



April 4th, 2012

Genevieve Hanson
Senior Real Estate Advisor
Real Property Utilization and Disposal Division
Public Buildings Service – National Capitol Region
U.S. General Services Administration
301 7th Street, SW
Washington, DC 20407

RE: 49 L Street, S.E, Washington, D.C,

Premium Title & Escrow, LLC has conducted a full 60-year search for the abovementioned property in accordance with the Scope of Work. The following information was found:

Property Information Report

FULL SEARCH 60 YEARS

SUBJECT PROPERTY: 49 L Street, S.E, Washington, D.C,

PROPERTY CURRENTLY VESTED UNDER: United States of America,

TENANCY: Sole owner

DEED FROM: Milton Hopfenmaier and Sara Hopfenmaier, his wife, dated July 3rd, 1924, recorded July 3rd, 1924 as Instrument Number 00069 in Book 5243 at page 473 and by **DEED FROM:** John T. Knott, unmarried, dated June 24th, 1924, recorded July 3rd, 1924 as Instrument Number 00070 in Book 5243 at page 473, among the Land Records of the District of Columbia.

LEGAL DESCRIPTION: Lot numbered 825 in Square numbered 699 (No complete legal description exist on Land Records. A correct legal description will need to be created.)

DEED OF TRUST: None found

JUDGMENT/LIEN SEARCH: None found

BUILDING RESTRICTION LINE: None found

COVENANTS, CONDITIONS & RESTRICTIONS: None found

SEMENTS, RESERVATIONS & RIGHTS OF WAY: None found

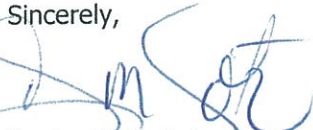
URBAN RENEWAL PLAN: None found

LEASE: None found

TAX INFORMATION: See Print-out attached for taxes and assessments and special assessments.

GOOD THROUGH DATE: **March 21st, 2012**

Sincerely,

A handwritten signature in blue ink, appearing to read "B. M. Soto". The signature is stylized and cursive.

Benjamin M. Soto, Esq.

91

MILTON HOPFENMAIER, ET UX)
TO)
UNITED STATES OF AMERICA)

NO. 69
D E E D

Recorded July 3, 1924,
at 10:05 A. M.

THIS DEED, Made this Seventh day of June in the year one thousand nine hundred and twenty-four by and between Milton Hopfenmaier and Sara Hopfenmaier his wife, of the District of Columbia, parties of the first part; and the United States of America, party of the second part.

WITNESSETH, that for and in consideration of the sum of Thirteen thousand, five hundred and thirty-five and 35/100 (\$13,535.35) Dollars, the said parties of the first part do grant unto the said party of the second part, in fee simple, the following-described land and premises, situate in the District of Columbia, and known and distinguished as,- The North forty-four (44) feet eleven (11) inches front on Half Street East, by full depth thereof, of Original Lot numbered Five (5); all of Original Lot numbered Six (6), and all of Original Lot numbered Seven (7) except the East twenty (20) feet front by full depth thereof, all in Square numbered Six hundred and ninety-nine (699); together with all and singular the ways, easements, rights, privileges, and appurtenances to the same belonging or in anywise appertaining, and all the estate, right, title, interest, and claim, either at law or in equity, or otherwise however, of the said parties of the first part, of, in, to, or out of the said land and premises.

AND the said parties of the first part covenant that they will warrant generally the property hereby conveyed, and that they will execute such further assurances of said land as may be requisite or necessary.

WITNESS their hands and seals the day and year first hereinbefore written.

Signed, sealed, and delivered in the presence of--

Maurice Fitzgerald

Milton Hopfenmaier (SEAL)

Sara Hopfenmaier (SEAL)

\$14.00 Int. Rev. stamps affixed.

