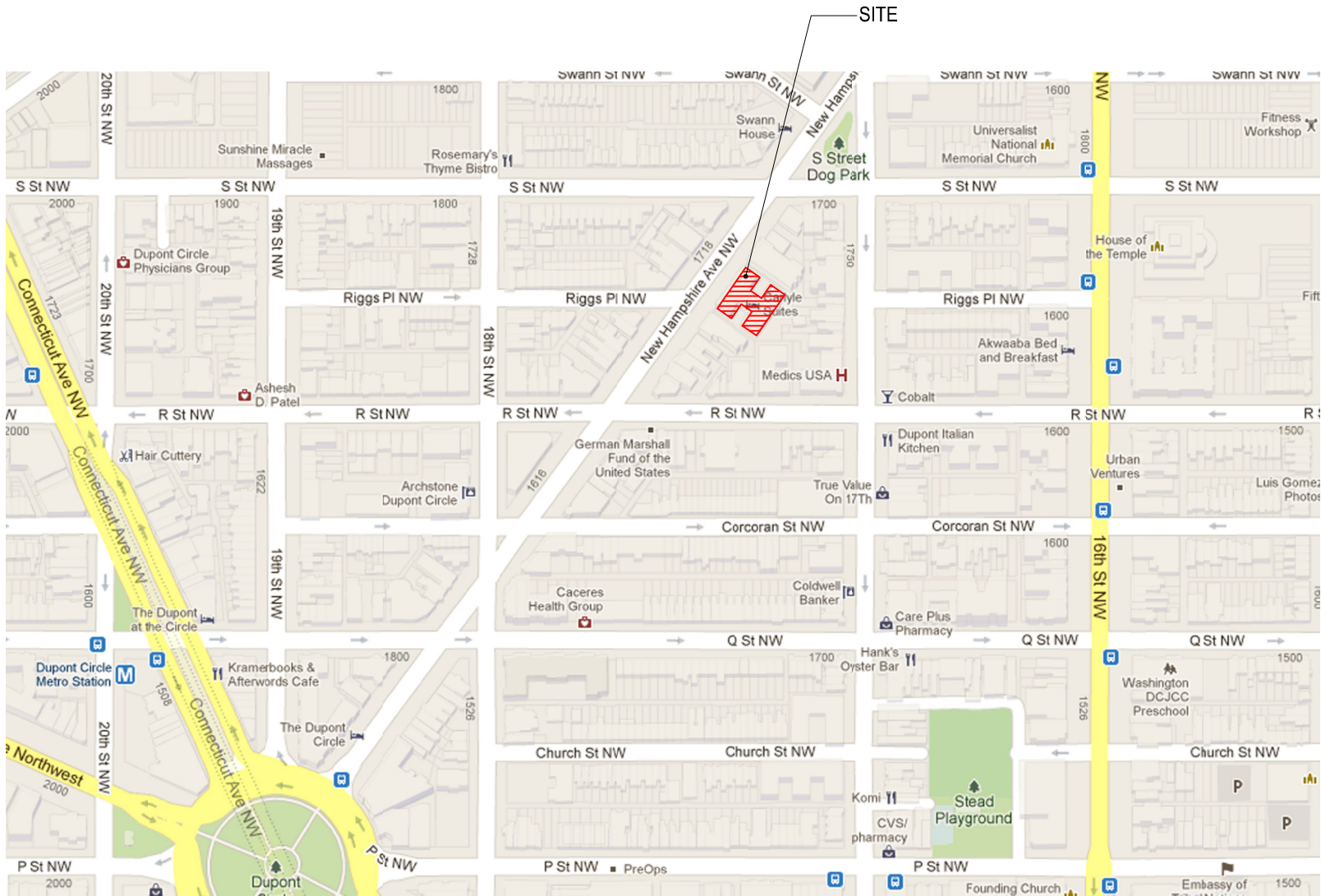


Exhibit 4: Determination Drawings



DRAWING INDEX

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CS1.1	TABULATIONS & PROPERTY DATA
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X1.0	EXISTING BASEMENT LEVEL PLAN
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X1.2	EXISTING SECOND FLOOR PLAN
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A1.3	PROPOSED THIRD - EIGHTH FLOOR PLAN
A1.4	PROPOSED ROOF LEVEL PLAN
A2.0	PROPOSED SECTION

OWNER:
CS BOND ST C PROPERTIES, LLC
2120 L Street, NW Suite 315
Washington, DC 20037
ph: (202) 391-0700

STRUCTURAL CONSULTANT:
Tadger Cohen Edelson Assoc.
1109 Spring Street, Suite 510
Silver Spring, MD 20910
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ARCHITECTS:
GTM Architects, Inc.
7735 Old Georgetown Road
Suite 700
Bethesda, MD 20814
ph: (240) 333-2000



LAND USE COUNSEL:
Holland & Knight, LLP
800 17th Street, NW Suite 1100
Washington, D.C. 20006
ph: (202) 419-2460

MEP CONSULTANT:
Built Environment Engineers
4620 Lee Highway
Suite 202
Arlington, VA 22207
ph: (703) 888-0649

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06-21-13

13.0003

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CS1.0



G T M A R C H I T E C T S

SQUARE FOOTAGE TABULATIONS

EXISTING SQUARE FOOTAGES	BASEMENT	1ST FLOOR	2ND FLOOR	3RD - 8TH FLOOR	TOTAL SF PER CATEGORY
AREA CATEGORY					
COMMERCIAL ADJUNCT	4,388	1,807	0	0	6,195
EXHIBIT SPACE	0	0	0	0	0
FUNCTION ROOM	462	5,407	0	0	5,869
SUBTOTAL					12,064
GUESTROOM AREAS	0	5,926	11,641	69,846	87,413
SERVICE AREAS	8,093	38	38	228	8,397
TOTAL FLOOR AREA	12,943	13,178	11,679	70,074	107,874
NEW SQUARE FOOTAGES	BASEMENT	1ST FLOOR	2ND FLOOR	3RD - 8TH FLOOR	TOTAL SF PER CATEGORY
AREA CATEGORY					
COMMERCIAL ADJUNCT	4,481	2,508	0	0	6,989
EXHIBIT SPACE	0	0	0	0	0
FUNCTION ROOM	456	4,619	0	0	5,075
SUBTOTAL					12,064
GUESTROOM AREAS	0	6,013	11,641	69,846	87,500
SERVICE AREAS	8,006	38	38	228	8,310
TOTAL FLOOR AREA	12,943	13,178	11,679	70,074	107,874
NOTE: 1. 3RD-8TH FLOORS ARE EACH 11,679 SF 2. SF AREAS ARE MEASURED FROM OUTSIDE FACES OF EXTERIOR WALLS AND CENTER LINE OF INTERIOR PARTITIONS. 3. BASEMENT CORRIDOR SQUARE FOOTAGE IS PRORATED INTO THE AREA CATEGORIES					

ROOM & BED TABULATIONS

EXISTING	BASEMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	TOTAL
NUMBER OF ROOMS	0	6	23	23	23	23	23	23	23	167
NUMBER OF BEDS	0	8	35	35	35	35	35	35	35	253
PROPOSED	BASEMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	7TH FLOOR	8TH FLOOR	TOTAL
NUMBER OF ROOMS	0	7	27	27	27	27	27	27	27	196
NUMBER OF BEDS	0	9	34	34	34	34	34	34	34	247

PROPERTY DATA

SQUARE/ LOT: 0154 0829

DC ZONING:

PUD: NONE
ZONE DISTRICT: R-5-D
OVERLAY: DC (DUPONT CIRCLE)
TDR ZONE: NONE
CAMPUS PLAN: NONE
HISTORIC DISTRICT: DUPONT CIRCLE HD
HISTORIC LANDMARK: NONE

