

SALES AGREEMENT

THIS SALES AGREEMENT (this "**Agreement**"), is made effective for all purposes as of the ____ day of ____, 2017 (the "**Effective Date**"), between (i) **DISTRICT OF COLUMBIA**, a municipal corporation, acting by and through the Department of Housing and Community Development (the "**District**"), and (ii) **ANGEL JOY THOMPSON**, an individual and resident of the District of Columbia ("**Purchaser**").

RECITALS:

R-1. The District owns a certain parcel of real property and improvements located in Washington, D.C. with the address of **454 N STREET, NW** as further described on **Exhibit A** attached hereto and incorporated herein (the "**Property**").

R-2 Pursuant to D.C. Code §42-3171.03 (2008 Supp.) (the "**Act**"), District through a competitive process held a lottery on May 26, 2017, to select a household who would have the right to purchase the Property at a price well below the appraised value.

R-3 Purchaser was selected and received that certain award letter dated May 26, 2017, outlining the terms of the purchase of the Property, the award letter is attached hereto as **Exhibit B**.

R-4 In accordance with the Act, following a public hearing on the proposed terms and conditions of this Agreement after at least thirty (30) days public notice, District has been authorized to convey the Property to Purchaser.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties hereto, District and Purchaser do hereby agree as follows, to wit:

ARTICLE I DEFINITIONS

For the purposes of this Agreement, the following capitalized terms shall have the meanings ascribed to them below and, unless the context clearly indicates otherwise, shall include the plural as well as the singular:

"Affiliate" means with respect to any Person ("first Person") (i) any other Person directly or indirectly controlling, controlled by, or under common control with such first Person, (ii) any officer, director, partner, shareholder, manager, member or trustee of such first Person, or (iii) any officer, director, general partner, manager, member or trustee of any Person described in clauses (i) or (ii) of this sentence. As used in this definition, the terms "controlling", "controlled by", or "under common control with" shall mean the possession, directly or indirectly, of the power to direct, or cause the direction of, the management and policies of a Person, whether through ownership of voting securities, membership interests or partnership interests, by contract

or otherwise, or the power to elect at least fifty percent (50%) of the directors, managers, partners or Persons exercising similar authority with respect to the subject Person.

"Agreement" means this Sales Agreement.

"Applicable Laws" means all applicable District of Columbia and federal laws, codes, regulations, and orders, including, without limitation, Environmental Laws, laws relating to historic preservation, laws relating to accessibility for persons with disabilities.

"Business Days" means Monday through Friday, inclusive, other than holidays recognized by the District of Columbia government.

"Closing" is the consummation of the purchase and sale of the Property as contemplated by this Agreement.

"Closing Date" is defined in Section 6.1.

"Deed" means the special warranty deed(s) conveying the Property to Purchaser at Closing in the form of Exhibit C attached hereto and incorporated herein by reference.

"Purchaser Default" is defined in Section 7.1.1.

"Purchaser's Agents" mean Purchaser's agents, employees, consultants, contractors, and representatives.

"District Default" is defined in Section 7.1.2.

"District Parties" mean District's employees, officers, consultants and duly authorized representatives and agents.

"Effective Date" is the date first written above, which shall be the date of the last Party to sign this Agreement as set forth on the signature pages attached hereto, provided that all Parties shall have executed and delivered this Agreement to one another.

"Environmental Law" means any present and future federal, state or local law and any amendments (whether common law, statute, rule, order, regulation or otherwise), permits and other requirements or guidelines of governmental authorities and relating to (a) the protection of health, safety, and the indoor or outdoor environment; (b) the conservation, management, or use of natural resources and wildlife; (c) the protection or use of surface water and groundwater; (d) the management, manufacture, possession, presence, use, generation, transportation, treatment, storage, disposal, release, threatened release, abatement, removal, remediation, or handling of or exposure to Hazardous Materials; or (e) pollution (including any release to air, land, surface water, and groundwater), and includes, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. § 9601 et seq.; the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act of 1976, and subsequently amended, 42 U.S.C. § 6901 et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. § 5101 et seq.; the Federal Water Pollution Control Act, as amended by the Clean Water Act of 1977, 33 U.S.C. § 1251 et seq.; the Oil Pollution Act of 1990, 33 U.S.C. § 32701 et seq.; the Federal Insecticide, Fungicide, and Rodenticide Act, as amended, 7 U.S.C. § 136-136y,

the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.; the Toxic Substances Control Act of 1976, as amended, 15 U.S.C. § 2601 et seq.; the Safe Drinking Water Act of 1974, as amended, 42 U.S.C. § 300f et seq.; the Emergency Planning and Community Right-To-Know Act of 1986, 42 U.S.C. § 11001 et seq.; the Occupational Safety and Health Act of 1970, 29 U.S.C. § 651 et seq.; the National Environmental Policy Act of 1969, 42 U.S.C. § 4321 et seq.; and any similar, implementing or successor law, and any amendment, rule, regulatory order or directive issued thereunder.

"Hazardous Materials" means (a) asbestos and any asbestos containing material; (b) any substance that is then defined or listed in, or otherwise classified pursuant to, any Environmental Law or any other Applicable Law as a "hazardous substance," "hazardous material," "hazardous waste," "infectious waste," "toxic substance," "toxic pollutant" or any other formulation intended to define, list or classify substances by reason of deleterious properties such as ignitability, corrosivity, reactivity, carcinogenicity, toxicity, reproductive toxicity or Toxicity Characteristic Leaching Procedure (TCLP) toxicity; (c) any petroleum and drilling fluids, produced waters and other wastes associated with the exploration, development or production of crude oil, natural gas or geothermal resources; and (d) any petroleum product, polychlorinated biphenyls, urea formaldehyde, radon gas, radioactive material (including any source, special nuclear or by-product material), medical waste, chlorofluorocarbon, lead or lead-based product and any other substance the presence of which could be detrimental to the Property or hazardous to health or the environment.

"HUD" is the United States Department of Housing and Urban Development.

"Land Records" means the property records maintained by the Recorder of Deeds for the District of Columbia.

"Member" means any Person with an ownership interest in Purchaser.

"Party" when used in the singular, shall mean either District or Purchaser; when used in the plural, shall mean both District and Purchaser.

"Permitted Exceptions" shall mean all covenants, restrictions, easements and all other matters of record.

"Person" means any individual, corporation, limited liability company, trust, partnership, association, or other entity.

