

NOTES:

- PROPERTY IS LOTS 15 IN SQUARE 2222, AS RECORDED IN LIBER 184 FOLIO 87, AND LOT 16 IN SQUARE 2222, AS RECORDED IN LIBER 184 FOLIO 105 AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR IN THE DISTRICT OF COLUMBIA AND BEING THE LANDS OF STREET RETAIL, INC. AS RECORDED IN INSTRUMENT NUMBERS 960072022 & 960072020, ALL RECORDED AMONG THE RECORDER OF DEEDS FOR THE DISTRICT OF COLUMBIA.
- AREA = LOT 15 49,057.40 SQUARE FEET (RECORD AND MEASURED)
LOT 16 2,759.80 SQUARE FEET (RECORD AND MEASURED)
TOTAL 51,817.20 SQUARE FEET
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- THIS SURVEY WAS PERFORMED IN THE FIELD ON OCTOBER 20, 2020 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY; HOWEVER, NO PHYSICAL INDICATIONS OF SUCH WERE FOUND AT THE TIME OF THE FIELD INSPECTION OF THIS SITE.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, DISTRICT OF COLUMBIA, WASHINGTON, D.C., PANEL 16 OF 100", MAP NUMBER 1100010016C, WITH A MAP REVISED DATE OF SEPTEMBER 27, 2010.
- THERE ARE NOT ANY CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CENTRAL JURISDICTION AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- PARKING: 47 STANDARD
3 ADA
50 TOTAL SPACES
- THERE IS NO RECENT EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ZONING: "NC-3" CLEVELAND PARK NEIGHBORHOOD MIXED USE - 3 DISTRICT/CLEVELAND PARK HISTORIC DISTRICT
- BUILDING SETBACKS
FRONT NONE
SIDE NONE
HEIGHT 40'
PARKING 32 TOTAL SPACES

ALL ZONING INFORMATION WAS PROVIDED IN A ZONING AND SITE REQUIREMENTS REPORT PREPARED BY NATIONWIDE ZONING SERVICES, LLC, DATED OCTOBER 30, 2020 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME, TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE-SPECIFIC INFORMATION. SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCE SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.

11. THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN TITLE COMMITMENT NO. 2020010200C.

12. THERE ARE VISIBLE ENCROACHMENTS SHOWN ON THE SURVEY AND LISTED BELOW. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
A 3' IRON FENCE, 1.69' - 0.79' EAST OF THE WEST PROPERTY LINE

13. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH THE ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO REVIEW AND APPROVAL BY THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA. A "SURVEY TO MARK" PREPARED BY THE DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR IS REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIGURATION FOR THIS PROPERTY. THIS SURVEY DOES NOT REFLECT A "SURVEY TO MARK". THE PROPERTY LINE REFLECTED ON THIS SURVEY IS NOT TO BE USED FOR ANY CONSTRUCTION STAKEOUT PURPOSES. A "SURVEY TO MARK" MUST BE APPROVED BY THE OFFICE OF THE SURVEYOR PRIOR TO BEGINNING ANY BUILDING DEMOLITION OR CONSTRUCTION OPERATIONS.

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY DC MISS UTILITY SYSTEM (1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 20703904

UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
WASHINGTON GAS-UTLILQUEST	MARKED	(301)210-0355
COMCAST OF DC	MARKED	(804)562-3409
DC DOT	DOES NOT PARTICIPATE IN TICKET CHECK	202359-1478
LEVEL3 IS NOW CENTURYLINK	CLEARNO CONFLICT	(877)386-6344
MCI	CLEARNO CONFLICT	(800)289-3427
ZAYO/STAKE CENTER LOCATIN	CLEARNO CONFLICT	(888)267-1063
LIGHTOWER	CLEARNO CONFLICT	(443)250-1673
PEPCO/DI UTILITY LOCATIN	MARKED	(844)605-1188
VERIZON	MARKED	(844)605-1188
DC WTR & SWR/DI UTILITY	MARKED	(844)605-1188