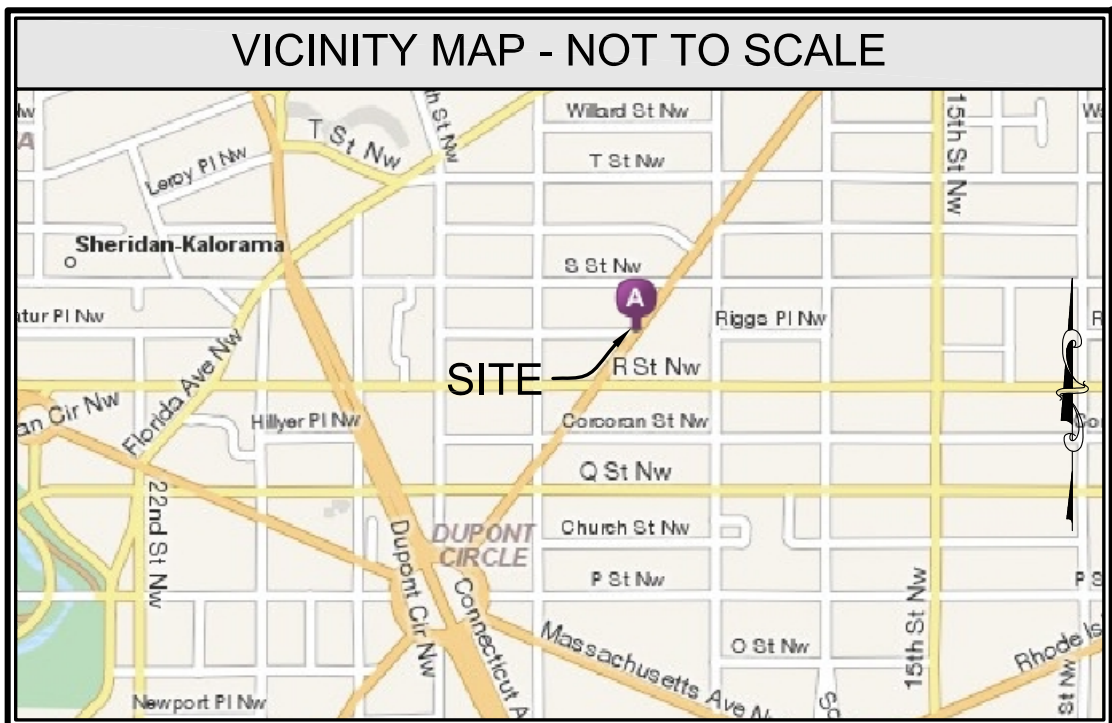
ITEMS CORRESPONDING TO SCHEDULE B-II

10. Court Order establishing a limited easement and right of way recorded March 19, 1991 as Instrument Number 9100014320 among the Land Records of the District of Columbia (Carlyle Property). - **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.**

ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION FROM THE INSURER PURSUANT TO TABLE A ITEM 6b.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- (MN1) SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- (MN2) BEARINGS SHOWN HEREON ARE BASED ON INFORMATION OBTAINED FROM THE VESTING DEED.
- (MN3) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
- (MN4) AT THE TIME OF SURVEY, THERE WERE NO CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- (MN5) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL, BURIAL GROUND OR CEMETERY.
- (MN6) ONLY SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED.
- (MN7) THE SUBJECT PROPERTY SURVEYED CONTAINS AN AREA OF 0.498+/- ACRES (21,677+/- SQUARE FEET), MORE OR LESS.
- (MN8) THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.
- (MN9) SURVEY PREPARED BY KENNETH A. MARCERON, DATED MAY 22, 1997 WAS USED IN THE PREPARATION OF THIS SURVEY.
- (MN10) ONLY ABOVE GROUND APPURTENANCES AND VISIBLE UTILITIES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND/OR UTILITIES WERE LOCATED.
- (MN11) SURVEYOR NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED.
- (MN12) FENCE OWNERSHIP WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
- (MN13) ENTRY INTO SANITARY AND STORM STRUCTURES REQUIRES A CONFINED SPACE PERMIT WHICH IS NOT INCLUDED IN THE SCOPE OF WORK.
- (MN14) AN ADDRESS OF 1731 NEW HAMPSHIRE AVENUE N.W. WAS POSTED ON THE SURVEYED PROPERTY.
- (MN15) THERE ARE 16 STRIPED REGULAR PARKING SPACES AND 3 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 19 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- (MN16) THE SURVEYED PROPERTY HAS ACCESS TO NEW HAMPSHIRE AVENUE N.W., A 120 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON.
- (MN17) NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SUBJECT PARCEL BY BOCK & CLARK CORP.
- (MN18) THE CURRENT RECORD DESCRIPTIONS OF ADJOINERS WERE NOT PROVIDED TO THE SURVEYOR PER THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. (EFFECTIVE FEBRUARY 23, 2011)
- (MN19) FEDERAL GOVERNMENT OWNS WIDTH OF ROAD IN FEE SIMPLE.

LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | |
|----------------------|----------------------|----------------------------|
| POWER POLE | TRAFFIC SIGNAL BOX | MANHOLE |
| LIGHT POLE | SIGNAL LIGHT POLE | CLEAN OUT |
| GUY WIRE | SIGNAL LIGHT | GAS MANHOLE |
| ELECTRIC MANHOLE | VAULT | GAS VALVE |
| ELECTRIC METER | SIGN (AS NOTED) | GAS METER |
| ELECTRIC VAULT | TOWER | HANDICAPPED PARKING |
| TRANSFORMER | MONITORING WELL | MITERED END SECTION |
| AIR CONDITIONER UNIT | FLAG POLE | BENCHMARK |
| TELEPHONE MANHOLE | WATER VALVE | (R) RECORD |
| TELEPHONE PEDESTAL | FIRE HYDRANT | (M) MEASURED |
| CABLE BOX | SIAMSE FIRE HYDRANT | VOL VOLUME |
| STORM DRAIN MANHOLE | WATER MANHOLE | PG PAGE |
| STORM DRAIN INLET | BACKFLOW PREVENTER | O.R. OFFICIAL RECORDS |
| STORM PIPE | WATER METER | INDICATES MUTUAL OWNERSHIP |
| GREASE TRAP | WELL HEAD | FOUND CONCRETE MONUMENT |
| SET IRON PIN | FOUND PK NAIL | NIF NOW OR FORMERLY |
| FOUND IRON PIN | FOUND RAILROAD SPIKE | |

SCALE : 1" = 20'

0' 10' 20' 40'

RECORD DESCRIPTION

PARCEL ONE

Original Lots Seven (7) and Eight (8) in Square One Hundred Fifty-four (154) as per plat recorded in record of Square Book 1 at page 154, in the Office of the Surveyor for the District of Columbia.

Said property is more particularly described as follows: Beginning on the Southeast line of New Hampshire Avenue, N.W., 120 feet wide at the most westerly corner of Original Lot 7, and running thence along said Southeast line of New Hampshire Avenue, N.W. and the Northwest lines of said Original Lots 7 and 8, North 36 degrees 07 minutes 20 seconds East (computed), 136.58 feet; thence with the boundary of Original Lot 8, the three following courses and distances:

1. South 53 degrees 52 minutes 40 seconds East (computed) 135.75 feet; thence
2. South 65.00 feet, thence
3. West 25.83 feet to the Easterly corner common to said Original Lots 7 and 8; thence with the boundary of said Original Lot 7, the three following courses and distances:
 1. South 37.50 feet; thence
 2. West 65.00 feet; thence
 3. North 53 degrees 52 minutes 40 seconds West (computed), 122.67 feet, to the place of beginning.