DISTRICT OF COLUMBIA, TO WIT:

I, Maurice Fitzgerald, a Notary Public in and for the District, of Columbia, do hereby certify that Milton Hopfenmaier and Sara Hopfenmaier, parties to a certain Deed bearing date on the Seventh day of June A. D. 1924, and hereto annexed, personally appeared before me in said District, the said Milton Hopfenmaier and Sara Hopfenmaier being personally well known to me as the persons who executed the said Deed, and acknowledged the same to be their act and deed.

GIVEN under my hand and seal this Seventh day of June A. D. 1924.

(NOTARIAL SEAL)

Maurice Fitzgerald
Notary Public.

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91

JOHN T. KNOTT)
TO)
UNITED STATES OF AMERICA)

NO. 70
D E E D

Recorded July 3, 1924,
at 10:07 A. M.

THIS DEED, Made this Third day of June in the year one thousand nine hundred and twenty-four, by and between John T. Knett, unmarried, of the District of Columbia, party of the

first part: and the United States of America, party of the second part.

WITNESSETH, that for and in consideration of the sum of Six thousand, one hundred and ninety-five and 15/100 (\$6,195.15) Dollars, the said party of the first part does grant unto the said party of the second part, in fee simple, the following-described land and premises, situate in the District of Columbia, and known and distinguished as,- Parts of Original Lots numbered Three (3) and Five (5) in Square numbered Six hundred and ninety-nine (699), described as follows:- Beginning for the same at the Southwest corner of Lot numbered Five (5), and running thence North along Half Street, 44 feet 11 inches; thence East 155 feet 8 inches to the West line of Cushing Place; thence South along Cushing Place, 44 feet 11 inches; and thence West 155 feet 8 inches to Half Street and the place of Beginning; together with all and singular the ways, easements, rights, privileges, and appurtenances to the same belonging or in anywise appertaining, and all the estate, right, title, interest, and claim, either at law or in equity, or otherwise however, of the said party of the first part, of, in, to, or out of the said land and premises.

AND the said party of the first part covenants that he will warrant generally the property hereby conveyed, and that he will execute such further assurances of said land as may be requisite or necessary.

WITNESS his hand and seal the day and year first hereinbefore written. Signed, sealed, and delivered in the presence of--

Henry E. Cooper

John T. Knott

(SEAL)

\$6.50 Int. Rev. Stamps affixed.

DISTRICT OF COLUMBIA, TO WIT;

I, Henry E. Cooper, a Notary Public in and for the District of Columbia, do hereby certify that John T. Knott, party to a certain Deed bearing date on the Third day of June A. D. 1924, and hereto annexed, personally appeared before me in said District, the said John T. Knott being personally well known to me as the person who executed the said Deed, and acknowledged the same to be his act and deed.

GIVEN under my hand and seal this 4th day of June A. D. 1924.

(NOTARIAL SEAL)

Henry E. Cooper
Notary Public.

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LIPSCOMB & GRAY, TRS.)
TO)
GEO. H. STROUD, ET UX)

NO. 71
R E L E A S E

Recorded July 3, 1924,
at 10:07 A. M.

KNOW ALL MEN BY THESE PRESENTS, That we I. J. D. Lipscomb and Augustus W. Gray trustees under a certain Deed of Trust from George H. Stroud and his wife Catherine Stroud dated October 1st, 1920 and recorded November 5th, 1920 in Liber 4420 at folio 390 one of the Land Records of the District of Columbia, in consideration of One Dollar current money to us in hand paid by George H. Stroud receipt whereof, before

*Del. to
J. Wilson
10-19-27
P.R.*

P.T. 59225



[CFO HOME](#)

**Property Detail - 0049 L ST SE
SSL:0699 0825**

TAXPAYER SERVICE CENTER

[Account Summary](#) | [Real Property Tax/Pilot Fee](#)

REAL PROPERTY SERVICES

- [Property Tax Bills](#)
- [Property Tax Rates and Calculation](#)
- [Property Assessment Process](#)
- [Property Assessment Appeals](#)
- [Tax Relief Credits](#)
- [Search Real Property Sales Database](#)
- [Search Real Property Assessment Database](#)

Below is the most current billing information for the Real Property Tax/Pilot Fee on this property.