LEGEND

	HYDRANT		MAIL BOX
	WATER VALVE		BOLLARD
	GAS VALVE		U-BOLLARD
	OVERHEAD WIRES		FENCE
	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT		LANDSCAPED AREA
	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT		AREA LIGHT
	APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT		CLEAN OUT
	APPROX. LOC. UNDERGROUND TEL. LINE PER UTILITY MARKOUT		ROOF DRAIN
	PROPERTY LINE		PAINTED ARROWS
	UTILITY POLE		TITLE REPORT EXCEPTION
	TRAFFIC SIGNAL		DENOTES PARKING SPACE COUNT
	ELECTRIC METER		PARKING METER
	SANITARY MANHOLE		UTILITY POLE/LIGHT POLE
	TELEPHONE MANHOLE		STREET LIGHT
	ELECTRIC MANHOLE		TRAFFIC SIGNAL POLE
	STORM DRAIN MANHOLE		TREE (SIZE AS NOTED)
	WATER METER		MEASURED
	GAS METER		RECORD
	SIGN		ENCROACHMENT LABEL

TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 2020010200C, WITH A COMMITMENT DATE OF OCTOBER 21, 2020. TITLE EXCEPTION ITEMS 1-9 ARE NOT SURVEY RELATED, OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II:

(10) FIFTEEN FOOT (15') BUILDING RESTRICTION LINE ALONG ORDAWAY STREET AND PORTER STREET AS SHOWN ON PLATS RECORDED IN LIBER NO. 184 AT FOLIO 87 AND IN LIBER NO. 184 AT FOLIO 105, AND SHOWN ON PLAT OF SURVEY BY ROBERT C. HARR, JR. FOR BOHLER, PROJECT NO. SR205572, DATED FEBRUARY 21, 2020 AND LAST REVISED: (THE "SURVEY"); AFFECTS TITLE PARCEL 1 AND TITLE PARCEL 2, 15 FOOT BUILDING RESTRICTION LINE SHOWN.

(11) TERMS, PROVISIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN DEED OF COVENANT RECORDED AS INSTRUMENT NO. 41 AND IN LIBER 6475 AT FOLIO 184 AND MENTIONED ON THE SURVEY; AFFECTS TITLE PARCEL 1, EASEMENT SHOWN, THIS DEED GRANTS PERMISSION TO INSTALL ONE COMMON SEWER AND ONE COMMON WATER SERVICE IN THE AREA SHOWN ON THE SURVEY.

(12) TERMS, PROVISIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN DEED RECORDED AS INSTRUMENT NO. 7600017596 AS ASSIGNED BY AN ASSIGNMENT OF NON-EXCLUSIVE UTILITY EASEMENT, RECORDED AS INSTRUMENT NO. 9300048149, AS FURTHER ASSIGNED BY ASSIGNMENT OF NON-EXCLUSIVE UTILITY EASEMENT, RECORDED AS INSTRUMENT NO. 9300030842 AND SHOWN ON SURVEY; AFFECTS TITLE PARCEL 1, EASEMENTS SHOWN.

(13) TERMS, PROVISIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS FOR OPENINGS ON PROPERTY LINES, RECORDED AS INSTRUMENT NO. 2010036972, AS CORRECTED BY CORRECTIVE DECLARATION OF COVENANTS FOR OPENINGS ON PROPERTY LINES, RECORDED AS INSTRUMENT NO. 2010036988 AND SHOWN ON SURVEY; AFFECTS TITLE PARCEL 1 AND TITLE PARCEL 2, NOT A SURVEY MATTER.

(14) TERMS AND PROVISIONS AS SET FORTH IN THAT CERTAIN UNRECORDED LEASE AGREEMENT DATED OCTOBER 31, 2017 BY AND BETWEEN STREET RETAIL, INC., AS LANDLORD, AND TARGET CORPORATION, AS TENANT, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE BY AND BETWEEN LANDLORD AND TENANT, RECORDED AS INSTRUMENT NO. 2017121087; AFFECTS TITLE PARCEL 1 AND TITLE PARCEL 2, DOCUMENT CONTAINS PERMITTED AND PROHIBITED USES.

