

Exhibit A

NOTES CORRESPONDING TO SCHEDULE B PART II OF TITLE COMMITMENT

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (NO. 201610012-PHASE 1) DATED OCTOBER 12, 2016.

THE FOLLOWING ITEMS ARE LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM COVERAGE OF THE ABOVE MENTIONED TITLE COMMITMENT:

ITEM 9 - INDENTURE OF RESTRICTIVE COVENANTS RECORDED IN INSTRUMENT NO. 2006157241 REFERS TO SQUARES 5410, 5412, 5413, & 5413N AND CONTAINS NO PLOTTABLE SURVEY ITEMS. NOTE: LOT 42, SQUARE 5410 IS NOT MENTIONED IN THIS COVENANT.

ITEM 10 - MEMORANDUM OF LEASE RECORDED IN INSTRUMENT NO. 2000054862 IS BLANKET IN NATURE OVER PARCEL ONE, PARCEL TWO, PARCEL THREE AND PARCEL FOUR OF THE SURVEYED PROPERTY. NOTE LOT 42, SQUARE 5410 IS NOT MENTIONED IN THIS MEMORANDUM.

ITEM 11 - DECLARATION OF DISSOLUTION OF GREENWAY, INC. RECORDED IN INSTRUMENT NO. 7300004515. THIS ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS.

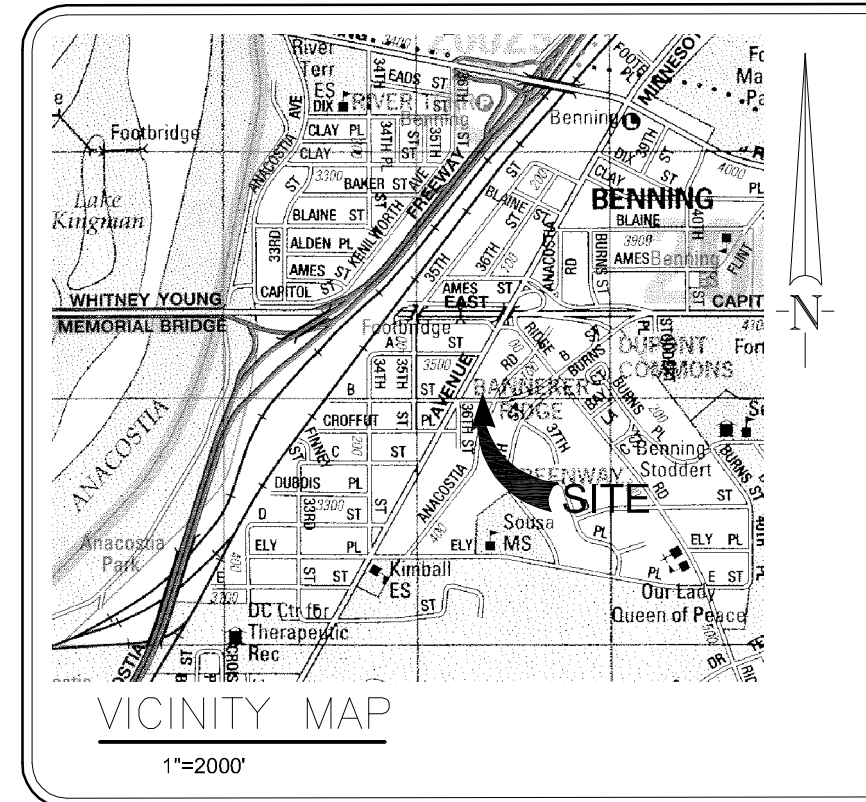
ITEM 12 - DECLARATION OF COVENANTS RECORDED IN INSTRUMENT NO. 9900061208. EASEMENT AREAS 1 & 2 ARE NOT LOCATED ON THE SUBJECT PROPERTY. EASEMENT AREA 3 IS LOCATED ON LOT 800, SQUARE 5410 AND IS SHOWN.

ITEM 13 - DECLARATION OF COVENANTS RECORDED IN INSTRUMENT NO. 9900061209. EASEMENT AREAS 1 & 2 ARE NOT LOCATED ON THE SUBJECT PROPERTY. EASEMENT AREA 3 IS LOCATED ON LOT 800, SQUARE 5410 AND IS SHOWN.

ITEM 14 - SEWER EASEMENT RECORDED IN LIBER 3999 AT FOLIO 25. THIS DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO ADEQUATELY LOCATE THE 16" WIDE SEWER EASEMENT MENTIONED THEREIN AND IS NOT PLOTTABLE.

GENERAL NOTES

1. SURVEY OBSERVATIONS ARE LIMITED TO VISUALLY EVIDENT ABOVE GROUND ITEMS. NO CERTIFICATION IS MADE AS TO THE EXISTENCE OR EXTENT OF UNDERGROUND UTILITIES OR IMPROVEMENTS LOCATED ON OR SERVING THE SUBJECT PROPERTY.
2. 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 CORRECTION BY THE OFFICE OF THE SURVEYOR, D.C. THIS SURVEY IS FOR TITLE PURPOSES ONLY. IT IS NOT INTENDED TO BE USED FOR FUTURE PLANNING OR CONSTRUCTION OF IMPROVEMENTS. ANY NEW CONSTRUCTION WILL REQUIRE A "SURVEY TO MARK" PREPARED BY A REGISTERED D.C. SURVEYOR AND RECORDED IN THE OFFICE OF THE SURVEYOR TO ESTABLISH OFFICIAL PROPERTY LINES FOR THIS SITE.
3. THE PROPERTY SHOWN HEREON IS GRAPHICALLY SHOWN AS BEING IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ON FLOOD INSURANCE RATE MAP NUMBER 110001 0039 C, DATED SEPTEMBER 27, 2010 (PANEL 39 OF 100) FOR THE DISTRICT OF COLUMBIA, WASHINGTON, D.C. ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4. THERE ARE 18 STRIPPED PARKING SPACES ON THE PROPERTY SHOWN HEREON, NONE OF WHICH ARE DESIGNATED FOR HANDICAP USE.
5. SOME OBJECTS ARE NOT DRAWN TO SCALE FOR CLARITY.
6. MEASURED DIMENSIONS AGREE WITH RECORDED DIMENSIONS FOR THE PROPERTY SHOWN HEREON.
7. THERE IS NO OBSERVABLE EVIDENCE THAT THE SITE IS USED AS A SOLID WASTE DUMP, SUMP OR LANDFILL.
8. ALL BUILDINGS ARE THREE STORY BRICK APARTMENTS. ADDRESSES ARE SHOWN ON EACH BUILDING.
9. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES LOCATED ON THE PROPERTY SHOWN HEREON.



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USE NUMBER 20711182

ZONING NOTES

THE FOLLOWING ZONING INFORMATION HAS BEEN PROVIDED TO THE SURVEYOR FOR INCLUSION HEREON.

MEADOW GREEN REDEVELOPMENT
Square 5410, Lot 800
(3605-3615 Minnesota Avenue, S.E.)

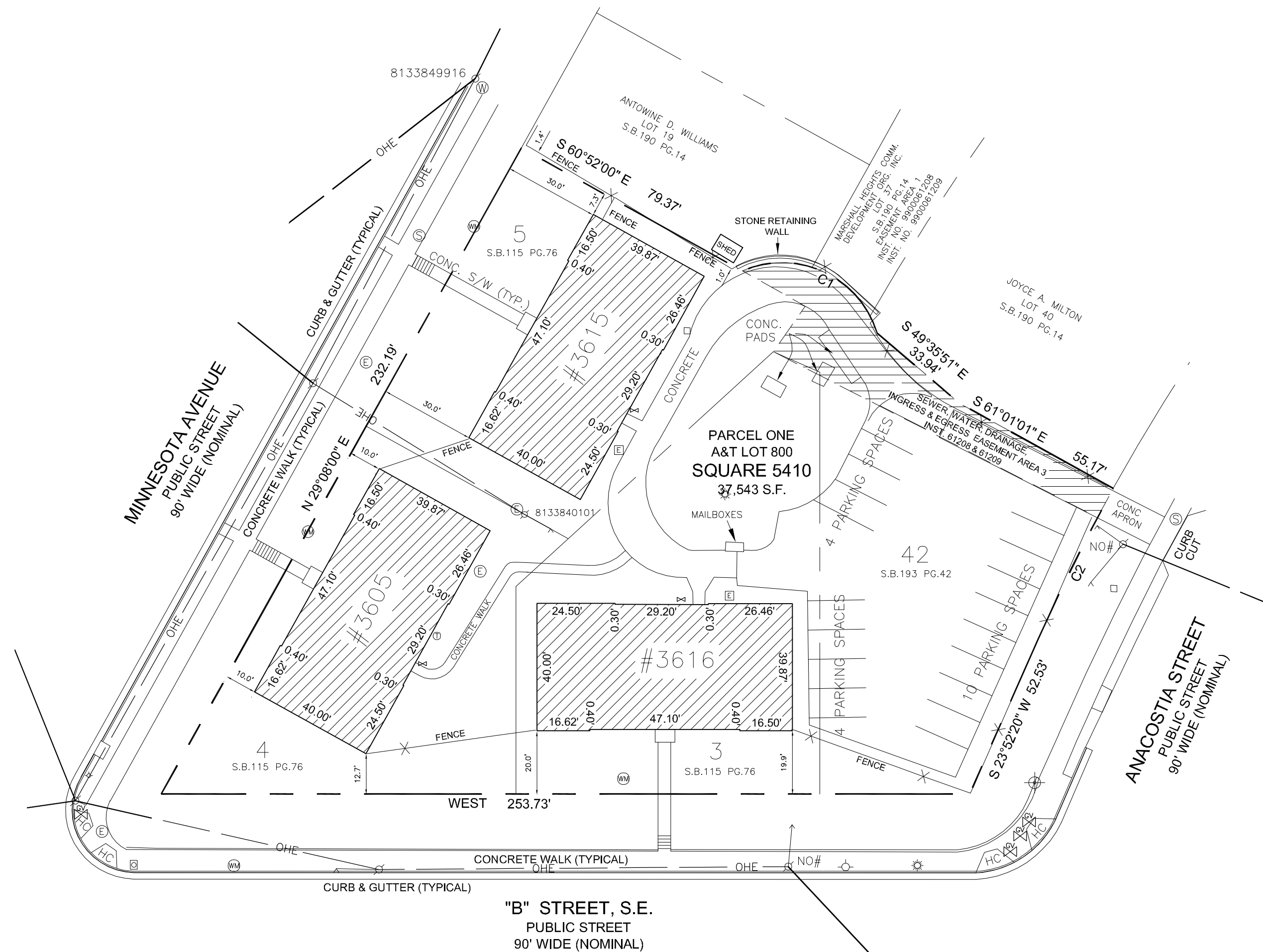
	R-5-A Matter-of-Right*	R-5-A with PUD	R-5-B with PUD
Height	40 ft./No limit on stories	60 feet ¹	60 feet ¹
Lot Area	Per BZA/ZC (37,543 sf)	Per BZA/ZC ² (37,543 sf)	None ³ (37,543 sf)
Lot Width	Per BZA/ZC	Per BZA/ZC	None
FAR	0.9 (1.08 w/IZ bonus density) ⁴ 33,789 sf (40,546 sf)	1.0 ⁵ 37,543 sf	3.0 ⁵ 112,629 sf
Lot Occupancy	40% (15,017 sf) 60% (Church or public school)	40% (15,017 sf) 60% (Church or public school)	60% (22,526 sf)
Rear Yard	20 feet	20 feet	4 inches per foot of height of building, but not less than 15 feet
Side Yard	3 inches per foot of height of building, but not less than 8 feet	3 inches per foot of height of building, but not less than 8 feet	None required, but if provided, 3 inches per foot of height of building, but not less than 8 feet
Parking	1 for each dwelling unit (apartment) 1 for each dwelling unit (flat) 1 for each dwelling unit (single-family)	1 for each dwelling unit (apartment) 1 for each dwelling unit (flat) 1 for each dwelling unit (single-family)	1 for each 2 dwelling units (apartment) 1 for each 2 dwelling units (flat) 1 for each dwelling unit (single-family)