Description	Tax Amount	Penalty Amount	Interest Amount**	Fees Amount	Total Original Due	Total Credits***	Total Payment	Balance	Tax Sale Indicator
2012 FIRST HALF	\$.00	\$.00	\$.00	\$.00	\$.00	\$.00	\$.00	\$.00	
Current Balance							DCN		

*The outstanding amounts displayed here reflect payments and credits which have been applied to this account as well as some Homestead Audit charges; however, the balance due may not include updated penalty and interest.

*For billing information contact OTR Customer Service at (202) 727-4TAX.

**Interest Amount for tax year 2003 and prior, computed as of 1/31/05.

***Credits are the result of adjustments made to real property tax accounts, credits from receiving a benefit, or overpayments in a prior period.

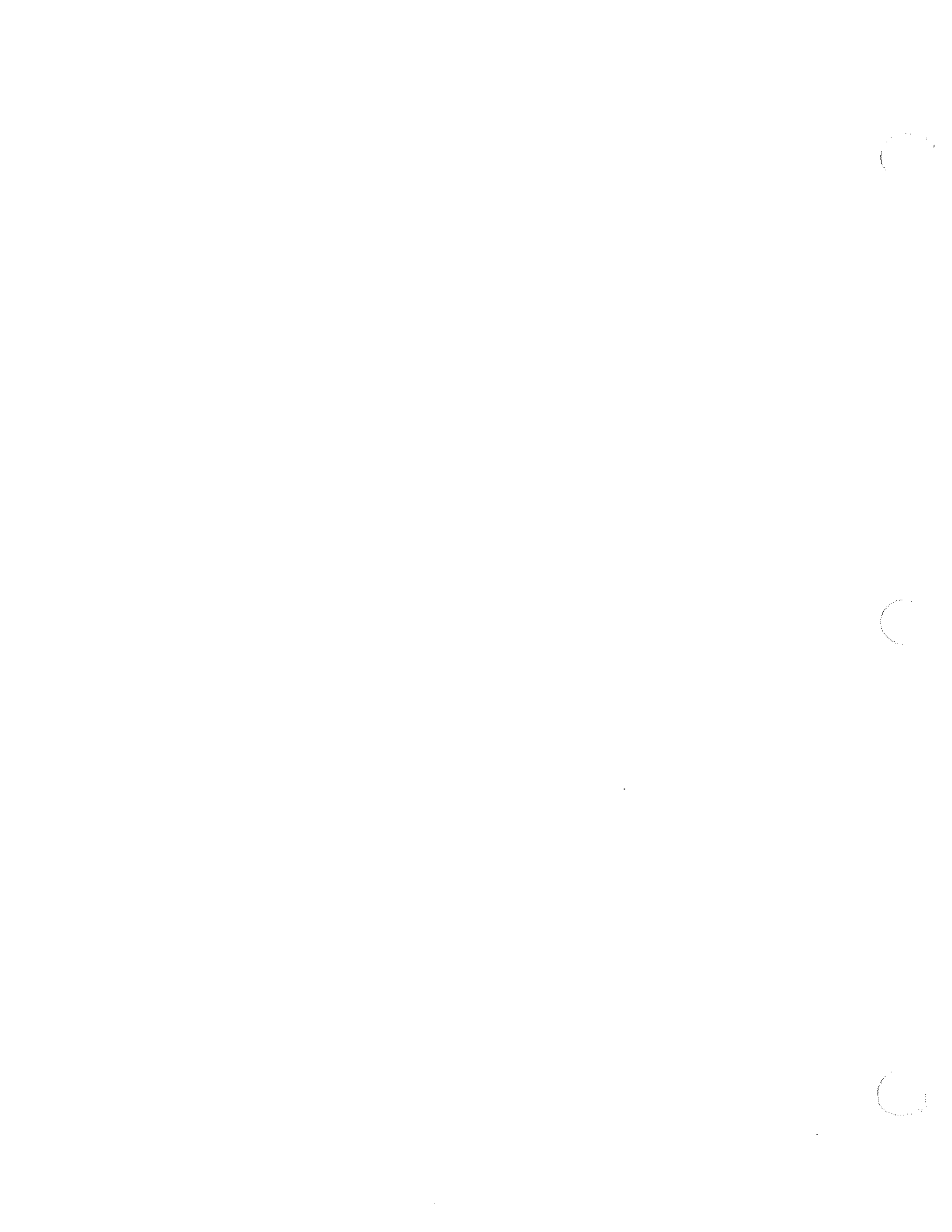
[CFO / OTR Search](#)

