNEX
UNITS 301 - 312**

FIRST AMENDED PLANS OF CONDOMINIUM SUBDIVISION SQUARE 2567, LOT 81 1700 KALORAMA LOFTS, A CONDOMINIUM

CONDOMINIUM BOOK NUMBER 51 PAGE 41
SHEET 3 OF 6



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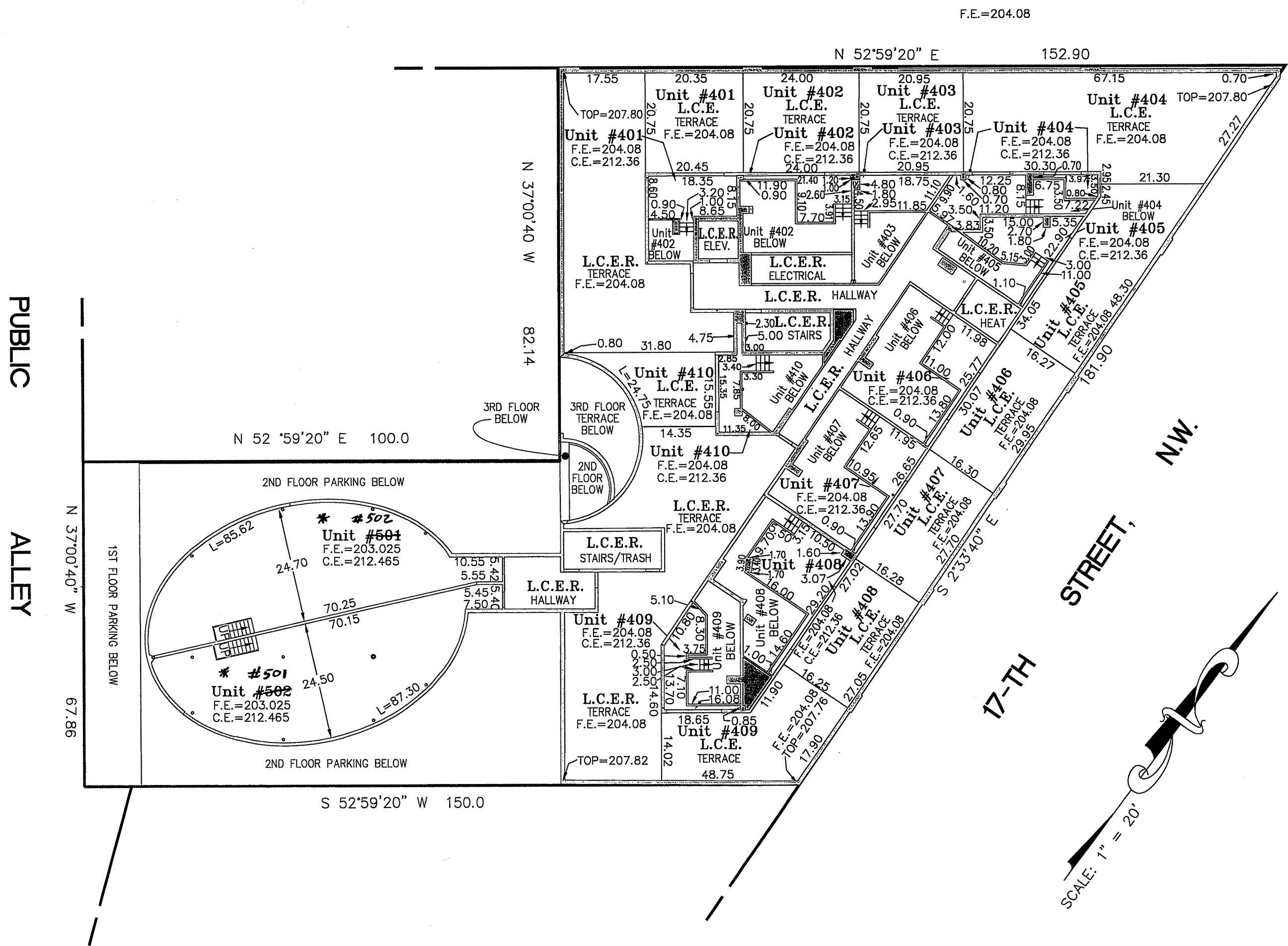
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**FOURTH FLOOR
AND FOURTH
FLOOR ANNEX
UNITS 401 - 411**

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SHEET 4 OF 6

KALORAMA ROAD, N.W.



