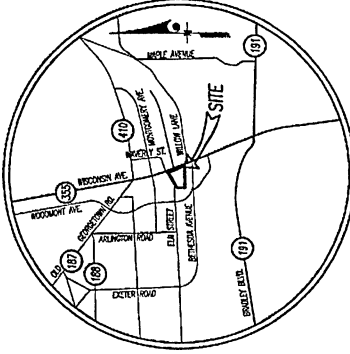


Plat Name: J.H. Miller's Addition to Bethesda
Plat #: 220180010

Location: Located immediately southwest of the intersection of Wisconsin Avenue (MD 355) and Elm Street
Master Plan: Bethesda Downtown Plan
Plat Details: CR zone, 1 lot
Owner: 7272 Wisconsin, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120160380 (MCPB Resolution No. 16-140), and with Site Plan No. 820160200 (Certified Site Plan dated October 6, 2017), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT No.



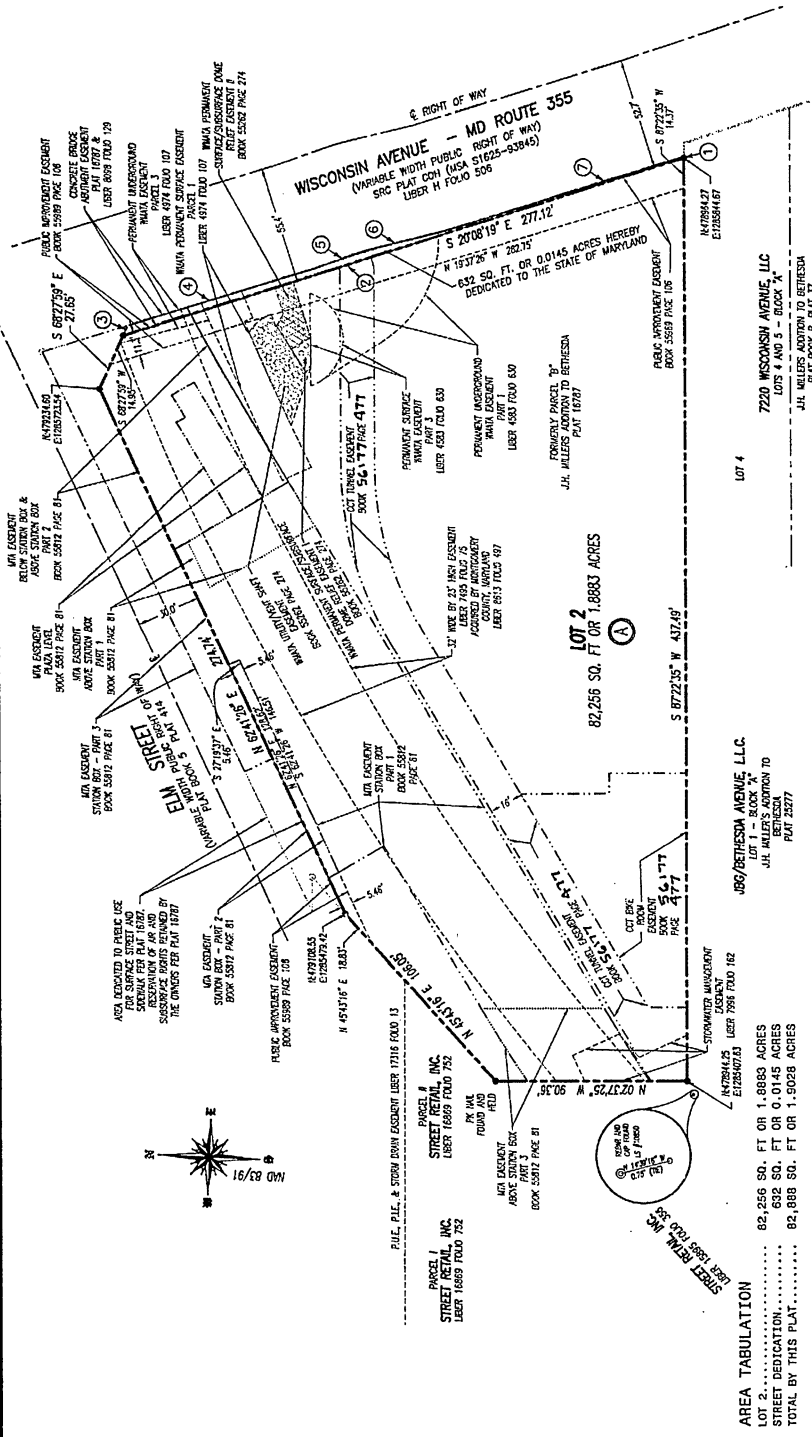
VICINITY MAP
1"=2,000'