"Prohibited Person" shall mean any of the following Persons:

(A) Any Person organized in or controlled from a country, the effects of the activities with respect to which are regulated or controlled pursuant to the following United States laws and the regulations or executive orders promulgated thereunder: (x) the Trading with the Enemy Act of 1917, 50 U.S.C. App. §1, et seq., as amended (which countries are, as of the Effective Date hereof, North Korea and Cuba); (y) the International Emergency Economic Powers Act of 1976, 50 U.S.C. §1701, et seq., as amended; and (z) the Anti-Terrorism and Arms Export Amendments Act of 1989, codified at Section 6(i) of the Export Administration Act of 1979, 50 U.S.C. App. § 2405(i), as amended (which countries are, as of the Effective Date hereof, Iran,

Sudan and Syria); or

(B) Any Person who has engaged in any dealings or transactions (i) in contravention of the applicable money laundering laws or regulations or conventions or (ii) in contravention of Executive Order No. 13224 dated September 24, 2001 issued by the President of the United States (Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism), as may be amended or supplemented from time-to-time or any published terrorist or watch list that may exist from time to time; or

(C) Any Person who appears on or conducts any business or engages in any transaction with any person appearing on the list maintained by the U.S. Treasury Department's Office of Foreign Assets Control list located at 31 C.F.R., Chapter V. Appendix A or is a person described in Section 1 of the Anti-Terrorism Order; or

(D) Any Person suspended or debarred by HUD or by the District of Columbia government; or

(E) Any Affiliate of any of the Persons described in paragraphs (A) through (D) above.

"Property" is defined in the Recitals.

"Purchase Price" means the sum the Purchaser shall pay for the acquisition of the Property pursuant to Section 2.1.2 hereof.

"Settlement Agent" means Answer Title.

"Settlement Statement" is the HUD-1 statement prepared by the Settlement Agent in connection with Closing.

"UST Act" is defined in Section 2.4.3.

"UST Regulations" is defined in Section 2.4.3.

ARTICLE 2

CONVEYANCE; PURCHASE PRICE; CONDITION OF PROPERTY

2.1 SALE; PURCHASE PRICE. FINANCING

2.1.1 Subject to and in accordance with the terms of this Agreement, District shall sell to Purchaser and Purchaser shall purchase from District, all of District's right, title, and interest in and to the Property.

2.1.2 The Purchase Price shall be two hundred fifty thousand and No/Dollars (\$250,000.00). Purchaser shall pay the Purchase Price by certified check or wire transfer of immediately available funds at Closing.

2.1.3 Purchaser agrees to do all things necessary, including, but not limited to the execution of a loan application and other instruments, the payment to a lender for a credit report, appraisal and any other required fees, and to otherwise cooperate fully in order to obtain acquisition financing. Purchaser shall have ten (10) days from the District's acceptance of Purchaser's offer to provide the District with documentation demonstrating Purchaser's ability to obtain a loan commitment. If Purchaser shall fail to deliver said documentation within the ten (10) day period, then this Agreement shall be terminated and the Deposit shall be returned to the Purchaser, and District shall have right to offer the Property to the next qualified lottery winner.

2.2 DEPOSIT

2.2.1 Within three (3) Business Days after the Effective Date of this Agreement, Purchaser shall deliver to Settlement Agent a good faith deposit in the amount of Five Hundred Dollars (\$500) (the "**Deposit**"), which shall be credited against the Purchase Price at Closing.

2.2.2 In the event Purchaser fails to pay the Deposit within the proscribed period, Purchaser shall be declared in default hereunder.

2.3 NO PAYMENT OF COMMISSIONS

No agent, broker, or other Person acting pursuant to express or implied authority of District is entitled to any commission or finder's fee in connection with the transactions contemplated by this Agreement.

2.4 CONDITION OF PROPERTY

2.4 Soil Characteristics. Pursuant to requirements contained in D.C. Official Code § 42-608(b) the District hereby gives notice to the Purchaser that:

(a) The characteristic of the soil on the Property is described by the Soil Conservation Service of the United States Department of Agriculture in the Soil Survey of the District of Columbia published in 1976 Soil Maps of the District of Columbia at the back of that publication; and

(b) For further soil information, Purchaser may contact the District of Columbia Department of Environmental Services or the Soil Conservation Service of the Department of Agriculture.

The foregoing does not constitute a representation or warranty by District.

2.4.2 Underground Storage Tanks. In accordance with the requirements of Section 3(g) of the D.C. Underground Storage Tank Management Act of 1990, as amended by the

District of Columbia Underground Storage Tank Management Act of 1990 Amendment Act of 1992 (D.C. Code § 8-113.01, *et seq.*) (collectively, the "UST Act") and the applicable D.C. Underground Storage Tank Regulations, 20 DCMR Chapter 56 (the "UST Regulations"), District hereby represents and warrants to Purchaser that it is unaware of any "underground storage tanks" (as defined in the UST Act) located on the Property or previously removed from the Property during District's ownership. Information pertaining to underground storage tanks and underground storage tank removals of which the D.C. Government has received notification is on file with the District Department of the Environment, Underground Storage Tank Branch, 51 N Street, N.E., Third Floor, Washington, D.C., 20002, telephone (202) 535-2525. District's knowledge for purposes of this Section shall mean and be limited to the actual knowledge of Martine Combal, Manager of the Property Acquisition and Disposition Division, Department of Housing and Community Development. The foregoing is set forth pursuant to requirements contained in the UST Act and UST Regulations and does not constitute a representation or warranty by District.

2.4.3 AS-IS DISTRICT SHALL CONVEY THE PROPERTY TO PURCHASER IN "AS IS", "WHERE IS" CONDITION WITH ALL FAULTS AND DISTRICT MAKES NO REPRESENTATIONS OR WARRANTIES, EITHER EXPRESS OR IMPLIED, AS TO THE CONDITION OF THE PROPERTY, AS TO THE SUITABILITY OR FITNESS OF THE PROPERTY, AS TO ANY LAW, OR ANY OTHER MATTER AFFECTING THE USE, VALUE, OCCUPANCY, OR ENJOYMENT OF THE PROPERTY, OR, EXCEPT AS SET OUT IN SECTIONS 2.5 AND 3.1, AS TO ANY OTHER MATTER WHATSOEVER. PURCHASER ACKNOWLEDGES THAT NEITHER DISTRICT NOR ANY EMPLOYEE, REPRESENTATIVE, OR AGENT OF DISTRICT HAS MADE ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY. THE PROVISIONS HEREOF SHALL SURVIVE CLOSING OR THE EARLIER TERMINATION OF THIS AGREEMENT.

