

First American Title Insurance Company
Commitment No. 5192735-F-DC-CP-IND
Property Address: 1619 Massachusetts Avenue, NW, Washington, DC 20036

SCHEDULE A

- Commitment Date: May 6, 2024
- Policy to be issued:
 - ALTA Owner's Policy (07/01/21)
Proposed Insured: Indiana University Foundation, Inc., an Indiana nonprofit corporation
The estate or interest to be insured: Fee Simple
- The estate or interest in the Land at the Commitment Date is: Fee Simple.
- The Title is, at the Commitment Date, vested in:

The John Hopkins University, a non-profit Maryland corporation, which acquired title by deed made by National Forest Products Association, a Delaware corporation, dated June 12, 1986 and recorded June 12, 1986 in Instrument Number 17200000681 in the Clerk's Office of the Circuit Court of District of Columbia County.
- The Land is described as follows:

SEE SCHEDULE C ATTACHED HERETO

Schedule B Section II Title Exceptions

Item Nos. 1-12 are not survey related or cannot be plotted.

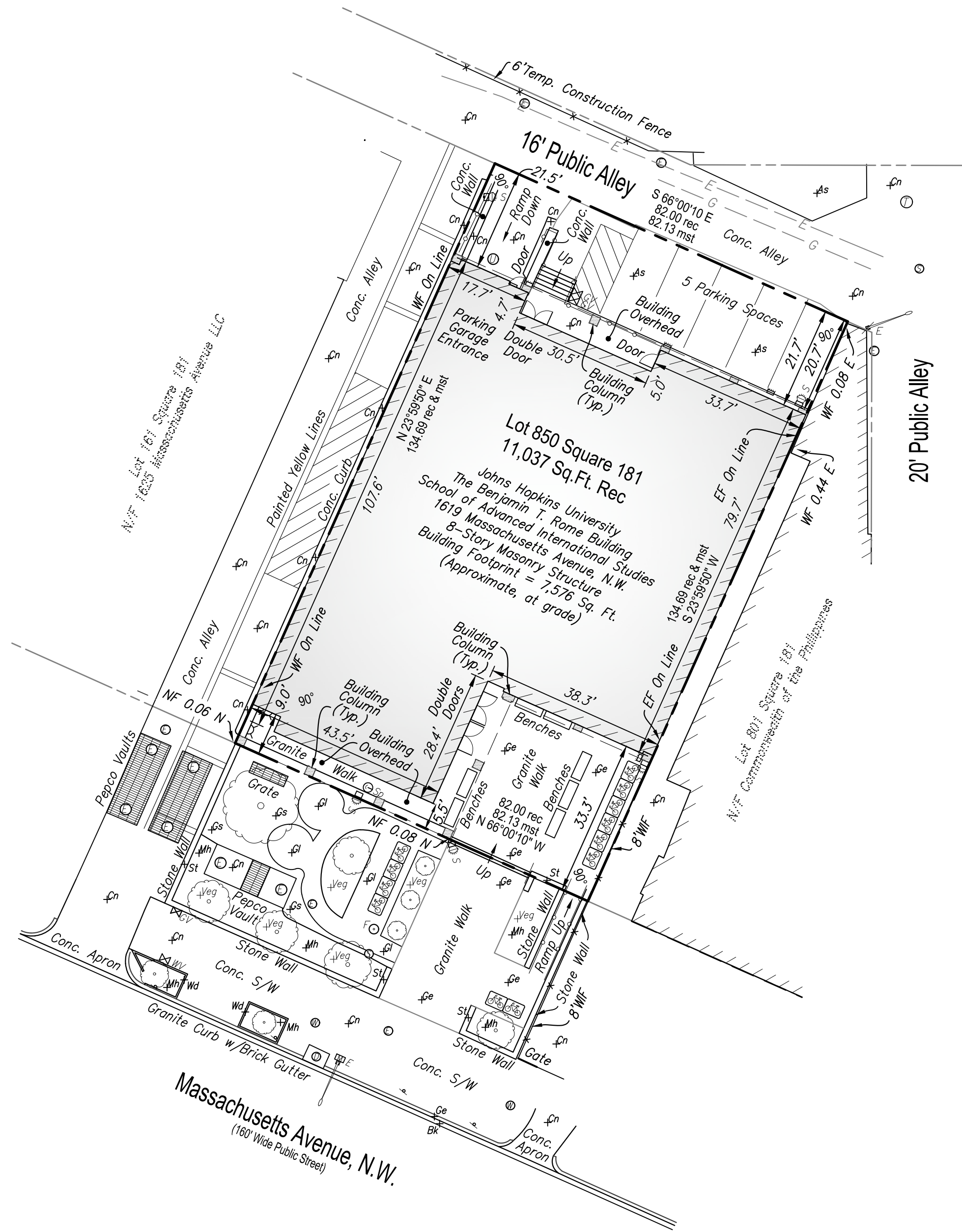
- Not plottable, insufficient information; Terms and provisions of as set forth in an Telecommunications Easement Agreement by and between 1625 Massachusetts Avenue, L.L.C. and John Hopkins University, recorded March 30, 2010 in Instrument Number 2010027397, aforesaid records.

