

**DECLARATION OF COVENANTS
(MULTIPLE BUILDING)**

THIS DECLARATION OF COVENANTS (MULTIPLE BUILDING) (the "Declaration") made this ____ day of _____, 2012, (the "Effective Date") by the District of Columbia Housing Authority, an independent authority of the District of Columbia, (the "**Declarant**") shall constitute a covenant to run with the land, as provided by law, and shall be binding on all persons and parties claiming under it, and for the benefit of and limitation upon all present and future owners of the property described below, and for the benefit of the District of Columbia;

W I T N E S S E T H :

Recital 1. The Declarant is the owner of record of certain property in the District of Columbia designated as either Assessment and Taxation Lots 801 through 833 in Square 5039 (each such lot being an "A & T Lot" and collectively the "A & T Lots"), filed in Survey Book 204, Page 217 of the Office of the Surveyor of the District of Columbia (the "DC Surveyor"), and Lots of Record 52 through 77 in Square 5039 (each such lot of record being a "Lot of Record" and collectively "Lots of Record"), created by that certain plat of subdivision recorded November 4, 2010 at Book 205 at page 28 of the DC Surveyor, all as more particularly described in the attached Exhibit A (the "Subject Property").

Recital 2. The Declarant has entered into a master development agreement with Pollin Memorial Development, LLC, a District of Columbia limited liability company, (the "Developer"), as well as that certain License Agreement made as of the 4th day of August 2011, as amended, and that certain Infrastructure Services Agreement made also as of the 4th day of August 2011, to develop on portions of the Subject Property as a residential community consisting of row dwellings, flats and multiple dwellings (each a "Building" and collectively the "Buildings"), together development of areas intended for the common use of the Buildings and for subsequent dedication as public rights of way.

Recital 3. As part of action taken by the Zoning Commission of the District of Columbia (the "Zoning Commission") by its Order No. 06-30, dated December 10, 2007, the Zoning Commission approved the development of the Subject Property with the Buildings, common areas and proposed rights of way, including giving approval pursuant to Section 2516 of the Zoning Regulations (11 DCMR 2516) related to the presence of multiple

buildings on a single parcel of land without each building having frontage on a public right of way, (the "Zoning Approval").

Recital 4. As contemplated by the plans for development of the Subject Property upon which the Zoning Approval was granted, each Building is to be situated on its own lot for assessment and taxation purposes within the Subject Property, whether as an A & T Lot or a Lot of Record.

Recital 5. Many of the A & T Lots on which a Building is to be located will not have frontage on a public right of way at the time that the Building is constructed and then ready for occupancy.

Recital 6. The Declarant desires to establish over Assessment and Taxation Lots 802, 825 and 833 of the Subject Property a nonexclusive easement for the benefit of the owners of the other A & T Lots and each Lots of Record for vehicular and pedestrian access to and from a public right of way and provide for locations for utilities services, as necessary to service and support the Buildings located thereof and such common areas.

Recital 7. As a condition to permitting development of a Building on any A & T Lot that does not have frontage on a public right of way as the Effective Date, the Zoning Administrator is requiring that a legally binding covenant providing for direct access to and from a public right of way for each of such A & T Lots be recorded among the land records of the Office of the Recorder of Deeds of the District of Columbia (the "Land Records").

NOW, THEREFORE, for and in consideration of the issuance of one or more certificates of occupancy or evidence that final inspections have been completed, as applicable, by the District of Columbia government for those Buildings that do not have direct access to and from a public right of way and for the mutual benefit of the Declarant and each of the future owners of portions of the Subject Property, the Declarant does hereby covenant and agree that each A & T Lot and Lot of Record is and shall be held, transferred, sold, conveyed and occupied subject to and together with the easements, rights of way, conditions, restrictions and provisions hereinafter set forth in this Declaration, to wit:

1. The Declarant does hereby declare, grant, reserve and establish, for the benefit of each owner of an A & T Lot and Lot of Record (including the Declarant as an owner) within the Subject Property from time to time, a non-exclusive easement over Assessment and Taxation Lot 802, Assessment and Taxation Lot 825 and Assessment and Taxation Lot 833,

as depicted on the plat appended as Exhibit B and described therein (collectively the "Access Lots", and each individually an "Access Lot"). The easement granted by the Declarant to each of such owners is for the limited purpose of providing vehicular and pedestrian access over Access Lots between each owner's A & T Lot or Lot of Record and the adjacent public rights of way, and for locations of storm drainage, potable water and sanitary sewer facilities, and utilities, as may be necessary for development and operation of the Subject Property and the Buildings developed thereon in accordance with the Zoning Approval. Other than the Developer, or in lieu thereof the Declarant, no future owner of the Subject Property may construct, alter or remove any land or improvements constructed on and within any of the Access Lots during the term of this Agreement.

2. The Declarant, and by contractual agreement the Developer, shall be obligated to construct within the Access Lots all street and sidewalk improvements to standards specified by the District of Columbia Department of Transportation applicable to public rights of way in the District of Columbia, and install and arrange for the installation as necessary of all facilities and utilities required for the development and operation of the Buildings, including but not limited to, facilities for storm drainage, potable water and sanitary sewer discharge.

3. The easement hereby created shall remain in place and effective for so long as the Access Lots or any of them is owned by the Declarant or any successor party thereto, provided however that should the Declarant seek to dedicate to the District of Columbia government (the "District of Columbia"), and the District of Columbia accepts an Access Lot as a public right of way, then this Declaration shall automatically terminate as to the Access Lot that was so accepted by the District of Columbia, effective as of the date that either (a) a dedication plat of that Access Lot confirming acceptance of the identified Access Lot as a public right of way is recorded and filed among the public records of the District of Columbia, or (b) a transfer of jurisdiction by Declarant to the District of Columbia. At such time as the District of Columbia accepts an Access Lot as a public right of way of the District of Columbia, by either dedication or transfer of jurisdiction, then, and notwithstanding the automatic termination of this Declaration as provided for above, the Declarant or any successor in interest thereto, may record among the Land Records a document noting the extinguishment of the easements and covenants created by this Agreement as to that Access

Lot due to the acceptance by the District of Columbia of the particular Access Lot as duly improved public right(s) of way. The form of such termination is appended to this Declaration as Exhibit C. Such document shall not require the consent or acknowledgement of any owner of an A & T Lot and a Lot of Record within the Subject Property, other than the Declarant.