* In R-5-A Zone, new residential developments require "special exception" approval from Board of Zoning Adjustment.
¹ Zoning Commission may approve increase in maximum height of not more than five (5) percent (3 feet).
² In R-5-A zone, PUD requires minimum site area of two (2) acres.
³ In R-5-B zone, PUD requires minimum site area of one (1) acre.
⁴ Pursuant to Chapter 26 of the Zoning Regulations regarding "Inclusionary Zoning" (affordability requirements).
⁵ Zoning Commission may approve increase in maximum FAR of not more than five (5) percent (0.05 FAR).

5826954706201

LEGEND

- ◇ HYDRANT
- ⊕ UTILITY POLE
- ⊙ WATER METER
- ⊙ WATER MANHOLE
- ☆ LIGHT POLE
- ⊙ STORM DRAIN MANHOLE
- OHE — OVERHEAD UTILITY LINE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ UTILITY BOX
- ⊙ ELECTRIC TRANSFORMER
- △ GUY WIRE
- ⊗ GAS METER
- ⊗ GAS VALVE
- ⊙ BOLLARD
- ⊙ STORM INLET
- ⊙ TELEPHONE BOX



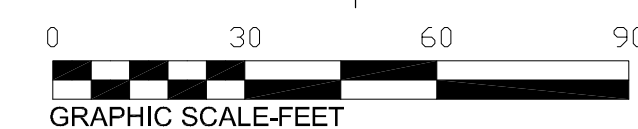
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	31.17'	52.63'	46.59'	N 65°15'02" W	96°44'57"	35.07'
C2	600.00'	53.52'	53.50'	S 26°25'40" W	5°06'44"	26.78'

SURVEY OBSERVATIONS

THE NOTES BELOW REFER TO OBSERVATIONS MADE BY THE SURVEYOR WHICH MAY AFFECT TITLE.

- Ⓐ MULTIPLE ELECTRIC TRANSFORMERS, POLES, TELEPHONE BOXES, AND UTILITY MANHOLES EXIST WITHOUT BENEFIT OF RECORDED EASEMENT OR RIGHT.

MERIDIAN = SUBDIVISION BOOK 115, PG.76
D.C. OFFICE OF THE SURVEYOR



LEGAL DESCRIPTION

PARCEL one
LOTS 3, 4, 5 & 42, SQUARE 5410
WASHINGTON, DISTRICT OF COLUMBIA

Lots 3, 4 and 5, in Square 5410 in a subdivision made by Greenway, Inc. as per plat recorded in Subdivision Book 115 at Page 76 among the Records of the Office of the Surveyor of the District of Columbia.

AND

Lot 42 in Square 5410, in a subdivision made by Greenway Apartment L.P., et al., as per plat recorded in Subdivision Book 193 at Page 42 among the aforesaid Land Records.

Note: At the date hereof, the above described lots are designated among the Records of the Assessor of the District of Columbia, for assessment and taxation purposes, as Lot 800 in Square 5410.

Property address: 3605-3615 Minnesota Ave., S.E., Washington, D.C. 20019

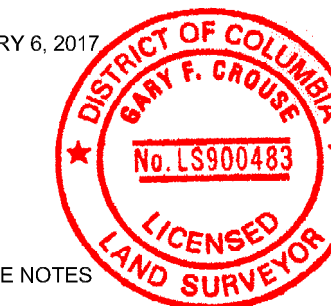
SURVEYORS CERTIFICATION

TO: MILESTONE SENIOR OWNER, LLC, LOW INCOME INVESTMENT FUND; 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 2016 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), 7(a), 8, 9, 11 (observed evidence), and 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 24, 2016.

DATE OF PLAT OR MAP: JANUARY 6, 2017

Garv F. Crouse
GARV F. CROUSE
LICENSED LAND SURVEYOR
DISTRICT OF COLUMBIA
LICENSE NO. LS-900483
EXP: AUGUST 31, 2018



LAST REVISION: 01/11/2017 TITLE NOTES

ALT/NSPS LAND TITLE SURVEY
LOTS 3, 4, 5 AND 42, SQUARE 5410
(NOW KNOWN AS LOT 800, SQUARE 5410)
WASHINGTON, DISTRICT OF COLUMBIA

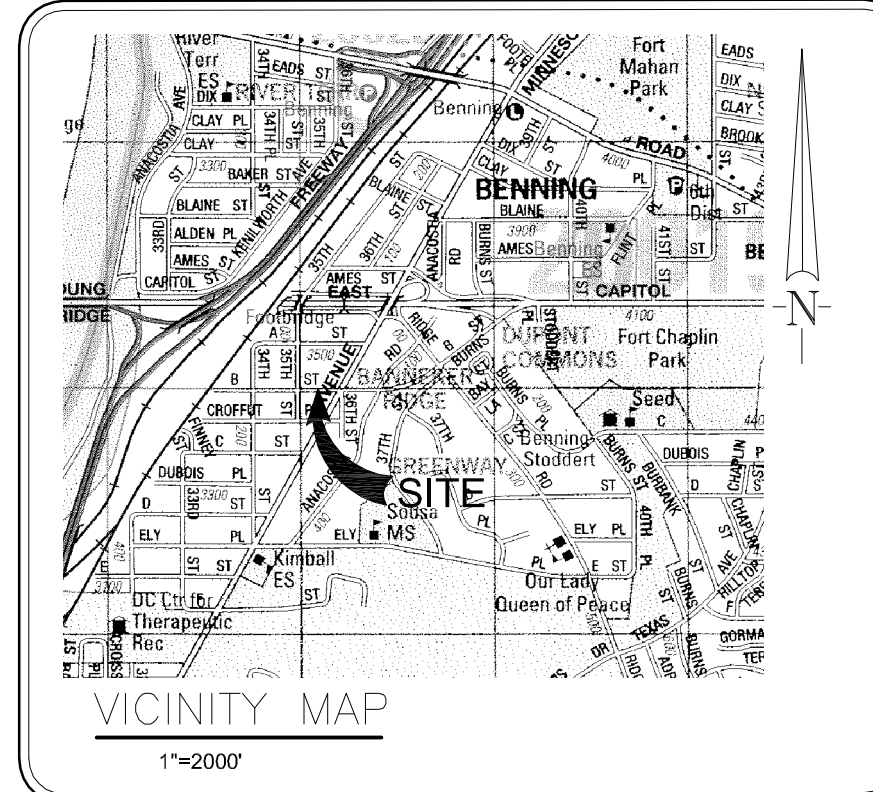
Dewberry
Dewberry
Consultants LLC
Formerly known as
Dewberry & Davis LLC
321 BALLEGER CENTER DRIVE
SUITE 100
FARMERS BRANCH, MD 21703-4686
301.663.3158
301.663.3679 (FAX)
www.dewberry.com

SURVEY OBSERVATIONS

- THE NOTES BELOW REFER TO OBSERVATIONS MADE BY THE SURVEYOR WHICH MAY AFFECT TITLE.
- A. MULTIPLE ELECTRIC TRANSFORMERS, POLES, TELEPHONE BOXES, AND UTILITY MANHOLES EXIST WITHOUT BENEFIT OF RECORDED EASEMENT OR RIGHT.
 - B. GREENWAY APARTMENTS SIGNS ARE LOCATED WITHIN THE PUBLIC SPACE OF MINNESOTA AVENUE.
 - C. FENCES EXTEND INTO PUBLIC SPACE OF ADJOINING STREETS.

GENERAL NOTES

1. SURVEY OBSERVATIONS ARE LIMITED TO VISUALLY EVIDENT ABOVE GROUND ITEMS. NO CERTIFICATION IS MADE AS TO THE EXISTENCE OR EXTENT OF UNDERGROUND UTILITIES OR IMPROVEMENTS LOCATED ON OR SERVING THE SUBJECT PROPERTY.
2. 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 CORRECTION BY THE OFFICE OF THE SURVEYOR, D.C. THIS SURVEY IS FOR TITLE PURPOSES ONLY. IT IS NOT INTENDED TO BE USED FOR FUTURE PLANNING OR CONSTRUCTION OF IMPROVEMENTS. ANY NEW CONSTRUCTION WILL REQUIRE A 'SURVEY TO MARK' PREPARED BY A REGISTERED D.C. SURVEYOR AND RECORDED IN THE OFFICE OF THE SURVEYOR TO ESTABLISH OFFICIAL PROPERTY LINES FOR THIS SITE.
3. THE PROPERTY SHOWN HEREON IS GRAPHICALLY SHOWN AS BEING IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ANY FLOOD INSURANCE RATE MAP NUMBER 110001 0039 C, DATED SEPTEMBER 27, 2010 (PANEL 39 OF 100) FOR THE DISTRICT OF COLUMBIA, WASHINGTON, D.C. ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4. THERE ARE NO ON-SITE PARKING SPACES ON THE PROPERTY SHOWN HEREON.
5. SOME OBJECTS ARE NOT DRAWN TO SCALE FOR CLARITY.
6. MEASURED DIMENSIONS AGREE WITH RECORDED DIMENSIONS FOR THE PROPERTY SHOWN HEREON.
7. THERE IS NO OBSERVABLE EVIDENCE THAT THE SITE IS USED AS A SOLID WASTE DUMP, SUMP OR LANDFILL.
8. ALL BUILDINGS ARE THREE STORY BRICK APARTMENTS. ADDRESSES ARE SHOWN ON EACH BUILDING.
9. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES LOCATED ON THE PROPERTY SHOWN HEREON.