PARCEL TWO

Part of Original Lot numbered Fourteen (14) in Square numbered One Hundred Fifty-four (154) as per plat recorded in Liber "Record of Squares" 1 at Folio 154 in the Office of the Surveyor for the District of Columbia and more particularly described as follows:

1. East 17.70 feet along the North boundary line of said Lot 14; thence
2. South 1 degrees 46 minutes 7 seconds West 19.00 feet to a point; thence
3. West 17.70 feet to the Western most boundary line of said Lot 14; thence
4. North 19.00 feet along part of said Westerly boundary line of said Lot 14 to the point of beginning.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 201210011, DATED OCTOBER 3, 2012.

ALTA/ACSM LAND TITLE SURVEY

for
Foxhall 2
B&C Project No. 201202082, 002
Site Name: Carlyle Suites Hotel
1731 New Hampshire Avenue, Washington, DC

BASED UPON TITLE COMMITMENT NO. 201210011
OF FIRST AMERICAN TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF OCTOBER 3, 2012

Surveyor's Certification

To: Wells Fargo Bank, National Association; CS BOND ST EQUITIES, LLC; First American Title Insurance Company; and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6b, 7a, 7b(1), 7c, 8, 9, 11a, 13, 14, 16, 17 & 18 of Table A thereof. The field work was completed on October 23, 2012.

PRELIMINARY SURVEY

BYRON D. HOWELL
LS NO. 904810, EXP. DATE: 8/31/2013
IN THE DISTRICT OF COLUMBIA
DATE OF SURVEY: OCTOBER 23, 2012
DATE OF LAST REVISION: NOVEMBER 16, 2012
NETWORK PROJECT NO. 201202082-2
SURVEY PERFORMED BY:
BOCK & CLARK CORP.
501 THOMSON PARK DRIVE
CRANBERRY TOWNSHIP, PA 16066
PHONE: (800) 787-8394 FAX: (724) 934-0062
EMAIL: DPETERS@BOCKANDCLARK.COM
THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE.
NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S SEAL.

SHEET 1 OF 1

BOCK & CLARK PROJECT NO. 4201200448

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1100010016C, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 27, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MISC.FEMA.GOV) BY FIRMETTE CREATED ON OCTOBER 23, 2012. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM, NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
10-30-2012	NETWORK COMMENTS		
11-8-2012	CLIENT COMMENTS		
11-16-2012	CLIENT COMMENTS		
FIELD WORK: T.S.		DRAFTED: S.H.	CHECKED BY: B.J.H.
		MISC. NOTES:	

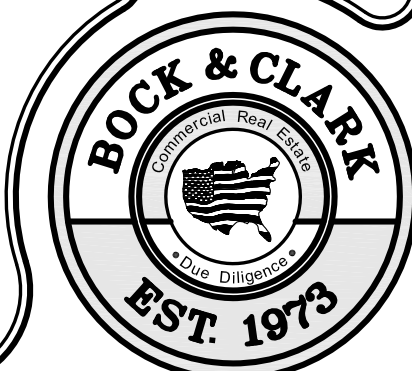
SIGNIFICANT OBSERVATIONS

- A SUBJECT'S BUILDING IS LOCATED IN THE ROAD BY 0.3 FEET+/-.
- B SUBJECT'S BUILDING IS LOCATED IN THE ROAD BY 3.4 FEET+/-.
- C SUBJECT'S ASPHALT/PARKING IS ON THE ADJOINER'S PROPERTY BY 9.4 FEET+/-.

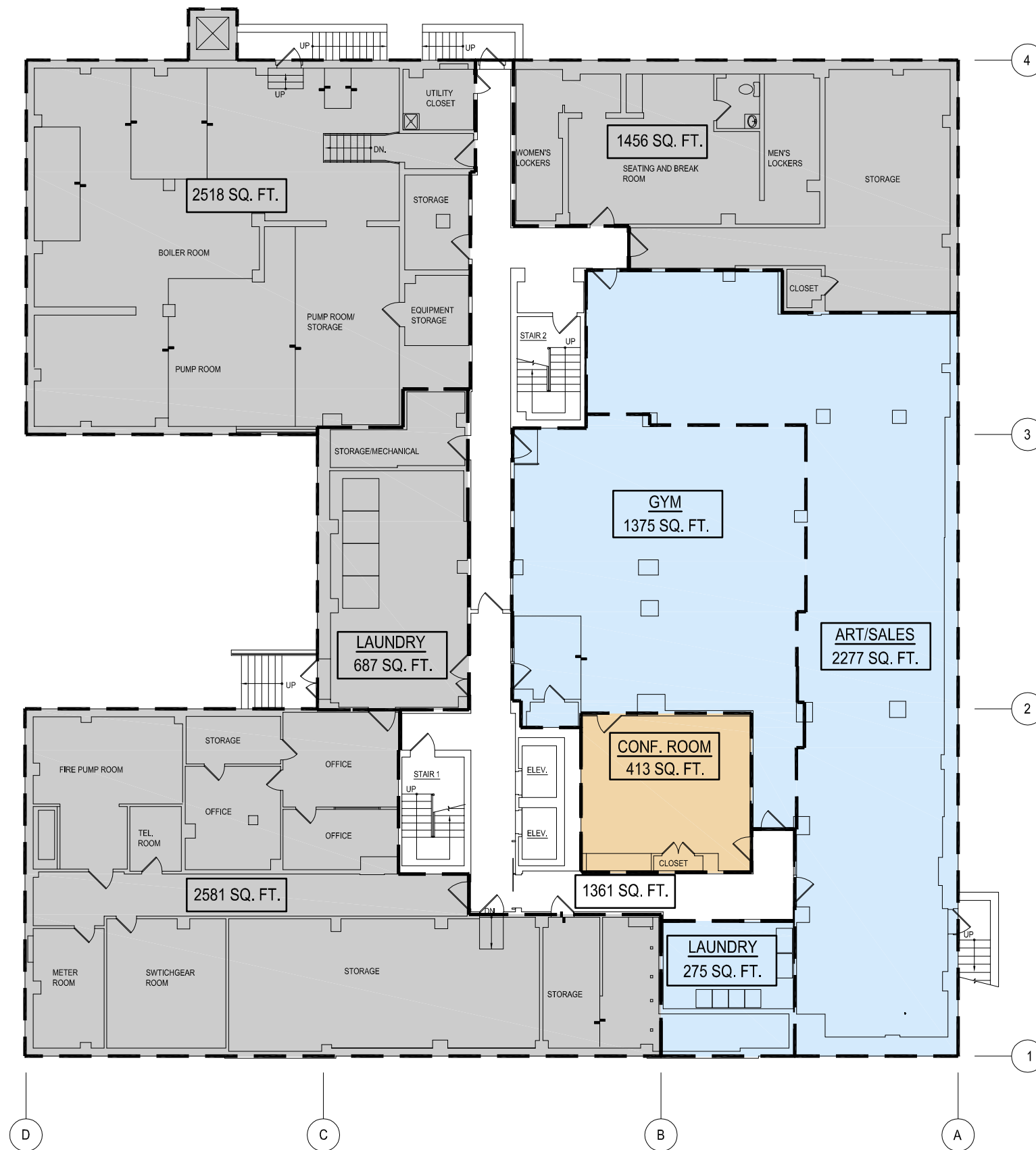
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Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (800) SURVEYS (787-8397), Fax: (330) 666-3608 www.rockandclark.com



CS1.2



LEGEND:

