



**U.S. Department of Justice
Federal Bureau of Prisons
Federal Prison Industries**

Washington, D.C. 20534

May 15, 2026

Re: Closing of a Public Alley in Square 571 – S.O. 25-01939

Matthew J. Flis
Deputy Director
Current Planning Division
National Capital Planning Commission
401 9th Street, NW |
Washington, DC 20004

Dear Mr. Flis,

In June 2025, you contacted the Federal Bureau of Prisons to determine whether the agency had any comments regarding a request (Square 571 – S.O. 25-01939), made by the Community for Creative Non-Violence (“CCNV”), for the closing of a public alley adjacent to 400 1st Street, NW, a property owned by the United States of America (“Government”).

Subsequently, attorneys for CCNV and Federal Prison Industries, Inc., on behalf of the Government, sought to negotiate an easement agreement based on which the Government would not object to the alley closure request in its comments to the National Capital Planning Commission. The executed easement agreement is attached to this letter.

Accordingly, the Government does not object to the alley closure request in Square 571 – S.O. 25-01939 based on the terms of the attached executed easement agreement.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Thaler".

Steve Thaler
Deputy General Counsel
Federal Prison Industries, Inc.
Federal Bureau of Prisons
U.S. Department of Justice

AFTER RECORDING,
PLEASE RETURN TO:

For recorder's use only

EASEMENT AGREEMENT

This EASEMENT AGREEMENT (this "Easement Agreement") is made as of May 15, 2026, by and between COMMUNITY FOR CREATIVE NON-VIOLENCE, a District of Columbia non-profit corporation, hereinafter referred to, together with the fee-simple owner from time to time of Lot 812 (hereinafter defined) and Lot 813 (hereinafter defined), as "**Grantor**", and UNITED STATES OF AMERICA, hereinafter referred to as "**Lot 821 Owner**".

RECITALS

This Easement Agreement is made with reference to the following facts:

A. Grantor is the fee-simple owner of certain real property in the District of Columbia known as Assessment and Taxation Lot 812, Square 571, located on D Street NW, Washington, D.C. (with no assigned address), as more particularly described on the attached Exhibit "A" ("**Lot 812**"), and which is currently being utilized as a surface parking lot.

B. Grantor is also the fee-simple owner of certain real property in the District of Columbia known as Assessment and Taxation Lot 813, Square 571, located on E Street NW, Washington, D.C. (with no assigned address), as more particularly described on the attached Exhibit "B" ("**Lot 813**" and, together with Lot 812, the "**Servient Properties**"), and which also is currently being utilized as a surface parking lot.

C. Lot 821 Owner is the fee-simple owner of that certain real property with improvements thereon in the District of Columbia known as Assessment and Taxation Lot 821, Square 571, located at 400 1st Street NW, Washington, D.C., as more particularly described on the attached Exhibit "C" ("**Lot 821**"), and which is improved with, *inter alia*, an 8-story office building (the "**Office Building**").

D. Square 571 is served by four (4) separate alleys, identified as "Alley A," "Alley B," "Alley C," and "Alley D" on the attached Exhibit "D" (each, as applicable, "**Alley A**," "**Alley B**," "**Alley C**," and "**Alley D**"). Alley A provides north-south access to the interior of Square 571 from its southern terminus, where it connects with Alley D (hereinafter defined), to E Street, NW. Alley

B and Alley D provide east–west access to the interior of Square 571 between 1st Street NW and Alley A. Alley C provides north–south access to the interior of Square 571 between Alley B and Alley D.

E. On January 23, 2025, Grantor submitted an application to the Office of the Surveyor for the District of Columbia (the “**Surveyor’s Office**”) seeking approval for the closure of portions of the existing alley system in Square 571, which application is being processed as S.O. No. 25-01939 (the “**Alley Closing Application**”).

F. As shown on the draft alley closing plat prepared by the Surveyor’s Office in connection with the Alley Closing Application, a copy of which is attached hereto as Exhibit “E”, Grantor proposes to close approximately 300 square feet of land area within Alley B (the “**Alley B Partial Closure**”) and approximately 1,092 square feet of land area within Alley D (the “**Alley D Partial Closure**” and, together with the Alley B Partial Closure, the “**Partial Alley Closures**”), and to cause the recordation of a plat memorializing such closures (the “**Alley Closing Plat**”).

G. In consideration of Lot 821 Owner’s agreement to the Partial Alley Closures, Grantor desires to create, declare, and impose certain Easements (hereinafter defined) upon (i) Lot 812 and (ii) Lot 813 and portions of the closed Alley D in order to permit non-exclusive ingress to and egress from the rear of the Office Building by Lot 821 Owner, in accordance with, and subject to, this Easement Agreement.

H. In connection with the Easements granted herein, Lot 821 Owner has requested, and Grantor has conditionally agreed, that Grantor shall use commercially reasonable efforts to cause the removal of three (3) utility poles located in Alley C and Alley D (each, a “**Utility Pole**”, and together, the “**Utility Poles**”), in the locations identified on the attached Exhibit “F”, in accordance with, and subject to, this Easement Agreement.

NOW, THEREFORE, in consideration of the foregoing Recitals and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Lot 821 Owner agree as follows:

1. **Declaration of Easements in Favor of Lot 821.**

(a) Grant of Easements. In consideration for Lot 821 Owner’s agreement to the Partial Alley Closures, Grantor does hereby grant, bargain, release and convey, subject to subsections (b)-(d) below, unto Lot 821 Owner, for the benefit of Lot 821 and as appurtenances running with the land so long as Lot 821 Owner is the fee simple owner of Lot 821:

- i. Easement #1. A non-exclusive surface easement in the three-dimensional space horizontally bounded by Easement Area #1 (hereinafter defined) located on Lot 812, and extending from the surface of such area to a point no less than fourteen feet (14’) above each point within such area, which may be used by Lot 821 Owner, and its employees, agents, contractors and invitees, for ingress and egress between Alley B and Alley C and the rear of the Office Building on Lot

821, in, upon, over, through and across Easement Area #1 (the “**Easement #1**”);