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- ALL UNIT DIMENSIONS FOR THE ROOF TERRACES (WHICH ARE LIMITED COMMON ELEMENTS TO CERTAIN UNITS AS SHOWN HEREON) ARE APPROXIMATE, AND ARE BASED ON PHYSICAL MEASUREMENTS TO MARKS MADE BY 1700 KALORAMA CONDOMINIUM LLC. THE SAID MARKS WERE PURPORTED TO BE POSITIONED AT THE PROPOSED TERRACE DIVIDER WALLS.

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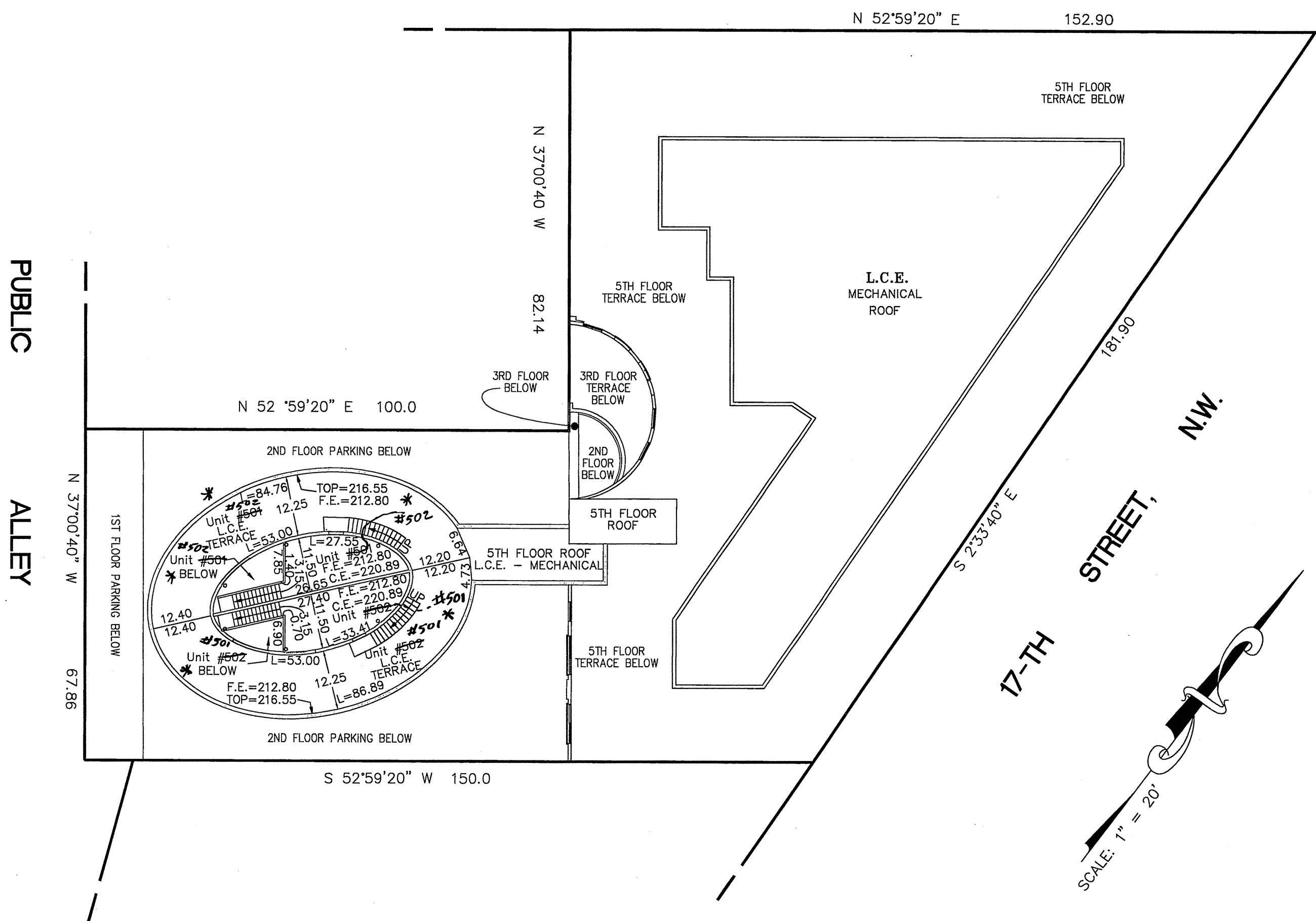
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**PENTHOUSE AND
FIFTH FLOOR
ANNEX
UNITS 401 - 410,
501 & 502**

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SHEET 5 OF 6

KALORAMA ROAD, N.W.