2.5 INSPECTIONS Within twenty (20) days after the District's acceptance of Purchaser's offer, Purchaser may conduct one or more home inspection report(s) with any independent qualified inspector(s) of the Property and improvements as deemed necessary by Purchaser. Purchaser's inspection period will end upon the delivery of the inspection notice described below or the time period stated above, whichever occurs first. Failure by Purchaser to conduct an inspection within the time period stated herein shall constitute a waiver and acceptance of any conditions an inspection would have disclosed.

Within the inspection period, Purchaser shall furnish a written inspection notice to the District stating one of the following:

1. Purchaser is satisfied with the inspections. Delivery of inspection reports to District is not required. If District has not received the written inspection notice by the end of the inspection period, Purchaser shall be deemed to be satisfied with the results of the inspection.
2. Purchaser is terminating the contract, with the Deposit to be returned to Purchaser. In this case, Purchaser shall have conducted one or more home inspection

report(s) with an independent qualified inspector(s), as provided for above, which together cover the substantial structural elements and systems of the Property. Purchaser shall provide such report(s) to District, if requested by District.

The Property is being sold "as-is" and District will not make any repairs or provide any monetary adjustments for any unsatisfactory conditions revealed by any home inspection.

2.6 ACCESS, FINAL WALK-THROUGH

District agrees to permit inspections of the Property by inspectors, contractors, termite inspectors, surveyors, engineers and appraisers selected by Purchaser, or inspections required by Purchaser's lender or insurer, upon reasonable advance notice to District. Purchaser's broker may also be present during these inspections.

District grants Purchaser the right to enter and walk-through the Property, and the right to have utilities turned on in Purchaser's name, within four (4) days of Closing. The purpose of the walk-through is only for Purchaser to confirm that the Property is in the same condition, ordinary wear and tear excepted, as it was on the date of this Agreement.

2.5 TITLE AND SURVEY

2.5.1 At Closing, District shall convey good and marketable title to the Property subject to any agreed upon Permitted Exceptions. Purchaser may, at Purchaser's option and expense, order a title examination and commitment to issue an owner's and/or lender's policy of title insurance in the latest ALTA form.

2.5.2 From and after the Effective Date through Closing, District agrees not to take any action that would cause a material adverse change to the status of title to the Property, except as expressly permitted by this Agreement.

2.5.3 Purchaser may, at Purchaser's option and expense, order a Boundary Survey or a Surveyor's Real Property Report of the Property to determine if there are any defects, encroachments, overlaps, boundary line or acreage discrepancies, or other matters that would be disclosed on a survey.

2.5.4 If any defects are discovered as a result of the title examination, title commitment or survey, Purchaser shall have twenty-five (25) days after the District accepts the Purchaser's offer to furnish the District a copy of the document evidencing the defect. Purchaser shall state in writing any defects that are (1) unacceptable to Purchaser and (2) adversely affect the use of the Property as it exists for residential purposes at the time of this Agreement. If Purchaser does timely object to any title or survey defects, District shall have five (5) days from receipt of Purchaser's notice of objection to agree in writing to correct the defects prior to Closing. If District does not so agree, this Agreement shall terminate unless Purchaser agrees in writing to accept title and survey "as-is". If this Agreement is terminated in accordance with the provisions of this Section 2.5, Purchaser's Deposit shall be returned. District shall be responsible for clearing any defects that arise between the District's acceptance of Purchaser's offer and Closing.

2.6 RISK OF LOSS

All risk of loss prior to Closing shall be borne by the District.

2.7 CONDEMNATION

2.7.1 Notice. If prior to Closing, any condemnation or eminent domain proceedings shall be commenced by any competent public authority against the Property, District shall promptly give Purchaser written notice thereof.

2.7.2 Condemnation. In the event of a taking of the Property prior to Closing, the Parties agree as follows:

(a) if such taking constitutes 20% or less of the appraised value or lot square footage of the Property, the Purchaser shall be obligated to purchase the Property in accordance with this Agreement: or

(b) if such taking constitutes more than 20% of the appraised value or lot square footage of the Property, the Purchaser may elect to terminate this Agreement or elect to proceed to Closing on the Property. If the Purchaser elects to terminate this Agreement, District shall release the Deposit, the Parties shall be released from any further liability or obligation hereunder, except as expressly provided otherwise herein, and District shall have the right to any and all condemnation proceeds. If the Purchaser elects to proceed to Closing, the condemnation proceeds shall either be paid to Purchaser at Closing or, if paid to District, such amount shall be credited against the Purchase Price and treated as part of the Purchase Price already paid; provided, however, that if no compensation has been actually paid on or before Closing, Purchaser shall accept the Property without any adjustment to the Purchase Price and subject to the proceedings, in which event, District shall assign to Purchaser at Closing all interest of District in and to the condemnation proceeds that may otherwise be payable to District, and Purchaser shall receive a credit at Closing in the amount of any condemnation proceeds actually paid to District prior to the Closing Date.

2.8 SERVICE CONTRACTS AND LEASES

District has not procured or entered into any (i) service, management, maintenance, or development contracts, or (ii) leases, licenses, easements, or other occupancy agreements affecting the Property that will survive Closing. District will not hereafter enter into any such contracts or agreements that will bind the Property or Purchaser as successor-in-interest with respect to the Property, without the prior written consent of Purchaser.

ARTICLE 3 REPRESENTATIONS AND WARRANTIES

3.1 REPRESENTATIONS AND WARRANTIES OF DISTRICT

3.1.1 District hereby represents and warrants to Purchaser as follows:

(a) The District is the owner of the Property.

- (b) The execution, delivery and performance of this Agreement by District and the transactions contemplated hereby between District and Purchaser shall have been approved by all necessary parties prior to Closing and District has the authority to dispose of the Property.
- (c) To the knowledge of the District, the execution, delivery, and performance of this Agreement by District and the transactions contemplated hereby between District and Purchaser do not violate any of the terms, conditions or provisions of any judgment, order, injunction, decree, regulation, or ruling of any court or other governmental authority to which District is subject, or any agreement, contract or Law to which District is a party or to which it is subject.

3.1.2 Survival. The representations and warranties contained in Section 3.1.1 shall not survive Closing. District shall have no liability or obligation hereunder for any representation or warranty that becomes untrue because of reasons beyond District's control.