- ii. Easement #2A. A non-exclusive surface easement in the three-dimensional space horizontally bounded by Easement Area #2A (hereinafter defined) located on Lot 813, and extending from the surface of such area to a point no less than fourteen feet (14’) above each point within such area, which may be used by Lot 821 Owner, and its employees, agents, contractors and invitees, for ingress and egress between Alley C and Alley D and the rear of the Office Building on Lot 821, in, upon, over, through and across Easement Area #2A (the “**Easement #2A**”);
- iii. Easement #2B. A contingent non-exclusive surface easement in the three-dimensional space horizontally bounded by Easement Area #2B (hereinafter defined) located on closed Alley D, and extending from the surface of such area to a point no less than fourteen feet (14’) above each point within such area, which may be used by Lot 821 Owner, and its employees, agents, contractors and invitees, for ingress and egress between Alley C and Alley D and the rear of the Office Building on Lot 821, in, upon, over, through and across Easement Area #2B (the “**Easement #2B**”); and
- iv. Easement #2C. A contingent non-exclusive surface easement in the three-dimensional space horizontally bounded by Easement Area #2C (hereinafter defined) located on closed Alley D, and extending from the surface of such area to a point no less than fourteen feet (14’) above each point within such area, which may be used by Lot 821 Owner, and its employees, agents, contractors and invitees, for ingress and egress between Alley C and Alley D and the rear of the Office Building on Lot 821, in, upon, over, through and across Easement Area #2C (the “**Easement #2C**”).

As used herein, (A) the term “**Easement Area #1**” means that area which is depicted on Exhibit “G”, attached hereto and identified as the “Easement Area #1” thereon; (B) the term “**Easement Area #2A**” means that area which is depicted on Exhibit “G”, attached hereto and identified as the “Easement Area #2A” thereon; (C) the term “**Easement Area #2B**” means that area which is depicted on Exhibit “G”, attached hereto and identified as the “Easement Area #2B” thereon; and (D) the term “**Easement Area #2C**” means that area which is depicted on Exhibit “G”, attached hereto and identified as the “Easement Area #2C” thereon. As used herein, Easement Area #1, Easement Area #2A, Easement Area #2B, and Easement Area #2C shall be collectively referred to as the “**Easement Areas**”. As used herein, Easement #1, Easement #2A, Easement #2B, and Easement #2C shall be collectively referred to as the “**Easements**”.

(b) Duration of Easement. The Easements granted, declared, created, and imposed shall commence on the date (the “**Commencement Date**”) on which this Easement Agreement is recorded among the land records of the District of Columbia (the “**Land Records**”)

and thereafter be permanent and continue in perpetuity, other than as set forth herein. Notwithstanding the foregoing, provided that the Utility Pole located in Alley D (at the intersection with Alley C) shall have been removed, upon the completion of the Pole Removal Work (if any), Easement #2C shall be deemed to be immediately and entirely vacated, extinguished, and released, null and void, and of no further force or legal effect. In addition to the foregoing, the Easements granted herein shall be deemed to be immediately and entirely vacated, extinguished, and released, null and void, and of no further force or legal effect, upon the written agreement of all parties to this Easement Agreement (or their respective successor in interest). In such event, all parties to this Easement Agreement (or their respective successor in interest) shall enter into an appropriate release that shall be recorded among the Land Records; provided that the cost of recording shall be split equally among the parties (or successor, as applicable), although each party (or successor, as applicable) shall bear its own attorneys' fees and costs in connection therewith.

(c) No Interference by the Parties. Grantor shall not construct, or permit to be constructed, any structure on or in any Easement Area nor any building, edifice, balcony, overhang or cantilever within any Easement Area from the surface of each such Easement Area to a height of fourteen feet (14') above the surface of each such Easement Area, nor shall Grantor store, or permit the storage of, equipment or material in, or on, any Easement Area.

(d) Temporary Closures. Nothing contained in this Easement Agreement shall in any way be construed as a dedication of the Easement Areas for public use. All of the Easements and agreements herein created are private and do not constitute grants for public use. Grantor hereby reserves the right to close temporarily all or any portion of the Easement Areas to such extent as may be legally necessary or sufficient in order to prevent a dedication thereof or other accrual of rights in any person other than the Lot 821 Owner, or in the public generally; provided that such temporary closure shall be undertaken for the shortest period of time reasonably necessary to achieve the foregoing purposes and only after written notice has been delivered to Lot 821 Owner.

2. Utility Pole Work. Grantor shall use commercially reasonable efforts to cause the removal of the three (3) Utility Poles (the "**Utility Pole Work**") located in Alley C and Alley D and identified on the attached Exhibit "E", subject to and in accordance with this Section 2. Grantor's obligation to use commercially reasonable efforts to undertake the Utility Pole Work shall commence at such time, if ever, as the applicable governmental authority of the District of Columbia issues a building permit to Grantor for the construction of vertical improvements on the Servient Properties. Once undertaken, if at all, Grantor shall diligently pursue the Utility Pole Work to completion. Lot 821 Owner acknowledges and agrees that: (i) Grantor's sole obligation under this Section 2 shall be to use commercially reasonable efforts to cause removal of the Utility Poles; (ii) Grantor shall have no liability or obligation under this Section 2, and Lot 821 Owner shall have no recourse against Grantor therefor, if the applicable utility that owns one or more of the Utility Poles refuses to permit the Utility Poles to be removed or imposes conditions upon the removal of the Utility Poles which are not economically reasonable in Grantor's sole and absolute discretion; (iii) the Utility Poles may be owned by more than one utility and Grantor may be able to cause the removal of some but not all of the Utility Poles, and in such case and following the removal of the Utility Poles which may be removed, Grantor's obligations under this Section 2 shall be deemed satisfied; and (iv) Grantor may be able to cause the relocation but not removal of

some or all of the Utility Poles (due to the needs of a particular utility, site conditions, or other reason), and in such case and upon the relocation of those Utility Poles which may be relocated, Grantor's obligations under this Section 2 shall be deemed satisfied.

3. Development and Use. Nothing in this Easement Agreement shall bar or impede either the Grantor or the Lot 821 Owner from developing the Servient Properties or Lot 821, as applicable, in a manner otherwise in compliance with applicable law, or from constructing, maintaining, repairing, rebuilding, and otherwise using the Servient Properties or Lot 821, as applicable, so long as the essential benefits of the Easements are not adversely impacted or affected; provided that the parties agree that the Easements may be temporarily blocked during the construction of any improvements on Lots 812 and/or 813.

4. Severability. If any provision of this Easement Agreement or any application thereof shall be invalid, illegal or unenforceable in any respect, then the validity, legality, and enforceability of the remaining provisions hereof and any other application thereof shall not in any way be affected or impaired, and such remaining provisions shall continue in full force and effect.

