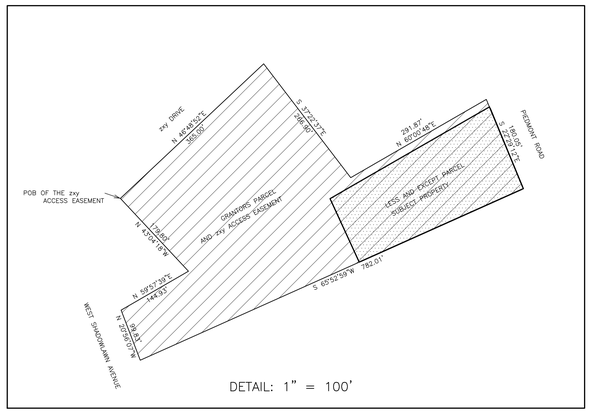


VICINITY MAP



DETAIL: 1" = 100'

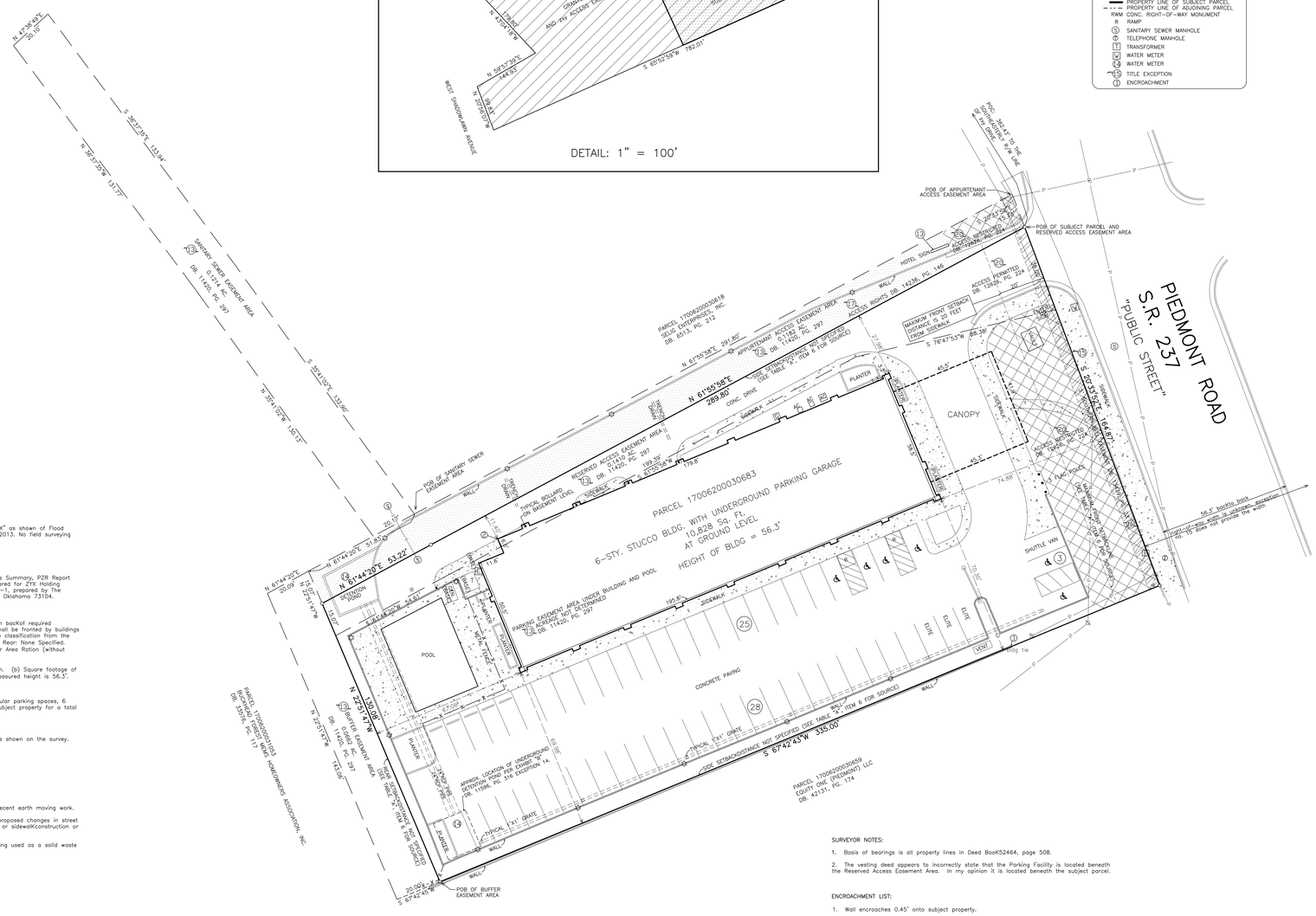


TABLE A ITEMS:

1. Monuments. Not in scope.

2. Address. 3398 Piedmont Road NE.

3. Flood Zone. By graphic plotting only, this property is in zone "X" as shown of Flood Insurance Rate Map Number 13121C0251F dated September 18, 2013. No field surveying was performed to determine this zone.

4. Gross Land Area is 1.1443 Acres or 49,847 Square Feet.

5. Vertical Relief. Not in scope.

6. Source of data for this item is a Zoning and Site Requirements Summary, PZR Report for: zxy Inn, 3398 Piedmont Road, Northeast Atlanta, Georgia, Prepared for ZYX Holding Company III, LLC dated Draft 11-17-2014 PZR Site Number 79684-1, prepared by The zxyResource Corporation, 100 North East 5th Street, Oklahoma City, Oklahoma 73104, Telephone 405-840-4344.
(a) Zoning Classification: SPI-9 SA4 Buckhead Village District, Subarea-4(APPLETREE/Piedmont).
(b) Zoning SetbackRequirements: Front: Maximum SetbackFrom backof required Sidewalk= 20 Feet. A minimum of 60 percent of each property shall be fronted by buildings located no greater than the maximum distance listed by street type classification from the backof the required walkzone (see section 16-181.012). Side and Rear: None Specified. Maximum Building Height with Bonuses = 225 Feet. Maximum Floor Area Ration (without bonuses) = 2.696. Existing Floor Area Ratio = 2.52.

7. (a) Exterior dimensions of buildings at ground level is as shown. (b) Square footage of footprint of all buildings at ground level is 10,828 Sq. Ft. (c) Measured height is 56.3'.

8. Substantial features. As shown on survey.

9. Striping, number and type of parking spaces. There are 50 regular parking spaces, 6 handicap parking spaces, and 104 garage parking spaces on the subject property for a total of 160 parking spaces.

10. Party Walls. Not applicable.

11. Location of utilities. (a) By observed above ground evidence as shown on the survey. (b) Plans. Not in scope.

12. Government Agency requirements. Not in scope.

13. Adjoiners. As shown on survey.

14. Distance to nearest intersecting street. Not in scope.

15. Orthophotography. Not in scope.

16. Earth Moving Work. There is no evidence observed by me of recent earth moving work.

17. Street Right-of-Way Lines. I have not been advised of any proposed changes in street right-of-way lines. I did not observe any evidence of recent street or sidewalkconstruction or repairs.

18. Landfill. There is no evidence observed by me of the site being used as a solid waste dump, storage of hazardous waste, a sump, or sanitary landfill.