3.2 REPRESENTATIONS AND WARRANTIES OF PURCHASER

3.2.1 Purchaser hereby covenants, represents, and warrants to District as follows:

- (a) Purchaser is an individual and resident of the District of Columbia. All documents that Purchaser has provided to the District in connection with Purchaser's eligibility to purchase the Property are true and accurate in all respects. Purchaser is not a Prohibited Person.
- (b) The execution, delivery, and performance of this Agreement and the consummation of the transactions contemplated hereby have been duly and validly authorized by Purchaser. Upon the due execution and delivery of this Agreement by Purchaser, this Agreement constitutes the valid and binding obligation of Purchaser, enforceable in accordance with its terms.
- (c) The execution, delivery, and performance of this Agreement and the consummation of the transactions contemplated hereby do not violate any of the terms, conditions, or provisions contained herein or, if applicable, (i) Purchaser's organizational documents, (ii) any judgment, order, injunction, decree, regulation, or ruling of any court or other governmental authority, or Law to which Purchaser is subject, or (iii) any agreement or contract to which Purchaser is a party or to which it is subject.
- (d) There is no litigation, arbitration, administrative proceeding, or other similar proceeding pending against Purchaser that, if decided adversely to Purchaser, (i) would impair Purchaser's ability to enter into and perform its obligations under this Agreement or (ii) would materially adversely affect the financial condition or operations of the Purchaser.
- (e) Purchaser is not the subject debtor under any federal, state, or local bankruptcy or insolvency proceeding, or any other proceeding for dissolution, liquidation or winding up of its assets.

3.2.2 Survival. The representations and warranties contained in Section 3.2.1 shall survive Closing.

ARTICLE 4
Intentionally Deleted

ARTICLE 5
CONDITIONS TO CLOSING

5.1 CONDITIONS PRECEDENT TO PURCHASER'S OBLIGATION TO CLOSE

5.1.1 The obligations of Purchaser to consummate the Closing on the Closing Date shall be subject to the conditions precedent stated below.

- (a) The representations and warranties made by District in Section 3.1 of this Agreement shall be true and correct in all material respects on and as if made on the Closing Date.
- (b) District shall have performed all of its material obligations and observed and complied with all material covenants and conditions required at or prior to Closing under this Agreement.
- (c) District shall have delivered (or caused to be delivered) the original, executed documents required to be delivered pursuant to Section 6.2.1 herein.

5.1.2 Failure of Condition . If all of the conditions to Closing set forth above in Section 5.1.1 have not been satisfied by the Closing Date, provided ~~the~~ same is not the result of Purchaser's failure to perform any obligation of Purchaser hereunder, Purchaser shall have the option to (i) waive such condition and proceed to Closing hereunder or (ii) terminate this Agreement by written notice to District, whereby the Parties shall be released from any further liability or obligation hereunder except those that expressly survive termination of this Agreement and District shall release the Deposit to Purchaser.

5.2 CONDITIONS PRECEDENT TO DISTRICT'S OBLIGATION TO CLOSE

5.2.1 The obligation of District to convey the Property and perform the other obligations it is required to perform on the Closing Date shall be subject to the conditions precedent stated below.

- (a) Purchaser shall have performed all obligations hereunder required to be performed by Purchaser prior to the Closing Date.
- (b) The representations and warranties made by Purchaser in Section 3.2 of this Agreement shall be true and correct in all respects on and as if made on the Closing Date.

- (c) Prior to Closing, Purchaser shall have furnished to District certificates of insurance or duplicate originals of insurance policies evidencing the insurance required of Purchaser hereunder.
- (d) Purchaser shall have provided satisfactory evidence of its authority, if necessary, to acquire the Property and perform its obligations under this Agreement.
- (e) Purchaser shall have delivered (or caused to be delivered) the original, executed documents required to be delivered pursuant to Section 6.2.2 herein.
- (f) Purchaser shall have obtained all financing necessary to Close on the purchase of the Property. At least twenty (20) days prior to Closing, Purchaser shall provide District with updated bank statements and/or financial commitment letters to verify Purchaser's financial condition.

5.2.2 Failure of Condition. If all of the conditions to Closing set forth above in Section 5.2.1 have not been satisfied by the Closing Date, provided the same is not the result of District's failure to perform any obligation of District hereunder, District shall have the option, at its sole discretion, to: (i) terminate this Agreement by written notice to Purchaser, whereupon the Parties shall be released from any further liability or obligation hereunder except those that expressly survive termination of this Agreement and Settlement Agent shall release the Deposit to District or (ii) delay Closing for up to thirty (30) days, to permit Purchaser to satisfy the conditions to Closing set forth in Section 5.2.1. In the event District proceeds under clause (ii), Closing shall occur within fifteen (15) days after the conditions precedent set forth in Section 5.2.1 have been satisfied, but if such conditions precedent have not been satisfied by the end of the thirty (30) day period, District may again proceed under clause (i) above, in its sole discretion.

ARTICLE 6 CLOSING

6.1 CLOSING DATE

Closing on the Property shall be held on or before the date that is no later than forty-five (45) days after the date of the Effective Date (the "**Closing Date**"), subject to any extensions as provided in this Agreement. Closing shall occur on the Closing Date at the offices of the Settlement Agent or another location in the District of Columbia acceptable to the Parties. Notwithstanding the foregoing, Closing must be held by _____.

6.2 DELIVERIES AT CLOSING

6.2.1 District's Deliveries. On or before the Closing Date, subject to the terms and conditions of this Agreement, District shall execute, notarize, and deliver, as applicable, to Settlement Agent:

- (b) the Deed, in recordable form; and

- (c) any and all other deliveries required from District on the Closing Date under this Agreement and such other documents and instruments as are customary and as may be reasonably requested by Purchaser or Settlement Agent, and reasonably acceptable to District, to effectuate the transactions contemplated by this Agreement.