4. Until the District of Columbia shall have accepted an Access Lot as a public right of way, the Declarant shall be responsible for maintenance and repair of the street and sidewalk improvements, and the water and sewer facilities constructed from time to time within that Access Lot.

5. The easement and covenants contained in this Declaration are and shall be construed as real covenants and shall run with the land and shall bind each of the parties identified as the Declarant, and its respective successors, heirs, executors, administrators or assigns, but shall not be binding upon any party who no longer has a property interest in the Subject Property.

6. The Declarant shall record this Declaration among the Land Records prior to the application for a certificate of occupancy for or request for final inspection of the first Building constructed on any A & T Lot on the Subject Property.

7. Any notice to be given to the Declarant regarding any matter covered by this Declaration shall be given in writing by hand delivery or first class mail to the Declarant at _____, Washington, D. C. _____ and to the Developer at Enterprise Homes, Inc., _____, _____.

8. Except as related to termination of this Declaration as provided for in Paragraph 3 above, no amendment may be made to this Declaration except in writing consented to by all owners of A & T Lots and the Lots of Record in the Subject Property, and which amendment, when fully executed and acknowledged, shall be recorded among the Land Records by the Declarant.

9. The provisions of this Declaration shall be deemed governed by the laws of the District of Columbia.

IN WITNESS WHEREOF, the Declarant, a party hereto, has on this _____ day of _____, 2012, caused these presents to be signed by _____, its _____, and attested by _____, President, and its corporate

seal to be affixed, and does hereby appoint _____, its true and lawful attorney-in-fact to acknowledge and deliver these presents as its act and deed on behalf of the District of Columbia Housing Authority.

AUTHORITY DECLARANT

DISTRICT OF COLUMBIA HOUSING
AUTHORITY

By:

ATTEST:

Name: _____

(Seal)

Title: _____

_____, ss:

I, _____, a Notary Public in and for the State of Connecticut, do hereby certify that _____ who is personally well known to me (or satisfactorily proven) as the person named as the attorney-in-fact in the foregoing Declaration of Covenants, bearing date of the _____ day of _____, 2012, personally appeared before me and as such attorney-in-fact, acknowledged said Declaration of Covenants to be the act and deed of the District of Columbia Housing Authority, a party thereto.

GIVEN under my hand and seal this _____ day of _____, 2012.

Notary Public

My commission expires: _____

Exhibit A

Legal Description of the Subject Property

Common Areas (Parks) – ALL

BEING parts of Parcels 170/27 and 170/28, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same on the southwesterly line of Hayes Street NE at a distance of 57.08 feet northwesterly of the northerly-most corner of Lot 77, Square 5039, as the same is shown and described on a plat of subdivision recorded in Subdivision Book 205 at Page 28; running thence with said Hayes Street NE,

- 1) South 42°47'00" East, 35.08 feet; running thence by nine lines of division through said Parcels thus:
- 2) South 47°13'00" West, 68.06 feet,
- 3) By a tangent curve to the left having a radius of 42.00 feet, an arc length of 65.97 feet and a long chord which bears South 02°13'00" West for a distance of 59.40 feet to its point of tangency,
- 4) South 42°47'00" East, 247.11 feet to a point of curvature,
- 5) By a tangent curve to the right having a radius of 21.00 feet, an arc length of 32.10 feet and a long chord which bears South 01°00'35" West for a distance of 29.06 feet to its point of tangency,
- 6) South 44°48'00" West, 92.59 feet to a point of curvature,
- 7) By a tangent curve to the left having a radius of 220.00 feet, an arc length of 115.68 feet and a long chord which bears South 29°44'16" West for a distance of 114.35 feet to its point of tangency,
- 8) South 14°40'27" West, 74.79 feet to a point of curvature,
- 9) By a tangent curve to the left having a radius of 80.00 feet, an arc length of 31.05 feet and a chord which bears South 03°33'18" West for a distance of 30.86 feet and
- 10) North 45°12'00" West, 71.29 feet to intersect a line common to Parcels 170/27 and 170/28 aforesaid; running thence with two lines common to said Parcels thus:
- 11) South 73°45'00" West, 22.46 feet and
- 12) South 47°13'00" West, 27.74 feet to intersect the easterly line of US Reservation 343, Section G; running thence with said reservation for two courses thus:
- 13) By a non-tangent curve to the left having a radius of 638.22 feet, an arc length of 62.44 feet and a chord which bears North 13°26'50" West for a distance of 62.42 feet to its point of tangency and
- 14) North 16°15'00" West, 45.43 feet; running thence by eight lines of division through said Parcel 170/27 thus:
- 15) North 73°45'00" East, 20.00 feet,
- 16) North 82°44'59" East, 77.61 feet,
- 17) South 69°16'31" East, 20.00 feet,
- 18) By a non-tangent curve to the right having a radius of 255.00 feet, an arc length of 107.15 feet and a chord which bears North 32°45'44" East for a distance of 106.36 feet to its point of tangency,
- 19) North 44°48'00" East, 79.17 feet,
- 20) North 42°47'00" West, 233.68 feet to a point of curvature,
- 21) By a tangent curve to the right having a radius of 77.00 feet, an arc length of 120.95 feet and a long chord which bears North 02°13'00" East for a distance of 108.89 feet to its point of tangency and
- 22) North 47°13'00" East, 68.02 feet to the **Beginning**.

Containing 34,125 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 801, in Square 5039.