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USE NUMBER 20711182

ZONING NOTES

THE FOLLOWING ZONING INFORMATION HAS BEEN PROVIDED TO THE SURVEYOR FOR INCLUSION HEREON.

MEADOW GREEN REDEVELOPMENT
Square 5411, Lot 802
(3610 Minnesota Avenue, S.E.)

	R-5-A Matter-of-Right	R-5-A with PUD	R-5-B with PUD
Height	40 ft./No limit on stories	60 feet ¹	60 feet ¹
Lot Area	Per BZA/ZC (159,943 sf)	Per BZA/ZC ² (159,943 sf)	None ³ (159,943 sf)
Lot Width	Per BZA/ZC	Per BZA/ZC	None
FAR	0.9 (1.08 w/2 bonus density) ⁴ 143,949 sf (172,738 sf)	1.0 ² (159,943 sf)	3.0 ³ (479,829 sf)
Lot Occupancy	40% (63,977 sf) 60% (Church or public school)	40% (63,977 sf) 60% (Church or public school)	60% (95,966 sf)
Rear Yard	20 feet	20 feet	4 inches per foot of height of building, but not less than 15 feet
Side Yard	3 inches per foot of height of building, but not less than 8 feet	3 inches per foot of height of building, but not less than 8 feet	None required, but if provided, 3 inches per foot of height of building, but not less than 8 feet
Parking	1 for each dwelling unit (apartment) 1 for each dwelling unit (flat) 1 for each dwelling unit (single-family)	1 for each dwelling unit (apartment) 1 for each dwelling unit (flat) 1 for each dwelling unit (single-family)	1 for each 2 dwelling units (apartment) 1 for each 2 dwelling units (flat) 1 for each dwelling unit (single-family)

¹ Zoning Commission may approve increase in maximum height of not more than five (5) percent (3 feet).
² In R-5-A zone, PUD requires minimum site area of two (2) acres.
³ In R-5-B zone, PUD requires minimum site area of one (1) acre.
⁴ Pursuant to Chapter 26 of the Zoning Regulations regarding "Inclusionary Zoning" (affordability requirements).
 Zoning Commission may approve increase in maximum FAR of not more than five (5) percent (0.03 FAR).

**NOTES CORRESPONDING TO SCHEDULE B
PART II OF TITLE COMMITMENT**

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (NO. 201610012 - PHASE 2) DATED OCTOBER 12, 2016.

THE FOLLOWING ITEMS ARE LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM COVERAGE OF THE ABOVE MENTIONED TITLE COMMITMENT:

ITEM 9 - BUILDING RESTRICTION LINES SHOWN ON A PLAT OF SUBDIVISION RECORDED IN SUBDIVISION BOOK 116 PAGE 7 ARE SHOWN.

ITEM 10 - INDENTURE OF RESTRICTIVE COVENANTS RECORDED IN INSTRUMENT NO. 2006157240 REFERS TO SQUARE 5411 AND CONTAINS NO SURVEY PLOTTABLE SURVEY ITEMS.

ITEM 11 - MEMORANDUM OF LEASE RECORDED IN INSTRUMENT NO. 2000054862 IS BLANKET IN NATURE OVER THE SURVEYED PROPERTY.

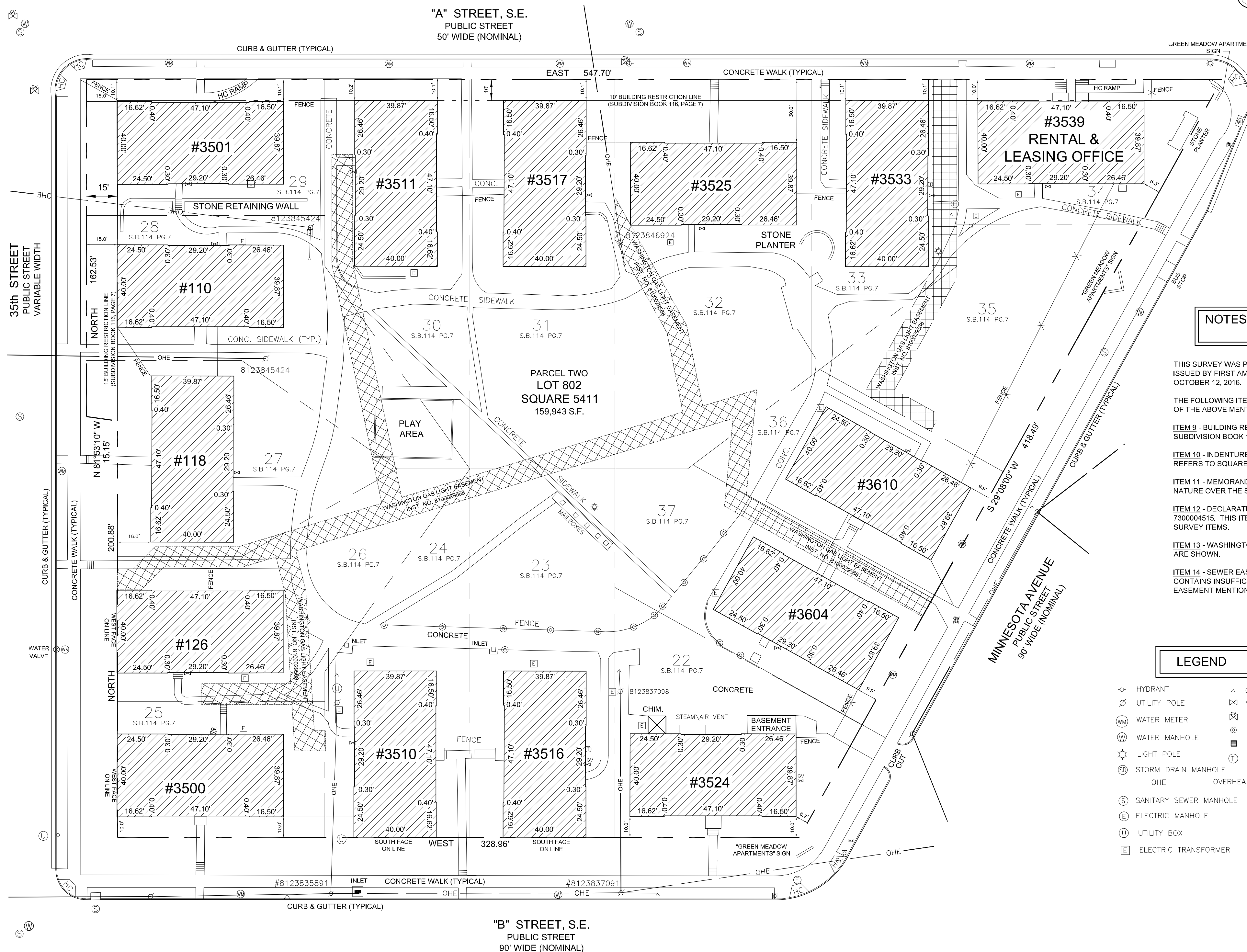
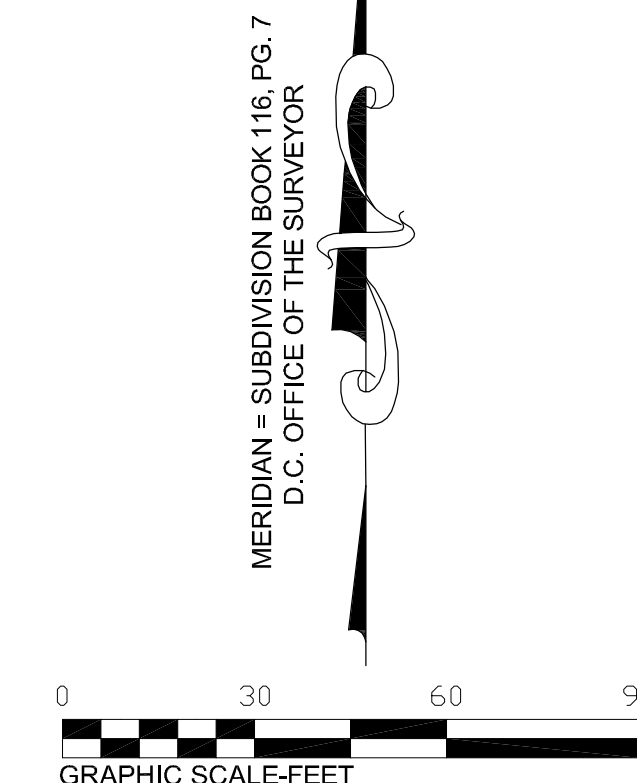
ITEM 12 - DECLARATION OF DISSOLUTION OF GREENWAY, INC. RECORDED IN INSTRUMENT NO. 7300004515. THIS ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS.

ITEM 13 - WASHINGTON GAS LIGHT EASEMENTS RECORDED IN INSTRUMENT NO. 8100029568 ARE SHOWN.

ITEM 14 - SEWER EASEMENT RECORDED IN LIBER 3999 AT FOLIO 25. THIS DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO ADEQUATELY LOCATE THE 10' WIDE SEWER EASEMENT MENTIONED THEREIN AND IS NOT PLOTTABLE.

LEGEND

- ⊕ HYDRANT
- ⊗ UTILITY POLE
- ⊕ WATER METER
- ⊕ WATER MANHOLE
- ⊕ LIGHT POLE
- ⊕ STORM DRAIN MANHOLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ ELECTRIC MANHOLE
- ⊕ UTILITY BOX
- ⊕ ELECTRIC TRANSFORMER
- ⊕ GUY WIRE
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ BOLLARD
- ⊕ STORM INLET
- ⊕ TELEPHONE BOX
- OHE — OVERHEAD UTILITY LINE



LEGAL DESCRIPTION

PARCEL TWO
LOTS 22-37, SQUARE 5411
WASHINGTON, DISTRICT OF COLUMBIA

Lots 22 to 37, inclusive, in Square 5411 in a subdivision made by Greenway, Inc. as per plat recorded in Subdivision Book 116 at Page 7 among the Records of the Office of the Surveyor of the District of Columbia.

Note: At the date hereof, the above described lots are designated among the records of the Assessor of the District of Columbia, for assessment and taxation purposes, as Lot 802 in Square 5411.

