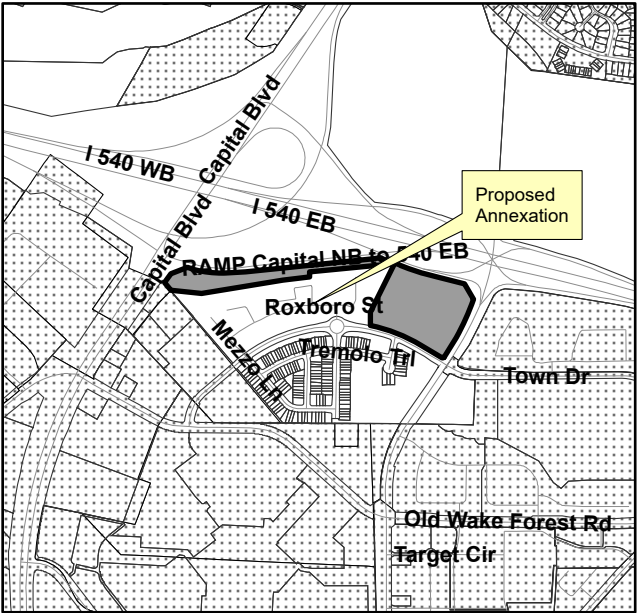





1:5,367

**6701 TOWN CENTER DR
CONTIGUOUS PETITION ANNEXATION
PROPOSED EFFECTIVE X/XX/XX**



1:20,000

-  Proposed City Limits
-  Existing City Limits
-  ETJ



ANNEXATION ORDINANCE# _____

ORDINANCE ADOPTION DATE _____

APPROVED EFFECTIVE DATE _____

Subdivision or Building Permit Transaction Reference Number _____

Council District B

Annexation Case File# AX-06-2024

THIS MAP IS NOT A CERTIFIED SURVEY AND NO RELIANCE ON IT AS TO METES AND BOUNDS OF INDIVIDUAL PROPERTIES MAY BE MADE.

This exhibit meets all statutory requirements for recording. _____

Planning Director / Wake County Review Officer

Date

Petition for Annexation into Raleigh City Limits

Planning and Development Department • One Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682



Section A Submittal Deadlines		
Petitions for annexation are accepted by Planning and Development at any time. There are no fees required for submittal of an annexation petition. The annexation will be scheduled for public hearing and becomes effective immediately upon adoption at the scheduled public hearing unless notified otherwise by the City Clerk.		

Section B Summary Information / Metes and Bounds Descriptions		
Development Project Name: StudioRes (Concord Hotel Development)		
Street Address: 6701 Town Center Drive, Raleigh, NC		
City of Raleigh Subdivision approval #: S- _____ - _____ or	Building Permit #: _____ or ASR -0020-2023	Group Housing #: GH- _____ - _____ - _____
Wake County (PINs) Property Identification Number(s): 1727720832		
Acreage of Annexation Site: 15.42	Linear Feet of New Public Streets within Annexation Boundaries:	
Annexation site is requesting connection to City of Raleigh Water <input checked="" type="checkbox"/> and/or Sewer <input checked="" type="checkbox"/>		
For Sewer-Only Requests:	Applicant has received a contract for service from Raleigh Water: <input type="checkbox"/> Yes. <input type="checkbox"/> No	
Number of proposed dwelling units: N/A		

Continue to page two >>



Unit Type/Unit Count:	Total Breakdown of Dwelling Units		
	Single-Family Home Unit Count _____	Multi-Family - Condo/Apartment Unit Count _____	Multi-Family – Townhouse Unit Count _____
	Complete only for Townhome Units:		
	Are there more than 6 units in one group of townhomes? <input type="checkbox"/> Y <input type="checkbox"/> N		
	Complete only for Condo/Apartment units:		
	Are buildings multi-story with stacked units? <input type="checkbox"/> Y <input type="checkbox"/> N	Will there be a community trash compactor? <input type="checkbox"/> Y <input type="checkbox"/> N	Unit Count +/- Description: <i>Example</i> 30 Studio + 1 Bath 50 1 BR + 1.5 Bath Count Bedroom + Bath _____ + _____ _____ + _____ _____ + _____
	Building Square Footage of Non-Residential Space: 56,888		
Specific proposed use (office, retail, warehouse, school, etc.): <u>Hotel</u>			
Projected market value at build-out (land and improvements): \$ <u>11,500,000 + 2,348,589 (land) = \$13,848,589.00</u>			
Applicant Contact Information			
Property Owner(s): CONCORD WP COL MX RALEIGH TTC LLC			
Primary Mailing Address: 11410 Common Oaks Dr.			
Phone: 919-906-7976 (Paul Duncan)	Email: Paul.Duncan@concordhotels.com		
Project Contact information (if different than property owner)			
Contact(s): Will Quick			
Primary Mailing Address: 150 Fayetteville St., Ste 1700, Raleigh, NC 27601			
Phone: 919-573-6213	Email: wquick@brookspierce.com		
Written metes and bounds description of property to be annexed: Attach additional sheets if necessary. An electronic copy in word format must be emailed to Robert.Tate@raleighnc.gov .			