General Notes:

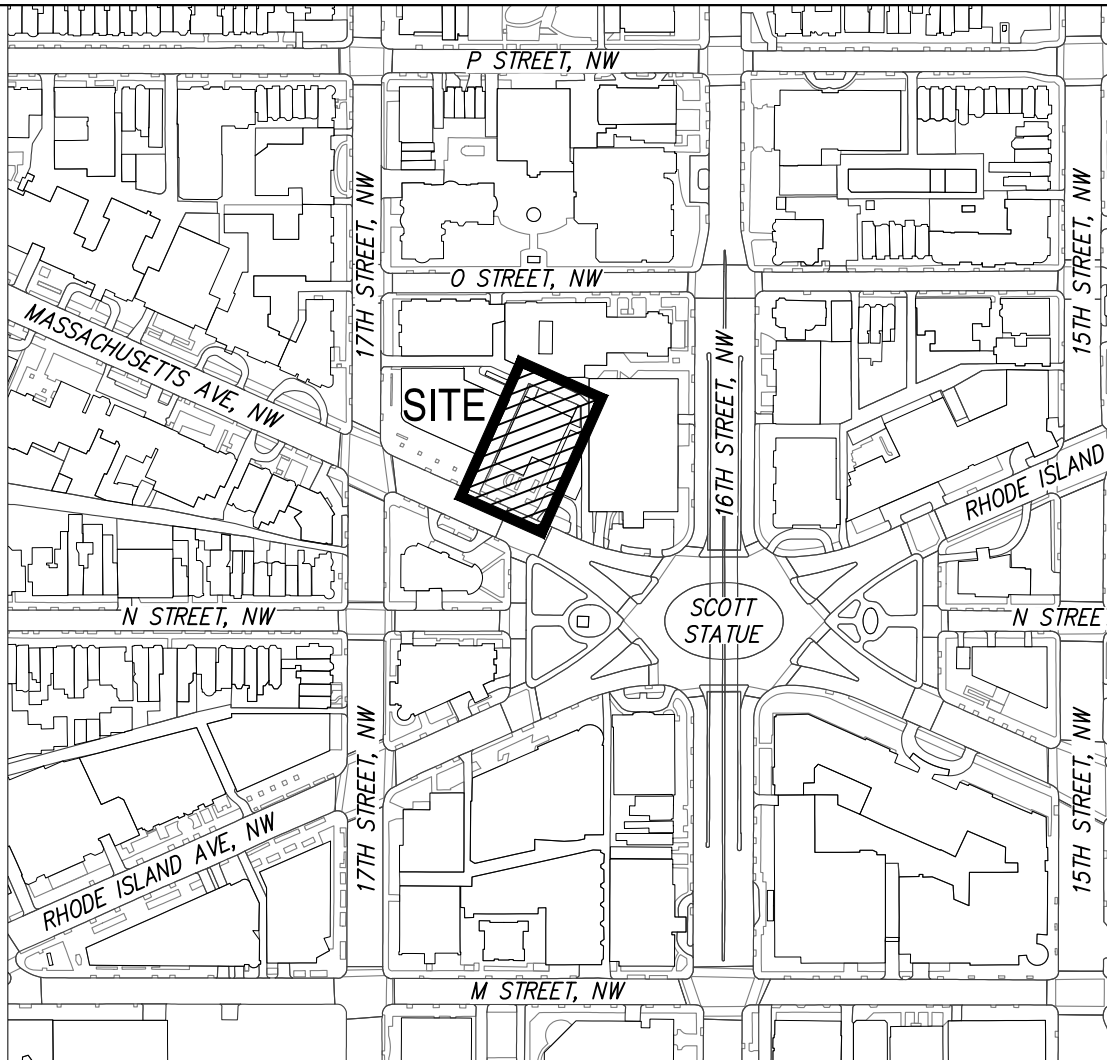
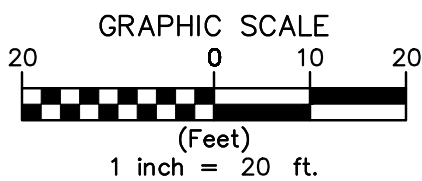
- The information shown results from a field survey by this firm, last date of field survey June 3, 2024.
- Boundary information shown hereon was obtained from official city records, and verified in the field insofar as possible. Property line dimensions from official records may not necessarily agree with actual measured dimensions. All property lines in the District of Columbia are subject to change by the Office of the Surveyor of the District of Columbia. This survey does not reflect the results of a Survey to Mark. The property lines reflected on this survey are not to be used for any construction stakeout or design purposes. A Survey to Mark must be approved by the Office of the Surveyor prior to beginning any demolition/construction or design operations.
- Meridian referenced to DCSO North.
- As of June 3, 2024, the subject property has direct vehicular and pedestrian access via Massachusetts Avenue, N.W. and a 16' Public Alley.
- The subject property is contiguous to all adjoining properties along their common boundaries without gaps, gores or overlaps.
- The subject property is the same property as described in First American Title Insurance Company's Title Commitment No. 5192735-F-DC-CP-IND, Commitment Date: May 6, 2024.

