UTILITY NOTES

- The location of utilities shown hereon are from observed evidSnce of above ground appurtenances only. The surveyor was not provided with underground plans or **surface** ground markings to determine the location of any subterranean uses.
- .From observed above ground appurtenances only as shown hereon, gas, electric, storm sewer, **sanitary** sewer and water lines and/or service is available for the subject property within the public **road right-of-way** of East Cary Street and South 12th Street.
- **Before** digging in this area, call 1-800-552-7001 or 811 **for field** locations (request **for** ground markings) of underground utility lines.

ZONING INFORMATION

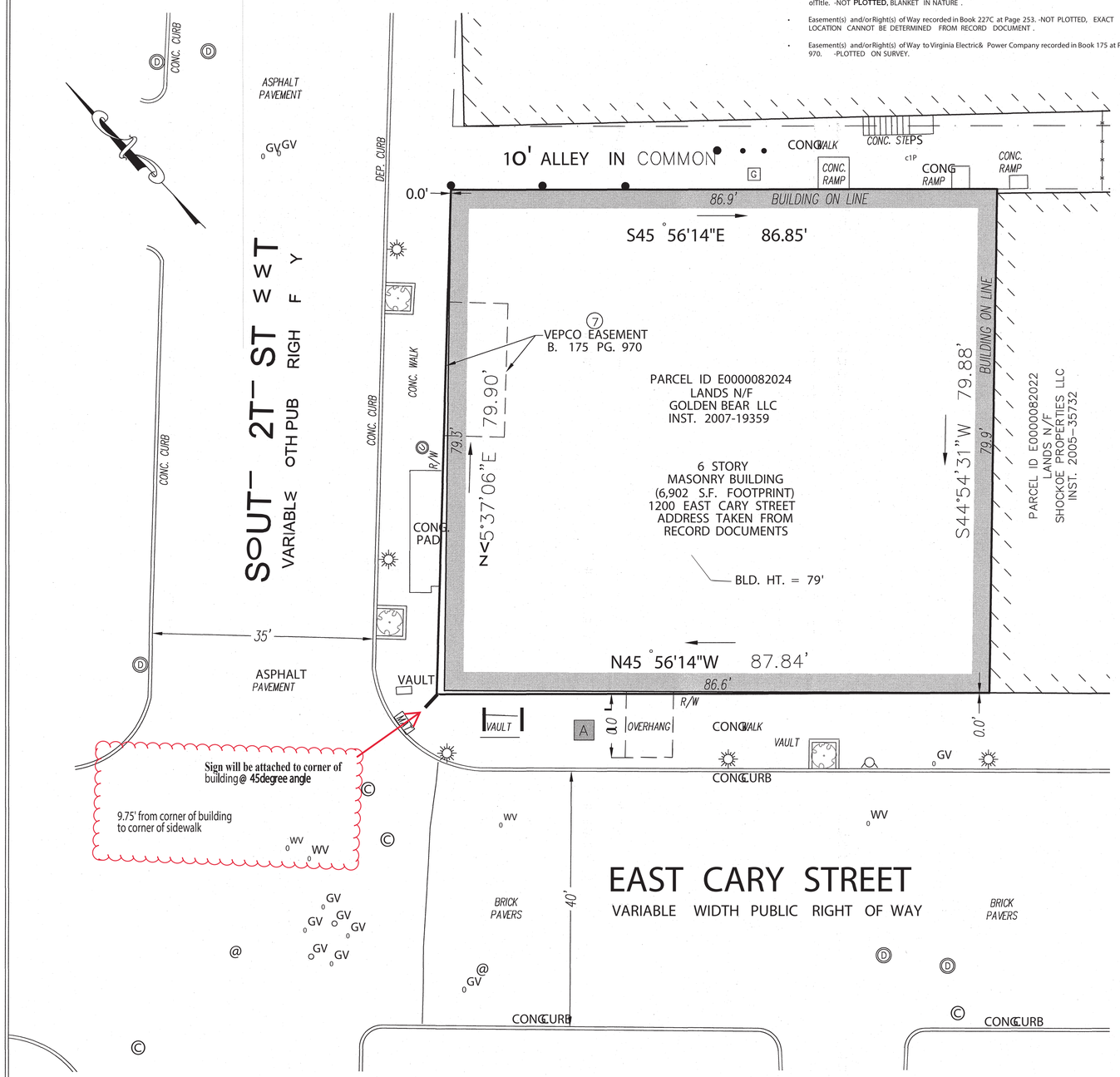
The subject property is zoned "B-5" Central Business Zoning **District.**

Zoning data obtained **from** Zoning Letter dated September 9, 2019, prepared by City of Richmond, Department of Planning and Development Review Zoning Administration, 804-646M6340.