LEGEND
WMATA = Washington Metropolitan Area Transit Authority
CCT = Capital Crescent Trail
MTA = Maryland Transit Administration

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD

1	S 87°22'35" W	0.64'
2	N 20°09'18" W	277.12'
3	S 68°27'56" E	5.24'
4	S 18°37'24" E	89.85'
5	S 21°45'30" E	27.72'
6	S 16°13'42" E	37.59'
7	S 19°47'39" E	118.65'

DEDICATED AREA - 832 SQ. FT. OR 0.0145 ACRES ±
SHOWN THUS:



OWNER'S CERTIFICATE
WE, THE UNDERSIGNED, OWNERS OF THE LAND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAT OF RESUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE STREET TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD, AND HEREBY AUTHORIZE THE PUBLIC IMPROVEMENTS COMMISSION (P.I.C.) TO TAKE THE NECESSARY ACTIONS TO CONVEY THE LAND HERETO AS THE PUBLIC IMPROVEMENTS EASEMENT (P.I.E.) SHOWN HEREON WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 55989 AT PAGE 108 WHICH SAID DOCUMENT IS INCORPORATED BY THIS REFERENCE HEREON.
AS OWNER OF THIS SUBDIVISION WE, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET OR REESTABLISHED IN ACCORDANCE WITH THE MONTGOMERY COUNTY CODE. THERE ARE NO UNRECORDED SUITS, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF RESUBDIVISION, EXCEPT FOR CEED OF TRUST HELD BY CARR PROPERTIES OF LLC AS RECORDED IN BOOK 54093 AT PAGE 139.

TRUSTEE:
The undersigned, as trustee under that certain Declaration of Trust, Assumption of Lease and Rents, Fixture Filing and Security Agreement, dated March 21, 2017, made by CP 7272 for the benefit of Carr Properties of LLC, and recorded in Book 54093 at Page 139, do hereby agree, on April 5, 2017, in Book 54093 at Page 139, being duly authorized by said Domiciliary, does agree that the Lien, effect and operation of said Deed of Trust is subject and subordinate to the effect and operation of this Plat.

JOSEPH F. MILLER, as Trustee

CP 1232 WISCONSIN AVENUE LLC,
a Delaware limited liability company
By:
Name: CEO
Title: CEO

7220 WISCONSIN AVENUE, LLC
LOTS 4 AND 5 - BLOCK "A"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT BOOK 8, PLAT 37
LEER 46705 FOLD 414

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND DESCRIBED IN THE DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT (P.I.E.) RECORDED IN BOOK 52542 AT PAGE 274, AND RECORDED IN BOOK 52540 AT PAGE 130, AND BY CP 7272 WISCONSIN AVENUE LLC FROM WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY BY A DEED DATED NOVEMBER 1, 2017 AND RECORDED IN BOOK 55252 AT PAGE 274.
I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS SHOWN THUS WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-4.3.C OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDES US 2.52 ACRES OR 174,160 SQ. FT. ON 1.5028 ACRES OF WHICH 692 SQUARE FEET IS DEDICATED TO THE STATE OF MARYLAND FOR PUBLIC USE.