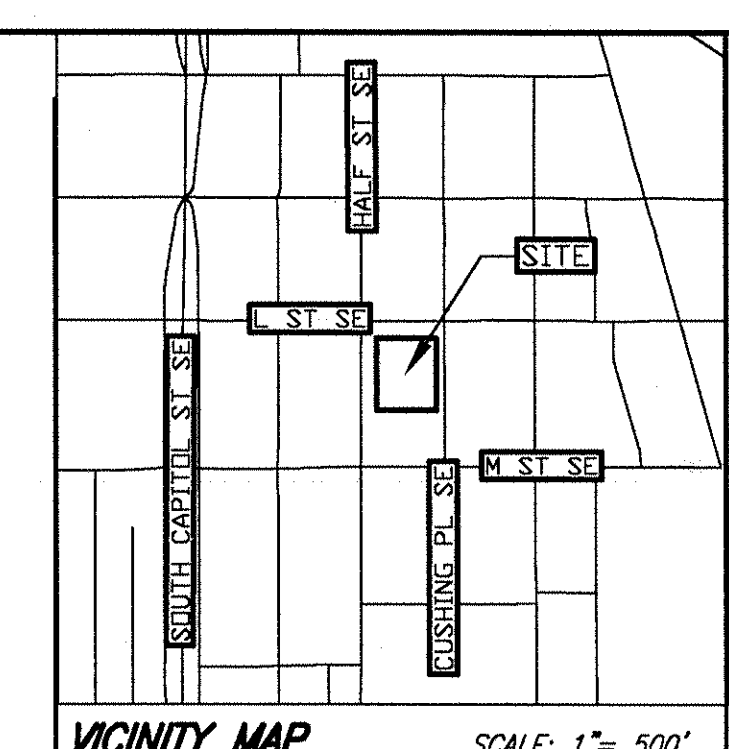
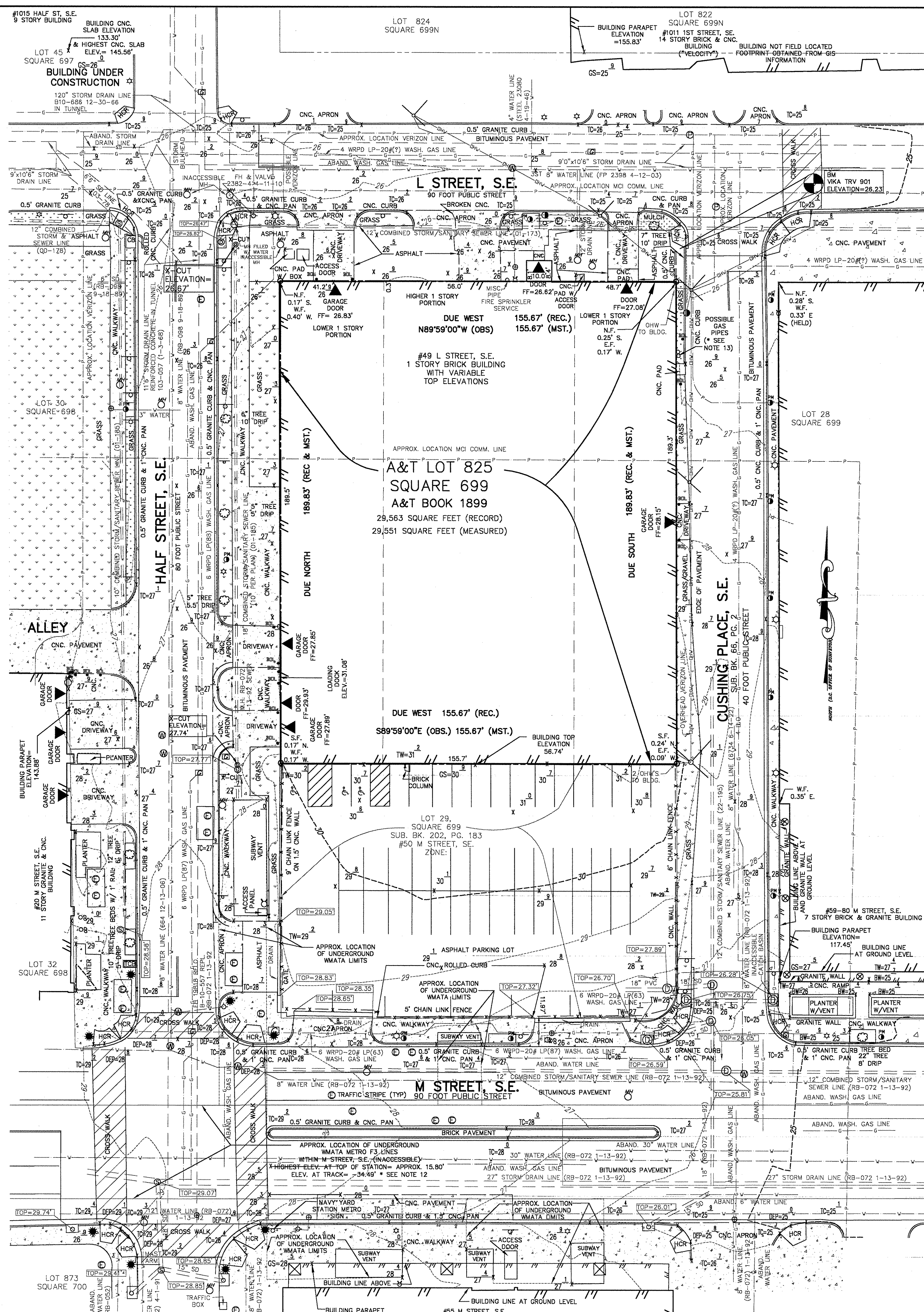
[View Property Detail](#) | [View Payments](#)