Section C Annexation Petition

State of North Carolina, County of Wake, Petition of Annexation of Property to the City of Raleigh, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section B) respectfully request the annexation of said property to the City of Raleigh, North Carolina. **The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Unified Development Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.** The property to be annexed is:

Contiguous to the present corporate limits of the City of Raleigh, North Carolina, or

Not Contiguous to the municipal limits of the City of Raleigh, North Carolina and is located within three miles of the municipal limits of the City of Raleigh, North Carolina (pursuant to Chapter 989 of the Sessions Law of North Carolina, 1967).

Part 2 The undersigned certify that they have researched the assessment lien rolls of the City (located at <https://raleighnc.gov/services/doing-business/assessment-liens>), and that the property described in this application, including any portion thereof, _____ is / is not (mark one) listed on any of the City's assessment lien rolls. If the property, or any portion thereof, is listed on the City's assessment lien rolls, the account number[s] for such assessment is _____.

Part 3 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. §160D-108 and G.S. §160D-108.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? Yes No

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this 26 day of January, 2024 by the owners of the property described in Section B.

Owner's Signature(s):

Signature *Julie L. Nixter* Date 1/26/2024
 Signature _____ Date _____
 Signature _____ Date _____
 Signature _____ Date _____

Corporate Seal

SEAL

Print Owner Name(s) and Information:

Name: CONCORD WP COL MX RALEIGH TTC LLC Phone: 919-906-7976 (Paul Duncan)
 Address: 11410 Common Oaks Drive, Raleigh, NC 27614

Name: _____ Phone: _____
 Address: _____

Above signature(s) attested by *Sheresa Hull*
Theresa Hull

Received by the City Council of Raleigh, North Carolina, this _____ day of _____ 20____, at a Council meeting duly held.

Signature of the City Clerk and Treasurer: _____



**WRITTEN ACTION OF THE SOLE MANAGING MEMBER AND MEMBERS
OF
CONCORD WP COL MX RALEIGH TTC LLC**

The undersigned, being the sole managing member and all of the members of CONCORD WP COL MX RALEIGH TTC LLC, a Delaware limited liability company (the "Company"), do hereby approve and adopt the following actions:

RESOLVED, that Julie L. Richter, as Authorized Representative of the Company, is hereby authorized, empowered and directed to execute and deliver the Petition for Annexation in Raleigh City Limits of that certain real property located at 6701 Town Center Drive, Raleigh, North Carolina, containing approximately 15.42 total acres and bearing Real Estate ID 0459129 and having PIN # 1727720832 located and being more particularly described as LO2 TOWN CENTER APARTMENTS as shown in Book of Maps 2021 at Pages 2096 thru 2097 in the Office of the Register of Deeds of Wake County, and any and all documents as the Authorized Representative may deem necessary or advisable to effectuate the annexation of said real property into the City of Raleigh, North Carolina.

FURTHER RESOLVED, that all actions previously taken by the proper officers and representatives of the Company with respect to the annexation of the above described Company's real property are hereby approved and ratified.

IN WITNESS WHEREOF, the undersigned has executed this Written Action effective as of the 26 day of January, 2024.