6.2.2 Purchaser's Deliveries. On or before the Closing Date, subject to the terms and conditions of this Agreement, Purchaser shall execute, notarize, and/ or deliver, as applicable, to Settlement Agent:

- (a) the Purchase Price in full, and any funds in excess of the Purchase Price, to cover all costs as shown on the Settlement Statement to be executed at closing;
- (b) any documents required to close on the equity and debt financing, if any, for Purchaser's acquisition of the Property;
- (c) a certificate of Purchaser's representations and warranties, duly executed by Purchaser stating that all of Purchaser's representations and warranties set forth herein are true and correct as of and as if made on the Closing Date, and shall survive the date of Closing;
- (d) Purchase Price Subsidy Second Deed of Trust;
- (e) Purchase Price Subsidy Note;
- (f) Evidence of satisfactory homeowner's insurance, as required in Article 9 of this Agreement; and
- (g) Any and all other deliveries required from District on the Closing Date under this Agreement and such other documents and instruments as are customary and as may be reasonably requested by District or Settlement Agent to effectuate the transactions contemplated by this Agreement.

6.2.3 On the Closing Date, Settlement Agent shall record and distribute documents and funds in accordance with closing instructions provided by the Parties so long as they are consistent with this Agreement.

6.3 RECORDATION OF CLOSING DOCUMENTS; CLOSING COSTS

6.3.1 At Closing, Settlement Agent shall file for recordation among the Land Records the closing documents. Settlement Agent or Owner shall then pay all settlement proceeds going to the District as shown on the Settlement Statement to the District in the form of a certified or cashier's check made payable to "**D.C. Treasurer**".

6.3.2 Owner may, but shall not be obligated to, close through a settlement office which has a valid title services contract with the District. If the Owner selects a District contracted settlement office, District shall be responsible for and pay District's attorneys' fees and Settlement Agent's charges customarily paid by sellers and Developer shall be responsible for and pay the following costs: Owner's attorneys' fees, Settlement Agent's charges customarily paid by purchasers, D.C. real property deed recordation tax imposed

pursuant to Title 42, Chapter 11 of the D.C. Official Code (2001 ed. and as amended), fees and costs associated with Owner's financing for its purchase of the Property and construction of the Project, and fees and costs associated with recording any documents in the Land Records required to be recorded pursuant to this Agreement. In the event Owner does not elect to close at a District contracted settlement office, then Developer shall be responsible for and pay all of the settlement fees associated with the Closing and listed on the Settlement Statement.

ARTICLE 7 DEFAULTS AND REMEDIES

7.1 DEFAULT

7.1.1 Default by Purchaser. It shall be deemed a default by Purchaser if Purchaser fails to perform any obligation or requirement under this Agreement or fails to comply with any term or provision of this Agreement and such default remains uncured after any applicable cure period, such period to be determined by District in its sole discretion (any such uncured default, a "**Purchaser Default**").

7.1.2 Default by District. It shall be deemed a default by District if District fails to perform any obligation or requirement under this Agreement, or fails to comply with any term or provision of this Agreement and such default remains uncured after any applicable cure period (any such uncured default, a "**District Default**").

7.2 DISTRICT REMEDIES IN THE EVENT OF PURCHASER DEFAULT

In the event of a Purchaser Default, District may terminate this Agreement, whereupon Settlement Agent shall release the Deposit to District and the Parties shall be released from any further liability or obligation hereunder, except those that expressly survive termination of this Agreement.

7.3 PURCHASER REMEDIES IN THE EVENT OF DISTRICT DEFAULT

In the event of a District Default, Purchaser may either: 1) terminate this Agreement, whereupon Settlement Agent shall return the Deposit to Purchaser and the Parties shall be released from any further liability or obligation hereunder except those that expressly survive termination of this Agreement or 2) waive the Default and proceed to Closing.

7.4 NO WAIVER BY DELAY; WAIVER

Notwithstanding anything to the contrary contained herein, any delay by any Party in instituting or prosecuting any actions or proceedings with respect to a default by the other hereunder or otherwise asserting its rights or pursuing its remedies under this Article, shall not operate as a waiver of such rights or to deprive such Party of or limit such rights in any way (it being the intent of this provision that neither Party shall be constrained by waiver, laches, or otherwise in the exercise of such remedies). Any waiver by either Party hereto must be made in writing. Any waiver in fact made with respect to any specific default under this Section shall not be considered or treated as a waiver with respect to any other defaults or with respect to the particular default except to the extent specifically waived in writing.

7.5 RIGHTS AND REMEDIES

The rights and remedies of the Parties set forth in this Article are the sole and exclusive remedies of the Parties for a default hereunder prior to the Closing, except as stated in Section 9.2.

ARTICLE 8 ASSIGNMENT AND TRANSFER

8.1 ASSIGNMENT

Purchaser represents, warrants, covenants, and agrees, for itself and its successors and assigns, that Purchaser (or any successor in interest thereof) shall not assign its rights under this Agreement, or delegate its obligations under this Agreement, without District's prior written approval, which may be granted or denied in District's sole discretion.

8.2 TRANSFER

In addition to the restrictions contained in the foregoing Section 9.1, neither Purchaser nor any Member of Purchaser (including any successors in interest of Purchaser or its Members) shall cause or suffer to be made any assignment, sale, conveyance or other transfer, or make any contract or agreement to do any of the same, whether directly or indirectly, of the membership interests of Purchaser.

8.3 NO UNREASONABLE RESTRAINT

Purchaser hereby acknowledges and agrees that the restrictions on transfers set forth in this Article do not constitute an unreasonable restraint on Purchaser's right to transfer or otherwise alienate the Property or its rights under this Agreement. Purchaser hereby waives any and all claims, challenges, and objections that may exist with respect to the enforceability of such restrictions, including any claim that such restrictions constitute an unreasonable restraint on alienation.

ARTICLE 9 INSURANCE OBLIGATIONS; INDEMNIFICATION

9.1 INSURANCE OBLIGATIONS

This Agreement is conditioned upon Purchaser's ability to obtain homeowner/hazard Insurance for the Property.

9.2 INDEMNIFICATION

Purchaser shall indemnify, defend, and hold harmless District and the District Parties from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Purchaser, its Members, agents, employees, or contractors; provided, however, that the foregoing indemnity shall not

apply to any losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) due to the gross negligence or willful misconduct of District. The obligations of Purchaser under this Section shall survive Closing or the earlier termination of this Agreement.

ARTICLE 10 NOTICES

10.1 TO DISTRICT

Any notices given under this Agreement shall be in writing and delivered by certified mail (return receipt requested, postage pre-paid), by hand, or by reputable private overnight commercial courier service, to District at the following addresses:

District of Columbia
Department of Housing and Community Development
Property Acquisition and Disposition Division
1800 Martin Luther King Avenue, S.E.
Washington, D.C. 20020
Attn: Director of D.C. Department of Housing and Community Development

With a copy to:

District of Columbia
Department of Housing and Community Development
Office of the General Counsel
1800 Martin Luther King Avenue, S.E.
Washington, D.C. 20020
Attn: General Counsel

10.2 TO PURCHASER

Any notices given under this Agreement shall be in writing and delivered by certified mail (return receipt requested, postage pre-paid), by hand, or by reputable private overnight commercial courier service, to Purchaser at the address for the Purchaser as shown on the signature page.