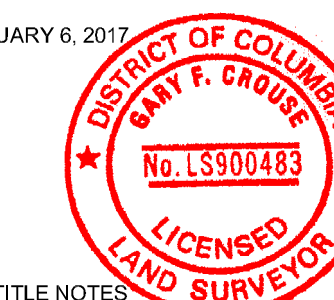
Property Address: 3610 Minnesota Ave., S.E., Washington, D.C. 20019

SURVEYORS CERTIFICATION

TO: MILESTONE EAST CAPITOL 2, LLC; EAGLEBANK; 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2.3, 4, 6(a), 7(a), 8, 9, 11 (observed evidence), and 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 24, 2016.

DATE OF PLAT OR MAP: JANUARY 6, 2017

Gary F. Crouse
 GARY F. CROUSE
 LICENSED LAND SURVEYOR
 DISTRICT OF COLUMBIA
 LICENSE NO. LS-900483
 EXP: AUGUST 31, 2018



LAST REVISION: 01/17/2017 TITLE NOTES

ALTANS LAND TITLE SURVEY
 LOTS 22-37, SQUARE 5411
 (NOW KNOWN AS LOT 802, SQUARE 5411)
 WASHINGTON, DISTRICT OF COLUMBIA

Dewberry
 Dewberry
 Consultants LLC
 Formerly known as
 Dewberry & Davis LLC

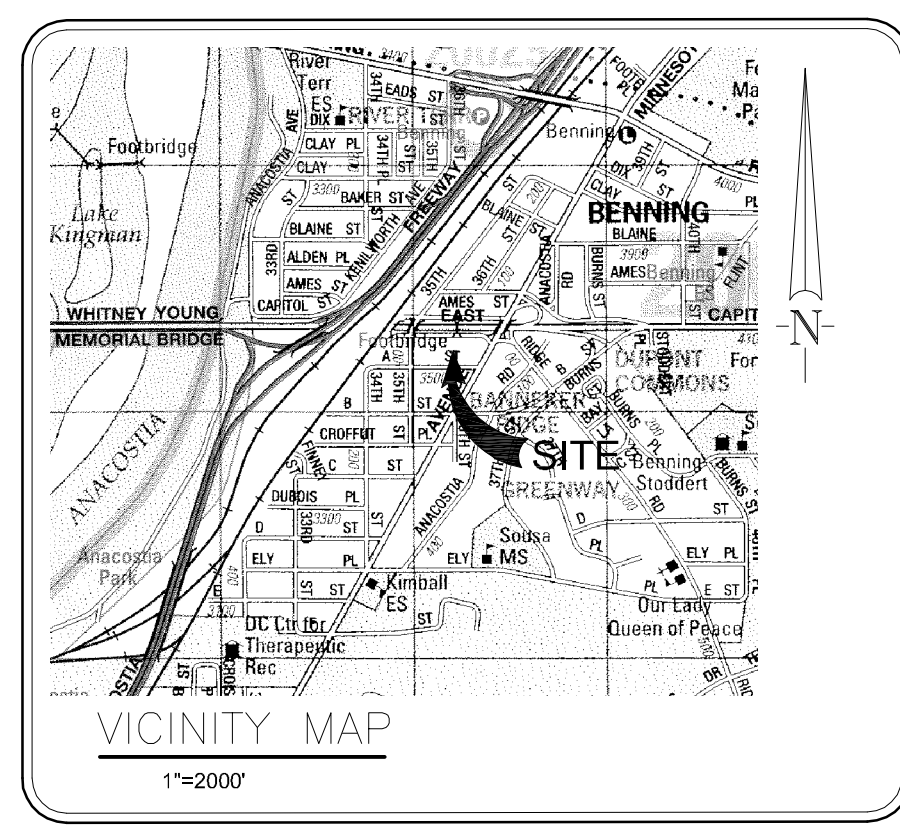
321 BALLEBAUGH CENTER DRIVE
 FREDERICK, MD 21703-4685
 301.683.3158
 www.dewberry.com

LEGEND

- ◇ HYDRANT
- ⊗ UTILITY POLE
- (M) WATER METER
- ⊙ WATER MANHOLE
- ⊛ LIGHT POLE
- ⊚ STORM DRAIN MANHOLE
- OHE — OVERHEAD UTILITY LINE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ UTILITY BOX
- ⊞ ELECTRIC TRANSFORMER
- △ GUY WIRE
- ⊗ GAS METER
- ⊗ GAS VALVE
- ⊙ BOLLARD
- ⊞ STORM INLET
- ⊞ TELEPHONE BOX

SURVEY OBSERVATIONS

- THE NOTES BELOW REFER TO OBSERVATIONS MADE BY THE SURVEYOR WHICH MAY AFFECT TITLE.
- (A) MULTIPLE ELECTRIC TRANSFORMERS, POLES, TELEPHONE BOXES, AND UTILITY MANHOLES EXIST WITHOUT BENEFIT OF RECORDED EASEMENT OR RIGHT.
 - (B) FENCES EXTEND INTO PUBLIC SPACE OF ADJOINING STREETS.



COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20711182

RADIUS-180.00'
ARC-62.84°
CHORD-62.52°
TAN-31.74°
CHORD BEARING-S 36°23'20"E

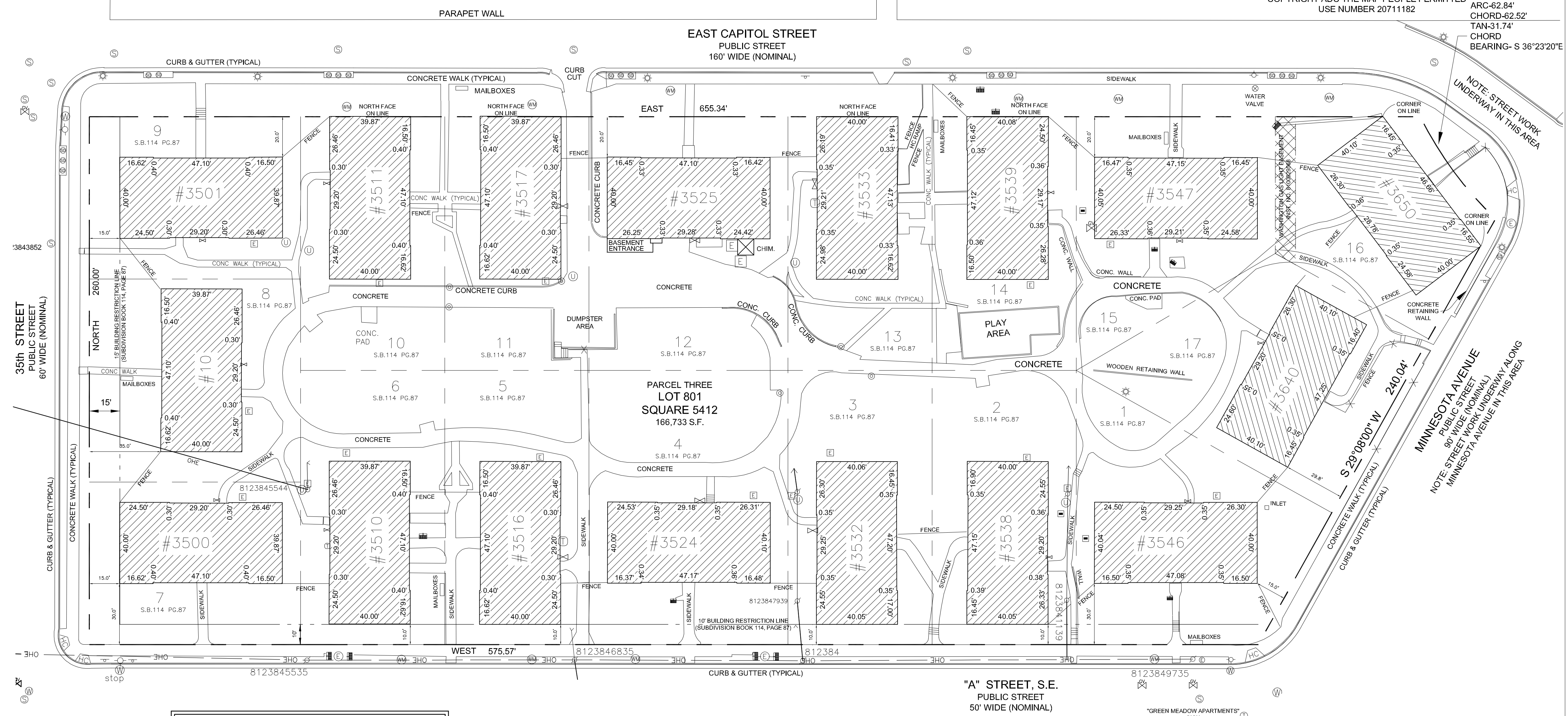
ZONING NOTES

THE FOLLOWING ZONING INFORMATION HAS BEEN PROVIDED TO THE SURVEYOR FOR INCLUSION HEREON.

MEADOW GREEN REDEVELOPMENT
Square 5412, Lot 801
(3501 - 3547 East Capitol Street, S.E.)

	R-5-A Matter-of-Right	R-5-A with PUD	R-5-B with PUD
Height	40 ft/No limit on stories	60 feet ¹	60 feet ¹
Lot Area	Per BZA/ZC (166,733 sf)	Per BZA/ZC ² (166,733 sf)	None ³ (166,733 sf)
Lot Width	Per BZA/ZC	Per BZA/ZC	None
FAR	0.9 (1.08 w/IZ bonus density) ⁴ 150,060 sf (180,072 sf)	1.0 ⁵ (166,733 sf)	3.0 ⁵ 500,199 sf
Lot Occupancy	40% (66,693 sf) 60% (Church or public school)	40% (66,693 sf) 60% (Church or public school)	60% (100,040 sf)
Rear Yard	20 feet	20 feet	4 inches per foot of height of building, but not less than 15 feet
Side Yard	3 inches per foot of height of building, but not less than 8 feet	3 inches per foot of height of building, but not less than 8 feet	None required, but if provided, 3 inches per foot of height of building, but not less than 8 feet
Parking	1 for each dwelling unit (apartment) 1 for each dwelling unit (flat) 1 for each dwelling unit (single-family)	1 for each dwelling unit (apartment) 1 for each dwelling unit (flat) 1 for each dwelling unit (single-family)	1 for each 2 dwelling units (apartment) 1 for each 2 dwelling units (flat) 1 for each dwelling unit (single-family)

¹ Zoning Commission may approve increase in maximum height of not more than five (5) percent (3 feet).
² In R-5-A zone, PUD requires minimum site area of two (2) acres.
³ In R-5-B zone, PUD requires minimum site area of one (1) acre.
⁴ Pursuant to Chapter 26 of the Zoning Regulations regarding "Institutional Zoning" (affordability requirements).
⁵ Zoning Commission may approve increase in maximum FAR of not more than five (5) percent (0.05 FAR).