CONCORD WP COL MX RALEIGH TTC LLC, a Delaware limited liability company

By: Concord WP COL I-B LLC, a Delaware limited liability company, its Managing Member

By: Concord WP COL II-B LLC, a Delaware limited liability company, its Managing Member

By: Concord WP COL GP Holdings II-B LLC, its Managing Member

By: RichMark WP LLC, a Delaware limited liability company, its Managing Member

By: Concord Manager, LLC, a North Carolina limited liability company, its Manager

By: Julie L Richter
Julie L. Richter, its Vice President

RECEIVED
FEB 03 2024
BY: Julie L Richter

Section D Submittal Checklist

Please include all of the following (check off). If any information is missing from the application package, you will be asked to complete the application and re-submit the petition, so please check the list below carefully before you submit:

<input checked="" type="checkbox"/>	Annexation Petition Fee (see the Development Fee Guide webpage for current fee)	
<input type="checkbox"/>	If a request for sewer only, submit a copy of the contract for service with Raleigh Water	
<input checked="" type="checkbox"/>	Written metes and bounds description of the property to be annexed must be attached to this application. See page 1	
<input checked="" type="checkbox"/>	Electronic Word document of the written metes and bounds must be emailed to: Robert.Tate@raleighnc.gov.	
<input checked="" type="checkbox"/>	Survey or Plat showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible. The survey or plat, if not already recorded, must be signed by a land surveyor licensed in the State of NC. The survey must be valid for the purposes of recording as set forth in NC General Statute § 47-30.	
<input checked="" type="checkbox"/>	City or County Property Map with parcels included in the annexation request clearly marked. An excerpt of a property map is acceptable, but the map number must appear on the excerpt. This map must show the existing and proposed city limits .	
<input checked="" type="checkbox"/>	Copy of Approved Preliminary Site Plan or Final Site Plan showing City Building Permit Transaction Number or Group Housing Number (GH-_____-13, etc.) or	Copy of Subdivision Plat submitted for lot recording approval with City file number (S-_____-13, etc.)
<input checked="" type="checkbox"/>	Projected Market Value of Development at build-out (land and improvements).	
<input checked="" type="checkbox"/>	General Annexation Area Data: Linear feet of public streets, total annexation area acreage, number of proposed residential units or square footage of commercial space, type of utility connections involved, specific land uses proposed.	
<input checked="" type="checkbox"/>	This application form completed, <u>dated and signed</u> by the property owner(s) and attested submitted by the deadlines noted in section B of this application , pages 1 and 2.	
Required, but often missing information. Please make sure to include the following:		
<input checked="" type="checkbox"/>	Correct Parcel Identification Number(s) (PIN). Call Wake County Geographic Information Services at 919-856-6360, if there is any question about the parcel identifier. This is very important. Please indicate if the property being requested for annexation is only a portion of an existing parcel.	
<input checked="" type="checkbox"/>	Owner's Signatures and Date of Signatures. See page 3 of this application. All real property owners must sign the application, and the <u>date of signature MUST be filled in!</u>	
<input checked="" type="checkbox"/>	Corporate Seal for property owned by a corporation.	
<input type="checkbox"/>	Rezoning Application , if the property is currently outside Raleigh's Extraterritorial Jurisdiction .	

EXHIBIT A

Property Description

BEING ALL THAT PIECE OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BASIS OF BEARINGS: NORTH CAROLINA GRID NAD 83 (2011))

BEGINNING AT AN EXISTING IRON PIPE AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF CAPITAL BOULEVARD (U.S. HIGHWAY 1) AND SOUTH RIGHT-OF-WAY OF NORTHERN WAKE EXPRESSWAY (I-540), N.C.G.S. COORDINATES N=773,097.23 E=2,125,225.41 NAD83 (2011);

THENCE ALONG AND WITH THE SOUTH RIGHT-OF-WAY OF NORTHERN WAKE EXPRESSWAY (I-540) THE FOLLOWING FIFTEEN (15) CALLS;

