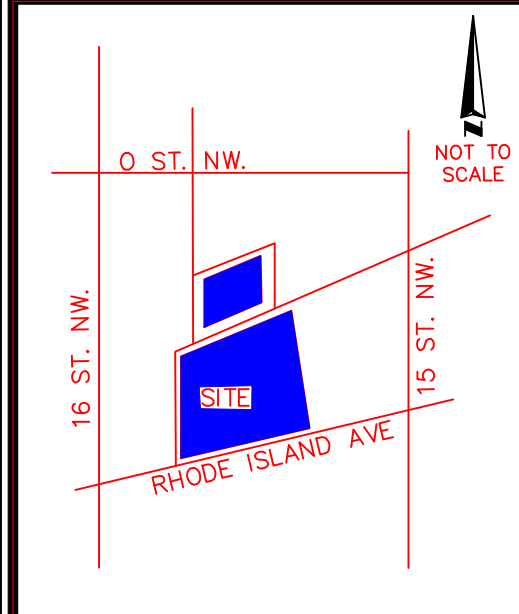
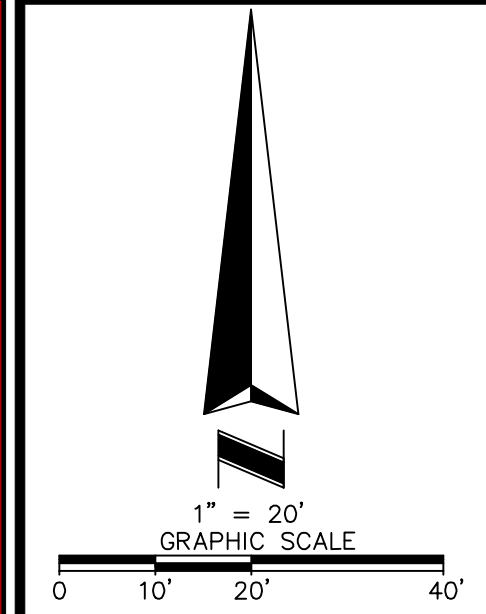


6Dc VICINITY MAP



6Di NORTH ARROW & SCALE



5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

- Portion of fence encroachments onto public alley right-of-way 1.76' and 1.89'
Existing overhead canopy
Front patios, front walls, and front access entrance

3 FLOOD INFORMATION

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.

6Dib LEGEND AND ABBREVIATIONS

- Electric manhole, Sanitary manhole, Telephone manhole, Fire hydrant, Light pole, Concrete surface, Asphalt surface, Brick wall, Concrete wall, Drain, Clean out, Gas meter, Gas valve, Fence line

22 ZONING INFORMATION

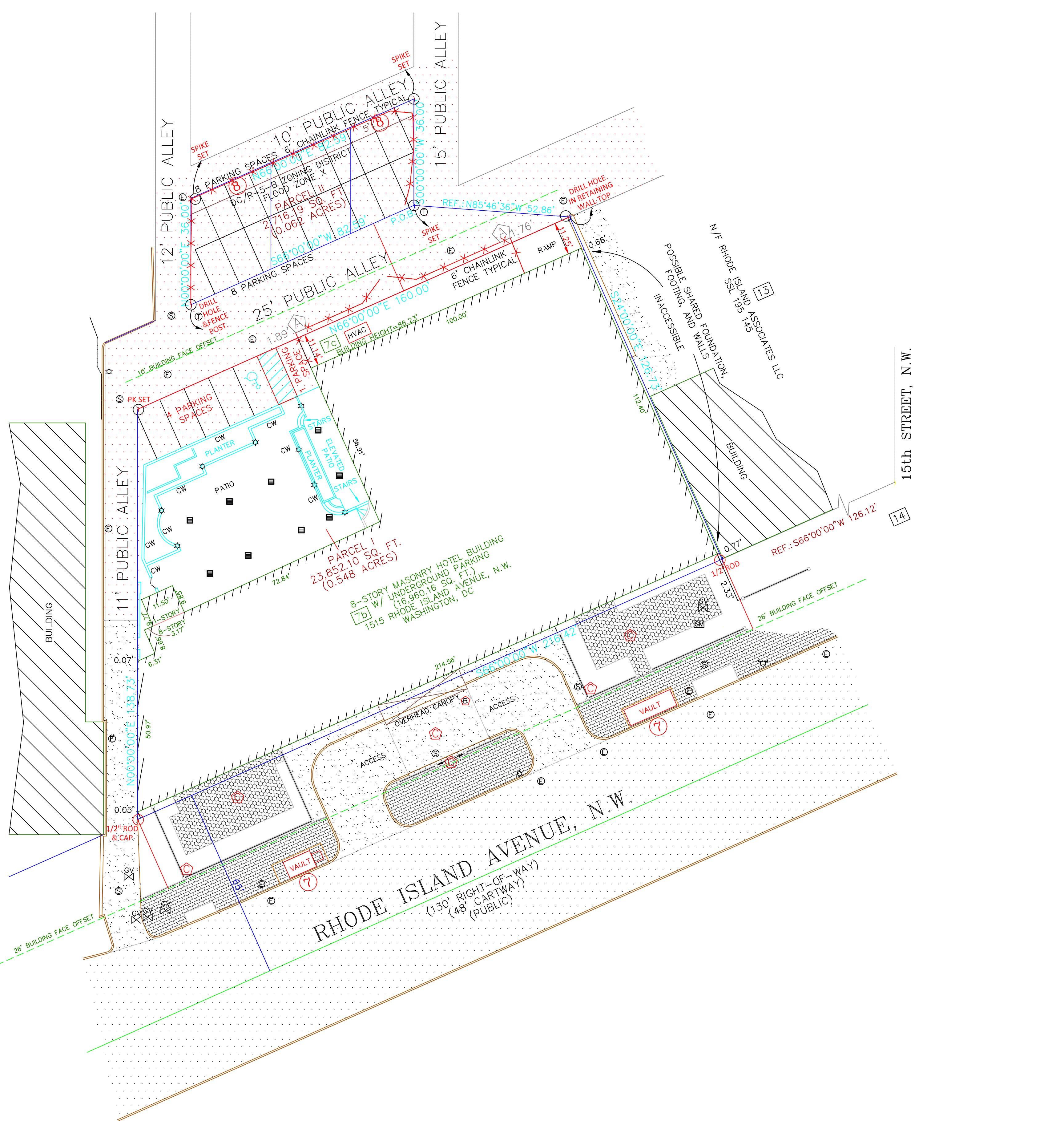
Table with columns: ITEM, REQUIRED, OBSERVED. Rows include Permitted Use (RA-10), Minimum Lot Area, Minimum Frontage, Minimum Lot Width, Max Building Coverage, Max Building Height, Minimum Setbacks.