- COMMERCIAL ADJUNCT
- FUNCTION ROOM
- SERVICE AREAS
- GUESTROOM AREAS
- EXHIBIT SPACE



NORTH

GRAPHIC SCALE



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06-21-13

EXISTING BASEMENT LEVEL PLAN

1731 NEW HAMPSHIRE AVE, WASHINGTON, DC 20009

13.0003

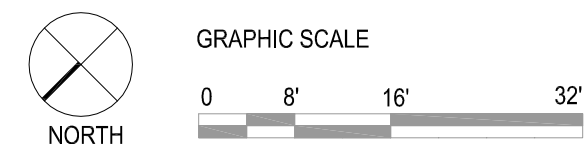
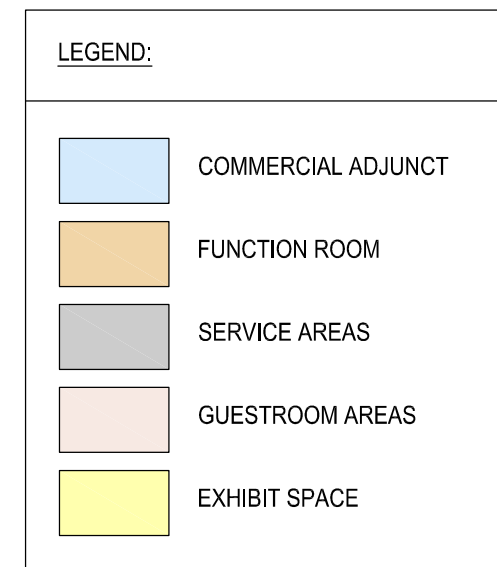
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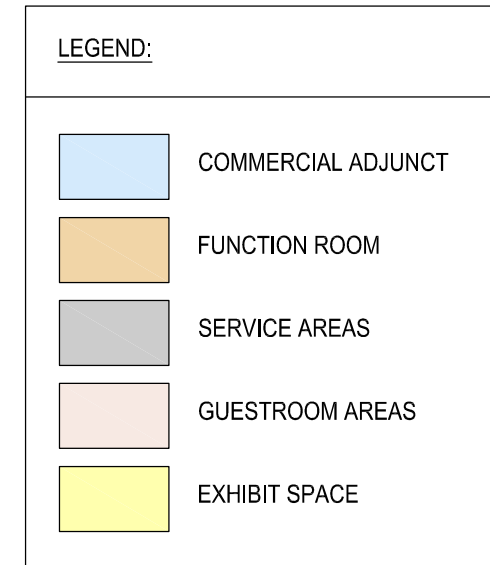
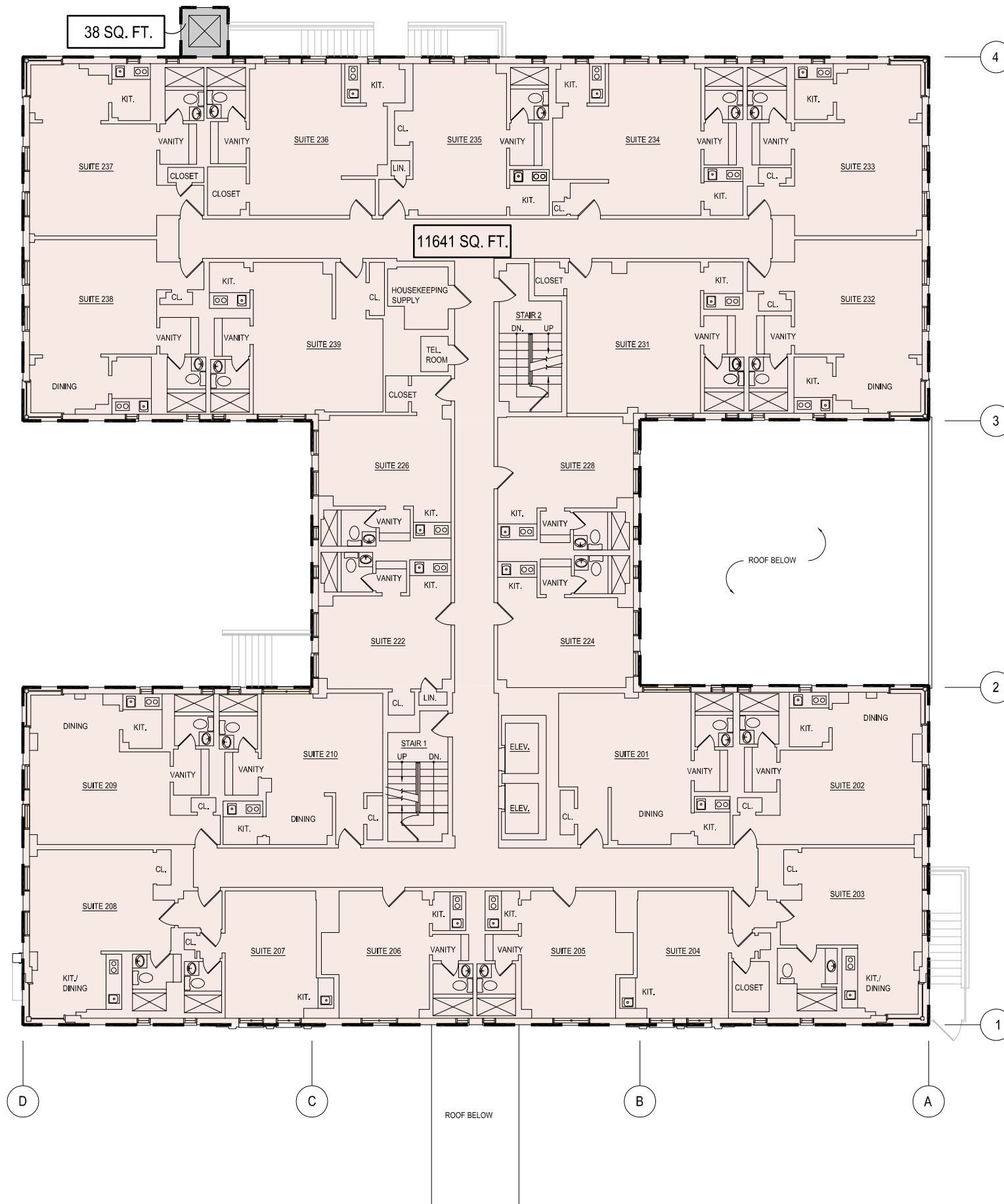
X1.0