Government of the District of Columbia
Citywide Call Center : (202) 727-1000
TTY/TDD Directory

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John A. Wilson Building
1350 Pennsylvania Avenue, NW
Washington, DC 20004





- NOTES:**
- THE SUBJECT PROPERTY IS IDENTIFIED IN THE RECORDS OF THE ASSESSMENT AND TAXATION OFFICE OF THE DISTRICT OF COLUMBIA AS: 0699 0825 (49 L STREET, S.E.)
 - THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREAS OF MINIMAL FLOODING) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 110001 0303 D1 FOR DISTRICT OF COLUMBIA, WASHINGTON, DC, DATED NOVEMBER 15, 1985. ZONE "C" IS NOT DESIGNATED AS A SPECIAL FLOOD HAZARD AREA.
 - THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO RECORD AS SHOWN ON SURVEY PAPERS RECORDED AMONG THE RECORD OF THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.
 - NO TITLE REPORT FURNISHED.
 - VERTICAL DATUM IS BASED ON THE DEPARTMENT OF TRANSPORTATION FOR THE DISTRICT OF COLUMBIA DATUM (SEE D.C. BENCHMARK NOTE).
 - THERE IS NO VISIBLE EVIDENCE OF CEMETARIES ON THE SUBJECT PROPERTY.
 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - THERE IS NO OBSERVABLE EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE IS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - THE BUILDING IS INACCESSIBLE. AT THE TIME OF THE FIELD SURVEY, WE WERE UNABLE TO DETERMINE IF STRIPPED PARKING SPACES ARE PRESENT INSIDE THE BUILDING.
 - THERE IS NO BUILDING RESTRICTION LINE SHOWN ON THE SUBDIVISION PLAT FOR LOTS 3, 5, 6, & 7 IN SQUARE 699 RECORDED IN SUBVISION BOOK 3A AT PAGE 699 AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.
 - THE ELEVATIONS SHOWN FOR THE UNDERGROUND W.M.A.T.A. METRO FACILITIES WERE OBTAINED FROM F ROUTE PLAN AND PROFILE O.B. STA. 119+17 TO O.B. STA. 127+25.5. W.M.A.T.A. PLAN DWG. NO. F28-PP-1 AND WERE ADJUSTED TO THE DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION DATUM BY A FACTOR OF -0.70 FEET.
 - THERE ARE NON-IDENTIFIABLE PIPES LOCATED APPROXIMATELY 27 FEET SOUTH OF THE NORTHEAST BUILDING CORNER LYING ON THE EAST BUILDING WALL LINE OF THE 49 L STREET, SE BUILDING. WASHINGTON GAS MAP NUMBER WC-28328 STATES POSSIBLE GAS FACILITIES 20 FEET SOUTH OF SAID BUILDING CORNER.