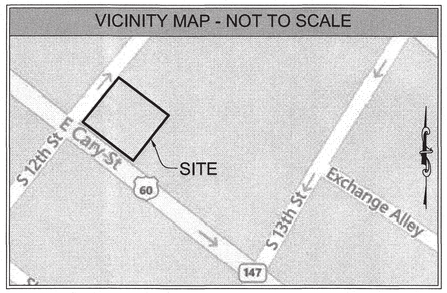
ITEMS CORRESPONDING TO SCHEDULE B-II

INVESTORS TITLE INSURANCE COMPANY, COMMITMENT NO. 201900850CA5, DATED AUGUST 6, 2019 AT 8:00 A.M., REVISED OCTOBER 7, 2019.

- Lease between Golden Bear LLC "Lessor" and Cellco Partnership d/b/a Verizon Wireless "Lessee", as evidenced by that certain Memorandum of Lease Agreement recorded as Instrument No. 130020219, as **affected** by that Memorandum of First Amendment to Lease Agreement recorded as Instrument No. 140001147. -NOT PLOTTED, LEASE AGREEMENT FOR ROOFTOP FACILITIES.
- INTENTIONALLY DELETED 8-27-2019: Restrictions contained in that certain Deed of Assumption recorded in Book 23, Page 1263, but this policy insures that a violation thereof will not cause a **forfeiture** or reversion of Title. -NOT **PLOTTED,** BLANKET IN NATURE .
- Easement(s) and/or Right(s) of Way recorded in Book 227C at Page 253. -NOT PLOTTED, EXACT LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT .
- Easement(s) and/or Right(s) of Way to Virginia Electric& Power Company recorded in Book 175 at Page 970. -PLOTTED ON SURVEY.



VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- SURVEY PREPARED BY FIRST ORDER LLC, 4383 HECKTOWN ROAD SUITE 8, BETHLEHEM PA, 610-365-2907.
- PROPERTY IS KNOWN AS PARCEL ID E0000082024 IN THE CITY OF RICHMOND, VIRGINIA .
- LOT AREA = 6,976 S.F. OR 0.1601 AC.
- PARKING PROVIDED -
  -REGULAR= 0 SPACES
  -HANDICAP= 0 SPACES
  TOTAL SPACES PROVIDED = 0
- THE SUBJECT PROPERTY HAS PEDESTRIAN ACCESS VIA EAST CARY STREET.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS INSTRUMENT NO. 2007-19359.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO RECORD DEED MERIDIAN. MONUMENTS WERE FOUND I SET AT POINTS WHERE INDICATED.
- .THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY EITHER DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- .IN RESPONSE TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- IN RESPONSE TO ALTA/NSPS TABLE A ITEM 17, THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTIONS. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS.
- IN RESPONSE TO ALTA/NSPS TABLE A ITEM 18, THE SURVEYOR DID NOT OBSERVE ANY MARKERS DELINEATING WETLANDS ON THE SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.

LEGEND OF SYMBOLS & ABBREVIATIONS

(THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)

	MONUMENT FOUND		SPOT LIGHT		WATER MANHOLE
	MONUMENT TO BE SET		POWERPOLE	WV	WATER VALVE
	BENCHMARK TOPO		GUY WIRE		WATER METER
(R)	RECORD DATA		LIGHT POLE		HYDRANT / FDC
(s)	SURVEYED DATA		STREET LIGHT POLE		GAS MANHOLE
R/W	RIGHT OF WAY		ELEC. TRANSFORMER	GV	GAS VALVE
SBL	SET BACK LINE		AIR CONDITIONER		GAS METER
RCP	REINFORCED CONC PIPE		ELEC. MANHOLE		UNDERGROUND GAS MARKER
CMP	CORRUGATED METAL PIPE		ELECTRIC METER		TELEPHONE MANHOLE
PVC	PLASTIC PIPE		CABLE BOX		PAY PHONE
HDPE	HIGH DENSITY POLYETHYLENE PIPE		UNDERGROUND CABLE MARKER		TELEPHONE BOX
CIP	CAST IRON PIPE		TRAFFIC POLES		UNDERGROUND TELEPHONE MARKER
DIP	DUCTILE IRON PIPE		TRAFFIC SIGNAL		FLAG POLE
L/S	LANDSCAPING		TRAFFIC MANHOLE		BOLLARD
	DECIDUOUS TREE		TRAFFIC SIGNAL BOX		BORE HOLE
	EVERGREEN TREE		SEWER MANHOLE		MONITORING WELL
- X -	FENCE LINE		CLEAN OUT		MAIL BOX
- C -	CABLE TELEVISION LINE		STORM DRAIN MANHOLE		SIGN
- E -	ELECTRICAL LINE		STORM INLET		METAL TANK COVER
- G -	GAS LINE		CURB INLET		AIR COMPRESSOR
- T -	TELEPHONE LINE		ROUND STORM INLET		
- W -	WATER LINE		UNKNOWN MANHOLE		
-OH-	OVERHEAD ELECTRIC WIRE	U.G.	UNDER GROUND		