6B RECORDED SETBACKS/RESTRICTIONS

NONE PROVIDED TO THIS SURVEYOR.

5E1 SCHEDULE "B" ITEMS

- 1. REAL ESTATE TAXES AND GENERAL AND SPECIAL ASSESSMENTS...
2. PUBLIC SPACE RENTS SUBSEQUENT TO JUNE 30, 2018...
3. WATER RENT AND SEWER CHARGES...
4. STORM WATER FEES AND ANY WATER AND SEWER SYSTEM AVAILABILITY FEE...
5. RIGHTS, IF ANY, OF TRANSIENT GUESTS AT THE HOTEL...
6. ANY TAX LIEN OR SPECIAL ASSESSMENT UNDER D.C. PACE...
7. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN AGREEMENT RELATING TO THE OCCUPATION OF SUB-SURFACE PUBLIC SPACE (VAULT)...
8. SUBJECT TO A FIVE FOOT (5') ALLEY EASEMENT OVER THE NORTH PORTION OF LOT 115 AND 116...
9. INTENTIONALLY MOVED TO SCHEDULE B-1 REQUIREMENTS...
10. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN...
11. SURVEY PREPARED BY AMERICAN SURVEYING & MAPPING, INC., DATED SEPTEMBER 26, 2018, LAST REVISED DECEMBER 11, 2018...



ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE with columns for Table A items (Property Address, Flood Information, Land Area, Access to Property, Encroachment, Schedule B Items, Cemetery Note, Recorded Setbacks) and Table B items (Contiguity Statement, Title Information, Title Description, Bearing Basis, North Arrow & Scale, Legend & Abbreviations, Vicinity Map, Type of Survey, Surveyor's Certificate).

Revisions table with columns: DATE, REVISIONS, TECH, DATE, REVISIONS, TECH. Includes drawing name THE DARCY HOTEL JN# 24520.

6Bx TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-923998DC-CAST, HAVING AN EFFECTIVE DATE OF NOVEMBER 20, 2018 8:00 A.M.

SHEET 1 OF 2

6B1 TITLE DESCRIPTION

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:
PARCEL I: LOT 149 IN SQUARE 195...
PARCEL II: PART OF LOT 67 IN SQUARE 195...
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 SQUARE 195.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

8 SURVEYOR'S NOTES

- 1. LOCATION 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 USES.

4 LAND AREA

26,568± SQUARE FEET 0.610± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON TITLE COMMITMENT NUMBER NCS-923998DC-CAST, WRITTEN BY FIRST AMERICAN TITLE INSURANCE COMPANY

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 55 HANDICAP = 0 TOTAL = 55

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO RHODE ISLAND AVE., A DEDICATED PUBLIC STREET OR HIGHWAY & INDIRECT ACCESS TO 15TH STREET NW, A DEDICATED PUBLIC STREET OR HIGHWAY.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18 DUMP, SUMP OR LANDFILL NOTE

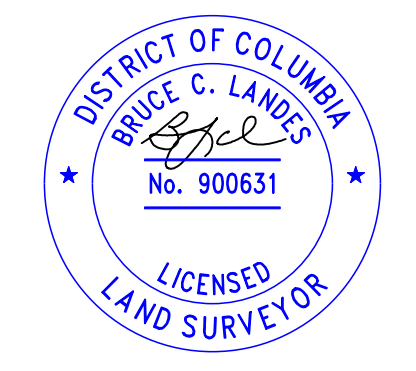
THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE NOT CONTIGUOUS.