5. Recordation and Effective Date of Easement Agreement. This Easement Agreement shall be acknowledged by the trustees under any deed of trust then encumbering the Servient Properties and duly recorded among the Land Records. Provided that this Easement Agreement has been fully executed, acknowledged, and delivered by all parties hereto, Grantor shall cause this Easement Agreement to be recorded among the Land Records promptly after the date on which the Alley Closing Plat is recorded among the Land Records. This Easement Agreement shall be effective as of the Commencement Date.

6. No Merger. Neither this Easement Agreement nor the easements created hereby shall be terminated by merger of the estates of the Servient Properties and Lot 821 (whether by the subdivision of the Servient Properties and Lot 821, or otherwise) or be affected in any way by virtue of fee-simple ownership of the Servient Properties and Lot 821 being in the same person or entity.

7. Covenants to Run With the Land. The covenants, conditions, and agreements contained herein shall be deemed real covenants running with the land and shall be binding upon and inure to the benefit of the parties hereto, any mortgagees or beneficiaries under any mortgages or deeds of trust encumbering the Servient Properties and Lot 821 from time to time, and their respective heirs, legal representatives, successors, assigns, transferees, and owners.

8. Notices. Any notices, requests, or other communications required or permitted to be given hereunder shall be in writing and shall be either (i) delivered by hand, or (ii) sent by a reputable, national overnight delivery service (e.g., FedEx or UPS), and addressed to each party entitled to notices (and any person designed as a "copy to") at the applicable address set forth herein for such party entitled to notices, or as otherwise provided in the most recent written notice from a party to another party entitled to notices. The time period within which a response to any notice or request must be given, if any, shall commence to run on the date of actual receipt of such notice, request, or other communication by the addressee thereof; provided, rejection or other refusal to accept or inability to deliver because of a changed address of which no notice was given

shall be deemed to be receipt of the notice, request, or other communication. By giving at least five (5) days prior written notice thereof, any party may, from time to time and at any time, change its mailing address hereunder. Any notice provided for hereunder may be given by a party's attorney or other representative. As of the day and year first hereinabove, the notice addresses for the parties are as follows:

If to Grantor:

Community for Creative Non-Violence
c/o Rico Harris, Executive Director
425 2nd Street, NW
Washington, DC 20001

With copy to:

Holland & Knight LLP
Attn: Kyrus L. Freeman
Christopher S. Cohen
800 17th Street, NW
Suite 1100
Washington, DC 20016

If to Lot 821 Owner:

Federal Prison Industries (UNICOR)
Attn: Office of General Counsel
400 1st Street, NW
Washington, DC 20534

9. Estoppel Certificates. Any party shall at any time and from time to time, upon not less than thirty (30) days prior written notice by the other party, execute, acknowledge and deliver to such party a statement in writing certifying that this Easement Agreement is unmodified and in full force and effect (or if there has been any modification thereof that the same is in full force and effect as modified and stating the modification or modifications and that there are no defaults existing, or if there is any claimed default stating the nature and extent thereof).

10. Further Assurances. Whenever requested to do so by a party to this Easement Agreement, the other party to this Easement Agreement shall perform any other acts and execute, acknowledge and deliver any documents that are reasonably necessary, expedient or proper in order to carry out the intent and purpose of this Easement Agreement.

11. Governing Law. This Easement Agreement shall be construed, interpreted and enforced in accordance with the statutory, administrative and judicial laws of the District of Columbia, excluding conflict-of-law provisions which may be construed to apply the substantive laws of another jurisdiction.

12. Exhibits. All Exhibits referenced herein as attached hereto shall be deemed incorporated herein by reference.

13. Miscellaneous. As used in this Easement Agreement, the singular shall include the plural, the plural shall include the singular, and words of any gender shall include the other genders as the context may require. The headings are for convenience only and shall not be interpreted to impart any meaning of the text.

[Remainder of page intentionally blank.]

SIGNATURE PAGE OF GRANTOR

IN WITNESS WHEREOF, COMMUNITY FOR CREATIVE NON-VIOLENCE, a District of Columbia non-profit corporation, has caused this Easement Agreement to be executed by Rico E. Harris, its Executive Director, and does hereby appoint said Rico E. Harris as its attorney-in-fact for purposes of executing, acknowledging and delivering this Easement Agreement for and on behalf of said corporation, all as of the day and year first hereinabove written.

COMMUNITY FOR CREATIVE NON-VIOLENCE, a District of Columbia non-profit corporation

By: Rico E Harris
Name: Rico E. Harris
Title: Executive Director

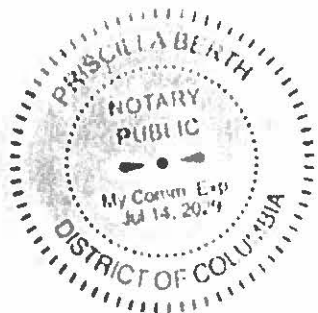
District of Columbia
)
District of Columbia) ss:

BEFORE ME, a Notary Public in and for the jurisdiction aforesaid, personally appeared this date Rico E. Harris, personally well known (or satisfactorily proven) to me to be the person whose name is subscribed to the foregoing and annexed Instrument, who, being by me first duly sworn, did depose and state that he is the Executive Director and attorney-in-fact of COMMUNITY FOR CREATIVE NON-VIOLENCE, which entity is a party to the foregoing and annexed Easement Agreement, and that he, being duly authorized so to do, executed said Easement Agreement on behalf of said entity and acknowledged the same as its free act and deed for the uses and purposes therein contained.

WITNESS my hand and official seal this 04 day of May 2026.

Pascilla Buss
Notary Public
[Notarial Seal]

My Commission Expires: 07/14/2029



SIGNATURE PAGE OF LOT 821 OWNER

IN WITNESS WHEREOF, UNITED STATES OF AMERICA, has caused this Easement Agreement to be executed by Steve Thaler its Deputy General Counsel, and does hereby appoint said Steve Thaler as its attorney-in-fact for purposes of executing, acknowledging and delivering this Easement Agreement for and on behalf of said corporation, all as of the day and year first hereinabove.

UNITED STATES OF AMERICA

By: [Signature]
Name: Steve Thaler
Title: Deputy General Counsel,
Federal Prison Industries, Inc.
Federal Bureau of Prisons
U.S. Department of Justice

D. C)
D. C) ss:
)

BEFORE ME, a Notary Public in and for the jurisdiction aforesaid, personally appeared this date MAY, 15, 2026, personally well known (or satisfactorily proven) to me to be the person whose name is subscribed to the foregoing and annexed Instrument, who, being by me first duly sworn, did depose and state that s/he is the DEPUTY GENERAL COUNSEL and attorney-in-fact of UNITED STATES OF AMERICA, which entity is a party to the foregoing and annexed Instrument, and that s/he, being duly authorized so to do, executed said Instrument on behalf of said entity and acknowledged the same as its free act and deed for the uses and purposes therein contained.