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GRAPHIC SCALE



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06-21-13

EXISTING 2ND FLOOR PLAN

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13.0003

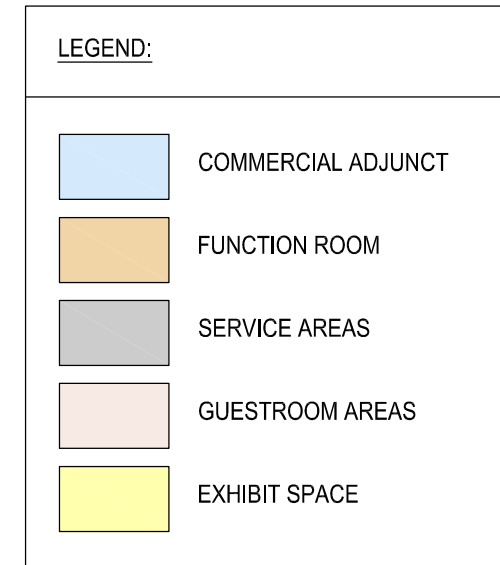
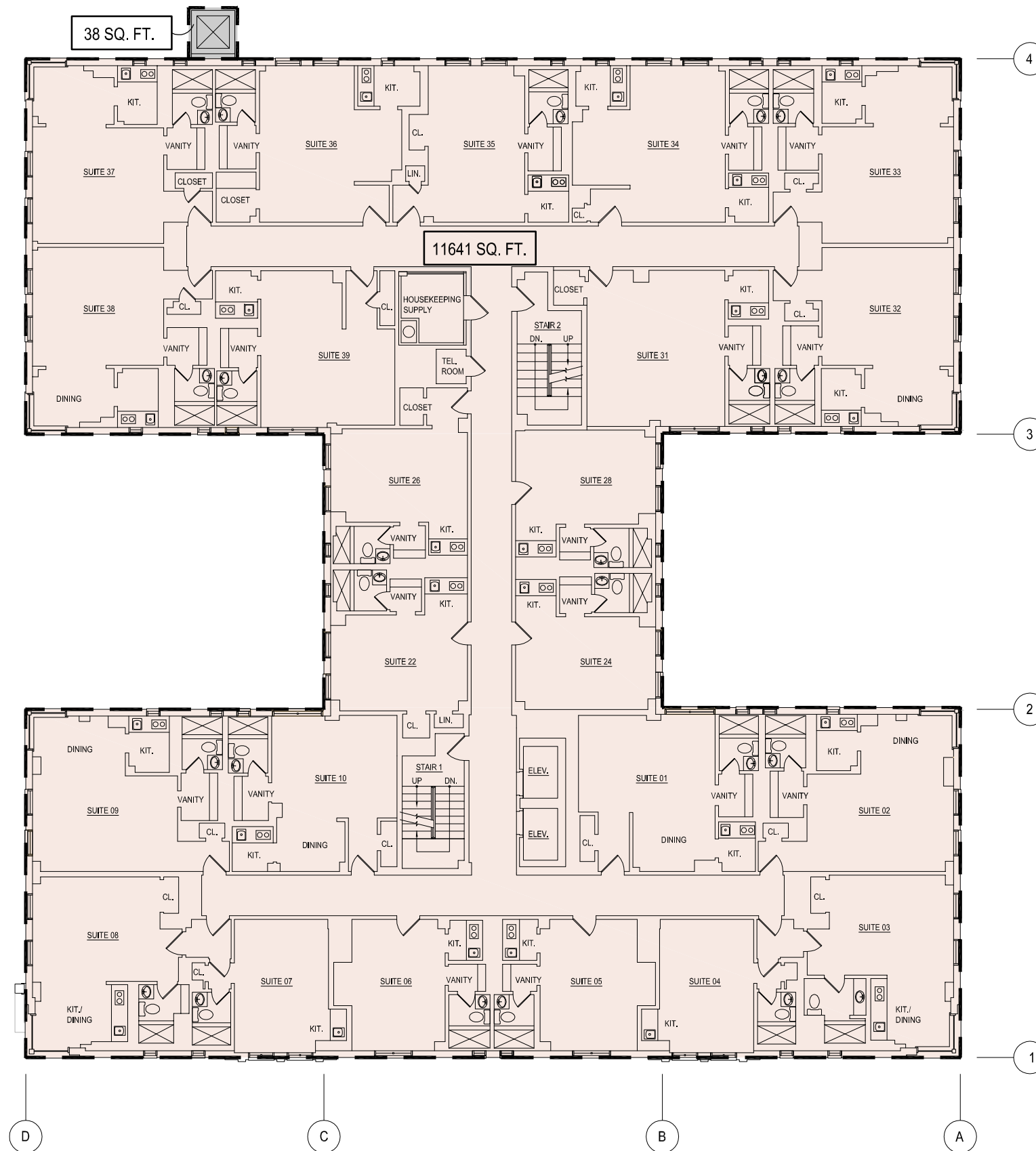
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X1.2

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NORTH

GRAPHIC SCALE



X1.3



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06-21-13

EXISTING 3RD - 8TH FLOOR PLAN

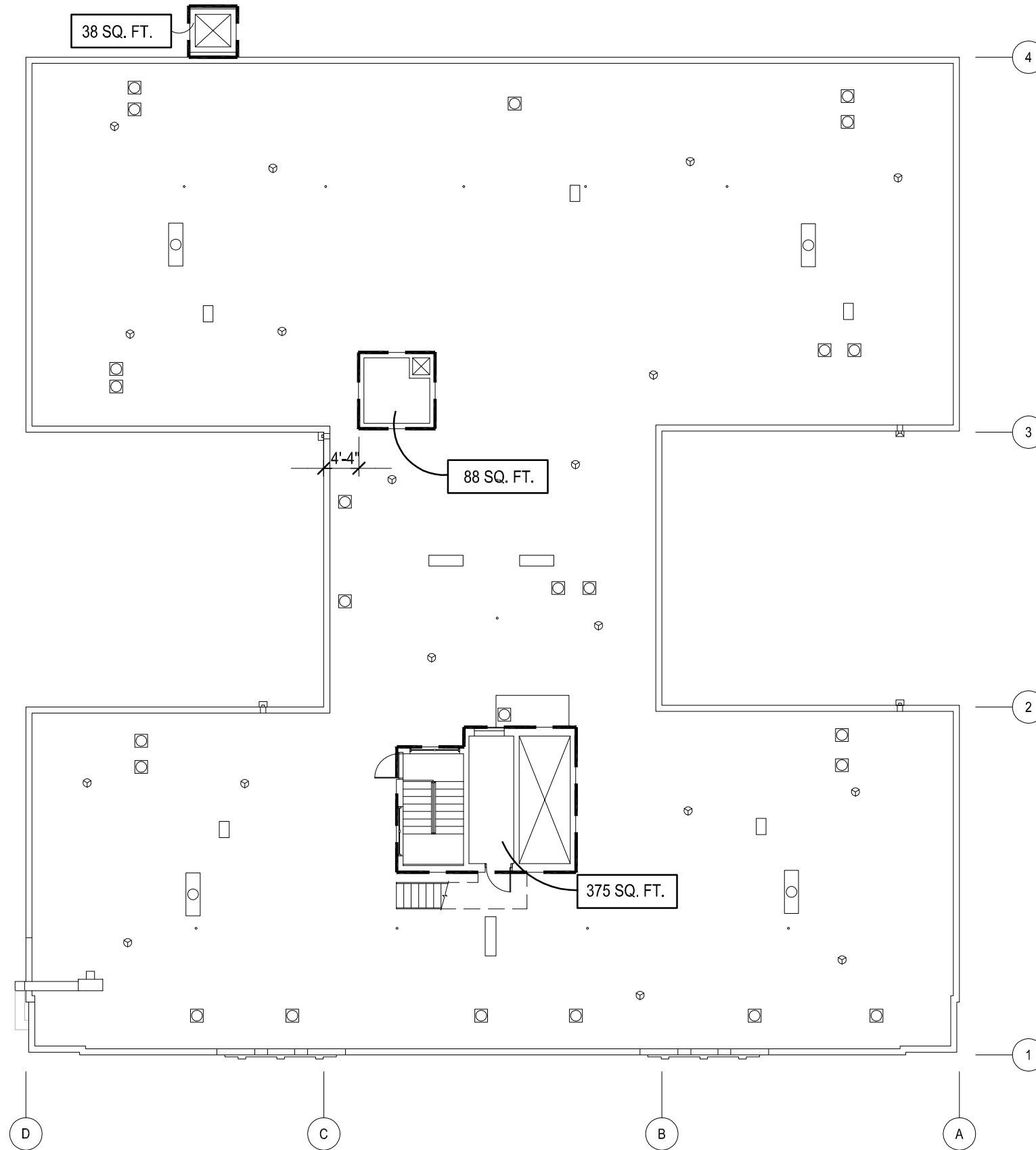
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GRAPHIC SCALE