ZONING NOTE:

THE FOLLOWING INFORMATION WAS TAKEN FROM THE ZONING MAP REPORT FOR THE DISTRICT OF COLUMBIA PER WWW.DCOZ.DCGOV ON-LINE RECORDS:

ZONE: C-3-C/ CAPITOL GATEWAY OVERLAY DISTRICT

THIS INFORMATION DOES NOT CONSTITUTE A "ZONING OPINION" AND IS NOT SUBJECT TO THE SURVEYOR'S CERTIFICATION SHOWN HEREON.

D.C. BENCHMARK NOTE:

THE VERTICAL DATUM SHOWN HEREON IS BASED ON D.C. BENCHMARK # 10-130 FILED AT THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA.

ELEVATION: 20.41 FEET

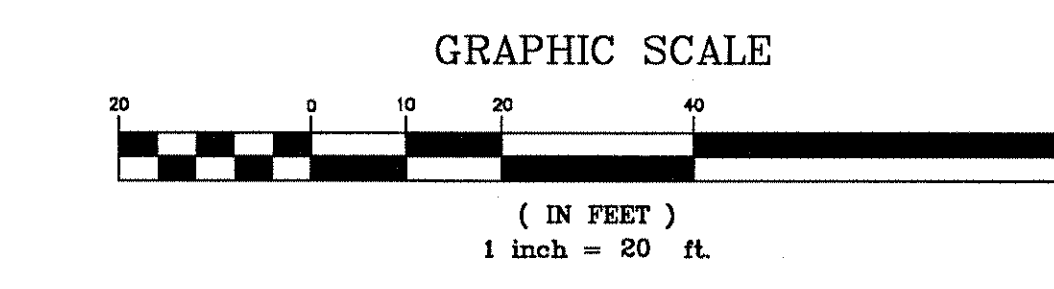
LOCATION: S.E. CORNER 1ST CONCRETE STEP, ENTRANCE #156 L STREET, S.E.

D.C. BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA. A "SURVEY TO MARK" PREPARED BY A REGISTERED D.C. SURVEYOR IS REQUIRED TO ESTABLISH AN ACTUAL MEASURED BOUNDARY AND MUST BE OBTAINED AND INCORPORATED INTO THIS PLAT BEFORE IT IS TO BE USED FOR ANY DESIGN PURPOSES. THIS SURVEY DOES NOT REFLECT A "SURVEY TO MARK".

PROJECT BENCHMARK NOTE:

BM - VIKI TRV 901
ELEVATION: 28.23 FEET
LOCATION: P.K. NAIL IN ASPHALT AT SW CORNER OF THE INTERSECTION OF L STREET, S.E. AND CUSHING PLACE S.E.