(15) THE FOLLOWING MATTERS SHOWN ON PLAT OF SURVEY BY ROBERT C. HARR, JR. FOR BOHLER, PROJECT NO. SR205572, DATED FEBRUARY 21, 2020 AND LAST REVISED:

- FAILURE OF THE FENCE TO FOLLOW THE INSURED PROPERTY LINE;
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- GRATE INLET
- OVERHEAD WIRES
- GAS METER
- STORM DRAIN MANHOLE
- ELECTRIC METER
- VENT GRATE
- GAS VALVE

AFFECTS TITLE PARCEL 1 AND TITLE PARCEL 2, SEE SURVEY.

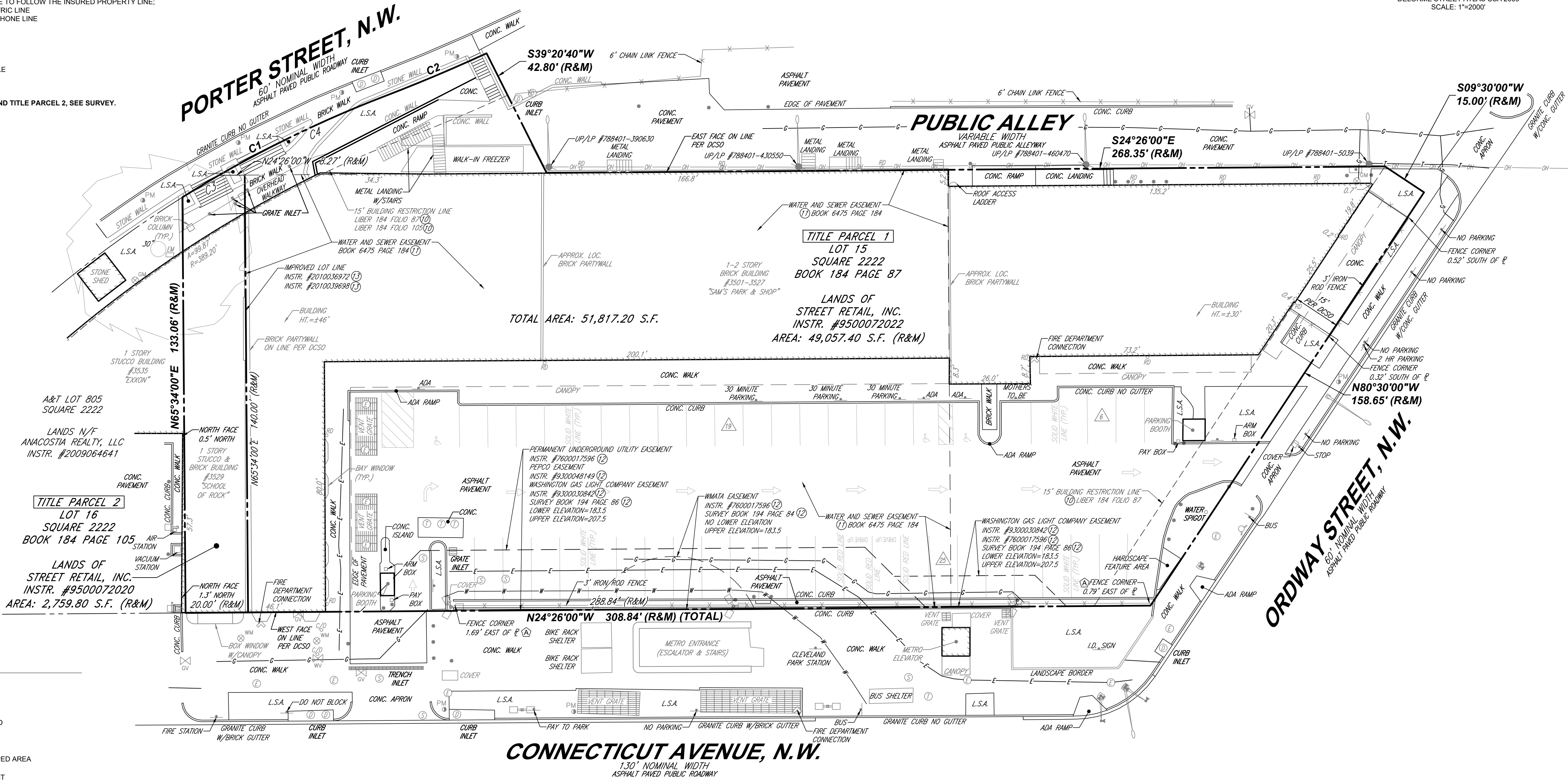
TITLE DESCRIPTION

PARCEL I:

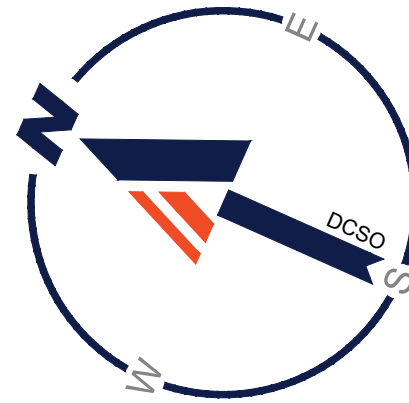
LOT 15 IN SQUARE 2222 IN A SUBDIVISION MADE BY WASHINGTON CIRCLE THEATRES, AS PER PLAT RECORDED IN LIBER NO. 184 AT FOLIO 87 AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.

PARCEL II:

LOT 16 IN SQUARE 2222 IN A SUBDIVISION MADE BY WASHINGTON CIRCLE THEATRES, AS PER PLAT RECORDED IN LIBER NO. 184 AT FOLIO 105 AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.



CURVE TABLE (R&M)						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	375.00'	72.59'	S50°32'47"E	72.48'	011°05'29"	36.41'
C2	560.00'	35.28'	S46°49'44"E	35.28'	003°36'35"	17.65'
C3	375.00'	13.63'	S55°03'02"E	13.63'	002°04'58"	6.82'
C4	375.00'	58.96'	S49°30'18"E	58.90'	009°00'31"	29.54'