X1.4



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EXISTING ROOF LEVEL PLAN

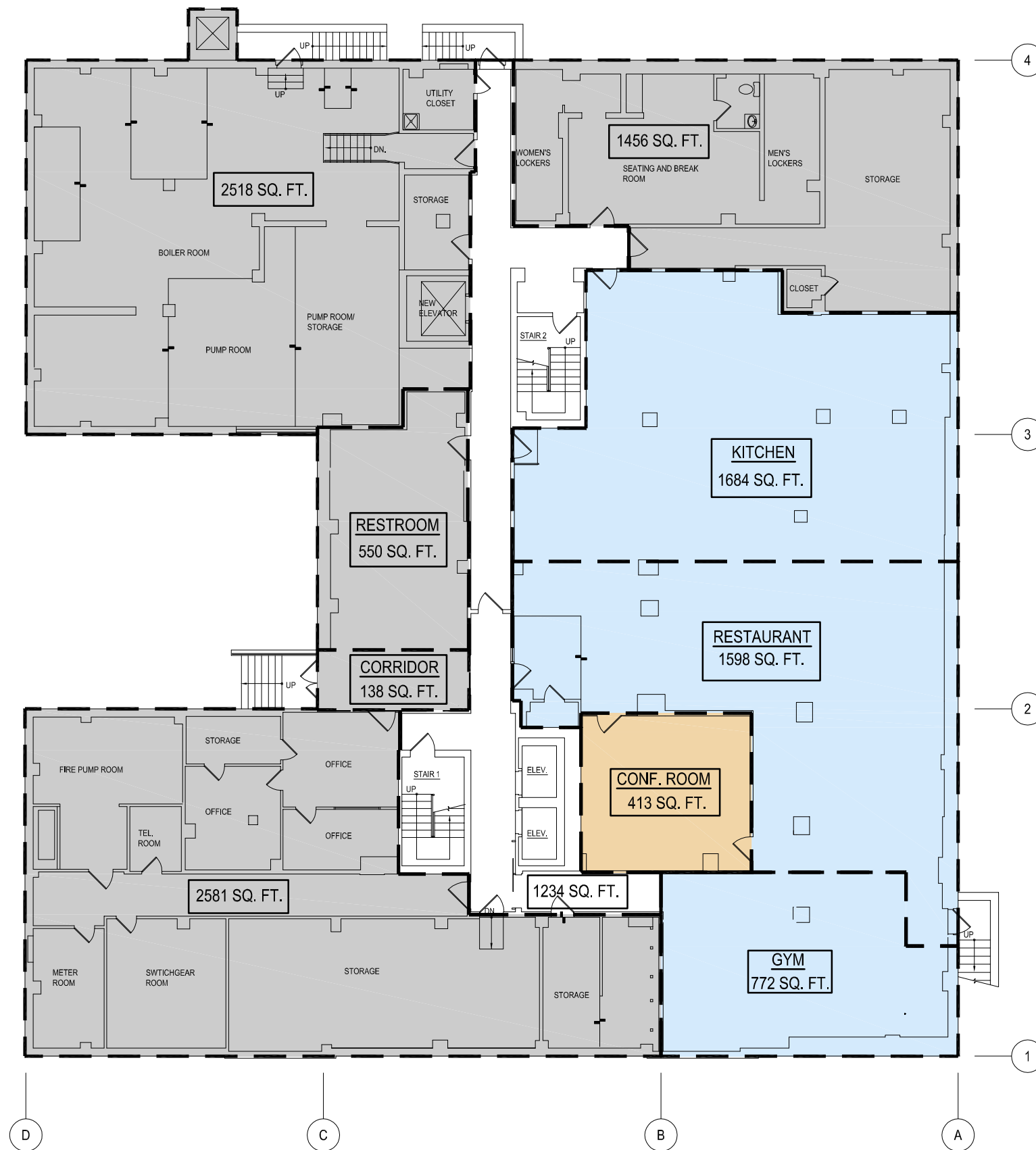
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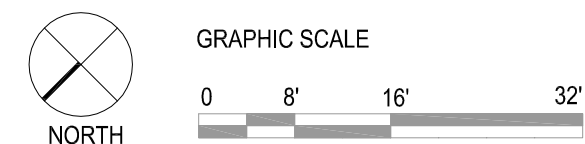
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LEGEND:	
	COMMERCIAL ADJUNCT
	FUNCTION ROOM
	SERVICE AREAS
	GUESTROOM AREAS
	EXHIBIT SPACE



CARLYLE SUITES HOTEL

06-21-13

PROPOSED BASEMENT LEVEL PLAN

1731 NEW HAMPSHIRE AVE, WASHINGTON, DC 20009

13.0003

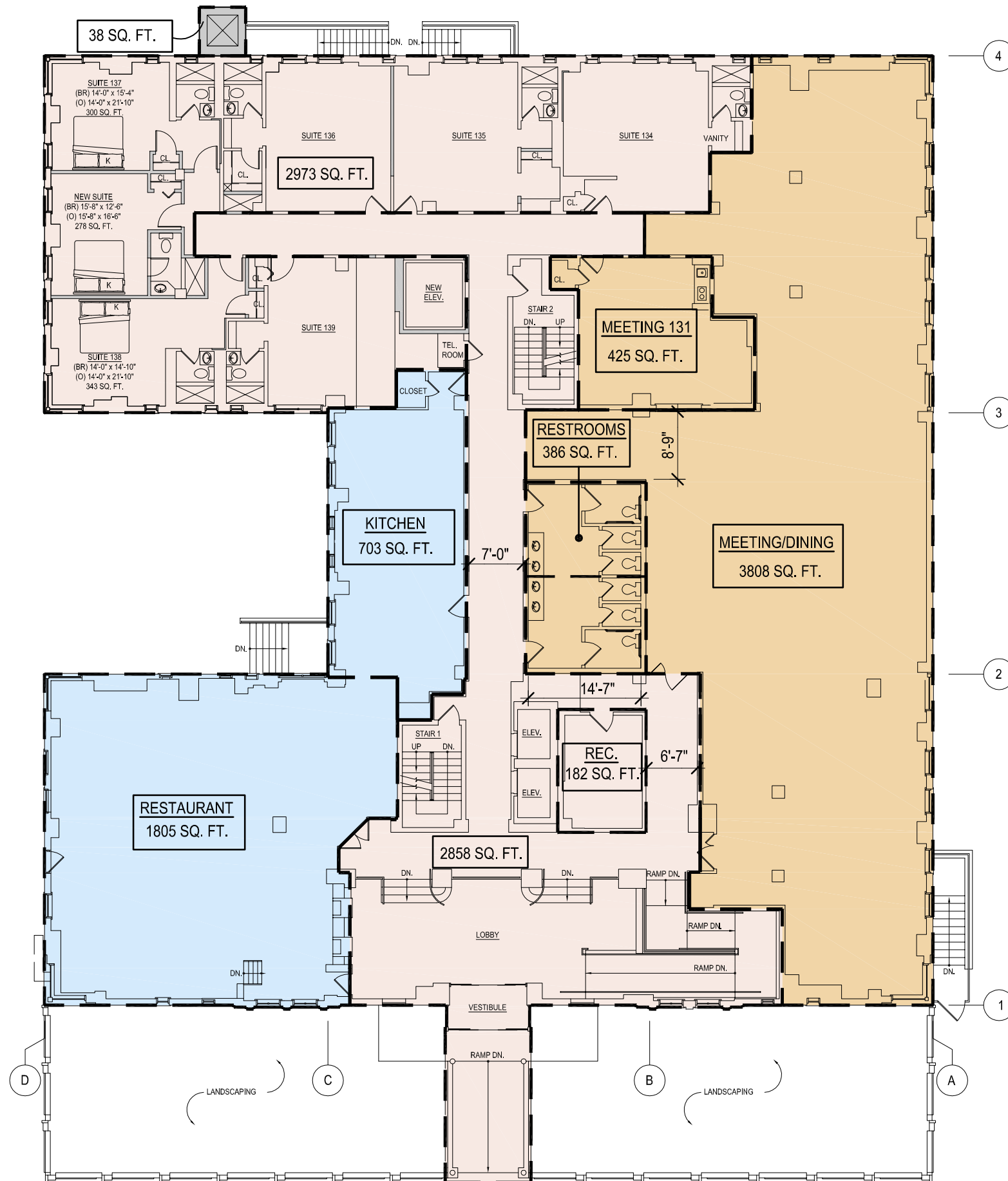
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A1.0