6/12/18
DATE

JAMES S. BERNAT
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21133
EXPIRES 06/20/2018

NOTES
1. THE PROPERTY SHOWN HEREON IS ZONED OR.
2. HORIZONTAL DATUM IS BASED ON NAD 83/11.
3. ALL TERMS, CONDITIONS, RESTRICTIONS, EASEMENTS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT SURVIVOR AND NOT TO BE EXTINGUISHED BY THE RECORRATION OF THIS PLAT UNLESS EXPRESSLY CONTINGENT BY THE PLAN AS APPROVED, THE OFFICIAL PUBLIC TITLE FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
4. RESTRICTING THE OWNERSHIP AND USE, INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER TITLE OR DEBIT OR NOTE ALL MATTERS AFFECTING TITLE.
5. THIS PROPERTY IS SERVED BY PUBLIC WATER & SEWER SYSTEMS ONLY. AS REQUIRED BY SKETCH PLAN NO. 320160040, PRELIMINARY PLAN NO. 120160040 AND SITE PLAN NO. 120160040, ENTITLED "7222 WISCONSIN AVENUE".
6. TAX MAP NUMBERS 1H122 AND 1H122; NSCC 200 SHEET NUMBER 200R04 & 200R45.
7. CP 7272 WISCONSIN AVENUE LLC HAS PURCHASED BUILDING LOT TERMINATION CERTIFICATE NOS. PELT-053, RECORDED IN BOOK 55975 AT PAGE 8, AT PAGE 1, AND PELT-054, RECORDED IN BOOK 55975 AT PAGE 8

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
CHAIRMAN
M.N.C.P. & P.C. RECORD FILE NO. _____
SECRETARY-TREASURER

APPROVED:
DIRECTOR

APPROVED:
Johnson • Bernat • Associates, Inc.
Engineering • Surveying • Planning

205 N. Frederick Ave. Suite 100
Gathersburg, MD 20877
Tel. (301) 963-1133
Fax: (301) 963-6306
www.jba-inc.net

AREA TABULATION
LOT 2..... 82,256 SQ. FT OR 1.8883 ACRES
LOT 5..... 82,088 SQ. FT OR 1.5028 ACRES
TOTAL BY THIS PLAT.....

808 BETHESDA AVENUE, LLC
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 2277

808 BETHESDA AVENUE, LLC
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 2277

FORMER PARCEL "B"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047

FORMER PARCEL "C"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047

FORMER PARCEL "D"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047

FORMER PARCEL "E"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047

FORMER PARCEL "F"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047

FORMER PARCEL "G"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047

FORMER PARCEL "H"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047

FORMER PARCEL "I"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047

FORMER PARCEL "J"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047

FORMER PARCEL "K"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047

FORMER PARCEL "L"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047

FORMER PARCEL "M"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047

FORMER PARCEL "N"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047

FORMER PARCEL "O"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047

FORMER PARCEL "P"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047

FORMER PARCEL "Q"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047

FORMER PARCEL "R"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047

FORMER PARCEL "S"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047

FORMER PARCEL "T"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047

FORMER PARCEL "U"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047

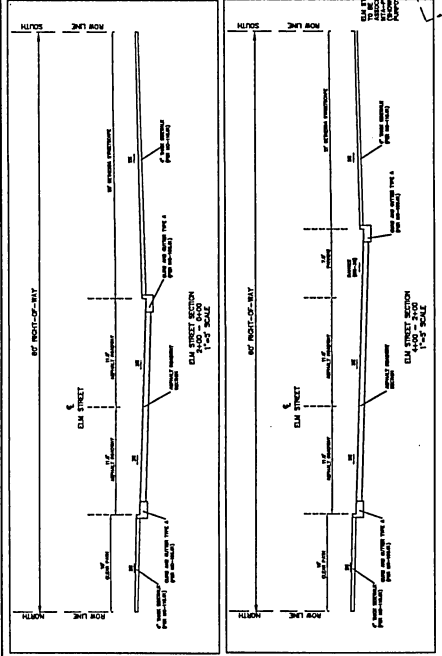
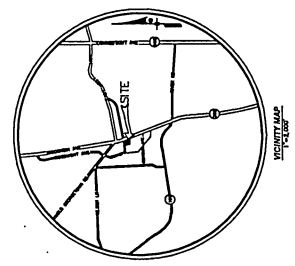
FORMER PARCEL "V"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047