WITNESS my hand and official seal this 15TH day of MAY 2026.

[Signature]
Notary Public
[Notarial Seal]

My Commission Expires: 11-14-2028



EXHIBIT "A"

**DESCRIPTION OF LOT 0812, SQUARE 0571
[METES AND BOUNDS DESCRIPTION]**

(Unaddressed) E Street, NW
Washington, D.C.

BEING a parcel of land situate, lying and being part of Lot 44, Square 0571, in a subdivision "Kibbey's Subdivision of 571", recorded in Subdivision Book B at Page 160, among the records of the Office of the Surveyor for the District of Columbia, being more particularly described as follows:

BEGINNING for the same at a point, said point being the southeast corner of Lot 44, Square 0571, said point being on the easterly line of a 25.33'-wide; thence with said easterly line

1. **North, 26.92 feet** to a point; thence leaving said easterly line to cross and include part of Lot 44
2. **East, 74.00 feet** to a point, said point being on the westerly line of a 12'-wide Public Alley, said point being on the easterly line of Lot 44, Square 0571; thence with said westerly and easterly line
3. **South, 26.92 feet** to a point, said point being on the northerly line of a 15'-wide Public Alley, said point being on the southerly line of Lot 44, Square 0571; thence with said northerly and southerly line
4. **West, 74.00 feet** to the point of beginning, containing 1,992 square feet of land, more or less.

Subject, however, to any and all easements, rights-of-ways, covenants, and encumbrances of record.

Note: As of the date hereof, the above described parcel is designated on the Records of the Assessor of the District of Columbia for assessment and taxation purposes as Lot 812 in Square 571.

EXHIBIT "B"

**DESCRIPTION OF LOT 0813, SQUARE 0571
[METES AND BOUNDS DESCRIPTION]**

(Unaddressed) E Street, NW
Washington, D.C.

BEING a parcel of land situate, lying and being part of Lot 44, Square 0571, in a subdivision "Kibbey's Subdivision of 571", recorded in Subdivision Book B at Page 160, among the records of the Office of the Surveyor for the District of Columbia, being more particularly described as follows:

BEGINNING for the same at a point, said point being the northeast corner of Lot 44, Square 0571, said point being on the southerly line of a 14.75'-wide; thence with said southerly line

1. **East, 74.00 feet** to a point, said point being on the westerly line of a 12'-wide Public Alley, said point being on the easterly line of Lot 44, Square 0571; thence with said westerly and easterly line
2. **South, 133.08 feet** to a point; thence leaving said westerly and easterly line to cross and include part of Lot 44
3. **West, 74.00 feet** to a point, said point being on the easterly line of a 25.33'-wide Public alley, said point being on the westerly line of Lot 44, Square 0571; thence with said easterly and westerly line
4. **North, 133.08 feet** to the point of beginning, containing 9.848 square feet of land, more or less.

Subject, however, to any and all easements, rights-of-ways, covenants, and encumbrances of record.

Note: As of the date hereof, the above described parcel is designated on the Records of the Assessor of the District of Columbia for assessment and taxation purposes as Lot 813 in Square 571.

EXHIBIT "C"

**DESCRIPTION OF LOT 0821, SQUARE 0571
[METES AND BOUNDS DESCRIPTION]**

400 First Street, NW
Washington, D.C.

All of Lots 3, 4, 5, 6, and 7 in John B. Kibbey's subdivision of Square 571 as per plat recorded in Liber B at folio 160 in the Office of the Surveyor for the District of Columbia. Also parts of Lots 1 and 2 in John B. Kibbey's subdivision of Square 571 as per plat recorded in Liber B at folio 160 in the Office of the Surveyor for the District of Columbia, as described as follows:

BEGINNING for the same in the West line of First Street at the Southeast corner of said Lot 1 and running thence North along said West line of said Street, 56 feet; thence West, 50 feet to the West line of said Lot 2; thence South along said West line of said Lot 2, 56 feet to the North line of D Street; and thence East along said North line of D Street, 50 feet to the beginning. Also Lots 52, 53 and 54 in The Washington Loan and Trust Company and others' subdivision of part of Square 571 as per plat recorded in Liber 53 at folio 200 in the Office of the Surveyor for the District of Columbia.

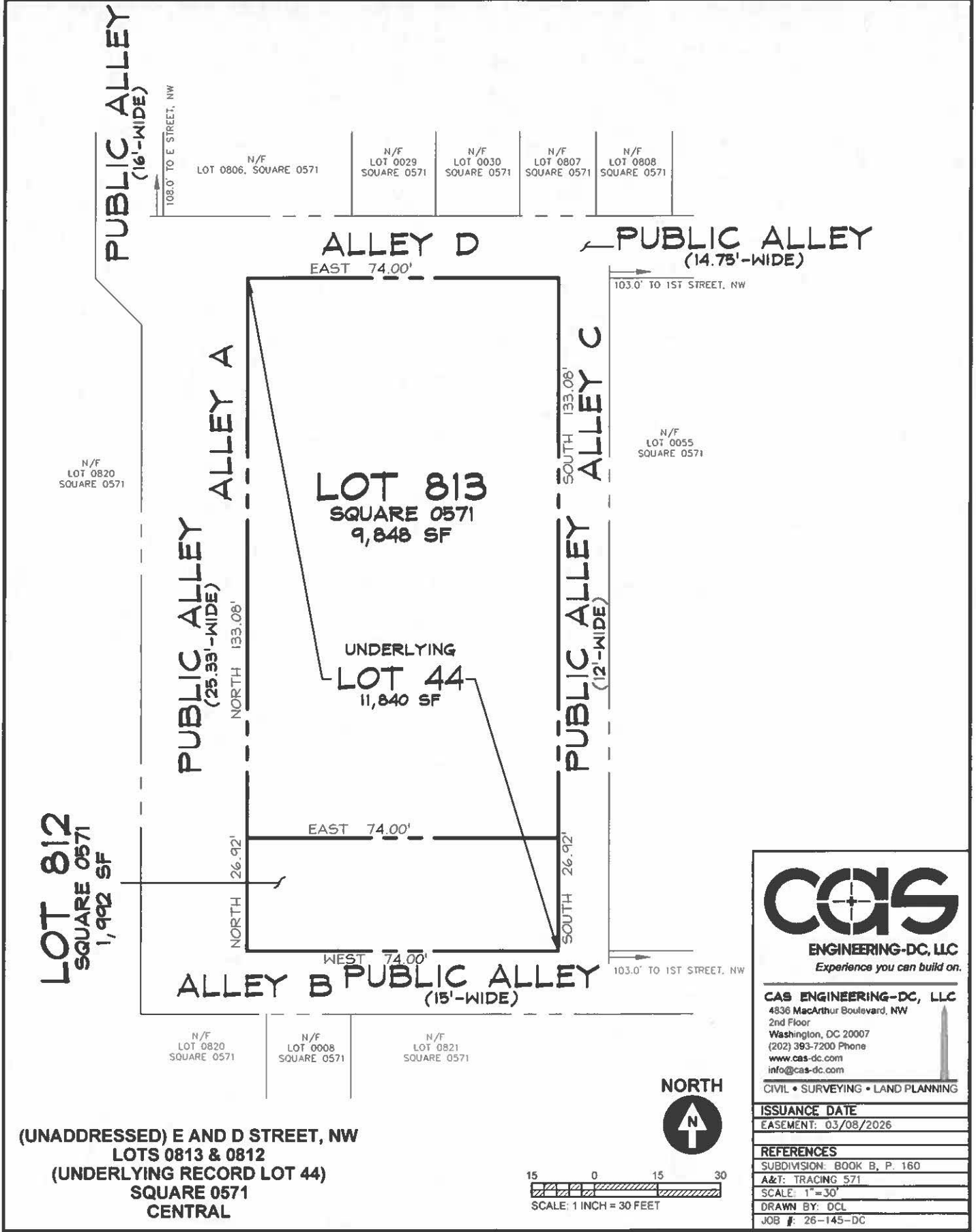
Note: At the date hereof, the above described property is designated on the Records of the Assessor of the District of Columbia for assessment and taxation purposes as Lot 821 in Square 571.