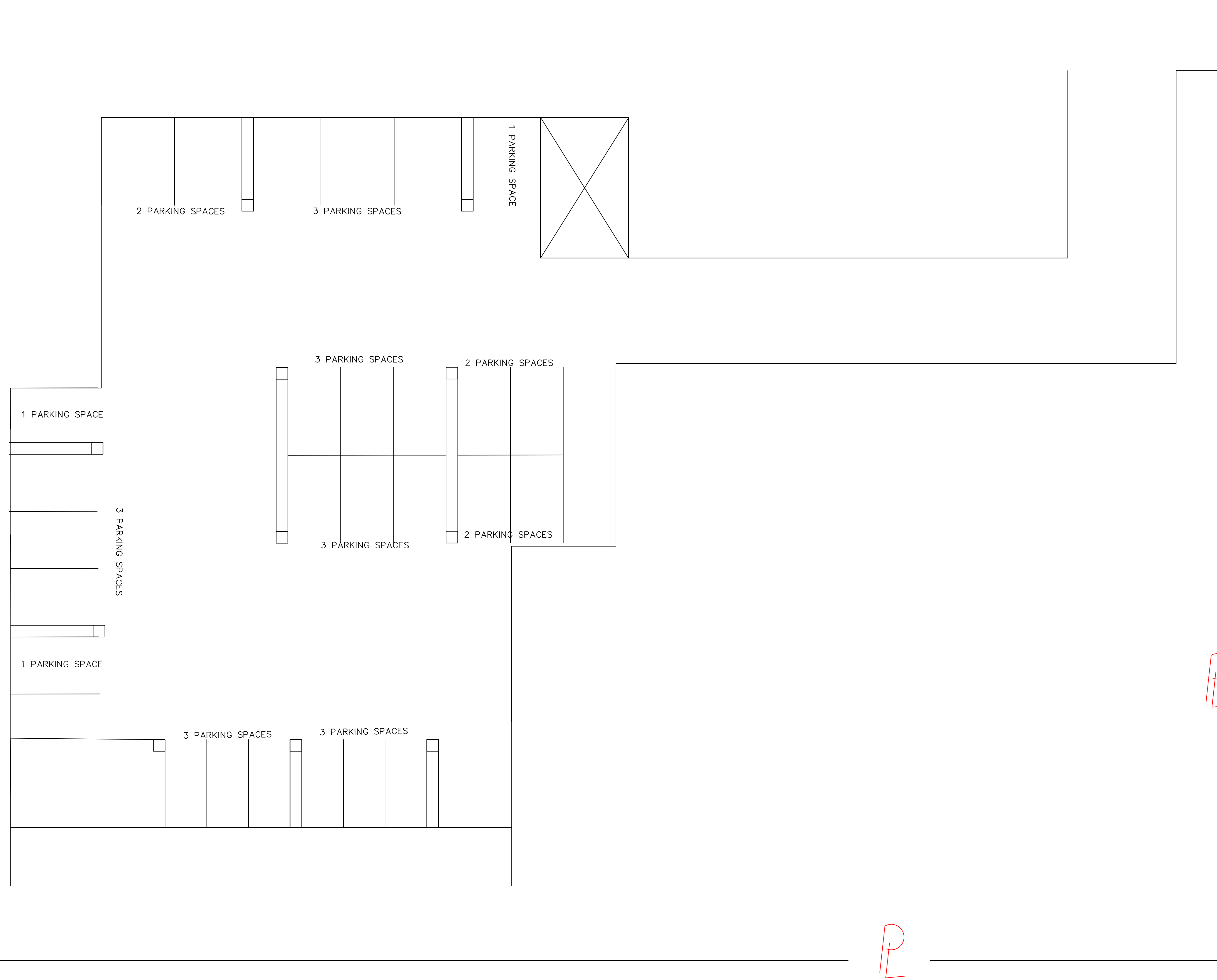
7 SURVEYOR'S CERTIFICATE

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...
DATE OF PLAT OR MAP: 5/13/2019



ALTA/NSPS LAND TITLE SURVEY OF THE DARCY HOTEL 1515 RHODE ISLAND AVE. NW WASHINGTON, DC 20005

Bruce C. Landes, Surveyor. PLANNER • LAND SURVEYOR 8014 Madison Turnpike Suite 103 Richmond, Virginia 23235 Phone (804) 327-0333 Fax (804) 330-5558 Email: bruce@brucec.com



RHODE ISLAND AVE NW

COMPILED
SUB-SURFACE
PARKING
NOT TO SCALE

6DVI ALTA/NSPS LAND TITLE SURVEY
2

OF
THE DARCY HOTEL
1515 RHODE ISLAND AVE. NW
WASHINGTON, DC 20005

Bruce C. Landes, Surveyor.
PLANNER • LAND SURVEYOR
8014 Michelson Turnpike Suite 103
Richmond, Virginia 23235
Phone (804)330-0333 Fax (804)330-5558
Email: bruce@brucec.com