FORMER PARCEL "W"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047

FORMER PARCEL "X"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047

FORMER PARCEL "Y"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047

FORMER PARCEL "Z"
J.H. MILLER'S ADDITION TO BETHESDA
PLAT 16047



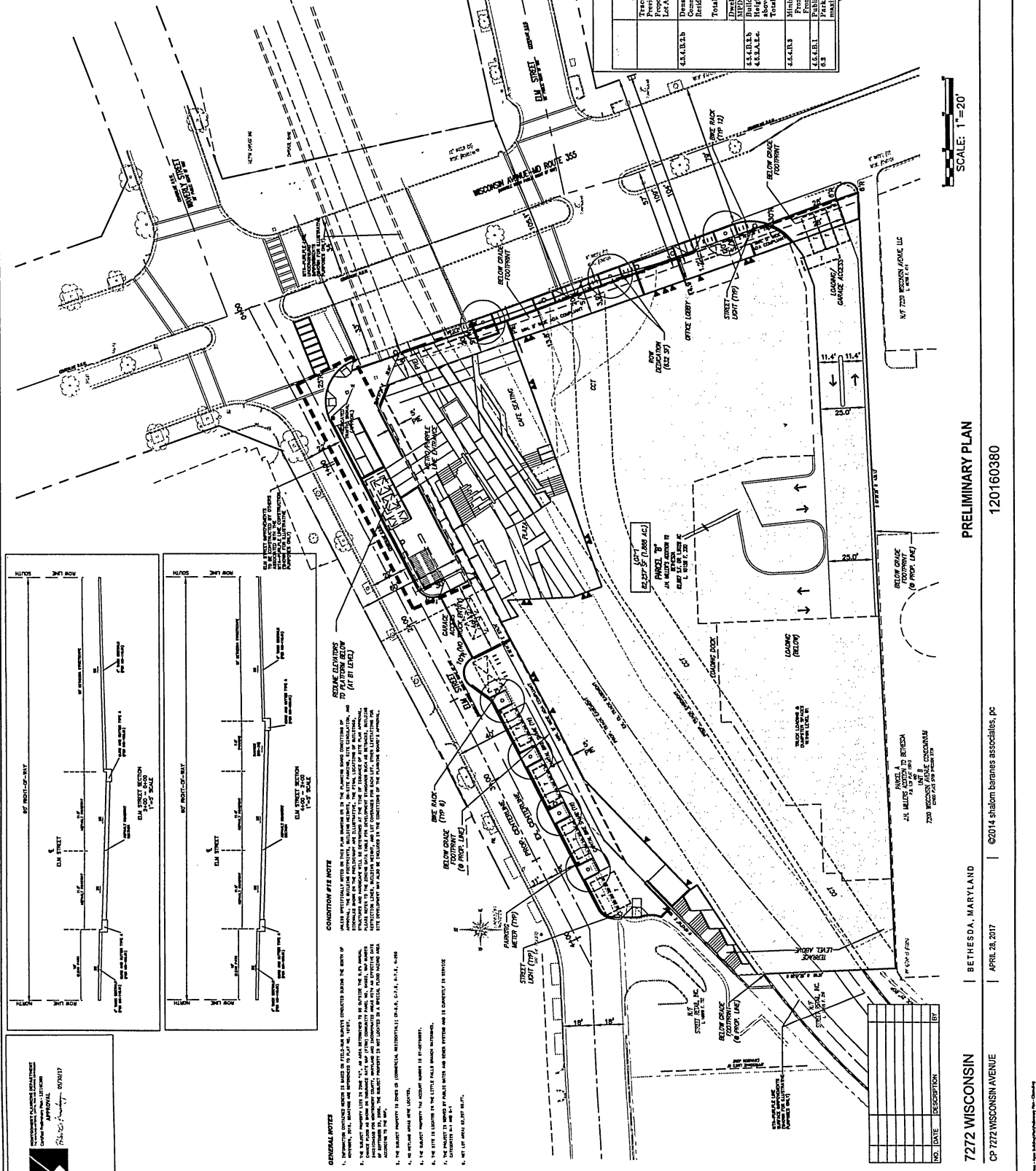
GENERAL NOTES

1. INFORMATION CONTAINED HEREIN IS BASED ON FIELD SURVEY CONDUCTED DURING THE MONTH OF SEPTEMBER, 2013. THE SURVEY WAS CONDUCTED BY J. B. HAYES, P.E., AND THE SURVEY DATA IS ACCURATE TO WITHIN 0.1 FEET. THE SURVEY DATA IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT. THE SURVEY DATA IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT. THE SURVEY DATA IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
2. THE SITE IS LOCATED IN THE CITY OF WASHINGTON, D.C., AND IS SUBJECT TO THE CITY OF WASHINGTON, D.C. ZONING REGULATIONS. THE SURVEY DATA IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT. THE SURVEY DATA IS BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT.
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CONDITIONS NOTE