EXHIBIT "D"

LOCATION OF ALLEYS

[attached]

**EXHIBIT D
LOCATION OF ALLEYS**



**(UNADDRESSED) E AND D STREET, NW
LOTS 0813 & 0812
(UNDERLYING RECORD LOT 44)
SQUARE 0571
CENTRAL**





CAS ENGINEERING-DC, LLC
Experience you can build on.

CAS ENGINEERING-DC, LLC
4836 MacArthur Boulevard, NW
2nd Floor
Washington, DC 20007
(202) 393-7200 Phone
www.cas-dc.com
info@cas-dc.com

CIVIL • SURVEYING • LAND PLANNING

ISSUANCE DATE
EASEMENT: 03/08/2026

REFERENCES
SUBDIVISION: BOOK B, P. 160
A&T: TRACING 571
SCALE: 1" = 30'
DRAWN BY: DCL
JOB #: 26-145-DC

EXHIBIT "E"

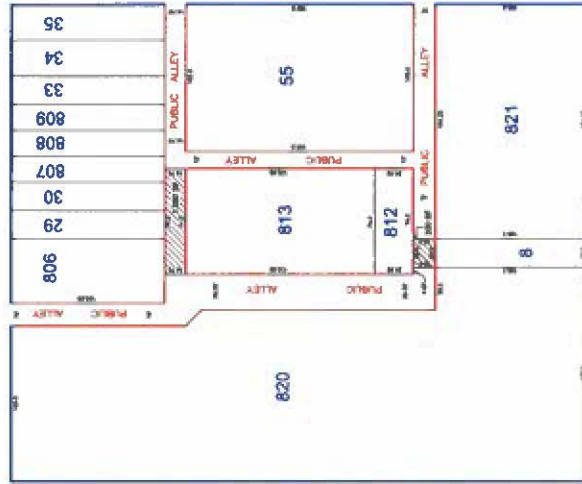
**DRAFT ALLEY CLOSING PLAT SHOWING PARTIAL ALLEY CLOSURES
PREPARED FOR S.O. 25-01939**

[attached]

PUBLIC ALLEY CLOSED SQUARE 571

E STREET, N.W.

1st STREET, N.W.



D STREET, N.W.

MITCH SNYDER PLACE, N.W.

PURSUANT TO D.C. LAW _____ EFFECTIVE _____
THE ALLEY SHOWN THEREIN IS CLOSED AND TITLE VEETS
AS SHOWN UPON RECORDED OF THIS PLAT.

OFFICE OF THE SURVEYOR, D.C.
_____, 2025

I CERTIFY THAT THIS PLAT IS CORRECT AND IS RECORDED.

SURVEYOR, D.C.

SURVEYOR'S OFFICE, D.C.

Made for: CHRISTOPHER S. COHEN
 Drawn by: J.S.
 Checked by: [Signature]
 Plotted and computations by: E. HINES
 Reviewed at: _____
 Reported to Board: _____ Page: 040-20-01020
 Scale: 1 inch = 40 feet
 2025/ALLEY CLOSURE/040-20-01020-001

EXHIBIT "F"

LOCATION OF CLOSED ALLEY D AND UTILITY POLES TO BE REMOVED

[attached]

EXHIBIT "G"

LOCATION OF EASEMENTS AND EASEMENT AREAS

[attached]

EXHIBIT G

[METES AND BOUNDS DESCRIPTION]

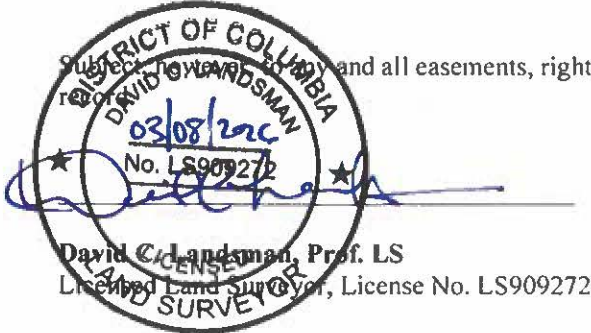
**Easement Area '1'
Across Lots 812 & 813, Square 0571
(Unaddressed) D and E Street, NW
Washington, D.C.**

BEING an Easement across a parcel of land, situate, lying and being along the north side of a 15'-wide Public Alley and along the west side of a 12'-wide Public Alley, said land being Part of Lots 812 and 813, Square 0571, per Assessment and Taxation Book Tracing 0571, and Part of Lot 44, Square 0571, in a subdivision "Kibbey's Subdivision of 571", recorded in Subdivision Book B at Page 160, among the records of the Office of the Surveyor for the District of Columbia, being more particularly described as follows:

BEGINNING for the same at a point, said point being the southeast corner of Lot 44, Square 0571, said point being the on the northerly line of 15'-wide Public Alley; thence running with said northerly line

1. **West, 47.00 feet** to a point; thence leaving said northerly line to cross and include part of Lot 44
2. **North, 15.00 feet** to a point; thence
3. **North 61°59'27" East, 53.24 feet** to a point, said point on the easterly line of Lot 44, and on the westerly line of a 12'-wide Public Alley; thence with said westerly line
4. **South, 40.00 feet** to the point of beginning, containing 1,292.5 square feet of land, more or less.