-AND-

BEING parts of Parcels 170/27 and 170/28, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of 227.94 feet on the southwesterly extension of the southeasterly line of Lot 57, Square 5039, as the same is shown and described on a plat of subdivision recorded in Subdivision Book 205 at Page 28; running thence with said line further extended,

- 1) South 44°46'53" West, 24.29 feet; running thence by six lines of division through Parcels 170/27 and 170/28 aforesaid thus:
- 2) North 45°13'07" West, 37.04 feet,
- 3) South 44°46'53" West, 55.19 feet,
- 4) By a non-tangent curve to the right having a radius of 58.00 feet, an arc length of 11.73 feet and a chord which bears North 08°52'54" East for a distance of 11.71 feet to its point of tangency,
- 5) North 14°40'27" East, 74.79 feet to a point of curvature,
- 6) By a tangent curve to the right having a radius of 198.00 feet, an arc length of 6.07 feet and a chord which bears North 15°33'10" East for a distance of 6.07 feet and
- 7) South 45°13'07" East, 84.38 feet to the **Beginning**,

Containing 2,836 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 814, in Square 5039.

-AND-

BEING part of Parcel 170/28 and also being a theoretical lot shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, all recordings herein referring to the records of The Office of the Surveyor for said District, said lands being more particularly described thus:

BEGINNING for the same on the northwesterly line of said Anacostia Avenue NE at a distance of 237.04 feet from the intersection of said line with the southwesterly line of Hayes Street NE; running thence with said Anacostia Avenue NE,

- 1) South 44°48'00" West, 31.29 feet; running thence by three lines of division through Parcel 170/28 aforesaid thus:
- 2) North 45°13'07" West, 114.01 feet,
- 3) North 44°46'53" East, 31.29 feet and
- 4) South 45°13'07" East, 114.02 feet to the **Beginning**,

Containing 3,567 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 826, in Square 5039.

Streets & Alleys

Lots 71, 84, and 92, Square 5039 as shown on plat of subdivision made by the District of Columbia and District of Columbia Housing Authority and recorded in Book 205 at page 28 among the Records at the Office of the Surveyor for the District of Columbia.

-AND-

BEING parts of Parcels 170/27 and 170/28, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same on the northwesterly line of Anacostia Avenue NE at a distance of 403.00 feet from the intersection of said line with the southwesterly line of Hayes Street NE; running thence with said Anacostia Avenue NE,

- 1) South 44°48'00" West, 20.00 feet; running thence by ten lines of division through said Parcels thus:
- 2) North 45°12'00" West, 167.69 feet,
- 3) South 44°48'00" West, 2.00 feet,
- 4) By a non-tangent curve to the right having a radius of 80.00 feet, an arc length of 83.60 feet and a chord which bears North 15°15'47" West for a distance of 79.84 feet to its point of tangency,
- 5) North 14°40'27" East, 74.79 feet to a point of curvature,
- 6) By a tangent curve to the right having a radius of 220.00 feet, an arc length of 115.68 feet and a long chord which bears North 29°44'16" East for a distance of 114.35 feet to its point of tangency,
- 7) North 44°48'00" West, 92.59 feet to a point of curvature,
- 8) By a tangent curve to the left having a radius of 21.00 feet, an arc length of 32.10 feet and a long chord which bears North 01°00'35" East for a distance of 29.06 feet to its point of tangency,
- 9) North 42°47'00" West, 247.11 feet to a point of curvature,
- 10) By a tangent curve to the right having a radius of 42.00 feet, an arc length of 65.97 feet and a long chord which bears North 02°13'00" East for a distance of 59.40 feet to its point of tangency and
- 11) North 47°13'00" East, 68.06 feet to intersect the aforesaid southwesterly line of Hayes Street NE; running thence with said line,
- 12) South 42°47'00" East, 22.00 feet to the northerly-most corner of Lot 77, Square 5039, as the same is shown and described on a plat of subdivision recorded in Subdivision Book 205 at Page 28; running thence with said Lot 77 for two courses thus:
- 13) South 47°13'00" West, 68.06 feet and
- 14) By a tangent curve to the left having a radius of 20.00 feet, an arc length of 31.42 feet and a long chord which bears South 02°13'00" West for a distance of 28.28 feet to its point of tangency; running thence with Lots 57 – 77, also shown and described on the aforesaid Subdivision Plat, for two courses thus:
- 15) South 42°47'00" East, 278.51 feet and
- 16) South 45°02'12" East, 117.90 feet to the southerly-most corner of said Lot 57; running thence by eight lines of division through said Parcels thus:
- 17) South 44°46'53" West, 20.00 feet,
- 18) North 45°02'12" West, 92.05 feet to a point of curvature,
- 19) By a tangent curve to the left having a radius of 16.00 feet, an arc length of 25.18 feet and a long chord which bears South 89°52'44" West for a distance of 22.66 feet to its point of tangency,
- 20) South 44°48'00" West, 98.15 feet to a point of curvature,
- 21) By a tangent curve to the left having a radius of 198.00 feet, an arc length of 104.11 feet and a long chord which bears South 29°44'16" West for a distance of 102.92 feet to its point of tangency,
- 22) South 14°40'27" West, 74.79 feet to a point of curvature,
- 23) By a tangent curve to the left having a radius of 58.00 feet, an arc length of 60.61 feet and a chord which bears South 15°15'47" East for a distance of 57.89 feet to its point of tangency and
- 24) South 45°12'00" West, 167.69 feet to the **Beginning**,

Containing 22,699 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 802, in Square 5039.