REQUIRE ELEVATIONS TO PLATFORM BELOW (AT 51 LEVEL)

REQUIRE ELEVATIONS TO PLATFORM BELOW (AT 51 LEVEL)



4.3.4.B.2.b	Density (GRS, G2, B2, H2, H3)	7.8376/010	117,148	113,148
	Commercial FAR/GFA, Max.	1.8016/010		34,229
	Residential FAR/GFA, Max.	6.0307/184		82,237
	Total FAR/GFA, Max.	7.8376/010		117,148
4.3.4.B.2.c	Minimum Setback	0		0
4.3.4.B.2.d	Maximum Building Height (feet), max.	250		250
4.3.4.B.2.e	Maximum Building Height (feet), min.	0		0
4.3.4.B.2.f	Maximum Building Height (feet), min.	0		0
4.3.4.B.2.g	Maximum Building Height (feet), min.	0		0
4.3.4.B.2.h	Maximum Building Height (feet), min.	0		0
4.3.4.B.2.i	Maximum Building Height (feet), min.	0		0
4.3.4.B.2.j	Maximum Building Height (feet), min.	0		0
4.3.4.B.2.k	Maximum Building Height (feet), min.	0		0
4.3.4.B.2.l	Maximum Building Height (feet), min.	0		0
4.3.4.B.2.m	Maximum Building Height (feet), min.	0		0
4.3.4.B.2.n	Maximum Building Height (feet), min.	0		0
4.3.4.B.2.o	Maximum Building Height (feet), min.	0		0
4.3.4.B.2.p	Maximum Building Height (feet), min.	0		0
4.3.4.B.2.q	Maximum Building Height (feet), min.	0		0
4.3.4.B.2.r	Maximum Building Height (feet), min.	0		0
4.3.4.B.2.s	Maximum Building Height (feet), min.	0		0
4.3.4.B.2.t	Maximum Building Height (feet), min.	0		0
4.3.4.B.2.u	Maximum Building Height (feet), min.	0		0
4.3.4.B.2.v	Maximum Building Height (feet), min.	0		0
4.3.4.B.2.w	Maximum Building Height (feet), min.	0		0
4.3.4.B.2.x	Maximum Building Height (feet), min.	0		0
4.3.4.B.2.y	Maximum Building Height (feet), min.	0		0
4.3.4.B.2.z	Maximum Building Height (feet), min.	0		0

PROFESSIONAL CERTIFICATION

J. B. HAYES
Professional Engineer
State of Maryland
License No. 100123456

SCALE: 1"=20'