UTILITY NOTE

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS. LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
VERIZON 3901 Calverton Boulevard - 3rd Floor Baltimore, Maryland 20705	S.E. 120-8 DATED 7/08/08 S.E. 120-8 DATED 2/24/09
DISTRICT CABLE VISION 900 Michigan Avenue, NE Washington, DC 20017	NO REPLY AT THIS TIME
WASHINGTON GAS/NO REPLACEMENT SECTION 6801 Industrial Road Springfield, VA 22151	MAP WG-28528
MCI COMMUNICATIONS SERVICES, INC. 2400 NORTH CLEVELLLE Richardson, TX 75082	SKETCH ATTACHED TO LETTER DATED 1/12/2010 (NO DIMENSIONS)
PEPCO 1500 Pennsylvania Ave. Room 308 Washington, DC 20068	NO REPLY AT THIS TIME
D.C.W.A.S.A. (WATER AND SEWER)	A-5 S.E.
AT&T 11026 Fingerboard Road Monteville, MD 21770	NO FACILITIES ON SITE PER LETTER DATED 1/14/2010

LEGEND

- BUILDING LINE ABOVE BUILDING LINE AT GROUND LEVEL
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- WASHINGTON GAS CONDUIT
- BUILDING OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- CONCRETE PAVEMENT
- GRASS
- TW TOP OF WALL
- TRV TRAVELERS
- CLM COLUMN
- CNC CONCRETE
- ELEV ELEVATION
- N.F. NORTH FACE
- BLDG. BUILDING
- STY. STORY
- ASPH. ASPHALT
- ESMT. EASEMENT
- ABAND. ABANDONED
- (MST) MEASURED INFORMATION
- (REC) RECORD INFORMATION
- HANDICAP RAMP
- E.F. EAST FACE
- W.F. WEST FACE
- OHW OVER HEAD WIRE
- WASH. WASHINGTON
- CLM COLUMN
- FF FINISHED FLOOR (OUTSIDE DOOR)
- A&T ASSESSMENT & TAXATION
- DEP DEPRESSIONED CURB
- ASPH. ASPHALT
- ESMT. EASEMENT
- ABAND. ABANDONED
- (MST) MEASURED INFORMATION
- (REC) RECORD INFORMATION
- HANDICAP RAMP
- E.F. EAST FACE
- W.F. WEST FACE
- UTILITY POLE
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE MANHOLE
- PROJECT BENCHMARK
- DOOR LOCATION
- CURB INLET
- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE MANHOLE
- PROJECT BENCHMARK
- DOOR LOCATION
- CURB INLET
- SANITARY CLEANOUT

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL INFORMATION INDICATED ON THIS DRAWING WAS OBTAINED OR VERIFIED BY ACTUAL MEASUREMENTS IN THE FIELD AND THAT EVERY EFFORT HAS BEEN MADE TO FURNISH COMPLETE AND ACCURATE INFORMATION. FIELD PROCEDURES UTILIZED FOR THIS PLAT ARE IN ACCORDANCE WITH THE 2005 MINIMUM STANDARDS FOR ALTA/ACSM LAND TITLE SURVEYS.

MATTHEW C. HULL
LICENSED LAND SURVEYOR
DLS# 904868

MAY 1, 2010

VIKA
ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS GPS SERVICES
1810 GREENSBORO DRIVE, SUITE 200, WASHINGTON, DC 20004
(703)442-7800 FAX (703)461-2787
KELLEN, VA GERMANTOWN, MD

LOTS 5, 6, 7 & PORTION OF LOT 3
SUB. BK. 3A PG. 699
BEING KNOWN AS **A&T LOT 825, SQUARE 699**
A&T BOOK 1899
WASHINGTON, D.C.

SITE SURVEY

DATE: MARCH 2, 2010
DES. MCH DWN. AFW
SCALE: 1"=20'
PROJECT/FILE NO. V7311A
SHEET NO. 1

VIKA REVISIONS
REVISED PER INCREASED PROJECT SCOPE
MAY 3, 2010
ADDITIONAL UTILITIES
MAY 4, 2010

DATE: MARCH 2, 2010
DES. MCH DWN. AFW
SCALE: 1"=20'
PROJECT/FILE NO. V7311A
SHEET NO. 1