Subject to all easements, rights-of-way, covenants, and encumbrances of record



David C. Landsman, Prof. LS
Licensed Land Surveyor, License No. LS909272

EXHIBIT G

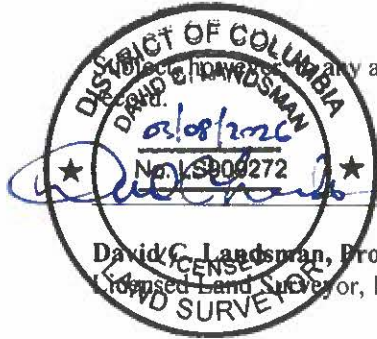
[METES AND BOUNDS DESCRIPTION]

**Easement Area '2A'
Across Lot 813, Square 0571
(Unaddressed) E Street, NW
Washington, D.C.**

BEING an Easement across a parcel of land, situate, lying and being along the south side of a 14.75'-wide Public Alley and along the west side of a 12'-wide Public Alley, said land being Part of Lot 813, Square 0571, per Assessment and Taxation Book Tracing 0571, and Part of Lot 44, Square 0571, in a subdivision "Kibbey's Subdivision of 571", recorded in Subdivision Book B at Page 160, among the records of the Office of the Surveyor for the District of Columbia, being more particularly described as follows:

BEGINNING for the same at a point, said point being the northeast corner of Lot 44, Square 0571, said point being the on the westerly line of 12'-wide Public Alley; thence running with said westerly line

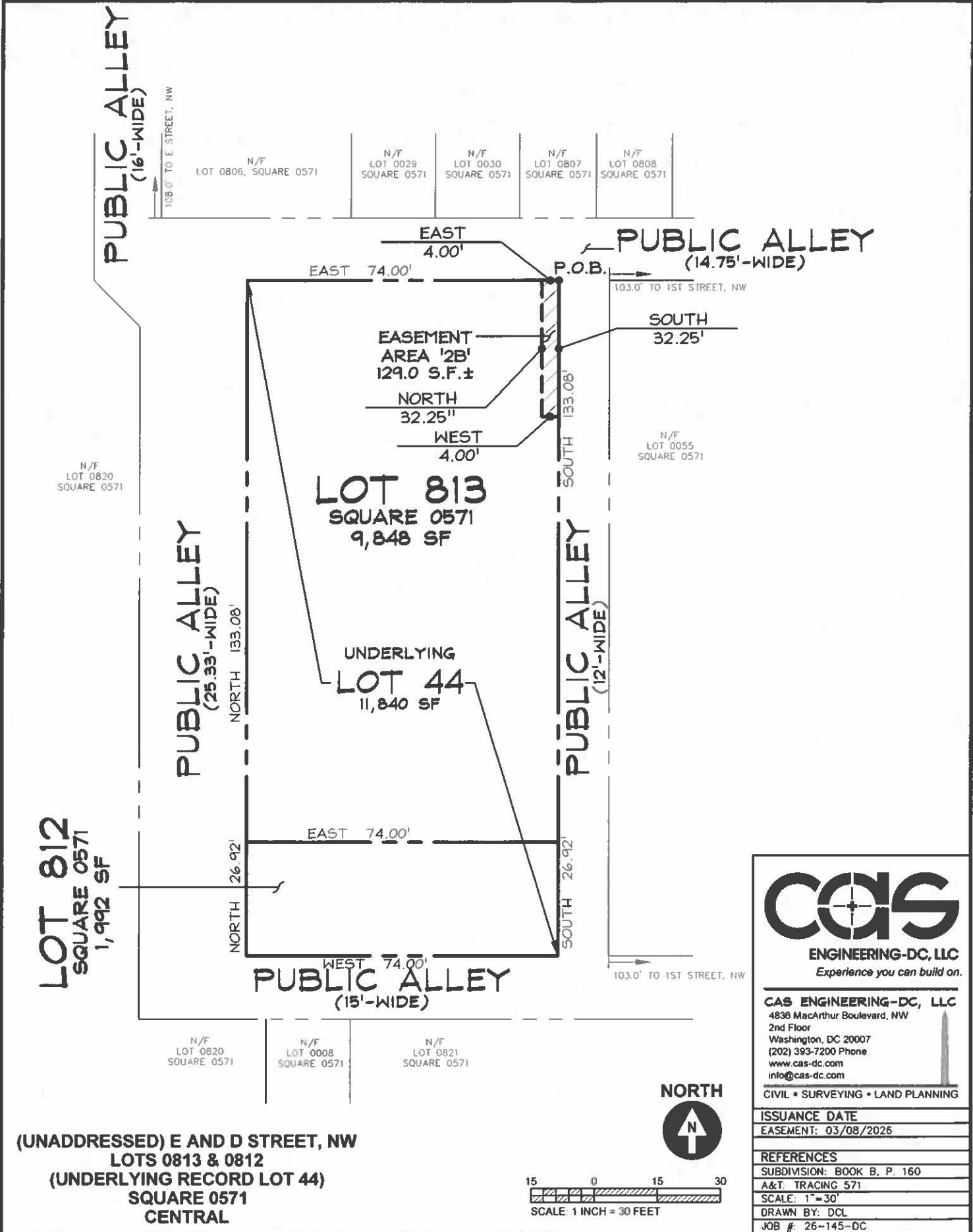
1. **South, 32.25 feet** to a point; thence leaving said westerly line to cross and include part of Lot 44
2. **West, 4.00 feet** to a point; thence
3. **North, 32.25** to a point, said point on the northerly line of Lot 44, and on the southerly line of a 14.75'-wide Public Alley; thence with said southerly line
4. **East, 4.00 feet** to the point of beginning, containing 129.0 square feet of land, more or less.