- 1- SOUTH 74°10'32" EAST A DISTANCE OF 70.05 FEET TO AN IRON PIPE FOUND;
- 2- ALONG A SIMPLE CURVE TO THE LEFT HAVING A RADIUS OF 1009.18 FEET, AN ARC LENGTH OF 256.88 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 83°13'02" EAST 256.19 FEET TO AN EXISTING IRON PIPE;
- 3- NORTH 85°56'53" EAST A DISTANCE OF 184.23 FEET TO AN IRON PIPE SET;
- 4- NORTH 84°08'57" EAST A DISTANCE OF 1091.87 FEET TO AN IRON PIPE FOUND;
- 5- NORTH 84°09'07" EAST A DISTANCE OF 86.21 FEET TO AN IRON PIPE FOUND;
- 6- SOUTH 67°59'03" EAST A DISTANCE OF 26.52 FEET TO AN IRON PIPE FOUND;
- 7- SOUTH 68°49'47" EAST A DISTANCE OF 146.16 FEET TO AN IRON PIPE FOUND;
- 8- SOUTH 70°43'11" EAST A DISTANCE OF 12.61 FEET TO AN IRON PIPE FOUND;
- 9- SOUTH 70°34'39" EAST A DISTANCE OF 76.17 FEET TO AN IRON PIPE FOUND;
- 10- SOUTH 70°35'45" EAST A DISTANCE OF 122.41 FEET TO AN IRON PIPE FOUND;
- 11- SOUTH 75°42'57" EAST A DISTANCE OF 24.39 FEET TO A POINT;
- 12- SOUTH 76°02'53" EAST A DISTANCE OF 0.10 FEET TO AN IRON PIPE FOUND;
- 13- SOUTH 76°02'53" EAST A DISTANCE OF 113.15 FEET TO A POINT;
- 14- SOUTH 76°02'53" EAST A DISTANCE OF 0.03 FEET TO AN IRON PIPE FOUND;
- 15- SOUTH 76°02'53" EAST A DISTANCE OF 246.06 FEET TO AN IRON PIPE SET AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF NORTHERN WAKE EXPRESSWAY (I-540) AND THE WEST RIGHT-OF-WAY OF TRIANGLE TOWN BOULEVARD;

THENCE ALONG AND WITH THE WEST RIGHT-OF-WAY OF TRIANGLE TOWN BOULEVARD THE FOLLOWING THREE (3) CALLS;

- 1- SOUTH 28°54'58" EAST A DISTANCE OF 156.33 FEET TO AN IRON PIPE SET;
- 2- ALONG A SIMPLE CURVE TO THE RIGHT HAVING A RADIUS OF 2232.94 FEET, AN ARC LENGTH OF 366.84 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 24°26'20" WEST 366.43 FEET TO AN EXISTING IRON PIPE;
- 3- SOUTH 30°59'55" WEST A DISTANCE OF 189.93 FEET TO AN IRON PIPE SET AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF TRIANGLE TOWN BOULEVARD AND NORTH RIGHT OF WAY OF TOWN CENTER DRIVE;

THENCE ALONG THE NORTH RIGHT OF WAY OF TOWN CENTER DRIVE THE FOLLOWING FOUR (4) CALLS;

- 1- NORTH 58°01'03" WEST A DISTANCE OF 5.83 FEET TO AN IRON PIPE SET;
- 2- ALONG A SIMPLE CURVE TO THE RIGHT HAVING A RADIUS OF 16.18 FEET, AN ARC LENGTH OF 26.52 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 72°28'32" WEST 23.65 FEET TO AN IRON PIPE SET;
- 3- NORTH 60°18'53" WEST A DISTANCE OF 238.37 FEET TO AN IRON PIPE SET;
- 4- ALONG A SIMPLE CURVE TO THE LEFT HAVING A RADIUS OF 1381.64 FEET, AN ARC LENGTH OF 442.53 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 69°25'41" WEST 440.64 FEET TO AN IRON PIPE SET;

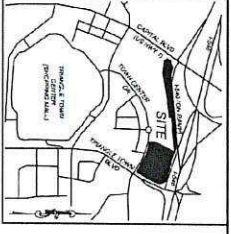
THENCE LEAVING THE NORTH RIGHT OF WAY OF TOWN CENTER DRIVE AND ALONG THE LINE OF LOT 1, TOWN CENTER APARTMENTS (DEED BOOK 19033, PAGE 620) THE FOLLOWING EIGHT (8) CALLS;

- 1- NORTH 00°13'18" WEST A DISTANCE OF 116.36 FEET TO AN IRON PIPE SET;
- 2- NORTH 26°15'06" EAST A DISTANCE OF 455.14 FEET TO AN IRON PIPE SET;
- 3- NORTH 68°49'47" WEST A DISTANCE OF 33.00 FEET TO AN IRON PIPE SET;
- 4- SOUTH 84°19'15" WEST A DISTANCE OF 701.25 FEET TO AN IRON PIPE SET;
- 5- SOUTH 05°04'54" EAST A DISTANCE OF 41.93 FEET TO AN IRON PIPE SET;
- 6- SOUTH 82°39'18" WEST A DISTANCE OF 234.85 FEET TO AN IRON PIPE SET;
- 7- SOUTH 80°34'32" WEST A DISTANCE OF 719.32 FEET TO AN IRON PIPE SET;
- 8- NORTH 83°35'44" WEST A DISTANCE OF 267.31 FEET TO AN IRON PIPE SET ALONG THE NORTH LINE OF INNKEEPER PROPERTIES, INC. (DEED BOOK 11828, PAGE 961);

