

ZONING INFORMATION

Zoning Jurisdiction: County of Montgomery
 Zoning Classification: R-200: Residential- 200 Zone
 Conformance Status: Legal Nonconforming

Setback Requirements:
 Front-40'
 Side-12' or 25' total
 Rear-30'

Site Restrictions: Minimum Lot Size-20,000SF; Minimum Lot Width-100'; Maximum Coverage-25%; Maximum Height-50'(Principal), 35' Accessory

Parking Requirements: 0.25 spaces per high school student, 1 space per employee; 1 * 25=25 required spaces

Zoning information has been provided by a Zoning Report by Partner Engineering & Science, Inc., dated March 19, 2021, Job No.21-307584.4.

Surveyor's Note: Setback lines shown hereon are based solely upon the information provided above, are to be used for reference purposes only and are subject to interpretation by the local zoning authority.

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE X IS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 24031C0345D DATED SEPTEMBER 29, 2006 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON MARCH 5, 2021 BY TELEPHONE OR EMAIL (www.fema.gov)

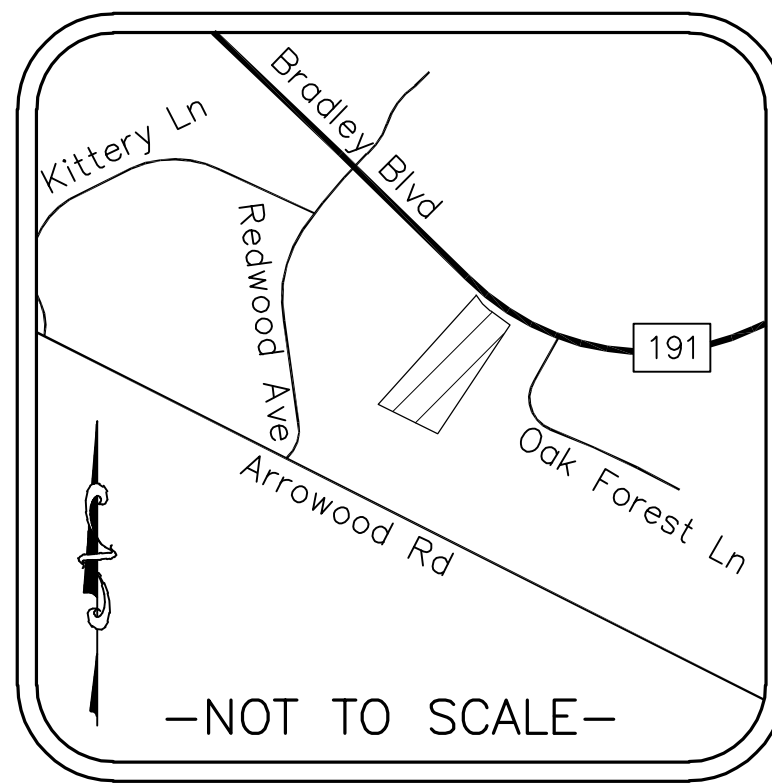
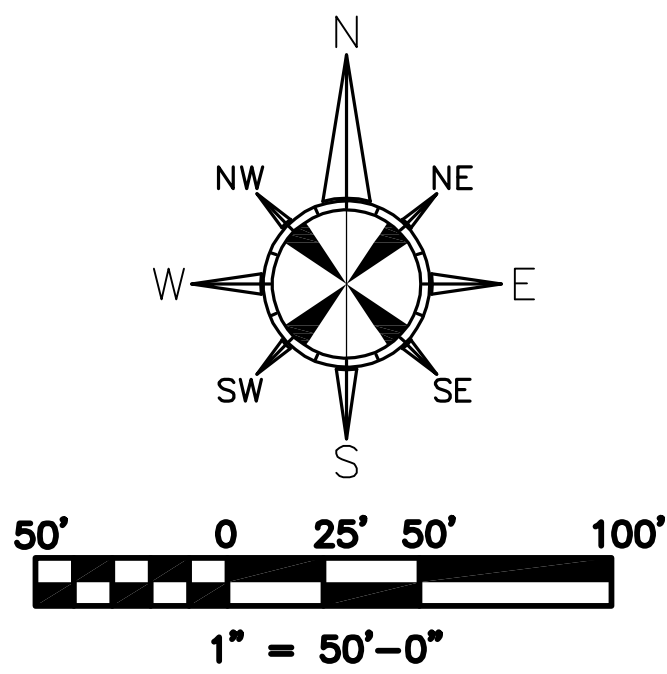
MISCELLANEOUS NOTES