-AND-

BEING parts of Parcels 170/27 and 170/28 and also being a theoretical lot shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described thus:

BEGINNING for the same at the easterly-most corner of Lot 57, Square 5039, as the same is shown and described on a plat of subdivision recorded in Subdivision Book 205 at Page 28, said corner also being on the southwesterly line of Hayes Street NE; running thence with said line,

- 1) South 42°47'00" East, 60.05 feet to the northerly-most corner of Lot 56, Square 5039, also shown and described on the aforesaid Plat of Subdivision; running thence with the northwesterly line of said Lot 56 and said line extended,
- 2) South 44°46'53" West, 181.89 feet; running thence by a line of division through Parcel 170/27 aforesaid thus:
- 3) South 45°13'07" East, 114.02 feet to the northwesterly line of Anacostia Avenue NE; running thence with said line,
- 4) South 44°48'00" West, 60.00 feet; running thence by three lines of division through Parcel 170/28 aforesaid thus:
- 5) North 45°13'07" West, 114.02 feet,
- 6) South 44°46'53" West, 31.29 feet and
- 7) South 45°13'07" East, 114.01 feet to again intersect the said northwesterly line of Anacostia Avenue NE; running thence with said line,
- 8) South 44°48'00" West, 60.00 feet; running thence by two lines of division through Parcels 170/27 and 170/28 aforesaid thus:
- 9) North 45°13'07" West, 173.97 feet and
- 10) North 44°46'53" East, 335.73 feet to the **Beginning**,

Containing 33,745 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 825, in Square 5039.

-AND-

BEING part of Parcel 170/27 and also being a theoretical lot shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described thus:

BEGINNING for the same at the westerly-most corner of Lot 56, Square 5039, as the same is shown and described on a plat of subdivision recorded in Subdivision Book 205 at Page 28; running thence with the lines of Lots 52 – 56 , also shown and described on said Plat,

- 1) South 45°12'00" East, 114.04 feet to intersect the northwesterly line of Anacostia Avenue NE; running thence with said line,
- 2) South 44°48'00" West, 20.00 feet; running thence by two lines of division through Parcel 170/27 aforesaid thus:
- 3) North 45°12'00" West, 114.04 feet and
- 4) North 44°46'53" East, 20.00 feet to the **Beginning**,

Containing 2,281 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the

Assessor for the District of Columbia for purposes of assessment and taxation as Lot 833, in Square 5039.

Rental – Phase I

Lots 52, 56, 57, and 61, Square 5039 as shown on plat of subdivision made by the District of Columbia and District of Columbia Housing Authority and recorded in Book 205 at page 28 among the Records at the Office of the Surveyor for the District of Columbia.

-AND-

Lots 93, 96, and 99 , Square 5039 as shown on plat of subdivision made by the District of Columbia and District of Columbia Housing Authority and recorded in Book 205 at page 28 among the Records at the Office of the Surveyor for the District of Columbia.

-AND-

BEING part of Parcel 170/27, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same on the northwesterly line of said Anacostia Avenue NE at a distance of 96.03 feet from the intersection of said line with the southwesterly line of Hayes Street NE; running thence with said Anacostia Avenue NE,

- 23) South 44°48'00" West, 81.01 feet; running thence by three lines of division through Parcel 170/27 aforesaid thus:
- 24) North 45°13'07" West, 32.00 feet,
- 25) North 44°46'53" East, 81.02 feet and
- 26) South 45°12'00" East, 32.03 feet to the **Beginning**,

Containing 2,594 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 832, in Square 5039.

-AND-

BEING part of Parcel 170/27, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of two courses as measured from the intersection of the northwesterly line of said Anacostia Avenue NE with the southwesterly line of Hayes Street NE thus: South 44°48'00" West (running with said northwesterly line of Anacostia Avenue NE), 96.03 feet, and North 45°12'00" West, 96.03 feet (through said Parcel 170/27); running thence by four lines of division through Parcel 170/27 aforesaid thus:

- 1) South 44°46'53" West, 81.04 feet,
- 2) North 45°13'07" West, 18.02 feet,
- 3) North 44°46'53" East, 81.04 feet and
- 4) South 45°12'00" East, 18.01 feet to the **Beginning**,

Containing 1,460 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 827, in Square 5039.

-AND-

BEING part of Parcel 170/28, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same on the northwesterly line of Anacostia Avenue NE at a distance of 328.33 feet from the intersection of said line with the southwesterly line of Hayes Street NE; running thence with said Anacostia Avenue NE,

- 1) South 44°48'00" West, 74.67 feet; running thence by three lines of division through Parcel 170/28 aforesaid thus:
- 2) North 45°12'00" West, 31.99 feet,
- 3) North 44°46'53" East, 74.66 feet and
- 4) South 45°13'07" East, 32.01 feet to the **Beginning**,

Containing 2,389 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 824, in Square 5039.

-AND-

BEING part of Parcel 170/28, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of two courses as measured from the intersection of the northwesterly line of said Anacostia Avenue NE with the southwesterly line of Hayes Street NE thus: South 44°48'00" West (running with said northwesterly line of Anacostia Avenue NE), 328.33 feet, and North 45°12'00" West, 80.01 feet (through said Parcel 170/28); running thence by four lines of division through Parcel 170/28 aforesaid thus:

- 1) South 44°46'53" West, 74.64 feet,
- 2) North 45°12'00" West, 16.00 feet,
- 3) North 44°46'53" East, 74.64 feet and
- 4) South 45°13'07" East, 16.00 feet to the **Beginning**,

Containing 1,194 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 820, in Square 5039.

-AND-

BEING part of Parcel 170/28, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of two courses as measured from the intersection of the northwesterly line of said Anacostia Avenue NE with the southwesterly line of Hayes

Street NE thus: South 44°48'00" West (running with said northwesterly line of Anacostia Avenue NE), 328.33 feet, and North 45°12'00" West, 96.01 feet (through said Parcel 170/28); running thence by four lines of division through Parcel 170/28 aforesaid thus:

- 1) South 44°46'53" West, 74.64 feet,
- 2) North 45°12'00" West, 16.01 feet,
- 3) North 44°46'53" East, 74.63 feet and
- 4) South 45°13'07" East, 16.01 feet to the **Beginning**,

Containing 1,195 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 819, in Square 5039.

