

Commonwealth Land Title Insurance Company
Metropolitan Washington Division
1828 'L' Street, N.W.
Washington, D.C. 20036 Exhibit K

File No. N643624M
3900 Tunlaw Rd., NW

To: JIM QUIRK - REGION IV
1350 LEESBURG PIKE
VIENNA, VA 22101

Commonwealth Land Title Insurance Company hereby acknowledges that it has caused to be examined the title to the land described in Schedule 'A' hereof, and that according to the records of the District of Columbia on the 11th day of October, 1978, as of which date the search of the public records was completed the fee simple title to said land was vested in

Robert H. Smith as to an undivided 40% interest; Simon Hirshman as to an undivided 15% interest; Morris Forman as to an undivided 7-1/2% interest; Isidore Forman as to an undivided 7-1/2% interest; Clement Alpert as to an undivided 15% interest; Leona M. Rich as devisee under the Will of her husband, Irvin Rich, deceased, as to an undivided 7-1/2% interest and Arthur Schaffer as to the remaining undivided 7-1/2% interest, all as Tenants in Common

Subject, according to said records, only to the encumbrances, liens, charges, objections, exceptions or defects, all as shown in Schedule 'B' hereof.

This report is issued for the sole benefit of JIM QUIRK - REGION IV and is not intended to be, nor should it be construed as a commitment to insure or a statement of the conditions and exceptions upon which a policy of title insurance would issue if applied for.

Liability hereunder is predicated upon the payment of the examination fee and is expressly limited to the sum of \$1,000.00.

Executed this the 24th day of October, 1978.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Countersigned: _____

Commonwealth Land Title Insurance Company

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SCHEDULE 'A'

Part of Lot numbered Three Hundred (300) in Square numbered One Hundred and Thirty-one (131) in "Beatty and Hawkins; Addition to Georgetown", now known as Square numbered Thirteen Hundred and One (1301), in the City of Washington, and part of the tract of land called "Alliance", described in one parcel as follows: Beginning for the same at a point in the Southerly line of Tunlaw Road, distant 360 feet Northwesterly from the point of intersection of the Westerly line of former "Back" Street with the Southerly line of Tunlaw Road, said point of beginning being the most Northerly corner of the land conveyed to Tunlaw Apartments, Inc., a Delaware corporation, by Deed dated November 3, 1952, recorded in Liber 9834 at folio 340, among the Land Records of the District of Columbia, and running thence along the Westerly line of the land so conveyed to Tunlaw Apartments, Inc., the two following courses and distances, (1) Southwesterly at right angles to said line of Tunlaw Road, 270.17 feet to the Westerly line of said Lot 300, (2) South 23 degrees, 58' 20" East along said Westerly line of said lot, 29.07 feet to the North line of Lot 1246 in Square 1301, as shown on plat recorded in the Office of the Surveyor for the District of Columbia in Liber 112 at folio 8; thence along said North line of said lot, South 89 degrees 58' 10" West, 167.07 feet to a point of reverse curve in the Northerly line of 39th Street, said point being the most Southerly corner of the Land conveyed to Marvin L. Kay et al, by deed dated April 18, 1958, recorded in Liber 11029 at folio 35 among said Land Records; thence along the Easterly line of the land so conveyed to Marvin L. Kay, et al, North 0 degrees 01' 50" West, 376.33 feet to the Southerly line of Tunlaw Road; thence along said line of said Road, South 68 degrees 52' 57" East 271.02 feet to the place of beginning; said land being shown on plat of survey recorded in said Surveyor's Office in Survey Book 164 at page 287; said land being formerly taxed as Lot numbered Nine Hundred and Sixteen (916), in Square numbered Thirteen Hundred and One (1301). ALSO part of Lot numbered Twelve Hundred and Forty-six (1246) in Square numbered Thirteen Hundred and One (1301) in the subdivision made by Eugene H. Phifer, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 112 at folio 8, described as follows: Beginning for the same on the Northerly line of 39th Street at the most Westerly corner of said Lot 1246, and running thence along the North line of said Lot, North 89 degrees 58' 10" East 43.97 feet; thence South 24 degrees 33' 00" East, 16.69 feet to a point on said Northerly line of 39th Street; thence Northwesterly along said line of said Street, deflecting to the left with the arc of a circle having a radius of 498.47 feet, an arc distance of 40.03 feet to the place of beginning. All of the above described land being now taxed as Lot Nine Hundred Fifty-four (954) in Square Thirteen Hundred One (1301).

SCHEDULE 'B'

Deed of Trust from Leona M. Rich (devisee under will of her husband, Irvin Rich, deceased) a widow and not remarried, Simon Hirschman and Elizabeth Hirschman, his wife, Morris Forman and Norma E. Forman, his wife, Isidore

(See 1 continued on attached sheet).

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SCHEDULE 'B'

(Item 1 continued).

- 1 Forman and Lee R. Forman, his wife, Clement C. Alpert and Sandra K. Alpert, his wife, Arthur D. Schaffer and Ann Schaffer, his wife and Robert H. Smith, individually and as Trustee under an unrecorded Declaration of Trust dated September 1, 1964 and Clarice C. Smith, his wife, to R. W. Hatch, O. Mallory Walker, Jr. and George C. Heider, Jr., Trustees, dated July 6th, 1977 and recorded July 12th, 1977 as Instrument No. 21669 among the Land Records of the District of Columbia; secures Walker & Dunlop, Inc., \$1,100,000.00.
- 2 Assignment of Rents and Profits as Additional Collateral Security for the above Deed of Trust, dated July 6th, 1977 and recorded July 12th, 1977 as Instrument No. 21670 among the aforementioned Land Records.
- 3 Financing Statement for the above Deed of Trust recorded July 12th, 1977 as Instrument No. 21671 among the aforementioned Land Records.
- 4 Assignment of Financing Statement recorded January 10th, 1978 as Instrument No. 918 among the aforementioned Land Records.
- 5 Sewer Covenant with the District of Columbia dated July 14, 1959 and recorded in Liber 11292 at folio 169 among the Land Records of the District of Columbia.
- 6 Sub-surface Vault Agreement with the District of Columbia recorded October 1, 1969 in Liber 13037 at folio 604 among the aforementioned Land Records.
- 7 Subject to the provisions and conditions relating to the sale and transfer of the interests of the present owners as set forth in an unrecorded Joint Venture Agreement dated August 25, 1978 and referred to in the Deed recorded in Liber 11109 at folio 169 among the Land Records of the District of Columbia.
- 8 Building restriction along 39th Street as shown on plat recorded in Liber 112 at folio 8 in the Office of the Surveyor for the District of Columbia.
- 9 Rights of parties in possession under unrecorded leases and other rights of parties in possession as tenants only.
- 10 Taxes and assessments and water rent charges as to which the Assessor and Water Registrar for the District of Columbia will certify.

If application is made and accepted by this Company for issuance of an

Continued on attached sheet).

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SCHEDULE 'B'

(Continued from previous sheet).

Owner's policy based on the foregoing, such Owner's policy will contain, in addition to the other terms and provisions thereof, the following permanent exceptions: 1. Rights or claims of parties other than Insured in actual possession of any or all of the property. 2. Encroachments, easements not of record and discrepancies or conflicts in boundary lines. 3. Unfiled mechanics' or materialmen's liens.

Building and zoning regulations and notices of municipal violations are not included in this examination and no certificate is made in reference thereto.

Item(s) set out in Schedule 'B' is (are) digest(s) only; for full terms and provisions see recorded instrument(s).