ALTA Table A Items

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. (Shown on the survey)
- Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. Subject property's address is 1619 Massachusetts Avenue, N.W., Washington, DC 20036 per DC-OTR on-line site "mytax.dc.gov".
- Flood zone classification (with proper annotation based on Federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only. Subject property is identified as Zone X - Area of Minimal Flood Hazard as identified on FIRM Community Panel 1100010016C, effective date September 27, 2010.
- Gross land area (and other areas if specified by the client). The record and surveyed area for Lot 850 Square 181 is 11,037 square feet.
- Zoning report/letter has not been provided by the client. (6a)
- As of June 3, 2024, there was an 8-story masonry building as shown on the subject property. The exterior building dimensions (7(a)) and square footage of exterior building footprint at ground level (7(b)(1)) as shown on the survey.
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse.) Shown on the survey. There are no areas of refuse observed on the subject property. Projections, such as cornices, spouts, vents, architectural ornamentation, wires, conduits, electrical fixtures, lights, cameras, etc., are attached to the exterior of the existing building and project across the property line/building restriction line, but are too numerous to show.
- Number and type (e.g., disabled, motorcycle, regular, and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots. As of June 3, 2024, there were 23 striped parking spaces located below grade and 5 parking spaces located at grade within the subject property. Parking spaces shown are based on visual inspection. The surveyor does not certify that spaces are striped in accordance with required jurisdictional standards.
- Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al." The names of the owners per the on-line Real Property Tax Database of the District of Columbia's Office of Tax and Revenue, "mytax.dc.gov", of the adjoining properties are shown on Survey.
- Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. As of June 3, 2024, there was none observed.



Legend	
	Asphalt
	Brick
	Concrete
	Granite
	Gravel
	Grass
	Mulch
	Stone
	Vegetation
	Wood
	Tree Deciduous
	Bike Rack
	Pole Flag
	Post Steel
	Camera Security
	Fire Hydrant
	Siamese Fire Hydrant
	Wall Light
	Manhole Drainage/Storm
	Manhole Electric
	Manhole Sanitary
	Manhole Telephone
	Manhole Unknown
	Manhole Water
	Meter Electric
	Pole Cobra
	Pole Electric
	Valve Gas
	Valve Water Spigot
	Valve Water
	Double Door opens outside
	Door opens outside
	Monument Found Chiseled X
	Monument Found PK Nail
	Underground Communication
	Underground Electric
	Underground Gas
	Underground Water
	Underground Storm/Sewer
	Fence Line
	Hand Rail
	Property Line
NF North Face	
SF South Face	
EF East Face	
WF West Face	
N/F Now and/or Formerly	
S/W Sidewalk	
C&G Curb and Gutter	
Conc. Concrete	
Typ. Typical	
CLF Chain Link Fence	
WF Wrought Iron Fence	
rec Record	
mst Measurement	



Vicinity Map
Scale: 1" = 300'

Schedule C

The Land is described as follows:

The following described land and premises, with the improvements, easements and appurtenances thereto belonging, situate in the District of Columbia:

Lots 132 and 133 in H.M. Hutchinson's subdivision of lots in Square 181, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 10 at folio 165.

And

All of Lot 131 and part of Lot 130 in H.M. Hutchinson's subdivision of lots in Square 181, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 10 at folio 165; said part of Lot 130 being described as follows:

Beginning at the southwest corner of said lot and running thence southeasterly along the northerly line of Massachusetts Avenue, 5 feet; Thence Northeasterly parallel with the West line of said lot to the rear line of said lot;

Thence Northwesterly along said rear line, 11 feet to the Northwest corner of said lot;

Thence Southwesterly along the West line of said lot, 64.69 feet;

Thence Southeasterly still with said line of said lot, 6 feet;

Thence Southwesterly with said West line of said lot, 70 feet to the place of Beginning.

NOTE: At the date hereof the above described land is designated on the Records of the Assessor for the District of Columbia for assessment and taxation purposes as Lot 850 in Square 181.

Parcel ID: 0181-0000-0850

Surveyor's Certificate

To: Indiana University Foundation, Inc.; 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 1, 2, 3, 4, 6a, 7a, 7b(1), 8, 9, 13 and 16 of Table A thereof. The fieldwork was completed on June 3, 2024.

Date of Plat: _____
Daniel T. Caywood
DC Licensed Surveyor No. LS900265
Email Address: survey@wm-dc.com

 Planning, Engineering, Surveying & Landscape Architecture 510 8th Street, SE, Washington, DC 20003 (T) 202-638-4040 www.WM-DC.com		
CLIENT: Indiana University Foundation, Inc.		
DRAWING TITLE Review Copy 2024-06-10 ALTA/NSPS Land Title Survey Lot 850 Square 181 1619 Massachusetts Avenue, N.W. Washington, DC		
SCALE: 1" = 20'	DATE: 2024-05-28	SHEET 1 OF 1