-AND-

BEING part of Parcel 170/28, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of two courses as measured from the intersection of the northwesterly line of said Anacostia Avenue NE with the southwesterly line of Hayes Street NE thus: South 44°48'00" West (running with said northwesterly line of Anacostia Avenue NE), 328.33 feet, and North 45°12'00" West, 112.02 feet (through said Parcel 170/28); running thence by four lines of division through Parcel 170/28 aforesaid thus:

- 1) South 44°46'53" West, 74.63 feet,
- 2) North 45°12'00" West, 41.99 feet,
- 3) North 44°46'53" East, 74.62 feet and
- 4) South 45°13'07" East, 41.99 feet to the **Beginning**,

Containing 3,134 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 818, in Square 5039.

-AND-

BEING part of Parcel 170/27, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of 20.00 feet on the southwesterly extension of the southeasterly line of Lot 57, Square 5039, as the same is shown and described on a plat of subdivision recorded in Subdivision Book 205 at Page 28; running thence with said line further extended,

- 1) South 44°46'53" West, 27.94 feet; running thence by four lines of division through Parcel 170/27 aforesaid thus:
- 2) North 45°13'07" West, 108.10 feet,
- 3) North 44°48'00" East, 12.24 feet to a point of curvature,
- 4) By a tangent curve to the right having a radius of 16.00 feet, an arc length of 25.18 feet and a chord which bears North 89°53'04" East for a distance of 22.66 feet to its point of tangency,
- 5) South 45°02'12" East, 92.05 feet to the **Beginning**,

Containing 2,984 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 803, in Square 5039.

-AND-

BEING part of Parcel 170/27, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of 79.91 feet on the southwesterly extension of the southeasterly line of Lot 57, Square 5039, as the same is shown and described on a plat of subdivision recorded in Subdivision Book 205 at Page 28; running thence with said line further extended,

- 1) South 44°46'53" West, 28.03 feet; running thence by three lines of division through Parcel 170/27 aforesaid thus:
- 2) North 45°13'07" West, 108.12 feet,
- 3) North 44°48'00" East, 28.03 feet,
- 4) South 45°13'07" East, 108.11 feet to the **Beginning**,

Containing 3,031 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 806, in Square 5039.

-AND-

BEING parts of Parcels 170/27 and 170/28, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of 187.94 feet on the southwesterly extension of the southeasterly line of Lot 57, Square 5039, as the same is shown and described on a plat of subdivision recorded in Subdivision Book 205 at Page 28; running thence with said line further extended,

- 1) South 44°46'53" West, 16.00 feet; running thence by three lines of division through Parcels 170/27 and 170/28 aforesaid thus:
- 2) North 45°13'07" West, 95.34 feet,
- 3) By a non-tangent curve to the right having a radius of 198.00 feet, an arc length of 16.86 feet and a chord which bears North 26°30'35" East for a distance of 16.85 feet and
- 4) South 45°13'07" East, 100.62 feet to the **Beginning**,

Containing 1,570 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 812, in Square 5039.

-AND-

BEING parts of Parcels 170/27 and 170/28, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334,

among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of 203.94 feet on the southwesterly extension of the southeasterly line of Lot 57, Square 5039, as the same is shown and described on a plat of subdivision recorded in Subdivision Book 205 at Page 28; running thence with said line further extended,

- 1) South 44°46'53" West, 24.00 feet; running thence by three lines of division through Parcels 170/27 and 170/28 aforesaid thus:
- 2) North 45°13'07" West, 84.38 feet,
- 3) By a non-tangent curve to the right having a radius of 198.00 feet, an arc length of 26.40 feet and a chord which bears North 20°15'05" East for a distance of 26.38 feet and
- 4) South 45°13'07" East, 95.34 feet to the **Beginning**,

Containing 2,164 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 813, in Square 5039.

Homeownership – Phase I

Lots 53 through 55, and 58 through 60, Square 5039 as shown on plat of subdivision made by the District of Columbia and District of Columbia Housing Authority and recorded in Book 205 at page 28 among the Records at the Office of the Surveyor for the District of Columbia.

-AND-

Lots 72 through 83, 85 through 91, 94, 95, 97, 98, and 100 through 117, Square 5039 as shown on plat of subdivision made by the District of Columbia and District of Columbia Housing Authority and recorded in Book 205 at page 28 among the Records at the Office of the Surveyor for the District of Columbia.

-AND-

BEING part of Parcel 170/27, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of two courses as measured from the intersection of the northwesterly line of said Anacostia Avenue NE with the southwesterly line of Hayes Street NE thus: South 44°48'00" West (running with said northwesterly line of Anacostia Avenue NE), 96.03 feet, and North 45°12'00" West, 32.03 feet (through said Parcel 170/27); running thence by four lines of division through Parcel 170/27 aforesaid thus:

- 1) South 44°46'53" West, 81.02 feet,
- 2) North 45°13'07" West, 16.00 feet,
- 3) North 44°46'53" East, 81.02 feet and
- 4) South 45°12'00" East, 16.00 feet to the **Beginning**,

Containing 1,296 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 831, in Square 5039.

-AND-

BEING part of Parcel 170/27, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of two courses as measured from the intersection of the northwesterly line of said Anacostia Avenue NE with the southwesterly line of Hayes Street NE thus: South 44°48'00" West (running with said northwesterly line of Anacostia Avenue NE), 96.03 feet, and North 45°12'00" West, 48.03 feet (through said Parcel 170/27); running thence by four lines of division through Parcel 170/27 aforesaid thus:

- 1) South 44°46'53" West, 81.02 feet,
- 2) North 45°13'07" West, 16.00 feet,
- 3) North 44°46'53" East, 81.03 feet and
- 4) South 45°12'00" East, 16.00 feet to the **Beginning**,

Containing 1,296 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 830, in Square 5039.