19. Wetlands. Not in scope.

20. Offsite Easements. (a) (b) Not in scope.

21. Insurance. Provided to lender.

L E G E N D

AC	AIR CONDITION UNIT
(BASE)	BASEMENT LEVEL
•	BOLLARD
CATV	CABLE TV
CO	CLEANOUT
CONC.	CONCRETE
CMP	CORRUGATED METAL PIPE
	DOUBLE WING CATCH BASIN
E	ELECTRIC METER
F	FIBER OPTIC RISER
	FIRE HYDRANT
FDC	FIRE SPRINKLER CONTROL VALVE
G	GAS LINE
G	GAS METER
GEN.	GENERATOR
	HANDICAP PARKING SPACE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
IPF	IRON PIN FOUND
IPS	IRON PIN SET
	LIGHT POLE
LP	LIQUID PROPANE
POB	POINT OF BEGINNING
	POWER POLE
	PROPERTY LINE OF SUBJECT PARCEL
	PROPERTY LINE OF ADJOINING PARCEL
R/W	CONC. RIGHT-OF-WAY MONUMENT
R	RAMP
S	SANITARY SEWER MANHOLE
T	TELEPHONE MANHOLE
T	TRANSFORMER
W	WATER METER
W	WATER METER
15	TITLE EXCEPTION
1	ENCROACHMENT

EXHIBIT A
LEGAL DESCRIPTION - zxy INN (Buckhead, Fulton County, GA)

ALL THAT TRACT or parcel of land lying and being in Land Lot 62 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

Commencing from a point at the intersection of the Southwestern right-of-way line of Piedmont Road (a 60' R/W) and the Southeastern right-of-way line of zxy Drive (a 40' R/W), thence along the Southwestern right-of-way line of Piedmont Road 362.43 feet to a point, said point being the TRUE POINT OF BEGINNING.

THENCE continuing along the Southwestern right-of-way line of Piedmont Road, South 20 degrees 33 minutes 52 seconds East for a distance of 164.87 feet to a point; THENCE leaving said right-of-way line, South 67 degrees 42 minutes 43 seconds West for a distance of 335.00 feet to a point; THENCE North 22 degrees 51 minutes 47 seconds West for a distance of 130.08 feet to a point; THENCE North 61 degrees 44 minutes 20 seconds East for a distance of 53.22 feet to a point; THENCE North 61 degrees 55 minutes 58 seconds East for a distance of 289.80 feet to a point, said point being the TRUE POINT OF BEGINNING.

TOGETHER WITH the Easements appurtenant to the subject property as contained in that certain Limited Warranty Deed from zxy Associates, Ltd. to zxy Inns, dated April 5, 1988 and recorded April 5, 1988 in Deed BookK11420, Page 297, aforesaid records; as modified by that certain Modification of Limited Warranty Deed, dated June 18, 1990 and recorded July 3, 1990 in Deed BookK13523, Page 198, aforesaid records; as further modified by that certain Second Modification of Limited Warranty Deed, dated April 17, 1991 and recorded April 18, 1991 in Deed BookK14180, Page 214, aforesaid records and by that certain Second Modification of Limited Warranty Deed, dated April 17, 1991 and recorded April 18, 1991 in Deed BookK14180, Page 214, aforesaid records.

TOGETHER WITH, as an appurtenance to the Fee Parcel described above, the following:

a perpetual non-exclusive easement for pedestrian and vehicular ingress and egress over and across the real property (the "Appurtenant Access Easement Area") and being described as ...

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 62 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the Southwestern right-of-way line of Piedmont Road (a 60-foot right-of-way) which point is located Southeasterly a distance of 347.30 feet from the point of intersection of said right-of-way line of Piedmont Road with the Southeastern right-of-way line of zxy Drive (a 40-foot right-of-way), as measured along said right-of-way line of Piedmont Road; and running thence South 20 degrees 33 minutes 52 seconds East, along said right-of-way line of Piedmont Road, a distance of 15.13 feet to a point; thence South 61 degrees 55 minutes 58 seconds West, a distance of 289.80 feet to a point; thence South 61 degrees 44 minutes 20 seconds West a distance of 53.22 feet to a point; thence North 22 degrees 51 minutes 47 seconds West a distance of 15.07 feet to a point; thence North 61 degrees 44 minutes 20 seconds East a distance of 51.83 feet to a point; thence North 61 degrees 55 minutes 58 seconds East for a distance of 291.80 feet to the POINT OF BEGINNING.