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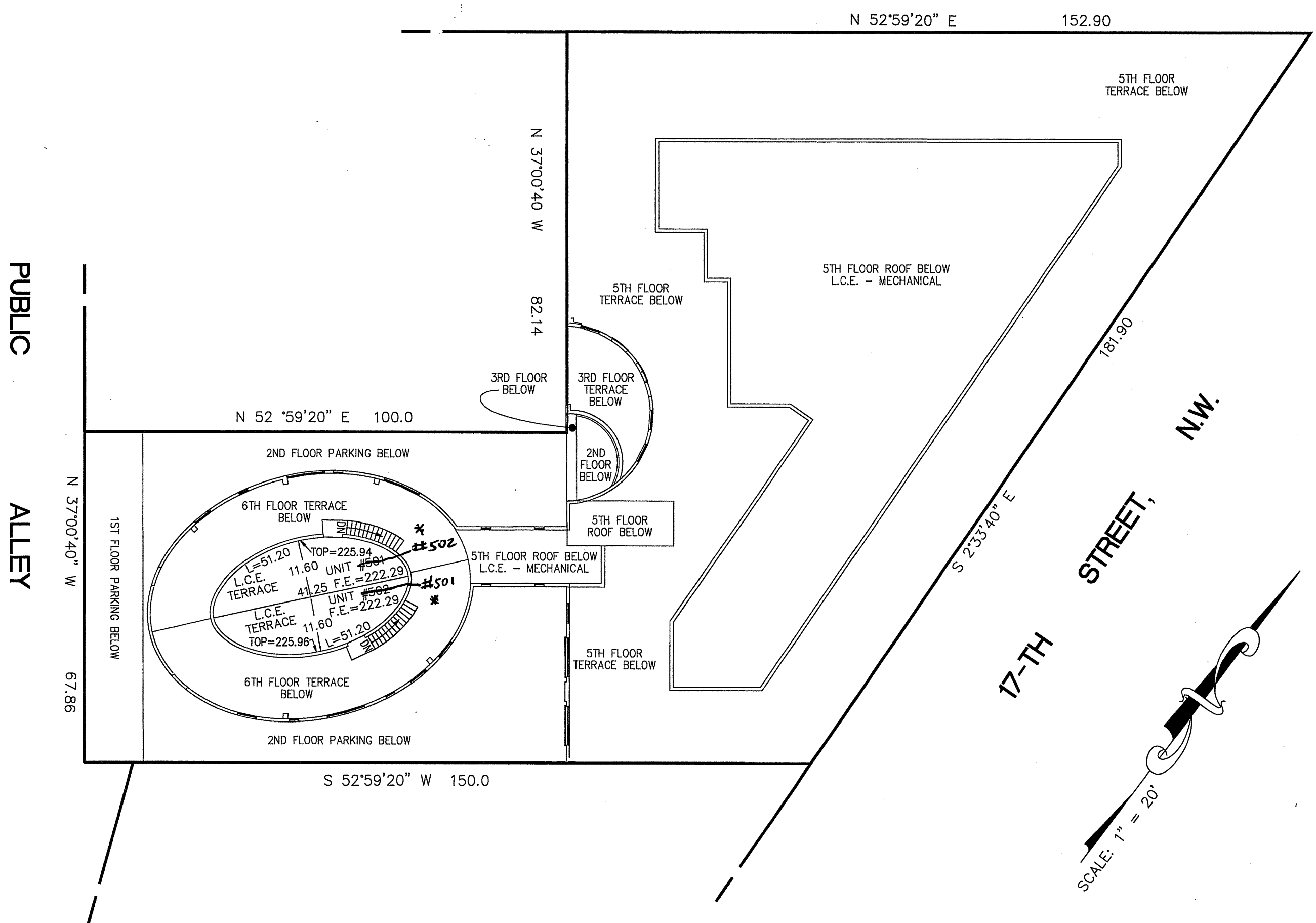
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ANNEX
PENTHOUSE
UNITS 501 & 502

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SHEET 6 OF 6

KALORAMA ROAD, N.W.



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**ANNEX
ROOF TERRACE**

UNITS 501 & 502