THENCE ALONG THE NORTH LINE OF INNKEEPER PROPERTIES, INC. (DEED BOOK 11828, PAGE 961) NORTH 40°14'10" WEST A DISTANCE OF 84.80 FEET TO AN IRON PIPE SET ALONG THE EAST RIGHT-OF-WAY OF CAPITAL BOULEVARD (U.S. HIGHWAY 1);

THENCE ALONG AND WITH THE EAST RIGHT-OF-WAY OF CAPITAL BOULEVARD (U.S. HIGHWAY 1) THE FOLLOWING TWO (2) CALLS;

- 1- NORTH 34°24'58" EAST A DISTANCE OF 94.79 FEET TO AN IRON PIPE FOUND WITH CAP;
- 2- NORTH 68°49'07" EAST A DISTANCE OF 154.83 TO THE TRUE POINT AND PLACE OF BEGINNING, CONTAINING 671,110 SQUARE FEET OR 15.41 ACRES MORE OR LESS.



SCHEDULE B - SECTION II

PROPERTY DESCRIPTION (RECORD)

PROPERTY DESCRIPTION (FIELD)

- 1. AFFECTS STATE STREET
- 2. AFFECTS STATE STREET
- 3. AFFECTS STATE STREET
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- 59. AFFECTS STATE STREET
- 60. AFFECTS STATE STREET

NOTICE: THIS IS A PRELIMINARY SURVEY FOR THE STATE STREET DEVELOPMENT PROJECT. THE SURVEYOR HAS RECORDED THIS SURVEY IN BOOK 12, PAGE 1234 OF THE RECORDS OF DEEDS OF WAKE COUNTY, NORTH CAROLINA. THIS SURVEY IS SUBJECT TO ALL RECORDS OF DEEDS AND PLATS AFFECTING THE SUBJECT PROPERTY, AND TO ALL RECORDS OF DEEDS AND PLATS AFFECTING THE ADJACENT PROPERTIES. THE SURVEYOR HAS RECORDED THIS SURVEY IN BOOK 12, PAGE 1234 OF THE RECORDS OF DEEDS OF WAKE COUNTY, NORTH CAROLINA. THIS SURVEY IS SUBJECT TO ALL RECORDS OF DEEDS AND PLATS AFFECTING THE SUBJECT PROPERTY, AND TO ALL RECORDS OF DEEDS AND PLATS AFFECTING THE ADJACENT PROPERTIES.

THE SURVEYOR HAS RECORDED THIS SURVEY IN BOOK 12, PAGE 1234 OF THE RECORDS OF DEEDS OF WAKE COUNTY, NORTH CAROLINA. THIS SURVEY IS SUBJECT TO ALL RECORDS OF DEEDS AND PLATS AFFECTING THE SUBJECT PROPERTY, AND TO ALL RECORDS OF DEEDS AND PLATS AFFECTING THE ADJACENT PROPERTIES.

THE SURVEYOR HAS RECORDED THIS SURVEY IN BOOK 12, PAGE 1234 OF THE RECORDS OF DEEDS OF WAKE COUNTY, NORTH CAROLINA. THIS SURVEY IS SUBJECT TO ALL RECORDS OF DEEDS AND PLATS AFFECTING THE SUBJECT PROPERTY, AND TO ALL RECORDS OF DEEDS AND PLATS AFFECTING THE ADJACENT PROPERTIES.