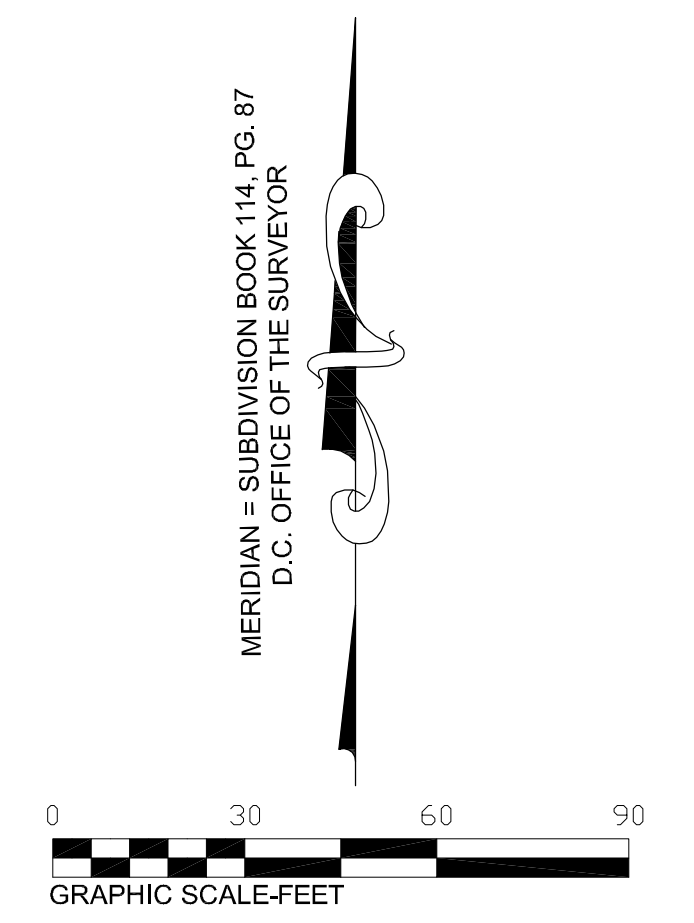


NOTES CORRESPONDING TO SCHEDULE B PART II OF TITLE COMMITMENT

- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (NO. 201610012 - PHASE 3) DATED OCTOBER 12, 2016.
- THE FOLLOWING ITEMS ARE LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM COVERAGE OF THE ABOVE MENTIONED TITLE COMMITMENT:
- ITEM 9 - BUILDING RESTRICTION LINES SHOWN ON A PLAT OF SUBDIVISION RECORDED IN SUBDIVISION BOOK 114 PAGE 87 ARE SHOWN.
- ITEM 10 - INDENTURE OF RESTRICTIVE COVENANTS RECORDED IN INSTRUMENT NO. 2006157241 REFERS TO SQUARE 5412 AND CONTAINS NO SURVEY PLOTTABLE SURVEY ITEMS.
- ITEM 11 - MEMORANDUM OF LEASE RECORDED IN INSTRUMENT NO. 2000054862 IS BLANKET IN NATURE OVER THE SURVEYED PROPERTY.
- ITEM 12 - DECLARATION OF DISSOLUTION OF GREENWAY, INC. RECORDED IN INSTRUMENT NO. 7300004515. THIS ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS.
- ITEM 13 - WASHINGTON GAS LIGHT EASEMENTS RECORDED IN INSTRUMENT NO. 8100029668 ARE SHOWN.
- ITEM 14 - SEWER EASEMENT RECORDED IN LIBER 3999 AT FOLIO 25. THIS DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO ADEQUATELY LOCATE THE 16' WIDE SEWER EASEMENT MENTIONED THEREIN AND IS NOT PLOTTABLE.

GENERAL NOTES

- 1. SURVEY OBSERVATIONS ARE LIMITED TO VISUALLY EVIDENT ABOVE GROUND ITEMS. NO CERTIFICATION IS MADE AS TO THE EXISTENCE OR EXTENT OF UNDERGROUND UTILITIES OR IMPROVEMENTS LOCATED ON OR SERVING THE SUBJECT PROPERTY.
- 2. 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 CORRECTION BY THE OFFICE OF THE SURVEYOR, D.C. THIS SURVEY IS FOR TITLE PURPOSES ONLY. IT IS NOT INTENDED TO BE USED FOR FUTURE PLANNING OR CONSTRUCTION OF IMPROVEMENTS. ANY NEW CONSTRUCTION WILL REQUIRE A "SURVEY TO MARK" PREPARED BY A REGISTERED D.C. SURVEYOR AND RECORDED IN THE OFFICE OF THE SURVEYOR TO ESTABLISH OFFICIAL PROPERTY LINES FOR THIS SITE.
- 3. THE PROPERTY SHOWN HEREON IS GRAPHICALLY SHOWN AS BEING IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ON FLOOD INSURANCE RATE MAP NUMBER 110001 0039 C, DATED SEPTEMBER 27, 2010 (PANEL 39 OF 100) FOR THE DISTRICT OF COLUMBIA, WASHINGTON, D.C. ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 4. THERE ARE NO ON-SITE PARKING SPACES ON THE PROPERTY SHOWN HEREON.
- 5. SOME OBJECTS ARE NOT DRAWN TO SCALE FOR CLARITY.
- 6. MEASURED DIMENSIONS AGREE WITH RECORDED DIMENSIONS FOR THE PROPERTY SHOWN HEREON.
- 7. THERE IS NO OBSERVABLE EVIDENCE THAT THE SITE IS USED AS A SOLID WASTE DUMP, SUMP OR LANDFILL.
- 8. ALL BUILDINGS ARE THREE STORY BRICK APARTMENTS. ADDRESSES ARE SHOWN ON EACH BUILDING.
- 9. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES LOCATED ON THE PROPERTY SHOWN HEREON.



LEGAL DESCRIPTION

PARCEL THREE
LOTS 1 - 17, SQUARE 5412
WASHINGTON, DISTRICT OF COLUMBIA

Lots 1 thru 17, both inclusive, ins Square 5412, in a subdivision made by Thelma L. Taylor, as per plat recorded in Subdivision Book 114 at Page 87 among the Records of the Office of the Surveyor of the District of Columbia.

Note: At the date hereof, the above described lots are designated among the records of the Assessor of the District of Columbia, for assessment and taxation purposes, as Lot 801 in Square 5412.

Property Address: 3501-3547 East Capitol St. S.E., Washington D.C. 20019

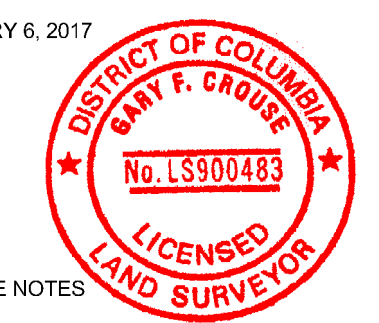
SURVEYORS CERTIFICATION

TO: MILESTONE EAST CAPITOL 3, LLC; EAGLEBANK; 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 8, 9, 11 (observed evidence), and 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 24, 2016.

DATE OF PLAT OR MAP: JANUARY 6, 2017

Ray F. Crouse
RAY F. CROUSE
LICENSED LAND SURVEYOR
DISTRICT OF COLUMBIA
LICENSE NO. LS-900483
EXP: AUGUST 31, 2018



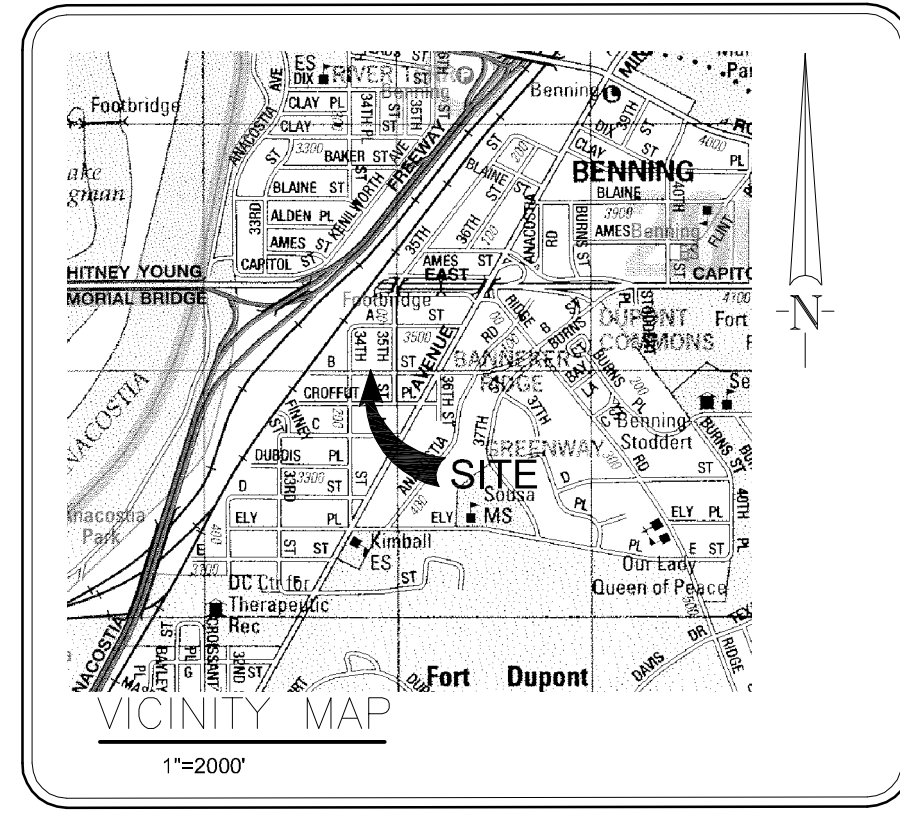
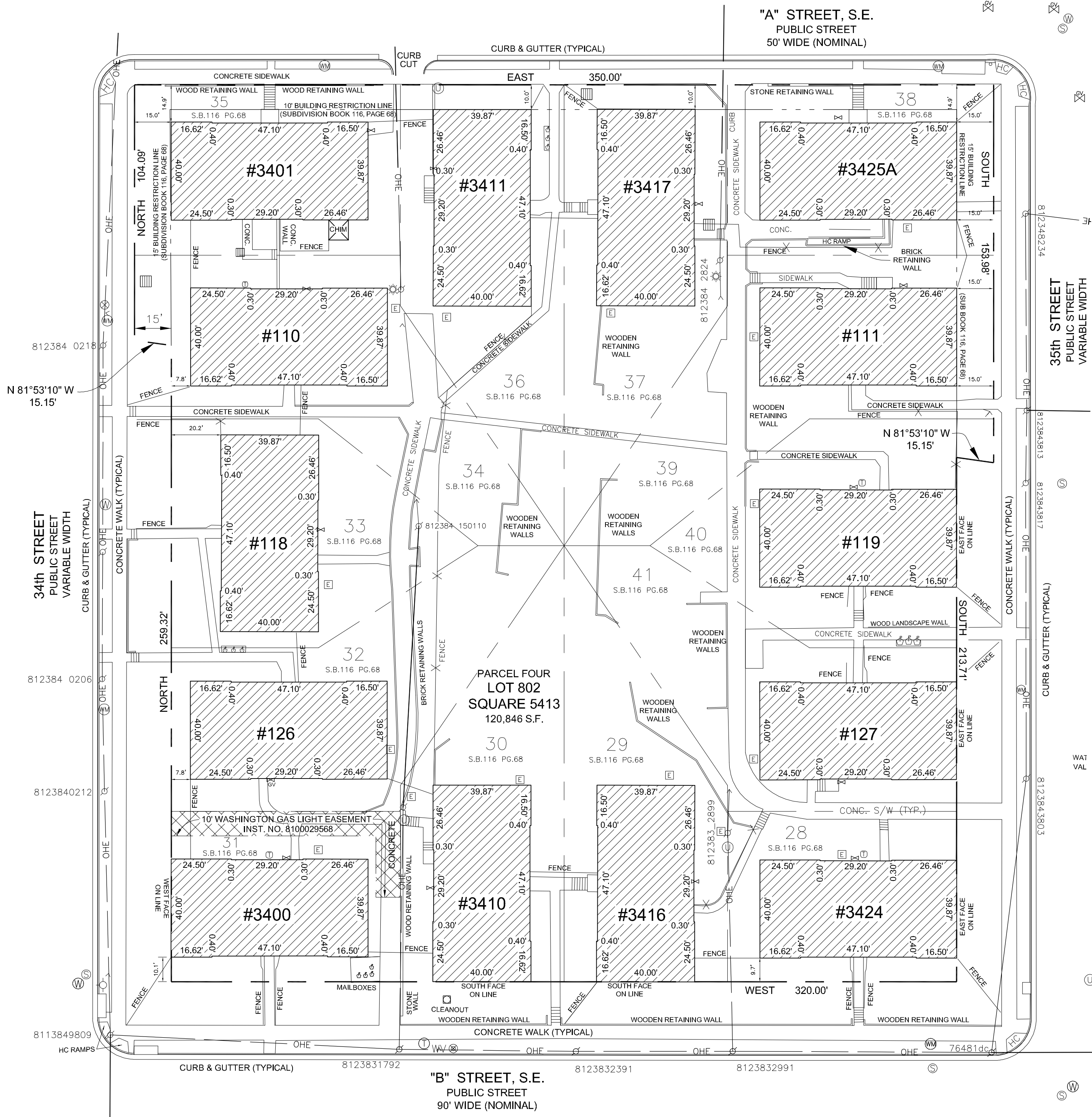
LAST REVISION: 01/17/2017 TITLE NOTES