SCALE: 1" = 10'

0' 5' 10' 20'

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X UNSHADED OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 510129, MAP NUMBER 5101290041E WHICH BEARS AN EFFECTIVE DATE OF JULY 16, 2014 AND IS NOT IN A SPECIAL **FLOOD HAZARD** AREA.AS SHOWN ON THE FEMA WEBSITE (HTTP:1/MSC.FEMA.GOV) WE **HAVE** LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. AND A FLOOD 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
08/26/2019	FIRST DRAFT	10109/2019	UPDATED TITLE
08/30/2019	NETWORK COMMENTS		
0911112019	NETWORK COMMENTS		
FIELD WORK:	DRAFTED:	CHECKED BY:	FB&PG:

SIGNIFICANT OBSERVATIONS

A OVERHANG CROSSES BOUNDARY LINE BY 10.0 FEET.

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORPORATION, AN NVS COMPANY.
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THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL **ESTATE** TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR **TRANSACTION**

RECORD DESCRIPTION

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND WITH IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO BELONGING, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, BEING KNOWN, NUMBERED AND DESIGNATED AS NOS. 1200, 1202, 1204 AND 1206 EAST CARY STREET DESCRIBED AS FOLLOWS:

BEGINNING AT A LEAD HUB AND TACK AT THE INTERSECTION OF THE NORTH LINE OF EAST CARY STREET AND ITS INTERSECTION WITH THE EAST LINE OF 12TH STREET, NORTH 45 DEGREES 37 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 79.90 FEET TO A LEAD HUB AND TACK: THENCE LEAVING THE EASTERN LINE OF 12TH STREET, SOUTH 45 DEGREES 56 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 86.85 FEET ALONG THE SOUTHERN LINE OF A 10 FOOT PRIVATE ALLEY TO A BUILDING CORNER: THENCE LEAVING THE PRIVATE ALLEY, SOUTH 44 DEGREES 54 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 79.88 FEET TO A POINT ON THE NORTHERN LINE OF EAST CARY STREET: THENCE PROCEEDING ALONG THE NORTHERN LINE OF EAST CARY STREET, NORTH 45 DEGREES 56 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 87.84 FEET TO THE POINT AND PLACE OF **BEGINNING, CONTAINING 0.160** ACRES.

TOGETHER WITH THE NON-EXCLUSIVE RIGHT IN AND TO THE ALLEY IN THE REAR OF 1200, 1202, 1204 AND 1206 EAST CARY STREET FOR INGRESS AND EGRESS TO AND FROM SOUTH 12TH STREET.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY INVESTORS TITLE INSURANCE COMPANY, COMMITMENT NO. 201900850CA5, DATED AUGUST 6, 2019 AT 8:00 A.M., REVISED OCTOBER 7, 2019.

ALTA/NSPS LAND TITLE SURVEY

for

The Berkeley Hotel

NV5 Project no. **201903544-1**

1200 **E Cary** Street, Richmond, **VA** 23219

BASED UPON TITLE COMMITMENT NO. 201900850CA5
OF INVESTORS TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF AUGUST 6, 2019 @8:00 A.M.,
REVISED OCTOBER 7, 2019

Surveyor's Certification

To: Apple Hospitality REIT, Inc.; Investors Title **Insurance** Company; Apple Nine Hospitality Ownership, Inc.;Title Partners, LLC and Bock & **Clark** Corporation, an NV5 Company.

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, 6, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18 and 20 of Table Athereof. The **fieldwork** was completed on August 26, 2019.

Date of Signature: October 7, 2019
Jack W. Schoemaker
Professional Land Surveyor No. 002186
In the Commonwealth of Virginia
Date of Survey: August 26, 2019
Date of Last Revision: October 09, 2019
Network Project No. 201903544-1 AAC

Survey Performed By:
First Otde,. 110
4383 Hecktown Road, Suite 8
Bethlehem, PA 18020
Phone 610-365-2907
Fax 610-365-2958
Email: jshoemaker@firstorderllc.net
Project No. 7016

SHEET 1 OF 1

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