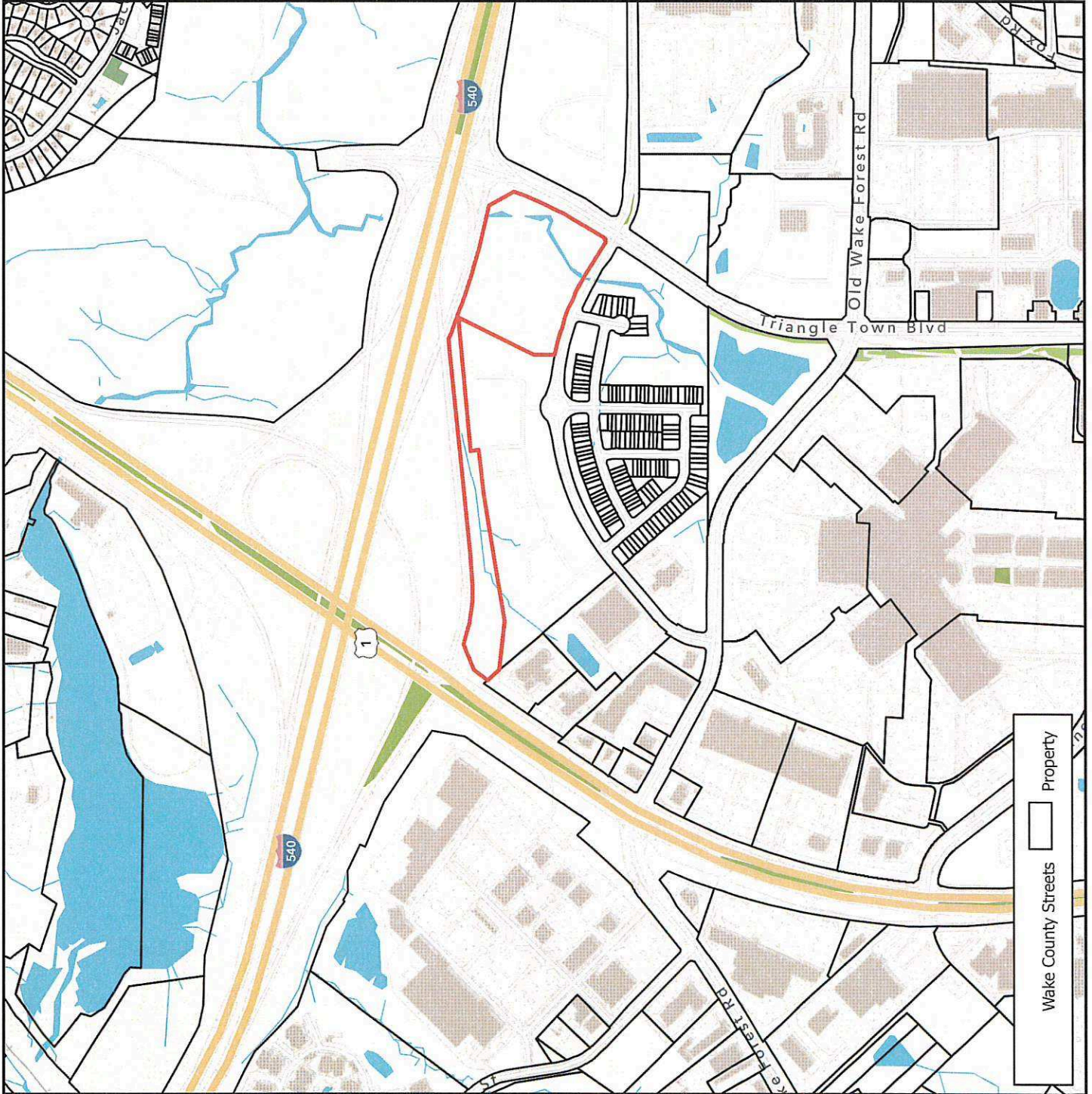
PROPERTY OF:
ETHEL LIMITED PARTNERSHIP
 6420 CAPITAL BOULEVARD
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
ALTA/NSPS LAND TITLE SURVEY

CLIENT:
CONCORD HOSPITALITY
 1110 COMMON OAKS DRIVE
 RALEIGH, NORTH CAROLINA 27614
 PHONE: (919) 455-2900



REVISIONS		
1	10-26-2022	REVISED ROTATION
2	01-21-2023	REVISED DESCRIPTION
NO.	DATE	DESCRIPTION

REID: 0459129
 PIN: 1727720832
 PIN Extension: 000
 Land Value: \$3131447
 Total Value Assessed: \$3131447
 Deed Acres: 15.42
 Planning Jurisdiction: RA
 Township: Neuse
 Owner: CONCORD WP COL MX RALEIGH TTC
 LLC
 Mailing Address 1: 11410 COMMON OAKS DR
 Mailing Address 2: RALEIGH NC 27614-7002
 Deed Book: 019393
 Deed Page: 01452
 Deed Date: 7/26/2023
 Land Class: Vacant
 Map Name: 1727_15
 Billing Class: Business
 Property Description: LO2 TOWN CENTER
 APARTMENTS BM2021 -02097
 Address: 6420 CAPITAL BLVD
 Street Name: CAPITAL BLVD
 Old Parcel Number: --
 Total Structures: 1
 ZIP: 27616



Disclaimer
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