TOGETHER WITH, as an appurtenance to the Fee Parcel described above, the following:

a perpetual non-exclusive easement for sanitary sewer facilities over, across and under the real property (the "Sanitary Sewer Easement Area") and being described as ...

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 62 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN at a point on the Southwestern right-of-way line of Piedmont Road (a 60-foot right-of-way) which point is located Southeasterly a distance of 347.30 feet from the point of intersection of said right-of-way line of Piedmont Road with the Southeastern right-of-way line of zxy Drive (a 40-foot right-of-way), as measured along said right-of-way line of Piedmont Road; and running thence South 61 degrees 55 minutes 58 seconds West a distance of 291.80 feet to a point being the TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING as thus established, running thence South 61 degrees 44 minutes 20 seconds West a distance of 20.17 feet to a point; thence North 35 degrees 41 minutes 02 seconds West a distance of 130.13 feet to a point; thence North 36 degrees 37 minutes 35 seconds West, a distance of 131.77 feet to a point on the Southeastern right-of-way line of zxy Drive (a 40-foot right-of-way); thence North 47 degrees 38 minutes 49 seconds East, along said right-of-way line of zxy Drive a distance of 20.10 feet to a point; thence South 36 degrees 37 minutes 35 seconds East, a distance of 133.94 feet to a point; thence South 35 degrees 41 minutes 02 seconds East a distance of 132.90 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH, as an appurtenance to the Fee Parcel described above, the following:

a perpetual non-exclusive easement for a buffer and greenbelt over and across the real property (the "Buffer Easement Area") and being described as ...

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 62 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN at a point on the Southwestern right-of-way line of Piedmont Road (a 60-foot right-of-way) which point is located Southeasterly a distance of 362.43 feet from the point of intersection of said right-of-way line of Piedmont Road with the Southeastern right-of-way line of zxy Drive (a 40-foot right-of-way), as measured along said right-of-way line of Piedmont Road; and running thence South 20 degrees 33 minutes 52 seconds East, along said right-of-way line of Piedmont Road, a distance of 164.87 feet to a point; thence South 67 degrees 42 minutes 45 seconds West, a distance of 335.00 feet to the TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING as thus established, running thence South 67 degrees 42 minutes 45 seconds West a distance of 20.00 feet to a point; thence North 22 degrees 51 minutes 47 seconds West a distance of 143.06 feet to a point; thence North 61 degrees 44 minutes 20 seconds East a distance of 20.09 feet to a point; thence South 22 degrees 51 minutes 47 seconds East a distance of 145.15 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH, as an appurtenance to the Fee Parcel described above, the following:

a perpetual, exclusive easement to construct and maintain a parking facility below the surface and within the boundaries of the Reserved Access Easement Area and being described as...

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 62 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the Southwestern right-of-way line of Piedmont Road (a 60-foot right-of-way) which point is located Southeasterly a distance of 362.43 feet from the point of intersection of said right-of-way line of Piedmont Road with the Southeastern right-of-way line of zxy Drive (a 40-foot right-of-way), as measured along said right-of-way line of Piedmont Road; and running thence South 20 degrees 33 minutes 52 seconds East, along said right-of-way line of Piedmont Road, a distance of 38.00 feet to a point; thence South 76 degrees 47 minutes 53 seconds West, a distance of 88.38 feet to a point; thence South 61 degrees 55 minutes 58 seconds West a distance of 199.39 feet to a point; thence South 61 degrees 44 minutes 20 seconds West a distance of 54.61 feet to a point; thence North 22 degrees 51 minutes 47 seconds West a distance of 15.07 feet to a point; thence North 61 degrees 44 minutes 20 seconds East for a distance of 53.22 feet to a point; thence North 61 degrees 55 minutes 58 seconds East a distance of 289.80 feet to the POINT OF BEGINNING.