LOCATION MAP

COPYRIGHT 2009
DELOMRE STREET ATLAS USA 2009
SCALE: 1"=2000'

TO STREET RETAIL, INC., A MARYLAND CORPORATION; AP 3501-3529 CONNECTICUT AVE., LP, A DELAWARE LIMITED PARTNERSHIP; ASANA PARTNERS SELECT RETAIL FUND, LP, A DELAWARE LIMITED PARTNERSHIP; STATE FARM LIFE INSURANCE COMPANY; AND CHICAGO 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 20, 2020.

ROBERT C. HARR, JR.
DISTRICT OF COLUMBIA LICENSED LAND SURVEYOR NO. 906059
THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR ADJUTANT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

3	REVISED CERTIFIED PARTIES	CRW	12/08/2020
2	NEW TITLE COMMITMENT AND ATTORNEY COMMENTS	SPT	11/20/2020
1	ZONING INFORMATION ADDED	SPT	11/02/2020
No.	DESCRIPTION OF REVISION	BY:	DATE

ALTA/NSPS LAND TITLE SURVEY

FRIT - CONNECTICUT AVENUE, N.W.

LOTS 15 & 16, SQUARE 2222
BOOK 184 PAGE 87 & BOOK 184 PAGE 105
3501-3527 & 3529 CONNECTICUT AVENUE, NW
DISTRICT OF COLUMBIA

FILE NO. SR205572	DATE 10/27/2020	FIELD DATE 10/20/2020	CREW CHIEF JQ	DRAWN SPT	REVIEWED JEB	APPROVED JSF	SCALE 1"=20'	DWG. NO. 10/27/2020
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BOHLER
DISTRICT OF COLUMBIA LICENSED LAND SURVEYOR NO. 906059

CASE NO. 21291
EXHIBIT NO. 2