

POTION OF FENCE ENCROACHMENTS ONTO PUBLIC ALLEY RIGHT-OF-WAY 1.76'\* AND 1.89'\* B) EXISTING OVERHEAD CANOPY

FRONT PATIOS, FRONT WALLS, AND FRONT ACCESS ENTRANCE

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 9/27/2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" DENOTES AREAS OF MINIMAL FLOODING.

GEND AND ABBREVIATIONS

© ELECTRIC MANHOLE BW BRICK WALL S SANITARY MANHOLE CW CONCRETE WALL TELEPHONE MANHOLE DRAIN CO CLEAN OUT FIRE HYDRANT C LIGHT POLE CONCRETE SURFACE GAS VALVE  $\longrightarrow$  ASPHALT SURFACE  $\longrightarrow$  FENCE LINE

22 ZONING INFORMATION			
ITEM	REQUIRED	OBSERVED	
PERMITTED USE	RA-10	RA-10	
MINIMUM LOT AREA (SF)	NA	NA	١,
MINIMUM FRONTAGE	NA	NA	
MINIMUM LOT WIDTH	NA	NA	
MAX BUILDING COVERAGE	6.0	5.11	۱
MAX BUILDING HEIGHT	90	86.23	
MINIMUM SETBACKS			
FRONT	NONE	2.33	ı
C C	NONE	0.05' /0.77'	

PZR REPORT® FOR: DARCY HOTEL 1515 RHODE ISLAND AVENUE NORTHWEST WASHINGTON, DISTRICT OF COLUMBIA 20005

PER PREVIOUS SURVEY

PARKING REQUIREMENTS: Lodging: 0.5 Spaces per 1,000 SquareFeet in excess of 3,000 Square Feet 135,682 -3,000 =  $(132.682 / 1.000) \times 0.5 = 66 \text{ Spaces}/50 \text{ Present}$ 