PRELIMINARY PLAN PP-2.1
JOHNSON BERNY ASSOCIATES

PRELIMINARY PLAN
120160380

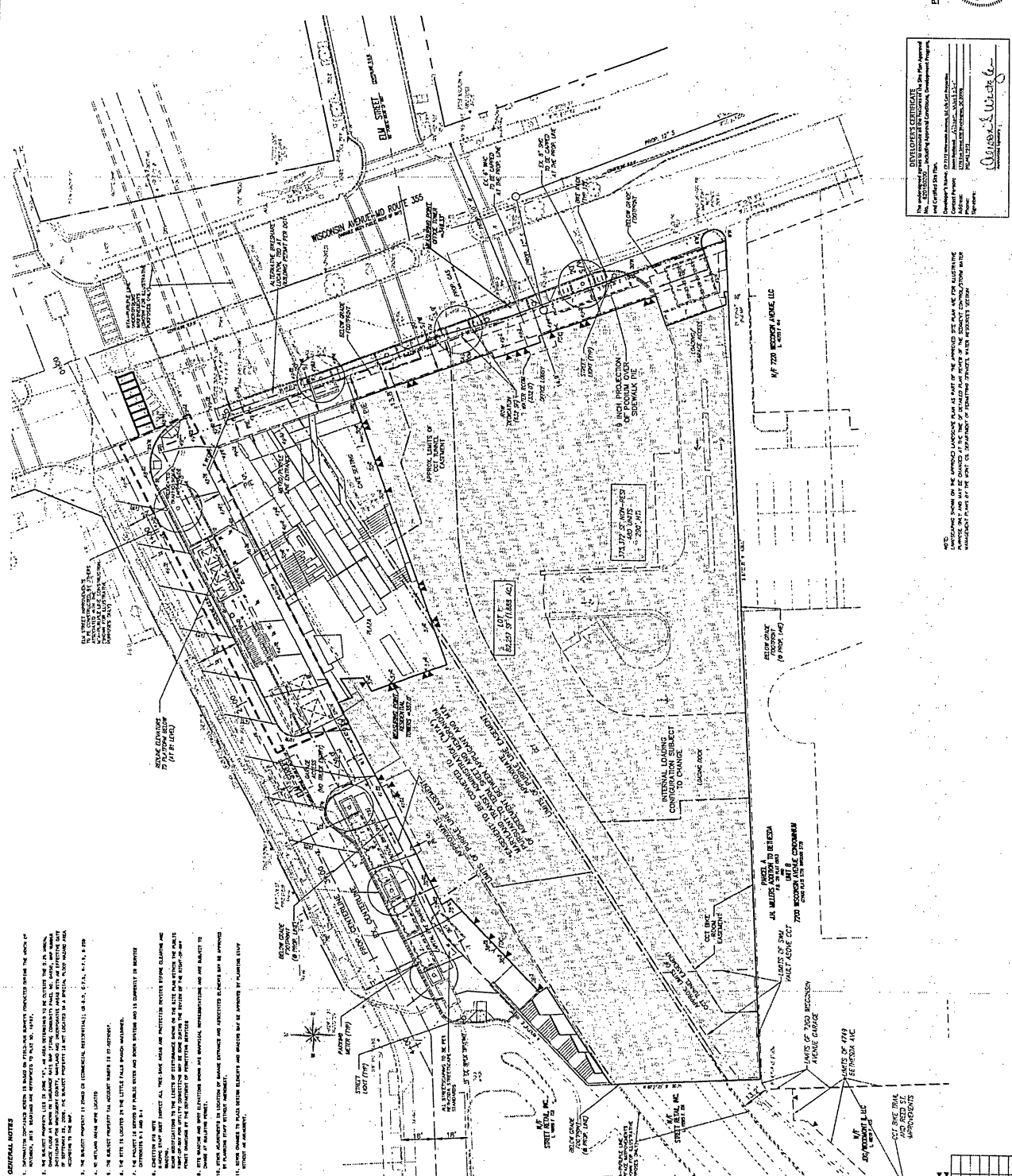
BETHESDA, MARYLAND
©2014 shalom baranes associates, pc
APRIL 28, 2017

7272 WISCONSIN
CP 7272 WISCONSIN AVENUE

NO.	DATE	DESCRIPTION	BY

Small text at the bottom right corner of the page.

LEGEND	
1	EXISTING PAVEMENT
2	EXISTING SIDEWALK
3	EXISTING DRIVEWAY
4	EXISTING CURB
5	EXISTING SIDEWALK
6	EXISTING DRIVEWAY
7	EXISTING CURB
8	EXISTING SIDEWALK
9	EXISTING DRIVEWAY
10	EXISTING CURB
11	EXISTING SIDEWALK
12	EXISTING DRIVEWAY
13	EXISTING CURB
14	EXISTING SIDEWALK
15	EXISTING DRIVEWAY
16	EXISTING CURB
17	EXISTING SIDEWALK
18	EXISTING DRIVEWAY
19	EXISTING CURB
20	EXISTING SIDEWALK
21	EXISTING DRIVEWAY
22	EXISTING CURB
23	EXISTING SIDEWALK
24	EXISTING DRIVEWAY
25	EXISTING CURB
26	EXISTING SIDEWALK
27	EXISTING DRIVEWAY
28	EXISTING CURB
29	EXISTING SIDEWALK
30	EXISTING DRIVEWAY
31	EXISTING CURB
32	EXISTING SIDEWALK
33	EXISTING DRIVEWAY
34	EXISTING CURB
35	EXISTING SIDEWALK
36	EXISTING DRIVEWAY
37	EXISTING CURB
38	EXISTING SIDEWALK
39	EXISTING DRIVEWAY
40	EXISTING CURB
41	EXISTING SIDEWALK
42	EXISTING DRIVEWAY
43	EXISTING CURB
44	EXISTING SIDEWALK
45	EXISTING DRIVEWAY
46	EXISTING CURB
47	EXISTING SIDEWALK
48	EXISTING DRIVEWAY
49	EXISTING CURB
50	EXISTING SIDEWALK



