

EXHIBIT A

D E E D

This deed made this 12th day of January in the year nineteen hundred and twenty-eight, by and between Shannon & Luchs Construction Company, a corporation organized under the laws of the State of Delaware, party of the first part, and the District of Columbia, party of the second part.

Witnesseth, that for and in consideration of the sum of One hundred and ten thousand and no/100 dollars, the said party of the first part does grant unto the said party of the second part, in fee simple, the following described land and premises, with the improvements, easements and appurtenances thereunto belonging, situate in the District of Columbia, namely: Lots numbered One (1) and Twenty-six (26) in Block numbered One Hundred and Thirty-seven (137) of the Subdivision of "Burleith" as per plats recorded in the Office of the Surveyor of the District of Columbia in Liber County 6 at folio 75 and Liber County 8 at folio 13. Lots numbered Twenty-seven (27) to Thirty (30) inclusive and Lots numbered Thirty-eight (38) and Thirty-nine (39) in Block numbered One Hundred and Thirty-seven (137) in the subdivision of "Burleith", as per plat recorded in the said Surveyor's Office in Liber County 10 at folio 52. Lots numbered Fifty-three (53) to Fifty-nine (59) inclusive in Block numbered One Hundred and Thirty-seven (137) of the subdivision of "Burleith", as per plat recorded in the said Surveyor's Office in Liber 76 at folio 112. The portion of said Block numbered One Hundred and Thirty-seven (137) in which said lots are situated being now designated for assessment and taxation as Square numbered South of Square Thirteen Hundred and Eleven (S-1311). Lot numbered Two (2) in Block numbered One Hundred and Thirty-seven (137) of the subdivision of "Burleith" taxed as Square numbered South of Square Thirteen Hundred and Eleven (South of 1311) as per plats recorded in the Office of the Surveyor for the District of Columbia in Liber County 6 at folio 75 and Liber County 8 at folio 13.

Lots numbered Ten (10) to Fifteen (15) in Block numbered One Hundred and Thirty-four (134) of the subdivision of "Burleith", as per plats recorded in the Office of the Surveyor for the District of Columbia in Liber County 6 at folio 75 and Liber County 8 at folio 13; also all of Lot numbered Nine (9) in Block numbered One Hundred and Thirty-four (134) of the subdivision of "Burleith", as per plats recorded in said Surveyor's Office in Liber County 6 at folio 75 and Liber County 8 at folio 13; except the part dedicated for 38th Street as shown on plat recorded in said Surveyor's Office in Liber County 10 at folio 42; also Lots numbered Forty-four (44) to Fifty-nine (59) inclusive in said Block numbered One Hundred and Thirty-four (134) of "Burleith", as per plat recorded in the said Surveyor's Office in Liber 76 at folio 111; said Block numbered One Hundred and Thirty-four (134) being designated for purposes of assessment and taxation as Square numbered Thirteen Hundred and Seven (1307); all of the herein described property is subject to the covenant that no building or structure hereafter erected or placed upon any part of said premises shall ever be occupied, used or employed in the sale of spirituous or malt liquors or as a livery or car stable; this covenant to forever run with the land.

To have and to hold the same unto and to the use of the said party hereto of the second part, in fee simple.

And the said party of the first part hereby covenants to warrant specially the property hereby conveyed, and to execute such further assurances of said land as may be requisite.

In testimony whereof, on the day and year first hereinbefore written, the said Shannon & Luchs Construction Company, has caused these presents to be signed in its

corporate name by Herbert T. Shannon its President attested by Ambrose F. Higdon its Secretary and its corporate seal to be hereunto affixed, and does hereby constitute and appoint Herbert T. Shannon its true and lawful Attorney in fact for it and in its name to acknowledge and deliver these presents as its act and deed.

(Corporate Seal)

Shannon & Luchs Construction Company.

By Herbert T. Shannon
President.

Attest. Ambrose F. Higdon
Secretary.

District of Columbia, to wit:

I, Mary A. Shaw a Notary Public in and for the District of Columbia, do hereby certify that Herbert T. Shannon who is personally well known to me as the person named as Attorney in fact in the foregoing and annexed Deed, bearing date on the 12th day of January A. D. 1928, to acknowledge same, personally appeared before me in said District and as Attorney in fact as aforesaid, and by virtue of the authority vested in him by said Deed acknowledged the same to be the act and deed of the Shannon & Luchs Construction Company, the grantor therein and delivered the same as such.