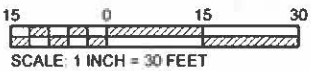
and all easements, rights-of-ways, covenants, and encumbrances of

David C. Landsman, Prof. LS
Licensed Land Surveyor, License No. LS909272

**EXHIBIT G
EASEMENT AREA '2A'**



**(UNADDRESSED) E AND D STREET, NW
 LOTS 0813 & 0812
 (UNDERLYING RECORD LOT 44)
 SQUARE 0571
 CENTRAL**





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 www.cas-dc.com
 info@cas-dc.com

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ISSUANCE DATE
EASEMENT: 03/08/2026
REFERENCES
SUBDIVISION: BOOK B, P. 160
A&T: TRACING 571
SCALE: 1"=30'
DRAWN BY: DCL
JOB #: 26-145-DC

EXHIBIT G

[METES AND BOUNDS DESCRIPTION]

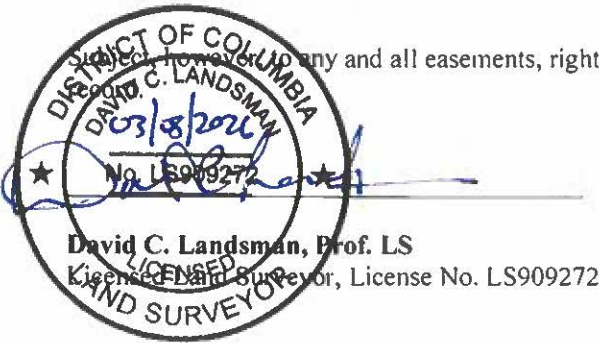
**Easement Area '2B'
Across a Portion of Public Alley to be Closed
Adjacent to Lot 813, Square 0571**

(Unaddressed) E Street, NW
Washington, D.C.

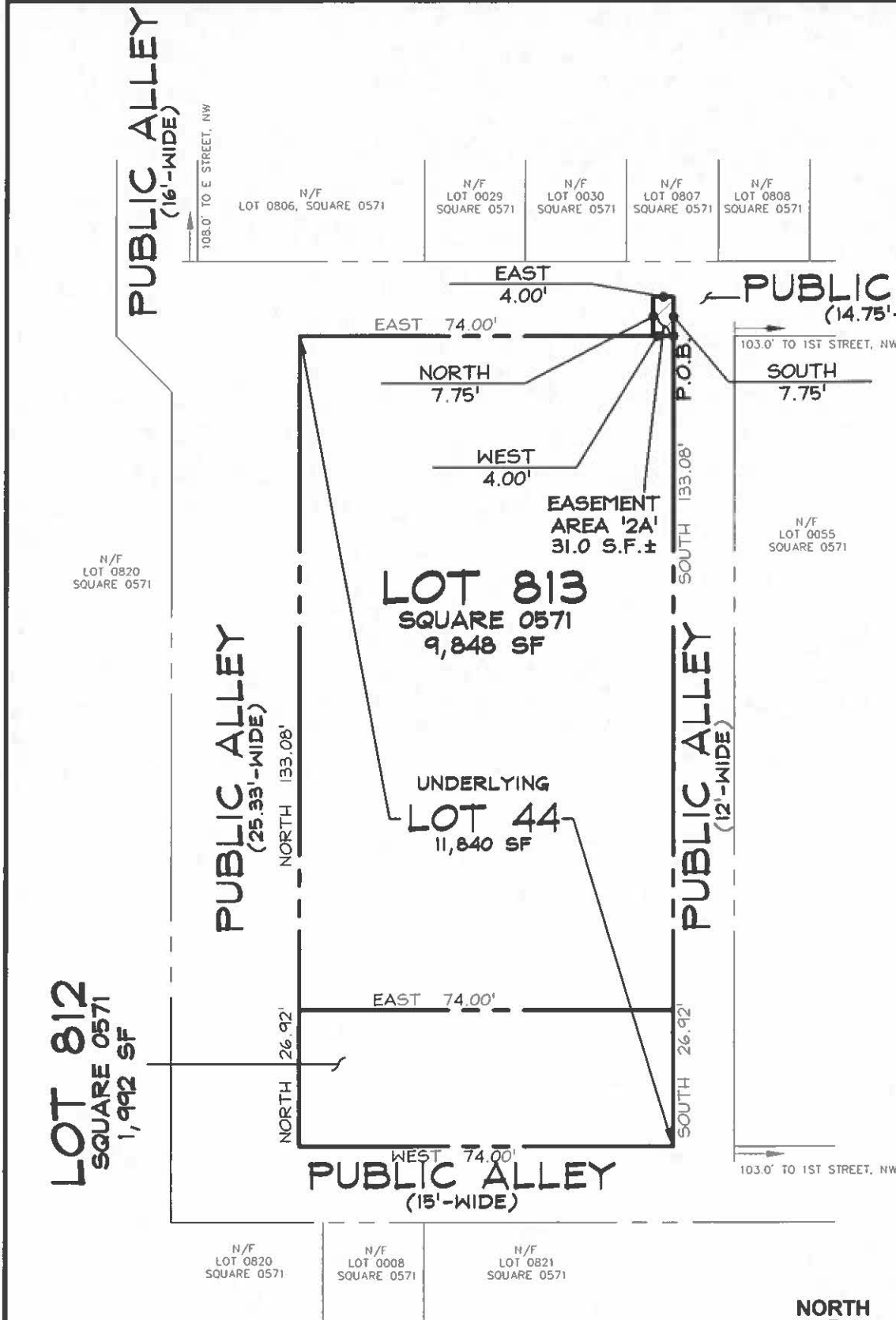
BEING an Easement across part of a Public Alley to be closed, situate, lying and being within a 14.75'-wide Public Alley, adjacent to the north of Lot 44, Square 0571, in a subdivision "Kibbey's Subdivision of 571", recorded in Subdivision Book B at Page 160, among the records of the Office of the Surveyor for the District of Columbia, being more particularly described as follows:

BEGINNING for the same at a point, said point being the northeast corner of Lot 44, Square 0571, said point being the on the southerly line of 14.75'-wide Public Alley; thence running with said southerly line

1. **West, 4.00 feet** to a point; thence leaving said southerly line to cross and include part of a Public Alley to be Closed
2. **North, 7.75 feet** to a point; thence
3. **East, 4.00 feet** to a point; thence
4. **South, 7.75 feet** to the point of beginning, containing 31.0 square feet of land, more or less.