Notices served upon Purchaser or District in the manner aforesaid shall be deemed to have been received for all purposes hereunder at the time such notice shall have been: (i) if hand delivered to a Party against receipted copy, when the copy of the notice is receipted; (ii) if given by overnight courier service, on the next Business Day after the notice is deposited with the overnight courier service; or (iii) if given by certified mail, return receipt requested, postage pre-paid, on the date of actual delivery or refusal thereof. If notice is tendered under the terms of this Agreement and is refused by the intended recipient of the notice, the notice shall nonetheless be considered to have been received and shall be effective as of the date provided in this Agreement.

ARTICLE 11 MISCELLANEOUS

11.1 PARTY IN POSITION OF SURETY WITH RESPECT TO OBLIGATIONS

Purchaser, for itself and its successors and assigns and for all other persons who are or who shall become, whether by express or implied assumption or otherwise, liable upon or subject to any obligation or burden under the Agreement, hereby waives, to the fullest extent permitted by law and equity, any and all claims or defenses otherwise available on the grounds of its being or having become a person in the position of surety, whether real, personal, or otherwise or whether by agreement or operation of law, including, without limitation any and all claims and defenses based upon extension of time, indulgence or modification of this Agreement.

11.2 CONFLICT OF INTERESTS; REPRESENTATIVES NOT INDIVIDUALLY LIABLE

The Turnkey Public Listing is open to the general public, including all District employees not directly involved with the Department of Housing's Property Acquisition and Disposition Division ("PADD"). No PADD employee, or any member of his or her immediate household, may participate, directly or indirectly, in the PADD Auction.

No District employee, or any member of his or her immediate household, may acquire an interest in or operate any business or commercial enterprise which is in any way related, directly or indirectly, to the employee's official duties, or which might otherwise be involved in an official action taken or recommended by the employee, or which is in any way related to matters over which the employee could wield any influence, official or otherwise.

No official or employee of District shall be personally liable to Purchaser or any successor-in-interest in the event of any default or breach by District or for any amount which may become due to Purchaser or such successor-in-interest or on any obligations hereunder.

11.3 SURVIVAL: PROVISIONS MERGED WITH DEED

Unless expressly stated otherwise herein, the provisions of this Agreement are intended to and shall merge with the Deed transferring title to the Property from District to Purchaser.

11.4 TITLES OF ARTICLES AND SECTIONS

Titles and captions of the several parts, articles, and sections of this Agreement are inserted for convenient reference only and shall be disregarded in construing or interpreting Agreement provisions.

11.5 SINGULAR AND PLURAL USAGE; GENDER

Whenever the sense of this Agreement so requires, the use herein of the singular number shall be deemed to include the plural; the masculine gender shall be deemed to include the feminine or neuter gender; and the neuter gender shall be deemed to include the masculine or feminine gender.

11.6 LAW APPLICABLE; FORUM FOR DISPUTES

This Agreement shall be governed by, interpreted under, construed, and enforced in accordance with the laws of the District of Columbia, without reference to the conflicts of laws provisions thereof. District and Purchaser irrevocably submit to the jurisdiction of (a) the courts of the District of Columbia and (b) the United States District Court for the District of Columbia for the purposes of any suit, action, or other proceeding arising out of this Agreement or any transaction contemplated hereby. District and Purchaser irrevocably and unconditionally waive any objection to the laying of venue of any action, suit, or proceeding arising out of this Agreement or the transactions contemplated hereby in (a) the courts of the District of Columbia and (b) the United States District Court for the District of Columbia, and hereby further waive and agree not to plead or claim in any such court that any such action, suit, or proceeding brought in any such court has been brought in an inconvenient forum.

11.7 ENTIRE AGREEMENT; RECITALS; EXHIBITS

This Agreement constitutes the entire agreement and understanding between the Parties and supersedes all prior agreements and understandings related to the subject matter hereof. The Recitals of this Agreement are incorporated herein by this reference and are made a substantive part of the agreements between the Parties. All Exhibits are incorporated herein by reference, whether or not so stated. In the event of any conflict between the Exhibits and this Agreement, this Agreement shall control.

11.8 COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which shall together constitute one and the same instrument. Execution and delivery of this Agreement by facsimile shall be sufficient for all purposes and shall be binding on any Person who so executes.

11.9 TIME OF PERFORMANCE

All dates for performance (including cure) shall expire at 6:00 p.m. (Eastern time) on the performance or cure date. A performance date which falls on a Saturday, Sunday, or District holiday is automatically extended to the next Business Day.

11.10 SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon and shall inure to the benefit of, the successors and assigns of District and Purchaser, and where the term "Purchaser" or "District" is used in this Agreement it shall mean and include their respective successors and assigns.

11.11 THIRD PARTY BENEFICIARY

No Person shall be a third party beneficiary of this Agreement.

11.12 WAIVER OF JURY TRIAL

TO THE EXTENT PERMITTED BY LAW, ALL PARTIES HERETO WAIVE THE RIGHT TO TRIAL BY JURY IN CONNECTION WITH ANY LITIGATION ARISING IN RESPECT OF THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY.

11.13 FURTHER ASSURANCES

Each Party agrees to execute and deliver to the other Party such additional documents and instruments as the other Party reasonably may request in order to fully carry out the purposes and intent of this Agreement.

11.14 MODIFICATIONS AND AMENDMENTS

None of the terms or provisions of this Agreement may be changed, waived, modified, or removed except by an instrument in writing executed by the Party or Parties against which enforcement of the change, waiver, modification, or removal is asserted. None of the terms or provisions of this Agreement shall be deemed to have been abrogated or waived by reason of any failure or refusal to enforce the same.

11.15 ANTI-DEFICIENCY LIMITATION; AUTHORITY

11.15.1 Though no financial obligations on the part of District are anticipated, Purchaser acknowledges that District is not authorized to make any obligation in advance or in the absence of lawfully available appropriations and that District ' s authority to make such obligations is and shall remain subject to the provisions of (i) the federal Anti-Deficiency Act, 31 U.S.C. §§ 1341, 1342, 1349, 1350, 1351; (ii) D.C. Official Code Section 47-105; (iii) the District of Columbia Anti-Deficiency Act, D.C. Official Code §§ 47-355.01 - 355.08, as the foregoing statutes may be amended from time to time; and (iv) Section 446 of the District of Columbia Home Rule Act.