Given under my hand and seal this 12th day of January A. D. 1928.

(Notarial Seal)

Mary A. Shaw - - -
Notary Public - -

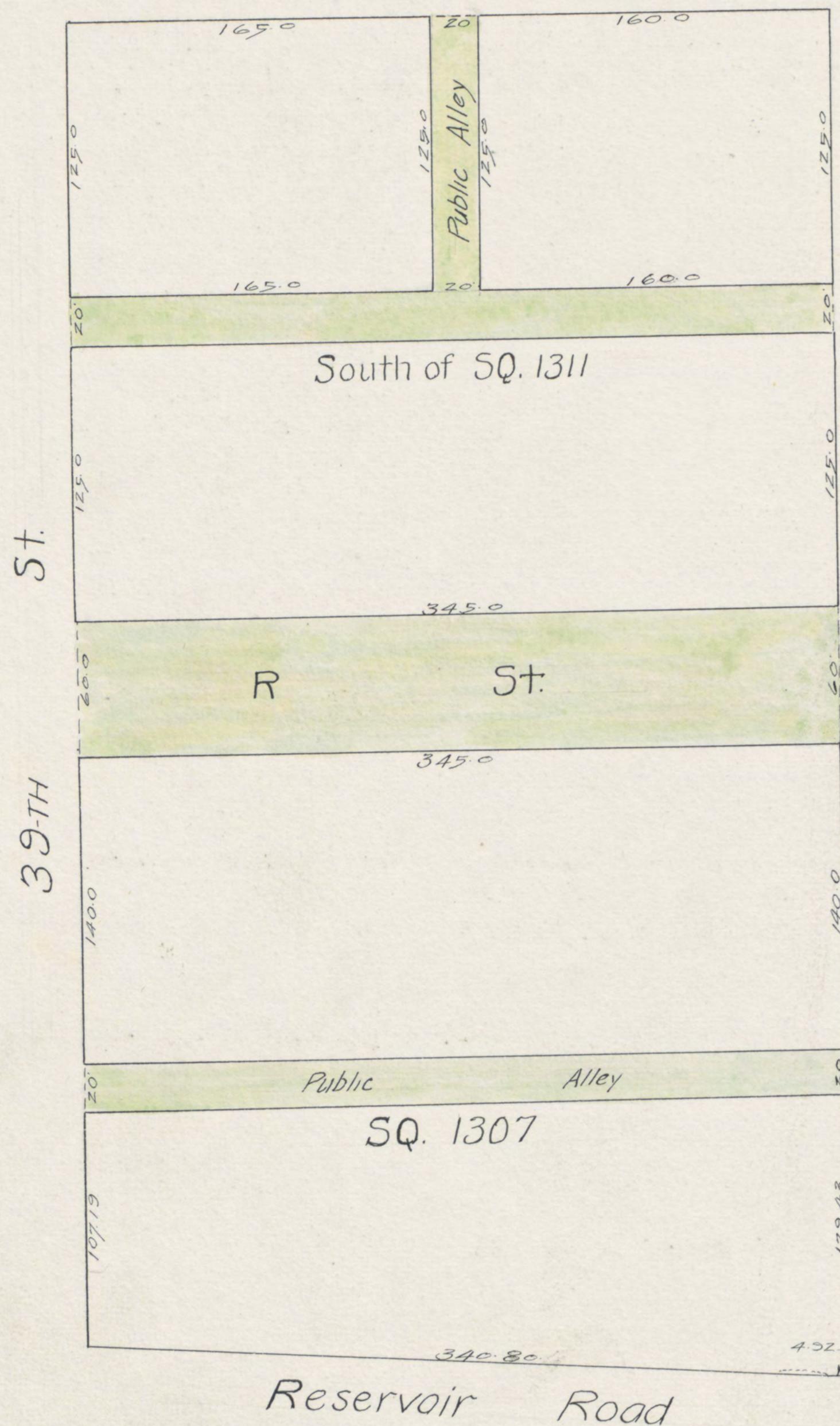
EXHIBIT B

Closing of a part of R St., N.W.

ALSO CLOSING ALL ALLEYS IN SQRS. 1307 & S. OF 1311.

S

St.