GTM

GT MARCHITECTS



LEGEND:

- COMMERCIAL ADJUNCT
- FUNCTION ROOM
- SERVICE AREAS
- GUESTROOM AREAS
- EXHIBIT SPACE



GRAPHIC SCALE



CARLYLE SUITES HOTEL

06-21-13

PROPOSED FIRST FLOOR PLAN

1731 NEW HAMPSHIRE AVE, WASHINGTON, DC 20009

13.0003

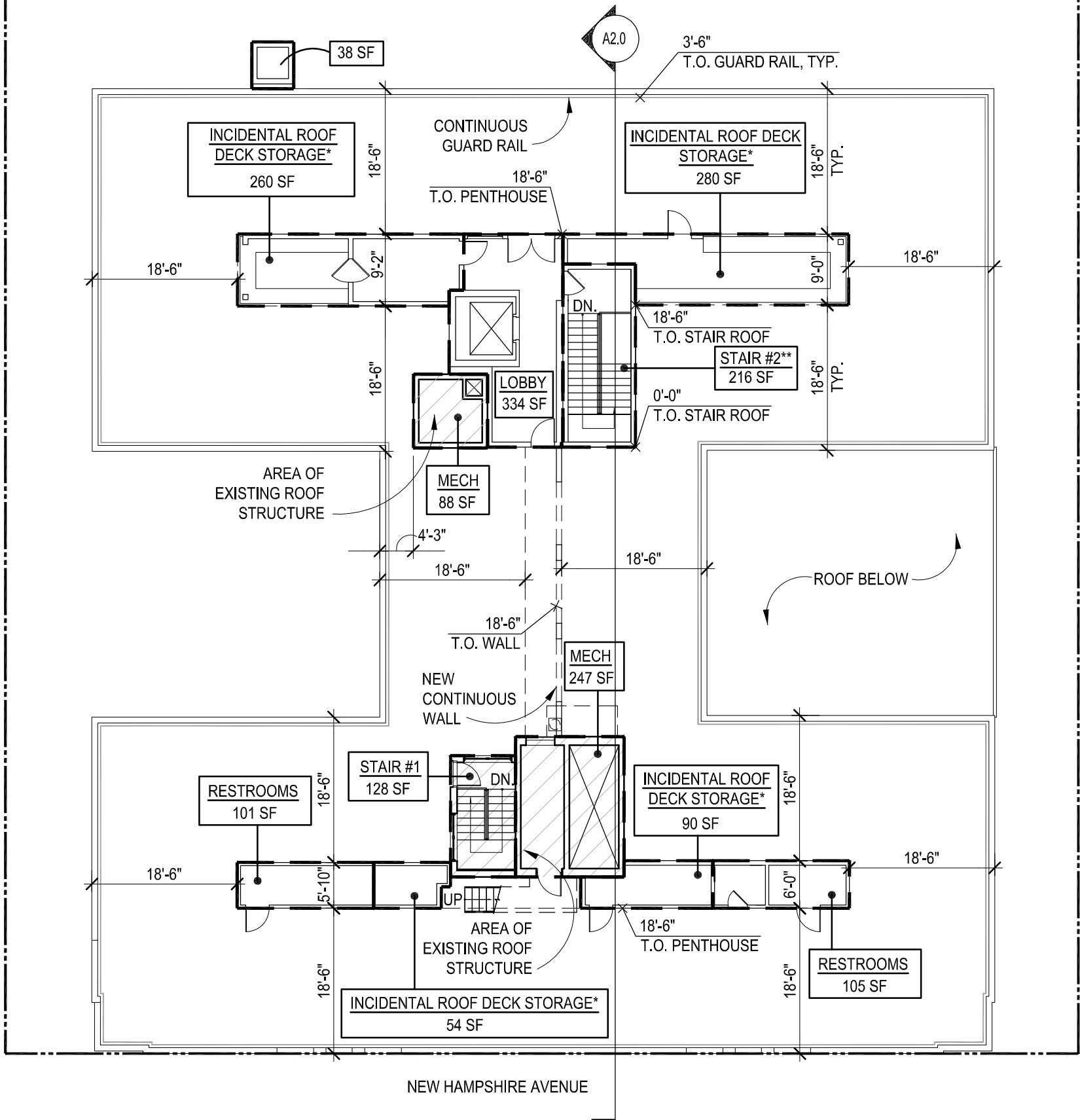
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A1.1

GTM

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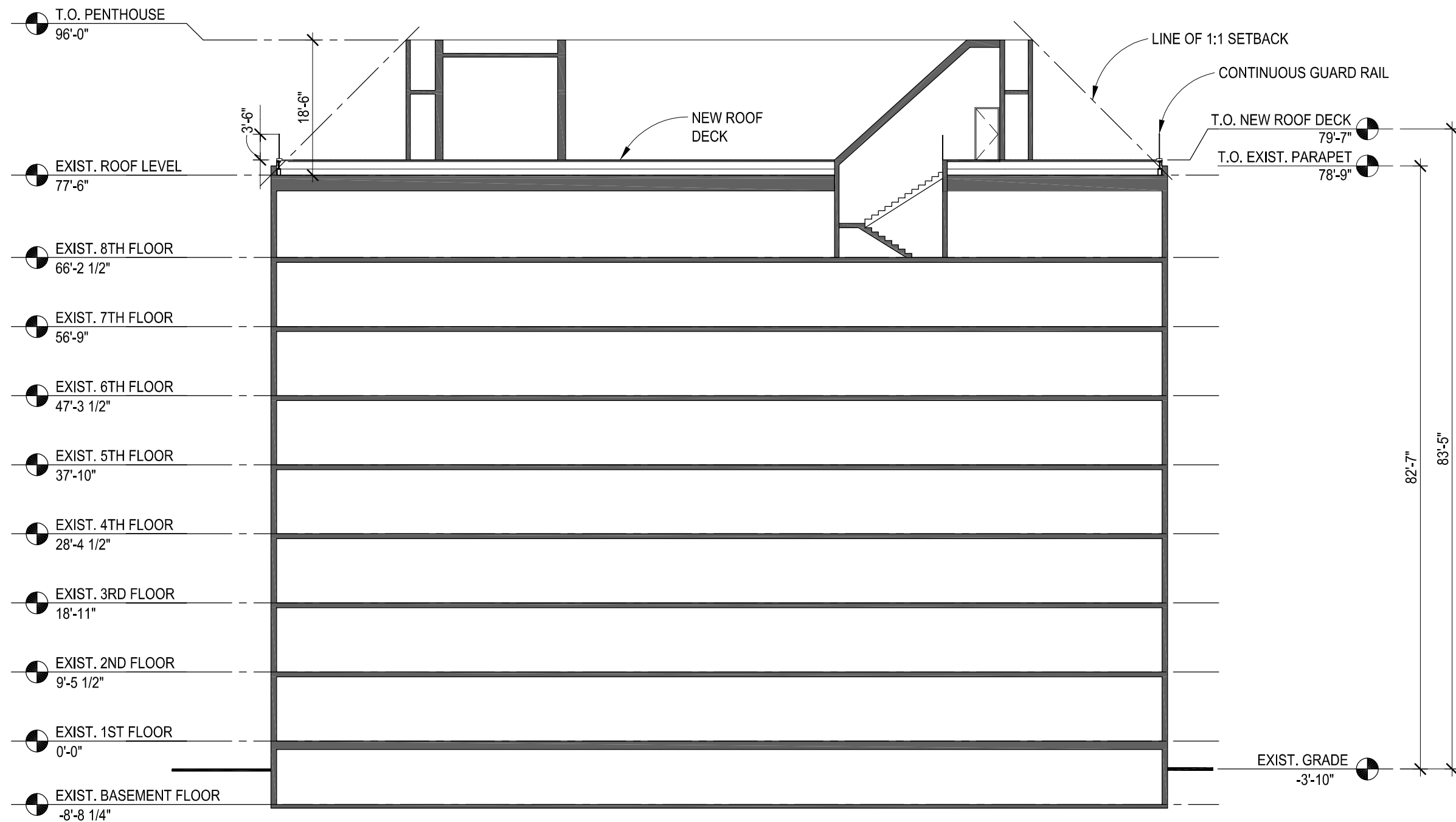


NOTES:

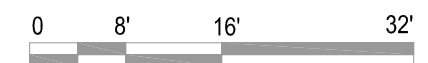
1. PENTHOUSE HEIGHTS ARE MEASURED FROM EXISTING ROOF LEVEL.
2. GUARDRAIL HEIGHTS ARE MEASURED FROM NEW ROOF DECK.