ALTA/NSPS LAND TITLE SURVEY
LOTS 1-17, SQUARE 5412
(NOW KNOWN AS LOT 801, SQUARE 5412)
WASHINGTON, DISTRICT OF COLUMBIA

Dewberry
Dewberry
Consultants LLC
321 BALLEGER CENTER DRIVE
SUITE 103
FREDERICK, MD 21703-6666
301.663.3879 (FAX)
www.dewberry.com

LEGEND

- ◇ HYDRANT
- ⊗ UTILITY POLE
- ⊙ WATER METER
- ⊕ WATER MANHOLE
- ☆ LIGHT POLE
- ⊗ STORM DRAIN MANHOLE
- OHE
- SANITARY SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ UTILITY BOX
- ⊞ ELECTRIC TRANSFORMER
- △ GUY WIRE
- ⊗ GAS METER
- ⊗ GAS VALVE
- ⊙ BOLLARD
- ⊞ STORM INLET
- ⊙ TELEPHONE BOX
- OVERHEAD UTILITY LINE



COPYRIGHT ADC THE MAP PEOPLE PERMITTED
USE NUMBER 20711182

GENERAL NOTES

1. SURVEY OBSERVATIONS ARE LIMITED TO VISUALLY EVIDENT ABOVE GROUND ITEMS. NO CERTIFICATION IS MADE AS TO THE EXISTENCE OR EXTENT OF UNDERGROUND UTILITIES OR IMPROVEMENTS LOCATED ON OR SERVING THE SUBJECT PROPERTY.
2. 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 CORRECTION BY THE OFFICE OF THE SURVEYOR, D.C. THIS SURVEY IS FOR TITLE PURPOSES ONLY. IT IS NOT INTENDED TO BE USED FOR FUTURE PLANNING OR CONSTRUCTION OF IMPROVEMENTS. ANY NEW CONSTRUCTION WILL REQUIRE A "SURVEY TO MARK" PREPARED BY A REGISTERED D.C. SURVEYOR AND RECORDED IN THE OFFICE OF THE SURVEYOR TO ESTABLISH OFFICIAL PROPERTY LINES FOR THIS SITE.
3. THE PROPERTY SHOWN HEREON IS GRAPHICALLY SHOWN AS BEING IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) ON FLOOD INSURANCE RATE MAP NUMBER 110001 0039 C, DATED SEPTEMBER 27, 2010 (PANEL 39 OF 100) FOR THE DISTRICT OF COLUMBIA, WASHINGTON, D.C. ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4. THERE ARE NO ON-SITE PARKING SPACES ON THE PROPERTY SHOWN HEREON.
5. SOME OBJECTS ARE NOT DRAWN TO SCALE FOR CLARITY.
6. MEASURED DIMENSIONS AGREE WITH RECORDED DIMENSIONS FOR THE PROPERTY SHOWN HEREON.
7. THERE IS NO OBSERVABLE EVIDENCE THAT THE SITE IS USED AS A SOLID WASTE DUMP, SUMP OR LANDFILL.
8. ALL BUILDINGS ARE THREE STORY BRICK APARTMENTS. ADDRESSES ARE SHOWN ON EACH BUILDING.
9. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES LOCATED ON THE PROPERTY SHOWN HEREON.

**NOTES CORRESPONDING TO SCHEDULE B
PART II OF TITLE COMMITMENT**

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (NO. 201610012 - PHASE 4) DATED OCTOBER 12, 2016.

THE FOLLOWING ITEMS ARE LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM COVERAGE OF THE ABOVE MENTIONED TITLE COMMITMENT:

ITEM 9 - BUILDING RESTRICTION LINES SHOWN ON A PLAT OF SUBDIVISION RECORDED IN SUBDIVISION BOOK 116 PAGE 68 ARE SHOWN.

ITEM 10 - INDENTURE OF RESTRICTIVE COVENANTS RECORDED IN INSTRUMENT NO. 2006157241 REFERS TO SQUARE 5412 AND CONTAINS NO SURVEY PLOTTABLE SURVEY ITEMS.

ITEM 11 - MEMORANDUM OF LEASE RECORDED IN INSTRUMENT NO. 2000054862 IS BLANKET IN NATURE OVER THE SURVEYED PROPERTY.

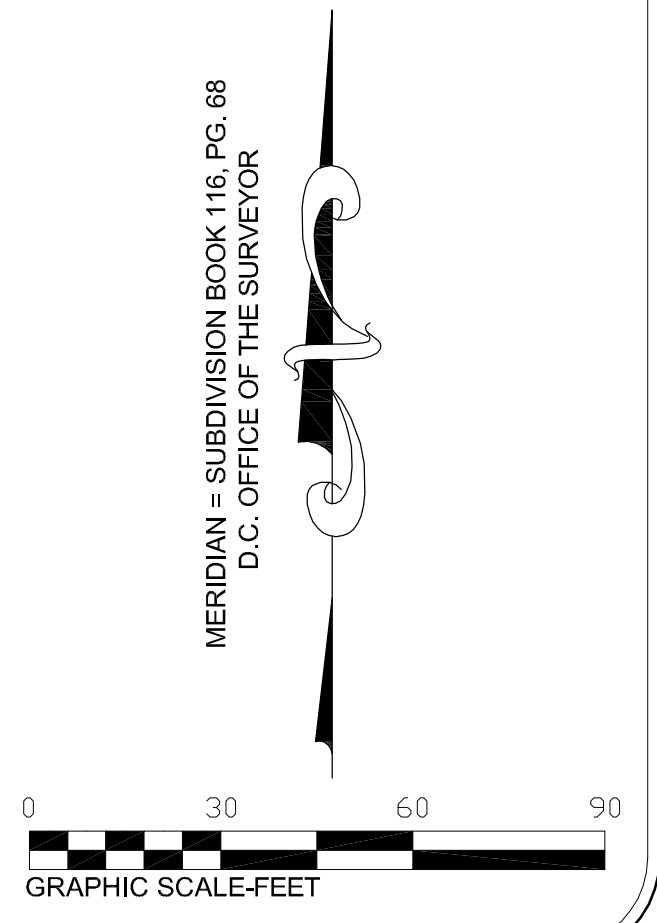
ITEM 12 - DECLARATION OF DISSOLUTION OF GREENWAY, INC. RECORDED IN INSTRUMENT NO. 7300004515. THIS ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS.

ITEM 13 - WASHINGTON GAS LIGHT EASEMENTS RECORDED IN INSTRUMENT NO. 8100029568 ARE SHOWN.

ITEM 14 - SEWER EASEMENT RECORDED IN LIBER 3999 AT FOLIO 25. THIS DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO ADEQUATELY LOCATE THE 16" WIDE SEWER EASEMENT MENTIONED THEREIN AND IS NOT PLOTTABLE.

SURVEY OBSERVATIONS

- THE NOTES BELOW REFER TO OBSERVATIONS MADE BY THE SURVEYOR WHICH MAY AFFECT TITLE.
- (A) MULTIPLE ELECTRIC TRANSFORMERS, POLES, TELEPHONE BOXES, AND UTILITY MANHOLES EXIST WITHOUT BENEFIT OF RECORDED EASEMENT OR RIGHT.
 - (B) WOODEN RETAINING WALLS CONSTRUCTED WITHIN THE PUBLIC SPACE OF B STREET, S.E.
 - (C) FENCES EXTEND INTO PUBLIC SPACE OF ADJOINING STREETS.



ZONING NOTES

THE FOLLOWING ZONING INFORMATION HAS BEEN PROVIDED TO THE SURVEYOR FOR INCLUSION HEREON.