TOGETHER WITH, as an appurtenance to the Fee Parcel described above, the following:

a perpetual non-exclusive easement for pedestrian and vehicular ingress and egress over and across the zxy Access Easement as defined in the Limited Warranty Deed from zxy Associates, Ltd. To zxy Inns Inc., dated April 5, 1988, recorded in Deed BookK11420, page 297, Fulton County, Georgia records and being described as...

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 62 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the Southeast side of zxy Drive (a 40-foot right-of-way) 230 feet northeast from the southeast corner of zxy Drive and West Shadowlawn Avenue, said POINT OF BEGINNING is also located at the northern most corner of Lot 13, of the first subdivision hereinafter referred to: running thence North 46 degrees 48 minutes 52 seconds East along the southeast right-of-line of zxy Drive 365 feet to a point located at the northern most corner of Lot 8 of the first subdivision hereinafter referred to, said point being located 292.7 feet southwesterly from the intersection of the southeast right-of-way line of zxy Drive with the southwesterly right-of-way line of Piedmont Road (60 foot right-of-way); running thence South 37 degrees 22 minutes 37 seconds East along the northeast line of said Lot 8, 266.9 feet to a point; running thence North 60 degrees 00 minutes 48 seconds East 291.87 feet to a point located on the southwest right-of-way line of Piedmont Road; running thence South 22 degrees 29 minutes 12 seconds East along the southwest right-of-way line of Piedmont Road 180.05 feet to a point; running thence South 65 degrees 52 minutes 59 seconds West 782.01 feet to a point; running thence North 20 degrees 56 minutes 07 seconds West 99.83 feet to a point; running thence North 59 degrees 57 minutes 39 seconds East 144.93 feet to a point; running thence North 43 degrees 04 minutes 18 seconds West 179.8 feet to the Point of Beginning; as shown on plat of survey prepared by RS L. Lewis, Registered Land Surveyor, dated April 12, 1985, being Lots 8, 9, 10, 11, and 12, of Northwood Hills Subdivision as per plat recorded in Plat BookK15, page 152, Fulton County Records; and being Lot 21, BlockG, of the Subdivision of Fulton County Almshouse Property as per plat recorded in Plat BookK4, pages 128 and 129, aforesaid records.

SURVEYOR NOTES:

1. Basis of bearings is all property lines in Deed BookK52464, page 508.

2. The vesting deed appears to incorrectly state that the Parking Facility is located beneath the Reserved Access Easement Area. In my opinion it is located beneath the subject parcel.

ENCROACHMENT LIST:

1. Wall encroaches 0.45' onto subject property.

2. The building encroaches 3.60' onto the Reserved Access Easement Area.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
Title Commitment Number: ZYX
Effective Date: July 10, 2014 at 5:00 p.m.

Special Exceptions:

11. Easement from A.F. Giles, Northwood Hills and Northwood Corp. to the City of Atlanta, dated May 27, 1936 and recorded June 25, 1936 in Deed BookK1599, Page 192 in the records of the ClerkKof the Superior Court of Fulton County, Georgia. May affect property. Not enough information in the deed to plot.

12. Easement from Hamburger Hamlet, Inc. to Georgia Power Company, dated October 21, 1978 and recorded November 21, 1978 in Deed BookK7107, Page 173, aforesaid records. May affect property. Not enough information in the deed to plot.

13. Easements as contained in that certain Limited Warranty Deed from zxy Associates, Ltd. to zxy Inns, dated April 5, 1988 and recorded April 5, 1988 in Deed BookK11420, Page 297, aforesaid records; as modified by that certain Modification of Limited Warranty Deed, dated June 18, 1990 and recorded July 3, 1990 in Deed BookK13523, Page 198, aforesaid records; as further modified by that certain Second Modification of Limited Warranty Deed, dated April 17, 1991 and recorded April 18, 1991 in Deed BookK14180, Page 214, aforesaid records. Affects property. Not plotted.