-AND-

BEING part of Parcel 170/27, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of two courses as measured from the intersection of the northwesterly line of said Anacostia Avenue NE with the southwesterly line of Hayes Street NE thus: South 44°48'00" West (running with said northwesterly line of Anacostia Avenue NE), 96.03 feet, and North 45°12'00" West, 64.03 feet (through said Parcel 170/27); running thence by four lines of division through Parcel 170/27 aforesaid thus:

- 1) South 44°46'53" West, 81.03 feet,
- 2) North 45°13'07" West, 16.00 feet,
- 3) North 44°46'53" East, 81.03 feet and
- 4) South 45°12'00" East, 16.00 feet to the **Beginning**,

Containing 1,296 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 829, in Square 5039.

-AND-

BEING part of Parcel 170/27, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of two courses as measured from the intersection of the northwesterly line of said Anacostia Avenue NE with the southwesterly line of Hayes Street NE thus: South 44°48'00" West (running with said northwesterly line of

Anacostia Avenue NE), 96.03 feet, and North 45°12'00" West, 80.03 feet (through said Parcel 170/27); running thence by four lines of division through Parcel 170/27 aforesaid thus:

- 1) South 44°46'53" West, 81.03 feet,
- 2) North 45°13'07" West, 16.00 feet,
- 3) North 44°46'53" East, 81.04 feet and
- 4) South 45°12'00" East, 16.00 feet to the **Beginning**,

Containing 1,297 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 828, in Square 5039.

-AND-

BEING part of Parcel 170/28, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of two courses as measured from the intersection of the northwesterly line of said Anacostia Avenue NE with the southwesterly line of Hayes Street NE thus: South 44°48'00" West (running with said northwesterly line of Anacostia Avenue NE), 328.33 feet, and North 45°12'00" West, 32.01 feet (through said Parcel 170/28); running thence by four lines of division through Parcel 170/28 aforesaid thus:

- 1) South 44°46'53" West, 74.66 feet,
- 2) North 45°12'00" West, 16.00 feet,
- 3) North 44°46'53" East, 74.65 feet and
- 4) South 45°13'07" East, 16.00 feet to the **Beginning**,

Containing 1,195 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 823, in Square 5039.

-AND-

BEING part of Parcel 170/28, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of two courses as measured from the intersection of the northwesterly line of said Anacostia Avenue NE with the southwesterly line of Hayes Street NE thus: South 44°48'00" West (running with said northwesterly line of Anacostia Avenue NE), 328.33 feet, and North 45°12'00" West, 48.01 feet (through said Parcel 170/28); running thence by four lines of division through Parcel 170/28 aforesaid thus:

- 1) South 44°46'53" West, 74.65 feet,
- 2) North 45°12'00" West, 16.00 feet,
- 3) North 44°46'53" East, 74.65 feet and
- 4) South 45°13'07" East, 16.00 feet to the **Beginning**,

Containing 1,195 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 822, in Square 5039.

-AND-

BEING part of Parcel 170/28, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of two courses as measured from the intersection of the northwesterly line of said Anacostia Avenue NE with the southwesterly line of Hayes Street NE thus: South 44°48'00" West (running with said northwesterly line of Anacostia Avenue NE), 328.33 feet, and North 45°12'00" West, 64.01 feet (through said Parcel 170/28); running thence by four lines of division through Parcel 170/28 aforesaid thus:

- 1) South 44°46'53" West, 74.65 feet,
- 2) North 45°12'00" West, 16.00 feet,
- 3) North 44°46'53" East, 74.64 feet and
- 4) South 45°13'07" East, 16.00 feet to the **Beginning**,

Containing 1,194 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 821, in Square 5039.

-AND-

BEING part of Parcel 170/28, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of two courses as measured from the intersection of the northwesterly line of said Anacostia Avenue NE with the southwesterly line of Hayes Street NE thus: South 44°48'00" West (running with said northwesterly line of Anacostia Avenue NE), 328.33 feet, and North 45°12'00" West, 154.01 feet (through said Parcel 170/28); running thence by five lines of division through Parcel 170/28 aforesaid thus:

- 1) South 44°46'53" West, 74.62 feet,
- 2) North 45°12'00" West, 13.70 feet to a point of curvature,
- 3) By a tangent curve to the right having a radius of 58.00 feet, an arc length of 2.30 feet and a chord which bears North 44°04'15" West for a distance of 2.30 feet,
- 4) North 44°46'53" East, 74.57 feet and
- 5) South 45°13'07" East, 16.00 feet to the **Beginning**,

Containing 1,194 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 817, in Square 5039.

-AND-

BEING part of Parcel 170/28, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly

described as thus:

BEGINNING for the same at the end of two courses as measured from the intersection of the northwesterly line of said Anacostia Avenue NE with the southwesterly line of Hayes Street NE thus: South 44°48'00" West (running with said northwesterly line of Anacostia Avenue NE), 328.33 feet, and North 45°12'00" West, 170.01 feet (through said Parcel 170/28); running thence by four lines of division through Parcel 170/28 aforesaid thus:

- 1) South 44°46'53" West, 74.57 feet,
- 2) By a non-tangent curve to the right having a radius of 58.00 feet, an arc length of 16.32 feet and a chord which bears North 34°51'57" West for a distance of 16.26 feet,
- 3) North 44°46'53" East, 71.65 feet and
- 4) South 45°13'07" East, 16.00 feet to the **Beginning**,

Containing 1,176 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 816, in Square 5039.

-AND-

BEING part of Parcel 170/28, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of two courses as measured from the intersection of the northwesterly line of said Anacostia Avenue NE with the southwesterly line of Hayes Street NE thus: South 44°48'00" West (running with said northwesterly line of Anacostia Avenue NE), 328.33 feet, and North 45°12'00" West, 186.01 feet (through said Parcel 170/28); running thence by four lines of division through Parcel 170/28 aforesaid thus:

- 1) South 44°46'53" West, 71.65 feet,
- 2) By a non-tangent curve to the right having a radius of 58.00 feet, an arc length of 30.26 feet and a chord which bears North 11°51'30" West for a distance of 29.92 feet,
- 3) North 44°46'53" East, 55.19 feet and
- 4) South 45°13'07" East, 24.99 feet to the **Beginning**,

Containing 1,624 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 815, in Square 5039.