11.15.2 Purchaser acknowledges and agrees that any unauthorized act by District is void. It is Purchaser's obligation to accurately ascertain the extent of District's authority.

11.16 SEVERABILITY

If any provision of this Agreement is held to be illegal, invalid, or unenforceable under present or future Applicable Laws, such provisions shall be fully severable, this Agreement shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part of this Agreement, and the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance from this Agreement. Furthermore, there shall be added automatically as a part of this Agreement a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

11.17 TIME OF THE ESSENCE; STANDARD OF PERFORMANCE

Time is of the essence with respect to all matters set forth in this Agreement. For all deadlines set forth in this Agreement, the standard of performance of the Party required to meet such deadlines shall be strict adherence and not reasonable adherence.

11.18 NO PARTNERSHIP

Nothing contained herein shall be deemed or construed by the Parties hereto or any third party as creating the relationship of principal and agent or of partnership or of joint venture between Purchaser and District. Settlement Agent is an independent contractor and does not act on behalf of District. Any conduct or acts committed by Settlement Agent in connection hereunder shall be deemed independent of District and District shall have no liability for any such acts committed thereby.

11.19 DISTRICT EXEMPT FROM REAL PROPERTY DISCLOSURES

The Purchaser acknowledges and agrees that this transaction is exempt from the Residential Real Property Seller Disclosure Act pursuant to Sec. 42-1301(b)(8) of the D.C. Code.

11.20 LEAD PAINT DISCLOSURE; DISTRICT ADDENDUM

11.20.1 Disclosure of Information on Lead-Based Paint and/ or Lead-Based Paint Hazards is attached hereto as **Exhibit D.**

11.20.2 Department of Housing and Community Development Sales Contract Addendum is attached hereto as **Exhibit E.**

(Remainder of Page Intentionally Blank. Signatures Appear on Following Page.)

IN WITNESS WHEREOF, District has caused these presents to be signed, acknowledged and delivered in its name by its duly authorized representative.

DISTRICT

DISTRICT OF COLUMBIA, by and through the
Department of Housing and
Community Development

Name: Polly Donaldson
Title: Director

Approved as to legal sufficiency:

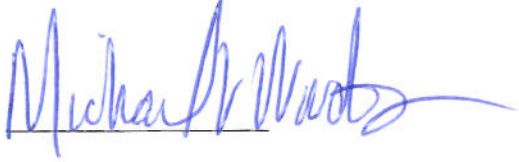
Name: Adarsh Hathi
Title: Assistant General Counsel

Exhibits:

Exhibit A	Legal Description
Exhibit B	Award Letter
Exhibit C	Deed

IN WITNESS WHEREOF, Purchaser has caused these presents to be signed, acknowledged and delivered in its name by its duly authorized representative.

WITNESS:



PURCHASER



Angel Joy Thompson

Purchaser's Contact Information:

Phone:

Fax:

E-Mail:

EXHIBIT A
(Legal Description)

EXHIBIT B

Award Letter



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**



Office of the Director

MAY 26 2017

VIA E-MAIL ONLY: angeljoy23@gmail.com

Angel Thompson
4520 Texas AVE SE
Washington, DC 20019

Re: Selection Notification

Dear Angel Thompson,

Last week, we notified you that in celebration of June Housing Bloom and the 9th DC Housing Expo and Home Show, the DC Department of Housing and Community Development (DHCD) announced a special opportunity to own the Home located at 454 N Street NW, Washington, DC 20001, in the Shaw Community.

We are pleased to inform you that your household has been selected as one of the households for possible purchase of the Home.

Please read this letter in its entirety for deadlines and next steps to be considered for the Home. If you miss a deadline your household will be deemed ineligible (unless you request and are granted an extension in writing).

The Home is limited to households of the following sizes and gross yearly incomes:

Household size (number of people)	Maximum Income
2	\$69,504
3	\$78,192
4	\$86,880

The purchase price for the Home is **\$250,000** and contains two bedrooms, each with an en suite bathroom.

Your household is ranked number 3 out of the selected households. Regardless of your ranking number, if you are interested in purchasing this Home you should proceed to provide the information listed below as soon as possible. The highest-ranked household to confirm interest

(as described below) has priority to purchase the Home within the first **21 calendar days** of the date of this lottery selection notice (**until Friday, June 16, 2017**).

On day 22, the Home can be sold to any of the selected households that have confirmed interest, if the highest ranked household has not qualified. If more than one interested household has submitted the necessary documents, is ready and eligible to purchase the Home and meets the non-income based criteria, priority is given in rank order. Otherwise, we will work with the selected households that have confirmed interest on a first-come, first-served basis. The household moving forward with the purchase must enter into a purchase agreement for the Home no later than **28 calendar days** after the date of this lottery selection notice (**by Friday June 23, 2017**). The prospective purchaser must close on the sale no later than **60 calendar days** after the date of this selection notice (**by Tuesday, July 25, 2017**).

If you are interested in purchasing the Home, you must confirm your household's interest by responding to the notification email that contains this letter with the declaration "I confirm my interest in purchasing 454 N Street NW" and typing your name. You must take this step within **7 calendar days** of the date of this notice (**by Friday June 2, 2017**). In addition, please assemble the following documents and contact us at (202) 442-7221 to make an appointment for your income verification.

Documents needed for all household members:

- 6 months of bank statements, for all accounts
- Last 60 days of paystubs for all jobs
- Last two years of tax returns
- Any other proofs of income or assets (including but not limited to unearned income and benefits, retirement accounts, trusts, etc.)

In addition, please obtain a mortgage pre-qualification letter from a qualified bank or lender, indicating your household's creditworthiness and ability to afford the purchase price.

Thank you for your interest in this unique affordable housing opportunity!