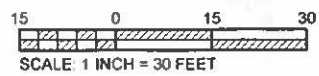
**EXHIBIT G
EASEMENT AREA '2B'**



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ISSUANCE DATE	EASEMENT: 03/08/2026
REFERENCES	
SUBDIVISION: BOOK B, P. 160	
A&T: TRACING 571	
SCALE: 1"=30'	
DRAWN BY: DCL	
JOB #: 26-145-DC	



**(UNADDRESSED) E AND D STREET, NW
LOTS 0813 & 0812
(UNDERLYING RECORD LOT 44)
SQUARE 0571
CENTRAL**

EXHIBIT G

[METES AND BOUNDS DESCRIPTION]

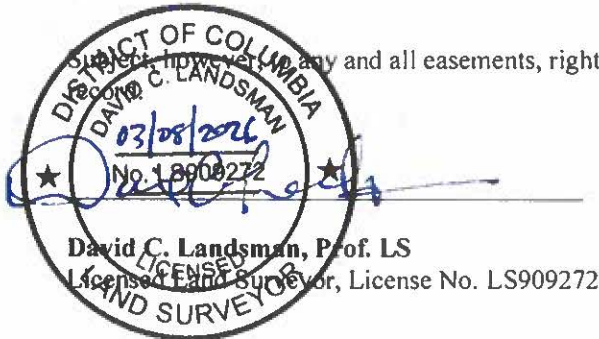
**Easement Area '2C'
Across a Portion of Public Alley to be Closed
Adjacent to Lot 807, Square 0571**

(Unaddressed) E Street, NW
Washington, D.C.

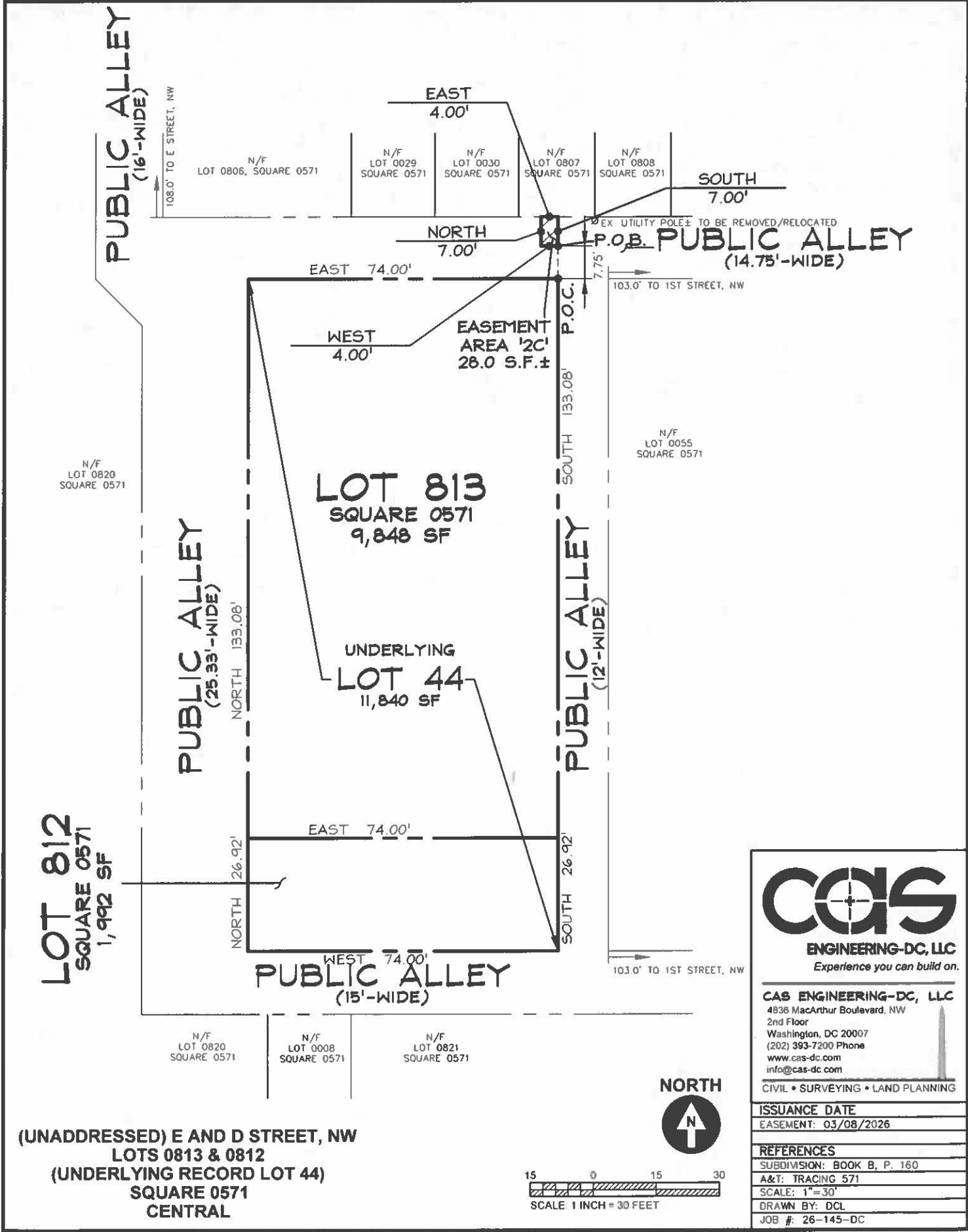
BEING an Easement across part of a Public Alley to be closed, situate, lying and being within a 14.75'-wide Public Alley, adjacent to the north of Lot 44, Square 0571, in a subdivision "Kibbey's Subdivision of 571", recorded in Subdivision Book B at Page 160, among the records of the Office of the Surveyor for the District of Columbia, being more particularly described as follows:

BEGINNING for the same at a point, said point being **North, 7.75 feet** of the northeast corner of Lot 44, Square 5071, said point being within a 14.75'-wide Public Alley to be Closed

1. **West, 4.00 feet** to a point; thence
2. **North, 7.00 feet** to a point, said point being on the northerly line of a 14.75'-wide Public Alley, said point being on the southerly line of Lot 807, Square 0571; thence with said common line between the 14.75' Public Alley and Lot 807
3. **East, 4.00 feet** to a point; thence leaving said common line
4. **South, 7.00 feet** to the point of beginning, containing 28.0 square feet of land, more or less.



**EXHIBIT G
EASEMENT AREA '2C'**



**(UNADDRESSED) E AND D STREET, NW
LOTS 0813 & 0812
(UNDERLYING RECORD LOT 44)
SQUARE 0571
CENTRAL**



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ISSUANCE DATE
EASEMENT: 03/08/2026

REFERENCES
SUBDIVISION: BOOK B, P. 160
A&T: TRACING 571
SCALE: 1"=30'
DRAWN BY: DCL
JOB #: 26-145-DC