

# Exhibit A

## Diagram of Restricted Area



**RELEVANT CONDITIONS RELATED TO THE DEVELOPMENT AND USE OF  
TENLEY CAMPUS**

1. **Restrictions on Future Development** – Upon Zoning Commission approval of the construction of the facilities proposed in Zoning Commission Case No. 11-07B concerning the Tenley Campus, American University commits to not propose any further development of any kind during the term of the campus plan currently before the Zoning Commission or in the next Campus Plan (currently expected to be for the period 2022-2031, but for whatever the term of the campus plan that follows the campus plan that is before the Zoning Commission in Case No. 11-07) on the western portion of the property shown on **Exhibit A** (the “**Restricted Area.**”) If the next Campus Plan has a life longer than twenty years, this development proposal restriction will extend to the end of calendar year 2031. For avoidance of doubt, American University commits that there will be no new facility proposed prior to 2031 in the Restricted Area, and this restriction is not intended to expire with the Zoning Order in Case No. 11-07B, notwithstanding that the District’s campus plan process currently contemplates a 10-year campus plan. In addition, American University commits that construction on any such proposed future project, if approved, will not be initiated before 2032. This condition on development restriction shall automatically terminate in the event that TCNA or any property owner residing within 200 feet of the Tenley Campus, files any legal challenge to the Zoning Commission’s action in authorizing Washington College of Law’s relocation to the Tenley Campus as proposed in Zoning Commission Case No. 11-07B, except that, in the case of an individual property owner, this condition shall not expire if such legal challenge is withdrawn within 60 days.
  
3. **Student Enrollment, Faculty/Staff Cap and Special Events** - The Washington College of Law (WCL) shall limit its student enrollment to 2,000 students. All matriculated students at the WCL will be counted toward the cap. The 2,000 law student cap will be included in the university-wide student enrollment cap. The WCL enrollment cap will be phased-in, starting with 1,850 when the law school moves to the Tenley Campus and increasing by 50 students each year, until it reaches 2,000 students. The WCL shall also have a faculty and staff cap of 500.

AU shall limit the attendance of people not currently enrolled or employed at AU at all other events at the Washington College of Law – Tenley Campus , during hours of peak class enrollment. Hours of peak enrollment are defined as hours in which total matriculated enrollment is 800 or greater students. During the hours of peak enrollment, non-AU attendance to special events shall be limited to 150 people. AU will provide annually a report to ANC 3E, listing events, dates, times, internal and non-AU attendance.