* INCIDENTAL STORAGE FOR ROOF TOP USE ONLY

**STAIRWELL #2 SLOPES FROM FROM 0'-0" AT NEW ROOF LEVEL TO 18'-6" ABOVE EXISTING ROOF LEVEL. SEE SECTION A2.0.



GRAPHIC SCALE



CARLYLE SUITES HOTEL

06-21-13

PROPOSED SECTION

1731 NEW HAMPSHIRE AVE, WASHINGTON, DC 20009

13.0003

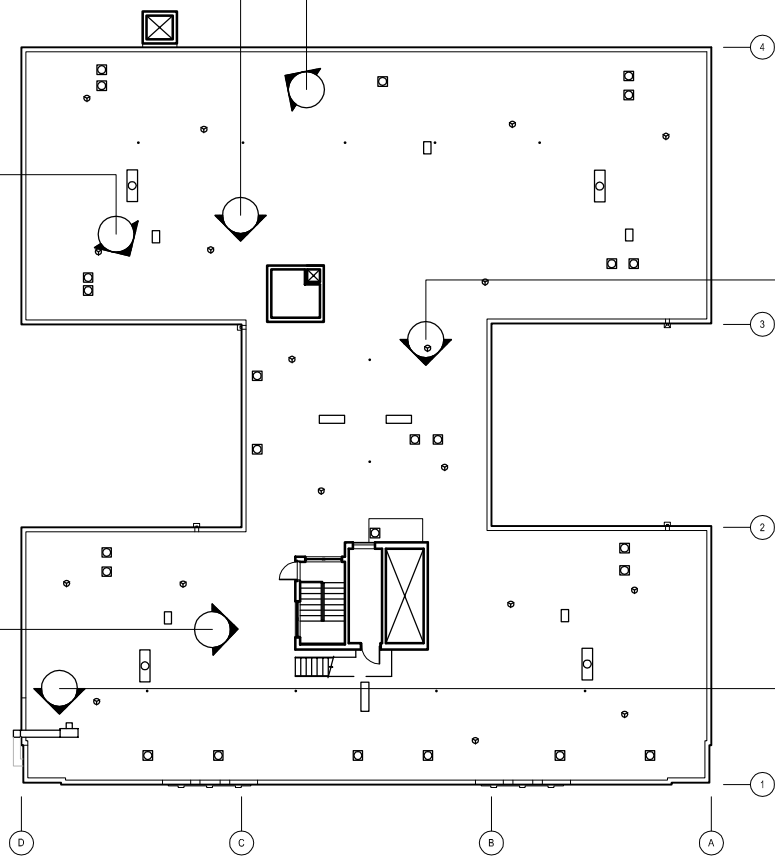
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A2.0



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06-21-13

13.0003

EXISTING ROOF LEVEL PHOTOS

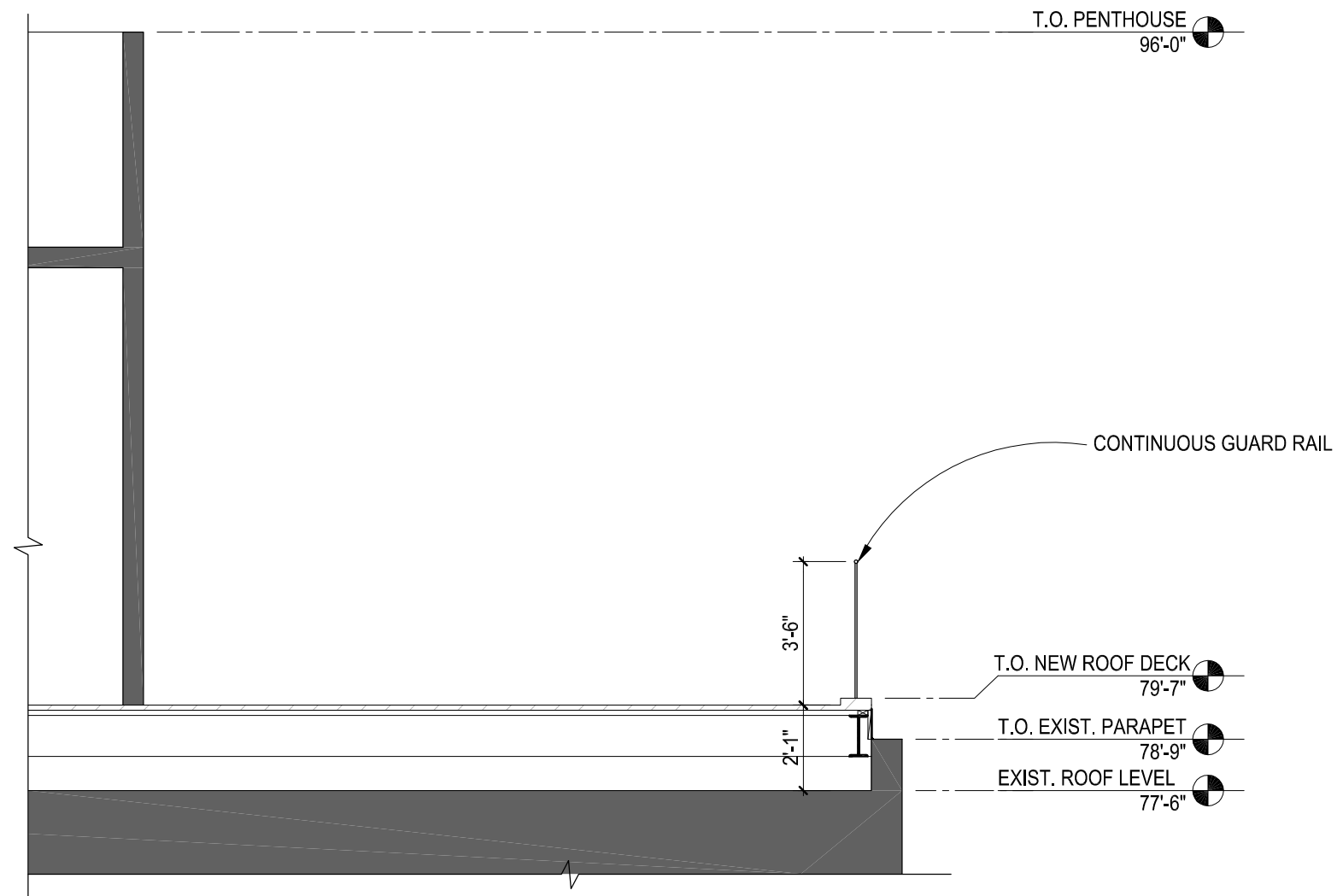
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GRAPHIC SCALE

