

UTILITY NOTES

The location of utilities shown hereon are from observed evidence 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 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, 804-6466340.

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 Celco 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 1 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 WET LANDS 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	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	WV GAS VALVE
SBL SET BACK LINE	AIR CONDITIONER	GM GAS METER
RCP REINFORCED CONC PIPE	ELEC. MANHOLE	UG UNDERGROUND GAS MARKER
CMP CORRUGATED METAL PIPE	ELECTRIC METER	TM TELEPHONE MANHOLE
PVC PLASTIC PIPE	CABLE BOX	PP PAY PHONE
HDPE HIGH DENSITY POLYETHYLENE	UNDERGROUND CABLE MARKER	TP TELEPHONE BOX
CIP CAST IRON PIPE	TRAFFIC POLES	UM UNDERGROUND TELEPHONE MARKER
DIP DUCTILE IRON PIPE	TRAFFIC SIGNAL	FP FLAG POLE
L/S LANDSCAPING	TRAFFIC MANHOLE	BOLLARD
ET EVERGREEN TREE	TRAFFIC SIGNAL BOX	BH BORE HOLE
-X- FENCELINE	SM SEWER MANHOLE	MW MONITORING WELL
-C- CABLE TELEVISION LINE	CO CLEAN OUT	MB MAIL BOX
-E- ELECTRICAL LINE	SD STORM DRAIN MANHOLE	SIGN
-G- GAS LINE	SI STORM INLET	MC METAL TANK COVER
-T- TELEPHONE LINE	CI CURB INLET	AC AIR COMPRESSOR
-W- WATER LINE	RS ROUND STORM INLET	
-OH- OVERHEAD ELECTRIC WIRE	UM UNKNOWN MANHOLE	
	UG UNDER GROUND	



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 AREAS SHOWN ON THE FEMA WEBSITE (HTTP://MSCFEMA.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	10/09/2019	UPDATED TITLE
08/30/2019	NETWORK COMMENTS		
09/11/2019	NETWORK COMMENTS		
FIELD WORK	DRAFTED:	CHECKED BY:	FB&PG:

SIGNIFICANT OBSERVATIONS

A OVERHANG CROSSES BOUNDARY LINE BY 10.0 FEET.

LEGAL

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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, and Bock & Clark Corporation, an NVS 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 Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes the following: 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on August 6, 2019.

John W. Spore
 John W. Spore
 Licensed Professional Surveyor
 No. 0002186
 State of Virginia
 Date of Survey: August 26, 2019
 Date of Last Revision: October 09, 2019
 Network Project No. 201903544-1 AAC

Survey Prepared by:
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SHEET 1 OF 1

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