- N1** THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON WESTERLY LINE OF SUBJECT PROPERTY AND IS REFLECTED ON PLAT NO. 25831 OF THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THE BEARING IS DENOTED AS N 42°38'07" E.
- N2** THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL.
- | PARKING | | | | |
|---------|----------|---------|---------|-------|
| REGULAR | DISABLED | TRAILER | PARTIAL | TOTAL |
| 71 | 4 | 0 | 0 | 75 |
- N3** NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- N4** THERE WAS NOT PROPOSED CHANGES IN STREET RIGHT OF WAY LINES; IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION; EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- N5** THE DISTANCE TO THE NEAREST INTERSECTING STREET, OAK FOREST LANE, IS 145± AND IS DESIGNATED ON SURVEY MAP FOR CLARITY.
- N6** AT THE TIME OF SURVEY THERE WAS NO EVIDENCE OF THE PROPERTY BEING USED AS A CEMETERY, BURIAL GROUND OR GRAVE SITE.
- N7** THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA BRADLEY BOULEVARD, A PUBLIC RIGHT OF WAY.
- N8** THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
- N9** THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
- N10** THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED.
- N11** SURVEY PREPARED BY:
LMS SURVEYING LTD
 Professional Commercial & Residential Land Surveys
 P.O. Box 65 • Sharon Center • OH • 44274
 330.329.6812 / Surveys@LMSurveying.com
 JOB NO. B-210332

UTILITY NOTE

- 1** THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYD PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