- GENERAL NOTES**
1. EXISTING SIDEWALKS SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THE ARCHITECT'S NOTES. THIS MEANS THE SIDEWALK SHALL BE MAINTAINED UNLESS OTHERWISE NOTED TO THE CONTRARY.
 2. ALL NEW SIDEWALKS SHALL BE 48" WIDE AND SHALL BE CONCRETE WITH A 1/2" THICK ASPHALT SURFACE. ALL NEW SIDEWALKS SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THE ARCHITECT'S NOTES.
 3. ALL NEW DRIVEWAYS SHALL BE 10' WIDE AND SHALL BE CONCRETE WITH A 1/2" THICK ASPHALT SURFACE. ALL NEW DRIVEWAYS SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THE ARCHITECT'S NOTES.
 4. ALL NEW CURBS SHALL BE 6" HIGH AND SHALL BE CONCRETE WITH A 1/2" THICK ASPHALT SURFACE. ALL NEW CURBS SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THE ARCHITECT'S NOTES.
 5. ALL NEW SIDEWALKS SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THE ARCHITECT'S NOTES.
 6. ALL NEW DRIVEWAYS SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THE ARCHITECT'S NOTES.
 7. ALL NEW CURBS SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THE ARCHITECT'S NOTES.
 8. ALL NEW SIDEWALKS SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THE ARCHITECT'S NOTES.
 9. ALL NEW DRIVEWAYS SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THE ARCHITECT'S NOTES.
 10. ALL NEW CURBS SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THE ARCHITECT'S NOTES.
 11. ALL NEW SIDEWALKS SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THE ARCHITECT'S NOTES.
 12. ALL NEW DRIVEWAYS SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THE ARCHITECT'S NOTES.
 13. ALL NEW CURBS SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THE ARCHITECT'S NOTES.
 14. ALL NEW SIDEWALKS SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THE ARCHITECT'S NOTES.
 15. ALL NEW DRIVEWAYS SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THE ARCHITECT'S NOTES.
 16. ALL NEW CURBS SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THE ARCHITECT'S NOTES.
 17. ALL NEW SIDEWALKS SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THE ARCHITECT'S NOTES.
 18. ALL NEW DRIVEWAYS SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THE ARCHITECT'S NOTES.
 19. ALL NEW CURBS SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THE ARCHITECT'S NOTES.
 20. ALL NEW SIDEWALKS SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED BY THE ARCHITECT'S NOTES.

PROFESSIONAL CERTIFICATION

Professional Seal of the State of Maryland
 State Board of Professional Engineers, Architects, and Surveyors
 License No. 15123
 Expires 01/01/2023

DEVELOPER'S CERTIFICATE

I, the undersigned, do hereby certify that the information contained herein is true and correct to the best of my knowledge and belief, and that I am the owner or authorized agent of the owner of the property described herein.

Developer's Name: **7772 Wisconsin Avenue, LLC**
 Address: **7772 Wisconsin Avenue, Bethesda, MD 20814**
 Signature: *[Signature]*
 Title: **Developer**

NOTES:
 1. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS OF THE PROJECT SITE AND HAS OBSERVED THE SITE FROM THE AIR AND FROM THE GROUND. THE ARCHITECT HAS NOT CONDUCTED ANY SURVEYING OR MEASUREMENTS OF THE SITE OR NEIGHBORING PROPERTIES.

NO.	DATE	DESCRIPTION	BY