Sincerely,



Allison Ladd
Deputy Director



HPAP/EAHP HOME SALES CONTRACT ADDENDUM

This addendum is part of the agreement between Angel Joy Thopmpson
Purchaser

and D.C. Department of Housing & Community Development, and the contract dated _____

for the purchase of Lot 0097, Square 0513, Subdivision Old City II/Shaw

known as 454 N Street NW, Washington, DC 20001
Address

This addendum is attached to and made part of the Sales Contract between the undersigned principals. The express purpose is to make the purchase offer for the premises described above subject to the following:

- The total points paid by HPAP/EAHP on behalf of the borrowers shall not exceed 2%.**
- The Purchaser(s) shall have the right to have the subject property inspected by a DC HUD approved Inspector or DC 203K Consultant for structural soundness and to insure that all electrical, plumbing and mechanical equipment are in proper operating condition which must be evidenced in an inspection report submitted to the Purchaser and to the GWUL/HPAP/EAHP Division.

*In the event any defects are found, the Seller(s) agrees, by written acceptance, within 10 days of such discovery, to correct all such defects and the Purchaser(s) shall have the right to have the subject property re-inspected prior to settlement to ensure that the corrections have been completed in a manner satisfactory to pass such re-inspection.

A professional pre-purchase inspection report, which is satisfactory to the Purchaser(s) and the Purchaser's lenders, and certifies that the premises are in decent, safe and sanitary condition suitable for residential occupancy.

- A market value appraisal of the premises by a qualified independent appraiser acceptable to the Purchaser's lenders, which supports the ratified contract price.
- A commitment of adequate permanent mortgage financing, including an HPAP/EAHP second trust loan on terms acceptable to the Purchaser and the GWUL/HPAP/EAHP Division.

*Not applicable to 203K Pilot Program properties.

Should any of the above conditions not be met, this contract shall become null and void at the option of the Purchaser(s) and the deposit in connection herewith shall be returned.

AGREEMENT OF PRINCIPALS:

Seller Date

Angel Joy Thompson 6/21/2017
Purchase Date

Seller Date

Purchase Date

EXHIBIT C

SPECIAL WARRANTY DEED

Conveyance made by the District of Columbia
No Transfer Taxes Required Pursuant to
D.C. Official Code 47-902(2)

Washington, D.C.

Please record and return to:
D.C. Department of Housing and Community Development
Property Acquisition and Disposition Division
1800 Martin Luther King Avenue, S.E.
Washington, D.C. 20020
Attn: Director of D.C. Department of Housing and Community Development

THIS SPECIAL WARRANTY DEED, made as of the _ day of _ _ _ , 20_ , the **DISTRICT OF COLUMBIA**, a municipal corporation, acting through the District of Columbia Department of Housing and Community Development ("**GRANTOR**") to _____, individually or a (District of Columbia)/_____ nonprofit corporation/partnership/limited liability company/corporation ("**GRANTEE**").

WITNESSETH, that in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, in fee simple, all of the Grantor's right, title and interest in and to all those pieces or parcels of land, together with the improvements, rights, privileges, easements and appurtenances thereunto belonging , situated in the District of Columbia, and being more particularly described on Exhibit A attached hereto and made a part hereof (the "Property"), subject to all covenants, restrictions, easements and other matters of record, including, without limitation, the covenants and restrictions contained in that certain Declaration of Covenants dated as of even date herewith and recorded contemporaneously along with this Special Warranty Deed among the Land Records of the District of Columbia (the "**Covenants**").

TO HAVE AND TO HOLD the Property, together with all rights, privileges, and advantages thereunto belonging or appertaining to the Grantee, its successors and assigns, forever.

AND Grantor covenants that it will warrant specially the Property, and will execute such further assurances thereof as may be requisite.

THIS DEED is made pursuant to Pursuant to D.C. Law 14-267, the "Vacant and Abandoned Properties Community Development and Disapproval of Disposition of Certain Scattered Vacant and Abandoned Properties Act of 2002," (as amended, the "Act").

IN WITNESS WHEREOF, the DISTRICT OF COLUMBIA, acting by and through the District of Columbia's Department of Housing and Community Development, has, caused this Special Warranty Deed to be executed, acknowledged and delivered by the Director of the Department of Housing and Community Development, for the purposes herein contained.

GRANTOR

Approved for legal sufficiency:

DISTRICT OF COLUMBIA,
by and through the Department of Housing and the
Community Development

By: - - - - -
Name: Adarsh Hathi
Title: Assistant General Counsel

By - - - - -
Name: Mary R. (Polly) Donaldson
Title: Director, Department of Housing and
Community Development

DISTRICT OF COLUMBIA) ss:

The foregoing instrument was acknowledged before me on this ___ day of __ __ __ __, 2017 by Mary R. (Polly) Donaldson, Director of Department of Housing and Community Development, whose name is subscribed to the within instrument, being authorized to do so on behalf of the District of Columbia, acting by and through the District of Columbia's Department of Housing and Community Development, has executed the foregoing and annexed document as his free act and deed.

Notary Public

[Notarial Seal]

My commission expires: __ __ __ __

GRANTOR: D.C. Department of Housing and Community Development
Property Acquisition and Disposition Division
1800 Martin Luther King Avenue, S.E.
Washington, D.C. 20020
Attn: Director of D.C. Department of Housing and Community Development

GRANTEE: _____

Exhibit B to Special Warranty Deed

Permitted Exceptions



Cashier's Check

No. 0929407585

Notice to Purchaser - In the event that this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Void After 90 Days

Date 06/20/17 03:03:55 PM

30-1/1140

NTX

METRO CENTER

0003 3010004 0163

Pay

BANK OF AMERICA FIVE ZERO CTSCS

\$500.00

Five Hundred and 00/100 Dollars

To The D.C. TREASURER
Order Of

Remitter (Purchased By): ANGEL J THOMPSON

Bank of America, N.A.
SAN ANTONIO, TX

AUTHORIZED SIGNATURE

⑆0929407585⑆ ⑆14000019⑆ 001641001205⑆

THE ORIGINAL DOCUMENT HAS A REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW WHEN CHECKING THE ENDORSEMENTS.

Notice to Purchaser - In the event that this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Cashier's Check - Customer Copy

No. 0929407585

Date 06/20/17 03:03:55 PM

30-1/1140

METRO CENTER

0003 3010004 0163

Pay

BANK OF AMERICA FIVE ZERO CTSCS

\$500.00

Five Hundred and 00/100 Dollars

To The D.C. TREASURER
Order Of

Remitter (Purchased By): ANGEL J THOMPSON

Bank of America, N.A.
SAN ANTONIO, TX

Not-Negotiable
Customer Copy
Retain for your Records

001641001205

To KS
6/21/17

00-53-3364B 11-2010

00-53-3364B 11-2010