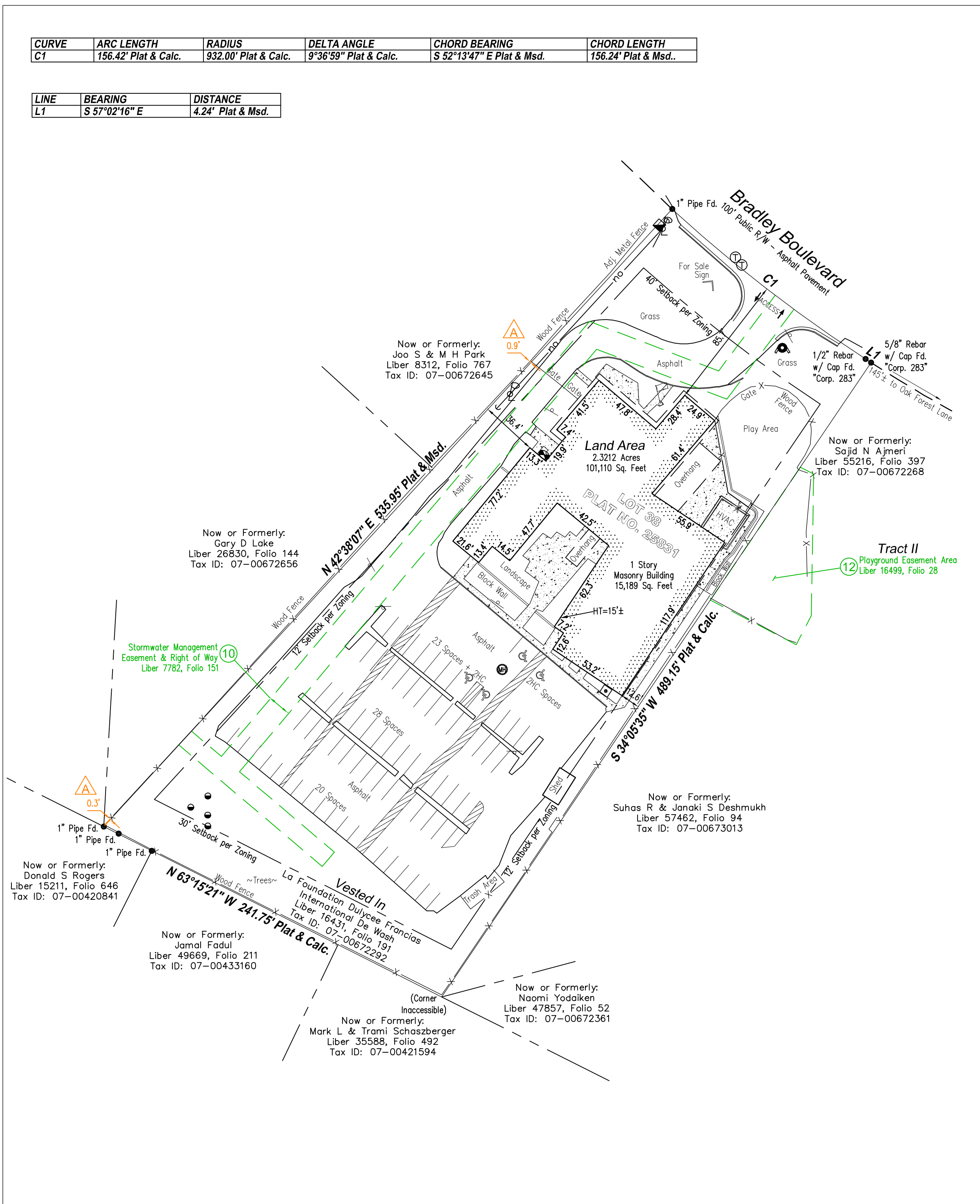
- R/W - Right-of-Way
 C/L - Centerline
 P.O.B. - Point of Beginning
 P.O.C. - Point of Commencement
 ● - Monument Found (as noted)
 ○ - Concrete Monument Found
 ○ - 5/8" Rebar Set
 △ - Mag Nail Set
- △ - Encroachment
 ⊗ - Schedule B-Section II Item
 Calc. - Calculated
 Msd. - Measured
 Rec. - Record
 R - Radius
 A - Arc Length
 Δ - Delta Angle
 CHL - Chord Length
 CHB - Chord Bearing
- Hydrant
 Sign
 Flagpole
 Clean Out
 Gas Meter
 Air Conditioning Unit
 Telephone Manhole
 Power Pole
 Manhole



VICINITY MAP

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	156.42' Plat & Calc.	932.00' Plat & Calc.	9°36'59" Plat & Calc.	S 52°13'47" E Plat & Msd.	156.24' Plat & Msd.

LINE	BEARING	DISTANCE
L1	S 57°02'16" E	4.24' Plat & Msd.



SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

7. Right of Way dated June 2, 1913 and recorded June 10, 1913 among the aforesaid Land Records in Liber 236, folio 239 by and between Fannie E. Pate and Chesapeake and Potomac Telephone Company. MAY AFFECT THE SUBJECT PROPERTY - LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
8. Right of Way dated April 6, 1917 and recorded August 20, 1917 among the aforesaid Land Records in Liber 264, folio 486 by and between The Chevy Chase to Great Falls Land Corporation and Chesapeake and Potomac Telephone Company. MAY AFFECT THE SUBJECT PROPERTY - LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
9. Right of Way and Easement dated July 26, 1967 and recorded September 22, 1967 among the aforesaid Land Records in Liber 3666, folio 349 by and between The Ursuline Sisters of Frostburgh, Maryland, a religious corporation and Chesapeake and Potomac Telephone Company of Maryland, a Maryland corporation. MAY AFFECT THE SUBJECT PROPERTY - LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
10. Grant of Stormwater Management Easement and Right of Way dated June 17, 1987 and recorded June 30, 1987 among the aforesaid Land Records in Liber 7782, folio 151 by and between S.S. Peter & Paul Antiochian Orthodox Christian Church and Montgomery County, Maryland. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
11. Declaration of Covenants Inspection/Maintenance of Stormwater Management Facility dated June 17, 1987 and recorded June 30, 1987 among the aforesaid Land Records in Liber 7782, folio 148 by and between S.S. Peter & Paul Antiochian Orthodox Christian Church and Montgomery County, Maryland. AFFECTS THE SUBJECT PROPERTY - NO PLOTTABLE ITEMS
12. Declaration of Easements dated November 5, 1998 and recorded November 25, 1998 among the aforesaid Land Records in Liber 16499, folio 28 by Foundation Du Lycee Francais International De Washington, a non-profit District of Columbia corporation. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
13. Declaration of Covenants dated November 5, 1998 and recorded November 25, 1998 among the aforesaid Land Records in Liber 16499, folio 36 by and between The French International School a/k/a Lycee Rochambeau de Washington, a non-profit District of Columbia corporation. AFFECTS THE SUBJECT PROPERTY - NO PLOTTABLE ITEMS
14. Subject to notes, notations, rights of way, easements, setbacks, reservations, building restriction lines and restrictions as set forth upon a Plat entitled "Kefauver Tract - Bradley Hills" and recorded in Plat Book 3, Page 201. AFFECTS THE SUBJECT PROPERTY - NO PLOTTABLE ITEMS
16. Subject to notes, notations, rights of way, easements, setbacks, reservations, building restriction lines and restrictions as set forth upon a Plat entitled "Kefauver Tract - Bradley Hills, a Plat of Correction of Lot 3, Block 3", said plat is recorded among the Land Records of Montgomery County, Maryland at Plat No. 25831. AFFECTS, NO ADDITIONAL PLOTTABLE ITEMS

SIGNIFICANT OBSERVATIONS

- A** Fence extends a maximum distance of 0.9'± over property line.

TITLE LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Montgomery, State of Maryland, and is described as follows:
 TRACT I:
 BEING KNOWN AND DESIGNATED AS LOT NUMBERED THIRTY-EIGHT (38) IN BLOCK NUMBERED THREE (3) IN A SUBDIVISION KNOWN AS "KEFAUVER TRACT - BRADLEY HILLS, A PLAT OF CORRECTION OF LOT 3, BLOCK 3", SAID PLAT IS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AT PLAT NO. 25831.
 TRACT II:
 NON-EXCLUSIVE EASEMENT AS SET FORTH IN THAT DECLARATION OF EASEMENTS FOR THE PLAYGROUND EASEMENT BY FONDATION DU LYCEE FRANCAIS INTERNATIONAL DE WASHINGTON, DATED NOVEMBER 5, 1998, AND RECORDED NOVEMBER 25, 1998, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 16499, PAGE 028.
 THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT NO. NCS-1051023-SA1, DATED MAY 24, 2022, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

ALTA/NSPS LAND TITLE SURVEY FOR BRADLEY BOULEVARD

PARTNER PROJECT NUMBER 21-307584.7 SITE NUMBER 1
 ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT, NUMBER NCS-1051023-SA1, CONTAINING AN EFFECTIVE DATE AND TIME OF MAY 24, 2022 AT 7:30AM.

CERTIFICATION

TO: RRA REAL ESTATE DEBT FUND II SUBSIDIARY 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND/OR ASSIGNS; BETHESDA EDUCATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AND FIRST AMERICAN TITLE INSURANCE COMPANY;
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B1), 7(C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 20, 2021 AND JUNE 15, 2022.

DATE OF PRELIMINARY PLAT: MARCH 26, 2021
 DATE OF FINAL PLAT: JULY 7, 2022
 PROPERTY ADDRESS: 7108 BRADLEY BOULEVARD, BETHESDA, MD 20817

HARRY A. SMITH JR.
 PROFESSIONAL LAND SURVEYOR #21082
 IN THE STATE OF MARYLAND
 FOR THE BENEFIT AND USE OF LMS SURVEYING, LTD
 FIELD DATE OF SURVEY: 3.20.21 & 6.15.22
 LATEST REVISION DATE 6.29.22



SIGNATURE

CORPORATE OFFICE
 2154 TORRANCE BLVD.
 TORRANCE, CA 90501 888-213-7479
 ALTA@partneresi.com