14. Indemnity Agreement by and between zxy Inns, Inc. and the City of Atlanta, dated June 4, 1988 and recorded June 9, 1988 in Deed BookK11596, Page 316, aforesaid records. Affects property. Not plotted.

15. Right-of-Way Deed from zxy Inns, Inc. to Department of Transportation, State of Georgia, dated June 13, 1988 and recorded July 14, 1988 in Deed BookK12626, Page 227, aforesaid records. Affects property. Deed erroneously conveys the entire property to the Department of Transportation. The parties have filed a correction document.

16. Right-of-Way Easement from zxy Inns, Inc. to Southern Bell Telephone and Telegraph Company, dated April 5, 1989 and recorded May 24, 1990 in Deed BookK13439, Page 23, aforesaid records. Affects property. Plotted.

17. Conveyance of Access Rights from zxy Associates, Ltd. to Department of Transportation, State of Georgia, dated June 18, 1990 and recorded May 8, 1991 in Deed BookK14236, Page 146, aforesaid records. Document is poorly written but the area it describes is coincident with and is the same land as the Appurtenant Access Easement Area. Plotted as a dotted hatch area on the survey.

18. Easement from zxy Inns, Inc. and zxy Associates, Ltd. to Georgia Power Company, dated June 15, 1989 and recorded March 16, 1989 in Deed BookK12780, Page 162, aforesaid records. Affects property. Not enough information in the deed to plot.

19. Those matters as shown on plat of survey prepared by International Land Services, Inc., William B. Thompson, GRLS N.. 2027, dated May 25, 2007 and last revised August 25, 2007, discloses the following:
a. Building encroaches into access easement.

20. Conveyance of Access Rights from zxy Inns, Inc. to the Department of Transportation, State of Georgia, dated June 15, 1988 and recorded in Deed BookK12626, page 224, aforesaid records. Affects property. Plotted as a cross-hatched area on the survey.

21. Professional Liability Insurance policy obtained by the surveyor in the minimum amount of $1,000,000 to be in effect throughout the contract term. Provided to Lender.

Certification:

To: **ZYX Holding Company III, LLC**, a Delaware limited liability company, **ZYX III Sub I, LLC**, a Delaware limited liability company, **ZYX III SUB II, LLC**, a Delaware limited liability company, **ZYX III Sub IV, LLC,** a Delaware limited liability company, **ZYX III Sub V, LLC,** a Delaware limited liability company, ZYX Hotel, LLC, a Georgia limited liability company and Fidelity National Title Insurance Company, and their respective successors and assigns:

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 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 16, 18 and 21 of Table A thereof. The field workKwas completed on October 27, 2014.

Date of Plat or Map: November 3, 2014

GEORGIA REGISTERED NO. 2293 LAND SURVEYOR CHARLES O. WIGGINS

Charles O. Wiggins
Registration/License No. Georgia RLS No. 2293

Date: November 3, 2014.

ALTA/ACSM LAND TITLE SURVEY FOR:

ZYX Holding Company III, LLC, a Delaware limited liability company
ZYX III Sub I, LLC, a Delaware limited liability company
ZYX III Sub II, LLC, a Delaware limited liability company
ZYX III Sub IV, LLC, a Delaware limited liability company
ZYX III Sub V, LLC, a Delaware limited liability company
FIDELITY NATIONAL TITLE INSURANCE COMPANY
LAND LOT 62 – 17TH DISTRICT
FULTON COUNTY, GEORGIA
DATE OF FIELD WORK: OCTOBER 24-29, 2014
DATE OF PLAT PREPARATION: NOVEMBER 3, 2014
REVISED: NOVEMBER 10, 2014
REVISED: NOVEMBER 19, 2014

20 0 20 40 60
GRAPHIC SCALE: 1 INCH = 20 FEET

JOB 12345
DWG. 12435