Scale: 1-inch = 50 feet

Loring
Compared: Brisces Carr

August 5, 1930

In accordance with provisions of D.C. Appropriation Act of the fiscal year 1931, approved July 3rd 1930, we, the Commissioners of the District of Columbia hereby declare closed, vacated and abandoned, R Street, N.W. between the west line of 38th Street and the east line of 39th Street and the alleys in Square 1307 and south of 1311: the property so vacated and abandoned, all as shown hereon in green, to be used as a part of the Western High School Athletic Field.

The Surveyor of the District of Columbia is directed to record this plat in his office.

(Signed) L.H. Reichelderfer

(Signed) H.B. Crosby

(Signed) John C. Gotwals

Commissioners, Dist. of Col.

Washington, D.C.
July 15, 1930

Plat prepared in the office of the Surveyor of the District of Columbia
SO 62444
ED. 183948-40

(Signed) M.C. Hazeij
Surveyor, Dist. of Col.

I certify that the above is a true copy of the original and was received for record this 7th day of August, 1930 at 9:35 a.m.
Witness my hand and seal this 7th day of August 1930

Ed. Dent *(Seal)*
Acting Surveyor, District of Columbia

Original filed in County Subs* under R St.

EXHIBIT C

B

Department of Buildings

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel. (202) 671 - 3500



THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE
ADDRESS OF WORK UNTIL WORK IS COMPLETED AND APPROVED

PERMIT NO.: B2308807



Issue Date: 2/14/2025

Expiration Date: 02/14/2026

Address of Project: 1700 38TH ST NW	Zone: R-20	Ward: 2	Square: 1307	Suffix: 	Lot: 0859
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Permit Restrictions: HERITAGE/SPECIAL TREES, HPRB

Permission Is Herby Granted To: District Of Columbia	Owner Address: 2000 14TH ST NW 8TH FLOOR WASHINGTON, DC 20009	PERMIT FEE: \$27,328.95
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Permit Type: Alteration and Repair	Existing Use: Other (Specify)	Proposed Use: Other (Specify)	Building Construction Type: TYPE II - Non-Combustible Construction	Floor(s): 1
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Agent Name / Address: Clifford Dixon 2120 South Pollard Street Arlington, VA 22204	Contractor Name / Address : KADCON CORPORATION 1053 31ST ST NW WASHINGTON, DC 20007	Existing Dwell Units: 0	Proposed Dwell Units: 0	No. of Stories: 1
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Description Of Work: DGS DUKE ELLINGTON PARK RENOVATIONS TO INCLUDE FIELD REPLACEMENT AND INTERIOR FIELD HOUES RENOVATIONS.

Conditions/ Restrictions:

DOEE Pre-Construction Inspection: Before starting any land-disturbance activities, you must complete a pre-construction inspection with DOEE. To schedule the inspection, visit <https://doee.dc.gov/SGS>, select "Request a Pre-Construction Inspection," and attach a copy of the issued Department of Buildings (DOB) permit.

This permit expires if no approved inspections have occurred within one year after the issuance date on this permit or 180 days for structures built under the Residential Code. A permit extension must be requested before the expiration of this permit.

As a condition to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District government, and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property to inspect all work authorized by this permit, and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this permit must start within one (1) year of the date appearing on this permit or

If this permit was issued to a building built before 1978,

it is subject to full compliance with the Lead-Hazard Prevention and Elimination Act, its associated regulations, and the EPA Lead Renovation, Repair and Painting Rule. To determine how to comply, visit the Department of Energy and Environment's Lead-Safe and Healthy Housing Division website at <https://doee.dc.gov/service/environmental-applications-licenses-and-permits> or contact them at (202) 535-2600 prior to beginning work under the permit. For more information on how to comply with EPA visit <https://www.epa.gov/lead>.

Brian J. Hanlon, AIA LEED AP® *Brian J. Hanlon*
Director

Permit Clerk **TCARRINGTON**

DC INSPECTOR GENERAL HOTLINE: If you are aware of corruption, fraud, waste, abuse, or mismanagement involving any DC Government agency, official or program, contact the Office of the Inspector General 202-727-0267 or 1-800 521-1639 (toll free). All reports are confidential and you may remain anonymous by law. Government employees are protected from reprisals or retaliation by their employers for reporting to t information you provide may result in an investigation leading to administrative action, civil penalties, or criminal prosecution in appropriate cases.

To schedule a CONSTRUCTION INSPECTION or for INQUIRIES CALL (202) 442-9557

Call Miss Utility at 811 or 1-800-257-7777 at least 48 Hours prior to excavation to obtain a ticket. www.missutility.net/wshingtondc/dcstatelaw.asp