-AND-

BEING part of Parcel 170/27, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of 47.94 feet on the southwesterly extension of the southeasterly line of Lot 57, Square 5039, as the same is shown and described on a plat of subdivision recorded in Subdivision Book 205 at Page 28; running thence with said line further extended,

- 27) South 44°46'53" West, 16.00 feet; running thence by three lines of division through Parcel 170/27 aforesaid thus:
- 28) North 45°13'07" West, 108.11 feet,
- 29) North 44°48'00" East, 16.00 feet,
- 30) South 45°13'07" East, 108.10 feet to the **Beginning**,

Containing 1,730 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 804, in Square 5039.

-AND-

BEING part of Parcel 170/27, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of 63.94 feet on the southwesterly extension of the southeasterly line of Lot 57, Square 5039, as the same is shown and described on a plat of subdivision recorded in Subdivision Book 205 at Page 28; running thence with said line further extended,

- 1) South 44°46'53" West, 15.97 feet; running thence by three lines of division through Parcel 170/27 aforesaid thus:
- 2) North 45°13'07" West, 108.11 feet,
- 3) North 44°48'00" East, 15.97 feet,
- 4) South 45°13'07" East, 108.11 feet to the **Beginning**,

Containing 1,727 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 805, in Square 5039.

-AND-

BEING part of Parcel 170/27, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of 107.94 feet on the southwesterly extension of the southeasterly line of Lot 57, Square 5039, as the same is shown and described on a plat of subdivision recorded in Subdivision Book 205 at Page 28; running thence with said line further extended,

- 1) South 44°46'53" West, 16.00 feet; running thence by three lines of division through Parcel 170/27 aforesaid thus:
- 2) North 45°13'07" West, 108.13 feet,
- 3) North 44°48'00" East, 16.00 feet,
- 4) South 45°13'07" East, 108.12 feet to the **Beginning**,

Containing 1,730 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 807, in Square 5039.

-AND-

BEING parts of Parcels 170/27 and 170/28, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of 123.94 feet on the southwesterly extension of the southeasterly line of Lot 57, Square 5039, as the same is shown and described on a plat of subdivision recorded in Subdivision Book 205 at Page 28; running thence with said line further extended,

- 1) South $44^{\circ}46'53''$ West, 16.00 feet; running thence by four lines of division through Parcels 170/27 and 170/28 aforesaid thus:
- 2) North $45^{\circ}13'07''$ West, 108.04 feet,
- 3) By a non-tangent curve to the right having a radius of 198.00 feet, an arc length of 6.09 feet and a chord which bears North $43^{\circ}55'12''$ East for a distance of 6.09 feet to its point of tangency,
- 4) North $44^{\circ}48'00''$ East, 9.91 feet and
- 5) South $45^{\circ}13'07''$ East, 108.13 feet to the **Beginning**,

Containing 1,730 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 808, in Square 5039.

-AND-

BEING parts of Parcels 170/27 and 170/28, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of 139.94 feet on the southwesterly extension of the southeasterly line of Lot 57, Square 5039, as the same is shown and described on a plat of subdivision recorded in Subdivision Book 205 at Page 28; running thence with said line further extended,

- 1) South $44^{\circ}46'53''$ West, 16.00 feet; running thence by three lines of division through Parcels 170/27 and 170/28 aforesaid thus:
- 2) North $45^{\circ}13'07''$ West, 106.90 feet,
- 3) By a non-tangent curve to the right having a radius of 198.00 feet, an arc length of 16.04 feet and a chord which bears North $40^{\circ}43'03''$ East for a distance of 16.04 feet and
- 4) South $45^{\circ}13'07''$ East, 108.04 feet to the **Beginning**,

Containing 1,721 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 809, in Square 5039.

-AND-

BEING parts of Parcels 170/27 and 170/28, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of 155.94 feet on the southwesterly extension of the southeasterly line of Lot 57, Square 5039, as the same is shown and described on a plat of subdivision recorded in Subdivision Book 205 at Page 28; running thence with said line

further extended,

- 1) South 44°46'53" West, 16.00 feet; running thence by three lines of division through Parcels 170/27 and 170/28 aforesaid thus:
- 2) North 45°13'07" West, 104.45 feet,
- 3) By a non-tangent curve to the right having a radius of 198.00 feet, an arc length of 16.19 feet and a chord which bears North 36°03'11" East for a distance of 16.19 feet and
- 4) South 45°13'07" East, 106.90 feet to the **Beginning**,

Containing 1,693 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 810, in Square 5039.

-AND-

BEING parts of Parcels 170/27 and 170/28, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same at the end of 171.94 feet on the southwesterly extension of the southeasterly line of Lot 57, Square 5039, as the same is shown and described on a plat of subdivision recorded in Subdivision Book 205 at Page 28; running thence with said line further extended,

- 1) South 44°46'53" West, 16.00 feet; running thence by three lines of division through Parcels 170/27 and 170/28 aforesaid thus:
- 2) North 45°13'07" West, 100.62 feet,
- 3) By a non-tangent curve to the right having a radius of 198.00 feet, an arc length of 16.46 feet and a chord which bears North 31°19'46" East for a distance of 16.45 feet and
- 4) South 45°13'07" East, 104.45 feet to the **Beginning**,

Containing 1,642 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 811, in Square 5039.

-AND-

Lots 52 through 77, Square 5039 as shown on plat of subdivision made by the District of Columbia and District of Columbia Housing Authority and recorded in Book 205 at page 28 among the Records at the Office of the Surveyor for the District of Columbia.

Exhibit B

Depiction and Description of the Access Lots

Streets & Alleys

Lots 71, 84, and 92, Square 5039 as shown on plat of subdivision made by the District of Columbia and District of Columbia Housing Authority and recorded in Book 205 at page 28 among the Records at the Office of the Surveyor for the District of Columbia.