**MEADOW GREEN REDEVELOPMENT
Square 5413, Lot 802
(127 35th Street, S.E.)**

	R-5-A Matter-of-Right	R-5-A with PUD	R-5-B with PUD
Height	40 ft/No limit on stories	60 feet ¹	60 feet ¹
Lot Area	Per BZA/ZC (120,846 sf)	Per BZA/ZC ² (120,846 sf)	None ³ (120,846 sf)
Lot Width	Per BZA/ZC	Per BZA/ZC	None
FAR	0.9 (1.08 w/1Z bonus density) ⁴ 108,761 sf (130,514 sf)	1.0 ⁵ 120,846 sf	3.0 ⁵ 362,538 sf
Lot Occupancy	40% (48,338 sf) 60% (Church or public school)	40% (48,338 sf) 60% (Church or public school)	60% (72,508 sf)
Rear Yard	20 feet	20 feet	4 inches per foot of height of building, but not less than 15 feet
Side Yard	3 inches per foot of height of building, but not less than 8 feet	3 inches per foot of height of building, but not less than 8 feet	None required, but if provided, 3 inches per foot of height of building, but not less than 8 feet
Parking	1 for each dwelling unit (apartment) 1 for each dwelling unit (flat) 1 for each dwelling unit (single-family)	1 for each dwelling unit (apartment) 1 for each dwelling unit (flat) 1 for each dwelling unit (single-family)	1 for each 2 dwelling units (apartment) 1 for each 2 dwelling units (flat) 1 for each dwelling unit (single-family)

¹ Zoning Commission may approve increase in maximum height of not more than five (5) percent (3 feet).
² In R-5-A zone, PUD requires minimum site area of two (2) acres.
³ In R-5-B zone, PUD requires minimum site area of one (1) acre.
⁴ Pursuant to Chapter 26 of the Zoning Regulations regarding "Inclusionary Zoning" (affordability requirements).
⁵ Zoning Commission may approve increase in maximum FAR of not more than five (5) percent (0.05 FAR).

LEGAL DESCRIPTION

**PHASE 4
LOTS 28 - 41, SQUARE 5413
WASHINGTON, DISTRICT OF COLUMBIA**

Lots 28 to 41, inclusive, in Square 5413 in a subdivision made by Greenway, Inc. as per plat recorded in Subdivision Book 116 at Page 68 among the Records of the Office of the Surveyor of the District of Columbia.

Note: At the date hereof, the above described lots are designated among the records of the Assessor of the District of Columbia, for assessment and taxation purposes, as Lot 802 in Square 5413.

Property Address: 3425 East Capitol St. S.E., Washington D.C. 20019

SURVEYORS CERTIFICATION

TO: MILESTONE EAST CAPITOL 4, LLC; EAGLE BANK; AND FIRST AMERICAN TITLE INSURANCE COMPANY

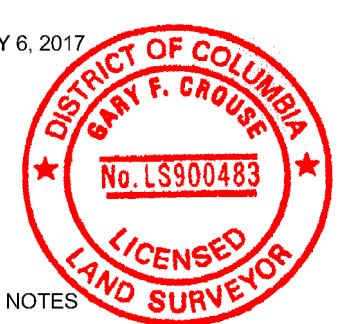
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 8, 9, 11 (observed evidence), and 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 24, 2016.

DATE OF PLAT OR MAP: JANUARY 6, 2017

Ray F. Crouse
RAY F. CROUSE
LICENSED LAND SURVEYOR
DISTRICT OF COLUMBIA
LICENSE NO. LS-900483
EXP. AUGUST 31, 2018

LAST REVISION: 01/17/2017 TITLE NOTES

SHEET 4 OF 5

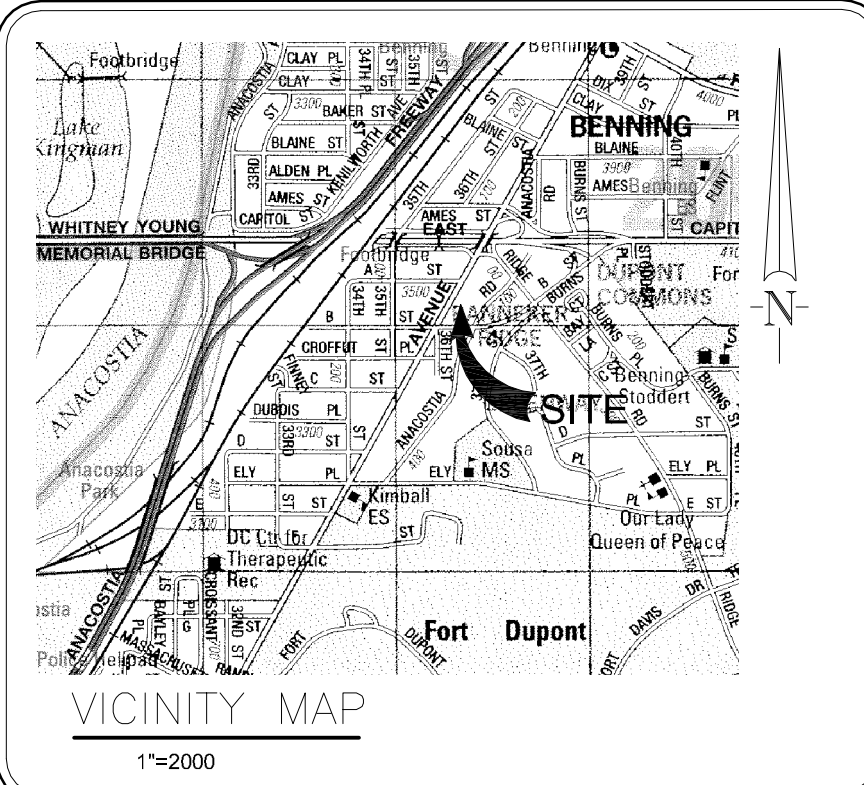


**ALTANSPS LAND TITLE SURVEY
LOTS 28-41, SQUARE 5413
(NOW KNOWN AS LOT 802, SQUARE 5413)
WASHINGTON, DISTRICT OF COLUMBIA**



GENERAL NOTES

1. SURVEY OBSERVATIONS ARE LIMITED TO VISUALLY EVIDENT ABOVE GROUND ITEMS. NO CERTIFICATION IS MADE AS TO THE EXISTENCE OR EXTENT OF UNDERGROUND UTILITIES OR IMPROVEMENTS LOCATED ON OR SERVING THE SUBJECT PROPERTY.
2. 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 CORRECTION BY THE OFFICE OF THE SURVEYOR, D.C. THIS SURVEY IS FOR TITLE PURPOSES ONLY. IT IS NOT INTENDED TO BE USED FOR FUTURE PLANNING OR CONSTRUCTION OF IMPROVEMENTS. ANY NEW CONSTRUCTION WILL REQUIRE A "SURVEY TO MARK" PREPARED BY A REGISTERED D.C. SURVEYOR AND RECORDED IN THE OFFICE OF THE SURVEYOR TO ESTABLISH OFFICIAL PROPERTY LINES FOR THIS SITE.
3. THE PROPERTY SHOWN HEREON IS GRAPHICALLY SHOWN AS BEING IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ON FLOOD INSURANCE RATE MAP NUMBER 110001 0039 C, DATED SEPTEMBER 27, 2010 (PANEL 39 OF 100) FOR THE DISTRICT OF COLUMBIA, WASHINGTON, D.C. ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4. THERE ARE 51 STRIPED PARKING SPACES ON THE PROPERTY SHOWN HEREON, 4 OF WHICH ARE DESIGNATED FOR HANDICAP USE.
5. SOME OBJECTS ARE NOT DRAWN TO SCALE FOR CLARITY.
6. MEASURED DIMENSIONS AGREE WITH RECORDED DIMENSIONS FOR THE PROPERTY SHOWN HEREON.
7. THERE IS NO OBSERVABLE EVIDENCE THAT THE SITE IS USED AS A SOLID WASTE DUMP, SUMP OR LANDFILL.
8. ALL BUILDINGS ARE THREE STORY BRICK APARTMENTS. ADDRESSES ARE SHOWN ON EACH BUILDING.
9. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES LOCATED ON THE PROPERTY SHOWN HEREON.



COPYRIGHT ADC THE MAP PEOPLE PERMITTED
USE NUMBER 20711182

ZONING NOTES

THE FOLLOWING ZONING INFORMATION HAS BEEN PROVIDED TO THE SURVEYOR FOR INCLUSION HEREON.

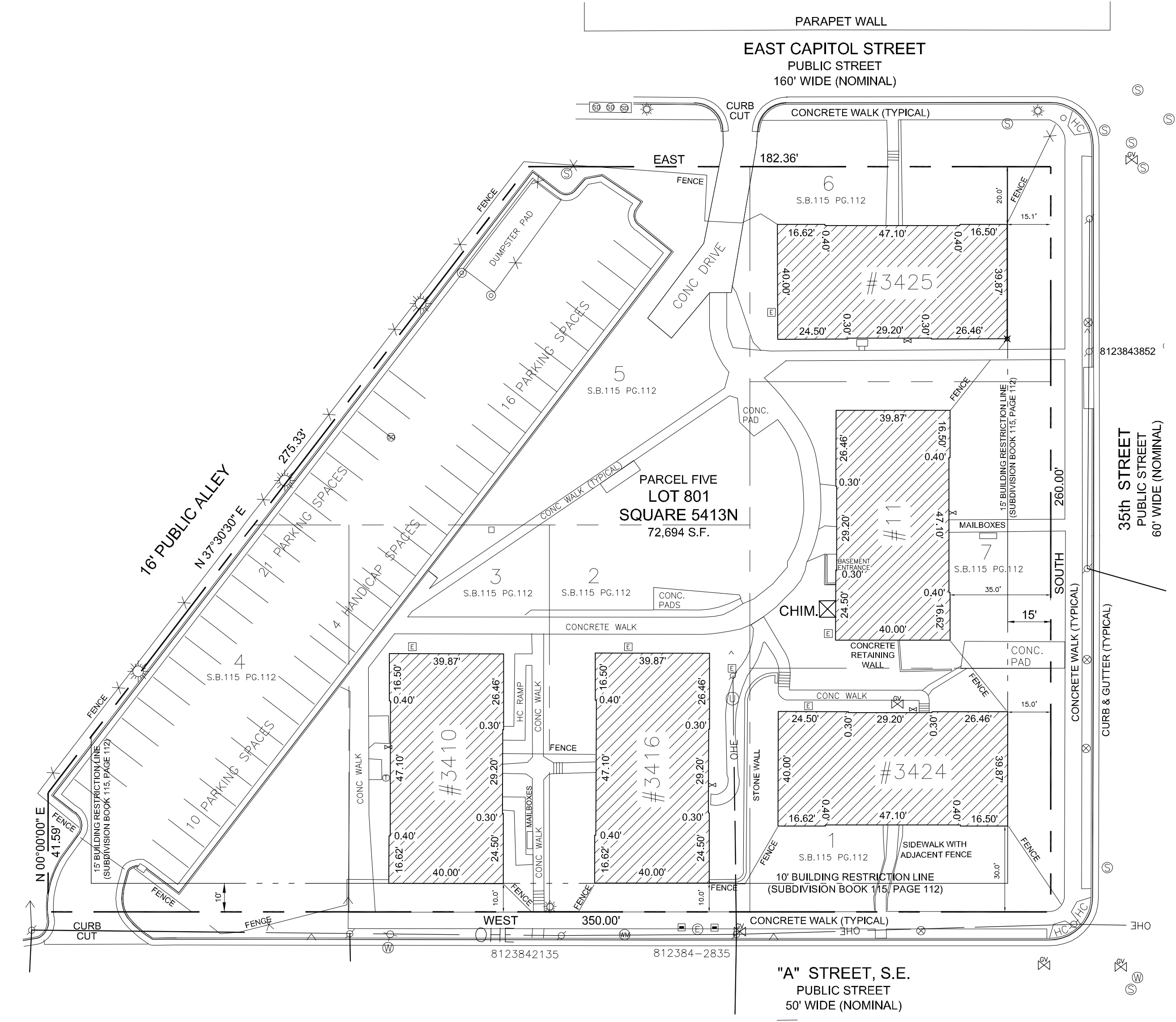
MEADOW GREEN REDEVELOPMENT
Square 5413N, Lot 801
(3425 East Capitol Street, S.E.)