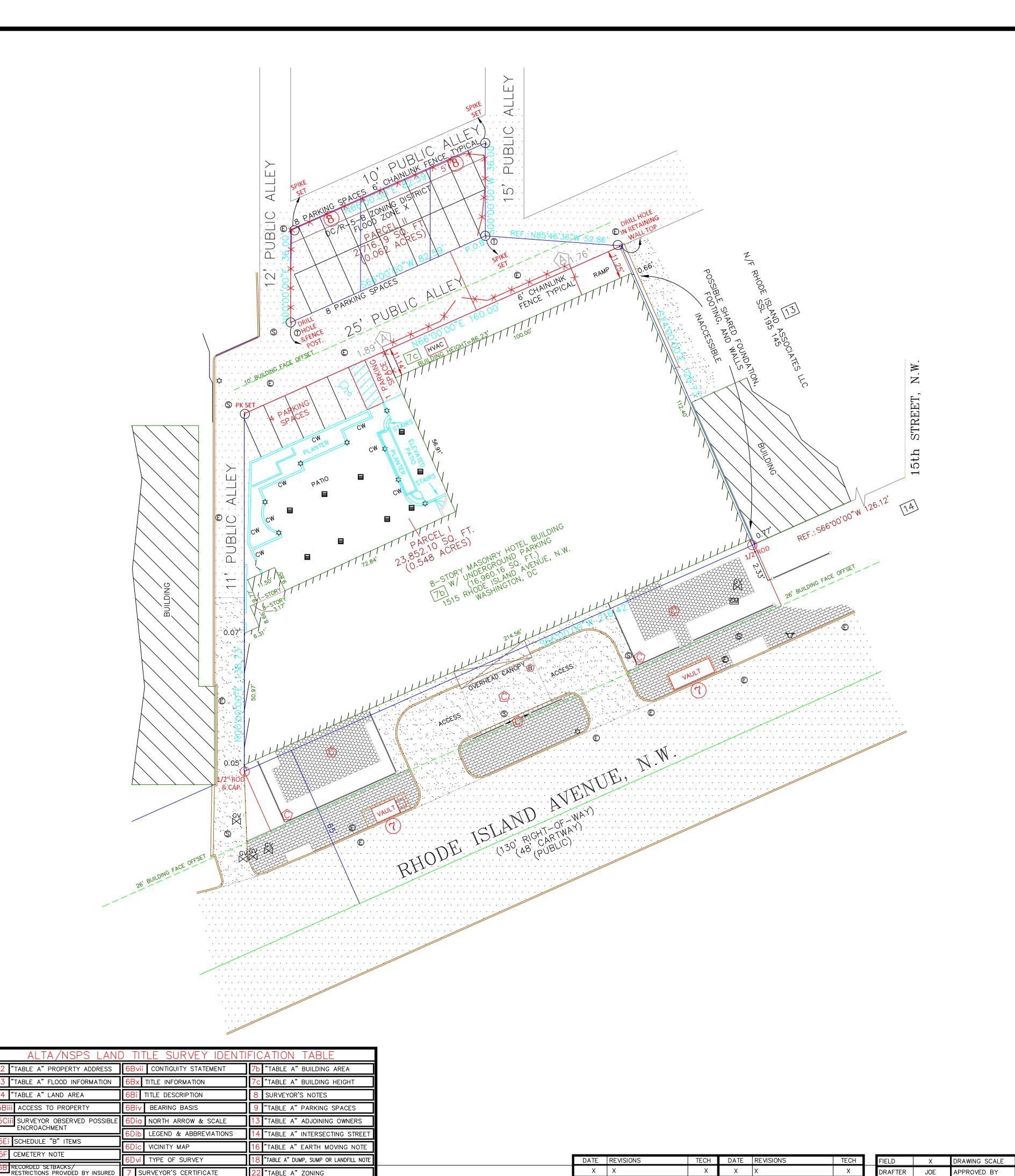
PER PREVIOUS SURVEY

ONE PROVIDED TO THIS SURVEYOR

- REAL ESTATE TAXES AND GENERAL AND SPECIAL ASSESSMENTS, IF ANY, SUBSEQUENT TO SEPTEMBER 30, 2018, A LIEN NOT YET DUE AND PAYABLE; AND IN ADDITION THERETO, POSSIBLE FUTURE TAX LEVIES OR POSSIBLE PUBLIC CHARGES THAT HAVE BEEN LEVIED OR ASSESSED BUT ARE NOT DUE AND PAYABLE. (CONTAINS NO PLOTTABLE ITEMS)
- 2. PUBLIC SPACE RENTS SUBSEQUENT TO JUNE 30, 2018, A LIEN NOT YET DUE AND PAYABLE. (CONTAINS NO PLOTTABLE ITEMS)
- 3. WATER RENT AND SEWER CHARGES. (CONTAINS NO PLOTTABLE ITEMS)
- STORM WATER FEES AND ANY WATER AND SEWER SYSTEM \*// AVAILABILITY FEE ARISING OR ASSESSED AGAINST THE LAND, A LIEN NOT YET DUE AND PAYABLE. (CONTAINS NO PLOTTABLE ITEMS)
- 6. RIGHTS, IF ANY, OF TRANSIENT GUESTS AT THE HOTEL, AND RIGHTS  ${\cal J}$  of Lil'B 1 LLC and RJB, LLC, EACH AS TENANTS ONLY UNDER UNRECORDED, UNEXPIRED LEASES WITH NO RIGHT OR OPTION TO PURCHASE. (CONTAINS NO PLOTTABLE ITEMS)
- 6. ANY TAX LIEN OR SPECIAL ASSESSMENT UNDER D.C. PACE (PROPERTY  ${\mathscr I}$  assessed clean energy) or similar programs pursuant to title 8, CHAPTER 17R - ENERGY EFFICIENCY FINANCING (SECTIONS 8-1778.01 ET SEQ.) OR LEVIED PURSUANT TO TITLE 47, CHAPTER 8, SUBCHAPTER IX (SECTIONS 47-895.31 ET SEQ.) OF THE DISTRICT OF COLUMBIA CODE, AS

NOTE: THIS EXCEPTION WILL BE OMITTED FROM THE POLICY ISSUED HEREUNDER IN THE EVENT THE OWNER HAS NOT ENTERED INTO AN ENERGY EFFICIENCY LOAN AGREEMENT WITH THE DISTRICT OF COLUMBIA PURSUANT TO COLUMBIA PURSUANT TO CHAPTER 17R - ENERGY EFFICIENCY FINANCING (DC CODE SECTIONS 8-1778.01 THROUGH 8-1778.48) (CONTAINS NO PLOTTABLE ITEMS)

- TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN AGREEMENT RELATING TO THE OCCUPATION OF SUB-SURFACE PUBLIC SPACE (VAULT) DATED APRIL 15, 1970 AND RECORDED APRIL 23, 1970 AS INSTRUMENT NO. 7107 IN LIBER 13095 AT FOLIO 516, DISTRICT OF COLUMBIA OFFICE OF PUBLIC RECORDS. (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)
- 8. SUBJECT TO A FIVE FOOT (5') ALLEY EASEMENT OVER THE NORTH  ${m J}$  PORTION OF LOT 115 AND 116 (NOW PART OF ASSESSMENT AND TAXATION LOT 841) AS SET FORTH IN DEED DATED NOVEMBER 4, 2004 AND RECORDED NOVEMBER 12, 2004 AS INSTRUMENT NO. 2004155640 AND REPEATED IN DEED DATED APRIL 19, 2016 AND RECORDED APRIL 20, 2016 AS INSTRUMENT NO. 2016038786, DISTRICT OF COLUMBIA OFFICE OF PUBLIC RECORDS. (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)
- $ar{\ \ }$  9. INTENTIONALLY MOVED TO SCHEDULE B-1 REQUIRMENTS(CONTAINS NO PLOTTABLE ITEMS)
- 10. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT (7 U.S.C. §§ 181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.(CONTAINS NO
- 11. SURVEY PREPARED BY AMERICAN SURVEYING & MAPPING, INC., DATED SEPTEMBER 26, 2018, LAST REVISED DECEMBER 11, 2018, UNDER JOB NO. JN #24292, SHOWS THE FOLLOWING: A.) ENCROACHMENT OF FENCE INTO PUBLIC ALLEY RIGHT-OF-WAY B.) ENCROACHMENT OF PARKING SPACES INTO 5' ALLEY EASEMENT