-AND-

BEING parts of Parcels 170/27 and 170/28, now known as Square 5039, as shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described as thus:

BEGINNING for the same on the northwesterly line of Anacostia Avenue NE at a distance of 403.00 feet from the intersection of said line with the southwesterly line of Hayes Street NE; running thence with said Anacostia Avenue NE,

- 1) South 44°48'00" West, 20.00 feet; running thence by ten lines of division through said Parcels thus:
- 2) North 45°12'00" West, 167.69 feet,
- 3) South 44°48'00" West, 2.00 feet,
- 4) By a non-tangent curve to the right having a radius of 80.00 feet, an arc length of 83.60 feet and a chord which bears North 15°15'47" West for a distance of 79.84 feet to its point of tangency,
- 5) North 14°40'27" East, 74.79 feet to a point of curvature,
- 6) By a tangent curve to the right having a radius of 220.00 feet, an arc length of 115.68 feet and a long chord which bears North 29°44'16" East for a distance of 114.35 feet to its point of tangency,
- 7) North 44°48'00" West, 92.59 feet to a point of curvature,
- 8) By a tangent curve to the left having a radius of 21.00 feet, an arc length of 32.10 feet and a long chord which bears North 01°00'35" East for a distance of 29.06 feet to its point of tangency,
- 9) North 42°47'00" West, 247.11 feet to a point of curvature,
- 10) By a tangent curve to the right having a radius of 42.00 feet, an arc length of 65.97 feet and a long chord which bears North 02°13'00" East for a distance of 59.40 feet to its point of tangency and
- 11) North 47°13'00" East, 68.06 feet to intersect the aforesaid southwesterly line of Hayes Street NE; running thence with said line,
- 12) South 42°47'00" East, 22.00 feet to the northerly-most corner of Lot 77, Square 5039, as the same is shown and described on a plat of subdivision recorded in Subdivision Book 205 at Page 28; running thence with said Lot 77 for two courses thus:
- 13) South 47°13'00" West, 68.06 feet and
- 14) By a tangent curve to the left having a radius of 20.00 feet, an arc length of 31.42 feet and a long chord which bears South 02°13'00" West for a distance of 28.28 feet to its point of tangency; running thence with Lots 57 – 77, also shown and described on the aforesaid Subdivision Plat, for two courses thus:
- 15) South 42°47'00" East, 278.51 feet and
- 16) South 45°02'12" East, 117.90 feet to the southerly-most corner of said Lot 57; running thence by eight lines of division through said Parcels thus:
- 17) South 44°46'53" West, 20.00 feet,
- 18) North 45°02'12" West, 92.05 feet to a point of curvature,
- 19) By a tangent curve to the left having a radius of 16.00 feet, an arc length of 25.18 feet and a long chord which bears South 89°52'44" West for a distance of 22.66 feet to its point of tangency,
- 20) South 44°48'00" West, 98.15 feet to a point of curvature,

- 21) By a tangent curve to the left having a radius of 198.00 feet, an arc length of 104.11 feet and a long chord which bears South 29°44'16" West for a distance of 102.92 feet to its point of tangency,
- 22) South 14°40'27" West, 74.79 feet to a point of curvature,
- 23) By a tangent curve to the left having a radius of 58.00 feet, an arc length of 60.61 feet and a chord which bears South 15°15'47" East for a distance of 57.89 feet to its point of tangency and
- 24) South 45°12'00" West, 167.69 feet to the **Beginning**,

Containing 22,699 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 802, in Square 5039.

-AND-

BEING parts of Parcels 170/27 and 170/28 and also being a theoretical lot shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described thus:

BEGINNING for the same at the easterly-most corner of Lot 57, Square 5039, as the same is shown and described on a plat of subdivision recorded in Subdivision Book 205 at Page 28, said corner also being on the southwesterly line of Hayes Street NE; running thence with said line,

- 1) South 42°47'00" East, 60.05 feet to the northerly-most corner of Lot 56, Square 5039, also shown and described on the aforesaid Plat of Subdivision; running thence with the northwesterly line of said Lot 56 and said line extended,
- 2) South 44°46'53" West, 181.89 feet; running thence by a line of division through Parcel 170/27 aforesaid thus:
- 3) South 45°13'07" East, 114.02 feet to the northwesterly line of Anacostia Avenue NE; running thence with said line,
- 4) South 44°48'00" West, 60.00 feet; running thence by three lines of division through Parcel 170/28 aforesaid thus:
- 5) North 45°13'07" West, 114.02 feet,
- 6) South 44°46'53" West, 31.29 feet and
- 7) South 45°13'07" East, 114.01 feet to again intersect the said northwesterly line of Anacostia Avenue NE; running thence with said line,
- 8) South 44°48'00" West, 60.00 feet; running thence by two lines of division through Parcels 170/27 and 170/28 aforesaid thus:
- 9) North 45°13'07" West, 173.97 feet and
- 10) North 44°46'53" East, 335.73 feet to the **Beginning**,

Containing 33,745 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 825, in Square 5039.

-AND-

BEING part of Parcel 170/27 and also being a theoretical lot shown and described on a plat of computation recorded in Survey Book 204 at Page 217, Map 10334, among the records of The Office of the Surveyor for said District, said lands being more particularly described thus:

BEGINNING for the same at the westerly-most corner of Lot 56, Square 5039, as the same is shown and described on a plat of subdivision recorded in Subdivision Book 205 at Page 28; running thence with the lines of Lots 52 – 56 , also shown and described on said Plat,

- 1) South 45°12'00" East, 114.04 feet to intersect the northwesterly line of Anacostia Avenue NE; running thence with said line,
- 2) South 44°48'00" West, 20.00 feet; running thence by two lines of division through Parcel 170/27 aforesaid thus:
- 3) North 45°12'00" West, 114.04 feet and
- 4) North 44°46'53" East, 20.00 feet to the **Beginning**.

Containing 2,281 square feet of land.

NOTE: At the date hereof the above designated land is known on the Records of the Assessor for the District of Columbia for purposes of assessment and taxation as Lot 833, in Square 5039.

Exhibit C
Form of Release

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