	R-5-A Matter-of-Right	R-5-A with PUD	R-5-B with PUD
Height	40 ft/No limit on stories	60 feet ¹	60 feet ¹
Lot Area	Per BZA/ZC (72,694 sf)	Per BZA/ZC ² (72,694 sf)	None ³ (72,694 sf)
Lot Width	Per BZA/ZC	Per BZA/ZC	None
FAR	0.9 (1.08 w/IZ bonus density) ⁴ 65,425 sf (78,510 sf)	1.0 ⁵ 72,694 sf	3.0 ⁵ 218,082 sf
Lot Occupancy	40% (29,078 sf) 60% (Church or public school)	40% (29,078 sf) 60% (Church or public school)	60% (43,616 sf)
Rear Yard	20 feet	20 feet	4 inches per foot of height of building, but not less than 15 feet
Side Yard	3 inches per foot of height of building, but not less than 8 feet	3 inches per foot of height of building, but not less than 8 feet	None required, but if provided, 3 inches per foot of height of building, but not less than 8 feet
Parking	1 for each dwelling unit (apartment) 1 for each dwelling unit (fla) 1 for each dwelling unit (single-family)	1 for each dwelling unit (apartment) 1 for each dwelling unit (fla) 1 for each dwelling unit (single-family)	1 for each 2 dwelling units (apartment) 1 for each 2 dwelling units (fla) 1 for each dwelling unit (single-family)

¹ Zoning Commission may approve increase in maximum height of not more than five (5) percent (3 feet).
² In R-5-A zone, PUD requires minimum site area of two (2) acres.
³ In R-5-B zone, PUD requires minimum site area of one (1) acre.
⁴ Pursuant to Chapter 26 of the Zoning Regulations regarding "Inclusionary Zoning" (affordability requirements).
⁵ Zoning Commission may approve increase in maximum FAR of not more than five (5) percent (0.05 FAR).

LEGEND

- ◇ HYDRANT
- ⊕ UTILITY POLE
- ⊕ W/M WATER METER
- ⊕ W/MH WATER MANHOLE
- ⊕ L/P LIGHT POLE
- ⊕ S/DM STORM DRAIN MANHOLE
- ⊕ S/SM SANITARY SEWER MANHOLE
- ⊕ E/M ELECTRIC MANHOLE
- ⊕ U/B UTILITY BOX
- ⊕ E/T ELECTRIC TRANSFORMER
- △ GUY WIRE
- ⊗ GAS METER
- ⊗ GAS VALVE
- ⊗ BOLLARD
- ⊗ S/I STORM INLET
- ⊗ T/B TELEPHONE BOX
- O/H OVERHEAD UTILITY LINE

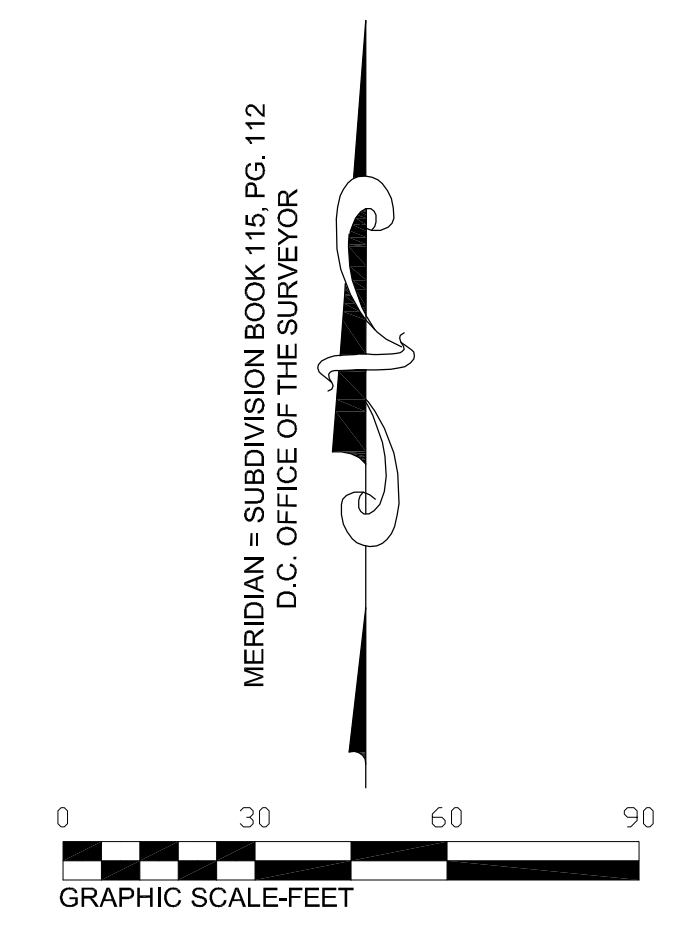


**NOTES CORRESPONDING TO SCHEDULE B
PART II OF TITLE COMMITMENT**

- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (NO. 201610012 - PHASE 5) DATED OCTOBER 12, 2016.
- THE FOLLOWING ITEMS ARE LISTED IN SCHEDULE B, SECTION II EXCEPTIONS FROM COVERAGE OF THE ABOVE MENTIONED TITLE COMMITMENT:
- ITEM 9 - BUILDING RESTRICTION LINES SHOWN ON A PLAT OF SUBDIVISION RECORDED IN SUBDIVISION BOOK 115 PAGE 112 ARE SHOWN.
- ITEM 10 - INDENTURE OF RESTRICTIVE COVENANTS RECORDED IN INSTRUMENT NO. 2006157240 REFERS TO SQUARE 5413N AND CONTAINS NO SURVEY PLOTTABLE SURVEY ITEMS.
- ITEM 11 - MEMORANDUM OF LEASE RECORDED IN INSTRUMENT NO. 2000054862 IS BLANKET IN NATURE OVER THE SURVEYED PROPERTY.
- ITEM 12 - DECLARATION OF DISSOLUTION OF GREENWAY, INC. RECORDED IN INSTRUMENT NO. 7300004515. THIS ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS.
- ITEM 14 - SEWER EASEMENT RECORDED IN LIBER 3999 AT FOLIO 25. THIS DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO ADEQUATELY LOCATE THE 16" WIDE SEWER EASEMENT MENTIONED THEREIN AND IS NOT PLOTTABLE.

SURVEY OBSERVATIONS

- THE NOTES BELOW REFER TO OBSERVATIONS MADE BY THE SURVEYOR WHICH MAY AFFECT TITLE.
- (A) MULTIPLE ELECTRIC TRANSFORMERS, POLES, TELEPHONE BOXES, AND UTILITY MANHOLES EXIST WITHOUT BENEFIT OF RECORDED EASEMENT OR RIGHT.
 - (B) FENCES EXTEND INTO PUBLIC SPACE OF ADJOINING STREETS



LEGAL DESCRIPTION

PHASE 5
LOTS 1, 2, 3, 4, 5, 6 & 7, SQUARE 5413N
WASHINGTON, DISTRICT OF COLUMBIA

Lots 1, 2, 3, 4, 5, 6, and 7 in Square North of 5413 in a subdivision made by Greenway, Inc. as per plat recorded in Subdivision Book 115 at Page 112 among the Records of the Office of the Surveyor of the District of Columbia.

Note: At the date hereof, the above described lots are designated among the records of the Assessor of the District of Columbia, for assessment and taxation purposes, as Lot 801 in Square 5413N.

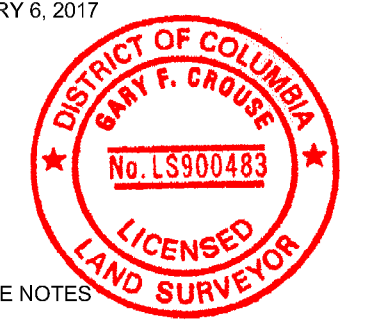
SURVEYORS CERTIFICATION

TO: MILESTONE EAST CAPITOL 5, LLC, EAGLE BANK; 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 8, 9, 11 (observed evidence), and 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 24, 2016.

DATE OF PLAT OR MAP: JANUARY 6, 2017

Ray F. Crouse
RAY F. CROUSE
LICENSED LAND SURVEYOR
DISTRICT OF COLUMBIA
LICENSE NO. LS-900483
EXP. AUGUST 31, 2018



LAST REVISION: 01/17/2017 TITLE NOTES

ALTANSPS LAND TITLE SURVEY
LOTS 1-7, SQUARE 5413N
(NOW KNOWN AS LOT 801, SQUARE 5413N)
WASHINGTON, DISTRICT OF COLUMBIA

Dewberry
950 BALLENGER CENTER DRIVE
SUITE 100
FREDERICK, MD 21703-4665
301.863.3979 (FAX)
www.dewberry.com

Dewberry
Consultants LLC
Formerly known as
Dewberry & Davis, LLC