FILE NO.: NCS-923998DC-CAST ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN THE DISTRICT OF COLUMBIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 149 IN SQUARE 195 IN A SUBDIVISION MADE BY WASHINGTON PARK HOTEL ASSOCIATES IN A COMBINATION OF LOTS 37 TO 45, AS PER PLAT RECORDED IN LIBER 176 AT FOLIO 146 AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA. PART OF LOT 67 IN SQUARE 195 IN A SUBDIVISION MADE BY J.J. SHEDD, AS PER PLAT RECORDED IN LIBER W.F. AT FOLIO 172 AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA; ALSO LOTS 115 AND 116 IN SQUARE 195 IN A SUBDIVISION MADE BY GEORGE ROBESON OF LOTS AND ALLEY, AS PER PLAT RECORDED IN LIBER NO. 11 AT FOLIO 103 AMONG THE LAND RECORDS OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 115 AND RUNNING WITH THE WEST LINE OF SAID .OT 115, NORTH 36 FEET TO THE SOUTHERLY LINE OF A 10 FOOT WIDE ALLEY, THENCE WITH THE SOUTHERLY LINE OF SAID ALLEY, N 66° 00' 00" E 82.59 FEET, MORE OR LESS, TO THE WEST LINE OF A 15 FOOT WIDE ALLEY; THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY, 36 FEET TO THE NORTHERLY LINE OF A 25 FOOT WIDE ALLEY; THENCE WITH THE NORTHERLY LINE OF SAID LAST MENTIONED ALLEY S 66° 00' NOTE: AT THE DATE HEREOF, THE ABOVE DESCRIBED LAND IS DESIGNATED ON THE RECORDS OF THE ASSESSOR OF THE DISTRICT OF COLUMBIA, FOR ASSESSMENT AND TAXATION PURPOSES, AS LOT 841 IN SUBJECT TO RIGHT OF WAY FOR ALLEY PURPOSES OVER THE REAR OR NORTH 5 FEET OF LOTS 115 AND THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED OCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED ABOVE GROUND. EVIDENCE. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF SUBTERRANEAN 26,568± SQUARE FEET 0.610± ACRES DARC) DE ISL/ BEARINGS SHOWN HEREON ARE BASED ON TITLE COMMITMENT NUMBER NCS-923998DC-CAST, WRITTEN BY FIRST AMERICAN TITLE INSURANCE COMPANY HERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY. 5 REGULAR = 55 HANDICAP = 0 TOTAL = 555 HE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO RHODE ISLAND AVE., A DEDICATED PUBLIC STREET OR HIGHWAY & INDIRECT ACCESS TO 15TH STREET NW, A EDICATED PUBLIC STREET OR HIGHWAY. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. HERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. HE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE NOT CONTIGUOUS. JRVEYOR S. CERTIFICATE TO: NW DC PROPERTY LLC, NORTHWOOD HOSPITALITY, LLC, NW DC OPERATING LLC, NW DC-AZ REIT LLC, CPX ADVISORS, LLC AND PROJECT DEVELOPMENT SERVICES, INC. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 5/15/2019 DATE OF PLAT OR MAP: 5/13/2019 SURVEYOR: BRUCE C. LANDES DATE: 5/13/2019 IN THE DISTRICT OF COLUMBIA DATE OF LAST REVISION: 5/20/2019

1"=20'

DRAWING THE DARCY HOTEL JN# 24520

BCL

ESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM:

ING AN EFFECTIVE DATE OF NOVEMBER 20, 2018 8:00 A.M.

ST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-923998DC-CAST,

Bruce C. Landes, Surveyor

2 PARKING SPACES 3 PARKING SPACES 3 PARKING SPACES \_ 2 PARKINĢ SPACES 1 PARKING SPACE 2 PARKING SPACES 3 PÅRKING SPACES 1 PARKING SPACE 3 PARKING SPACES 3 PARKING SPACES

AND AVE NW