



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP
OR MINOR AMENDMENT

Change of Ownership **Minor Amendment**

[must use black ink or type]

PROPERTY LOCATION: 805 King Street
TAX MAP REFERENCE: 074.02-01-06 **ZONE:** KR

APPLICANT

Name: Sonder USA Inc.
Address: 101 15th Street San Francisco, CA 94013

PROPERTY OWNER

Name: Old Town 1, LLC
Address: 1616 Camden Rd. Suite 210 Charlotte, NC 28203

SITE USE: Apartment Hotel

Business Name: **Current:** Old Town 1, LLC **Proposed (if changing):** Sonder USA Inc.

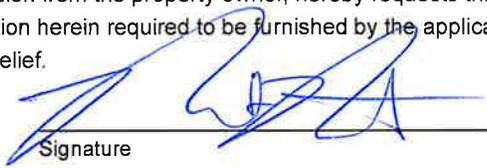
THE UNDERSIGNED hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

THE UNDERSIGNED, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

THE UNDERSIGNED hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Robert D. Brant Attorney/Agent
Print Name of Applicant or Agent
2200 Clarendon Blvd, Suite 1300
Mailing/Street Address
Arlington, VA 22203
City and State Zip Code


Signature
703-528-4700 703-525-3197
Telephone # Fax #
rbrant@thelandlawyers.com
Email address
9-9-2020
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid: \$ _____
Legal advertisement: _____
ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

4. **Is the use currently open for business?** Yes No
If the use is closed, provide the date closed. Not yet opened / _____ / _____
month day year

5. **Describe any proposed changes to the conditions of the special use permit:**
No changes are proposed.

6. **Are the hours of operation proposed to change?** Yes No
If yes, list the current hours and proposed hours:
Current Hours: Proposed Hours:

7. **Will the number of employees remain the same?** Yes No
If no, list the current number of employees and the proposed number.
Current Number of Employees: Proposed Number of Employees:

8. **Will there be any renovations or new equipment for the business?** Yes No
If yes, describe the type of renovations and/or list any new equipment proposed.
Renovations are currently underway to convert the former office space into an
Apartment Hotel. The renovations are consistent with the floor plans submitted with
SUP #2019-00067.

9. **Are you proposing changes in the sales or service of alcoholic beverages?** Yes No
If yes, describe proposed changes:
N/A

10. Is off-street parking provided for your employees? Yes No
If yes, how many spaces, and where are they located?
SUP #2019-00067 included approval of a full parking reduction for the Apartment Hotel, subject to conditions. The Applicant will comply with the approved conditions.

11. Is off-street parking provided for your customers? _____ Yes No
If yes, how many spaces, and where are they located?
See previous response.

12. Is there a proposed increase in the number of seats or patrons served? Yes No
If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:	Proposed:
_____	_____
_____	_____
_____	_____

13. Are physical changes to the structure or interior space requested? Yes No
If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

14. Is there a proposed increase in the building area devoted to the business? Yes No
If yes, describe the existing amount of building area and the proposed amount of building area.

Current:	Proposed:
_____	_____
_____	_____
_____	_____

15. The applicant is the (check one) Property owner Lessee
 other, please describe: _____

16. The applicant is the (check one) _____ Current business owner Prospective business
of _____ other, please describe: _____

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (3%) in the corporation and the extent of interest shall be identified by name and address.

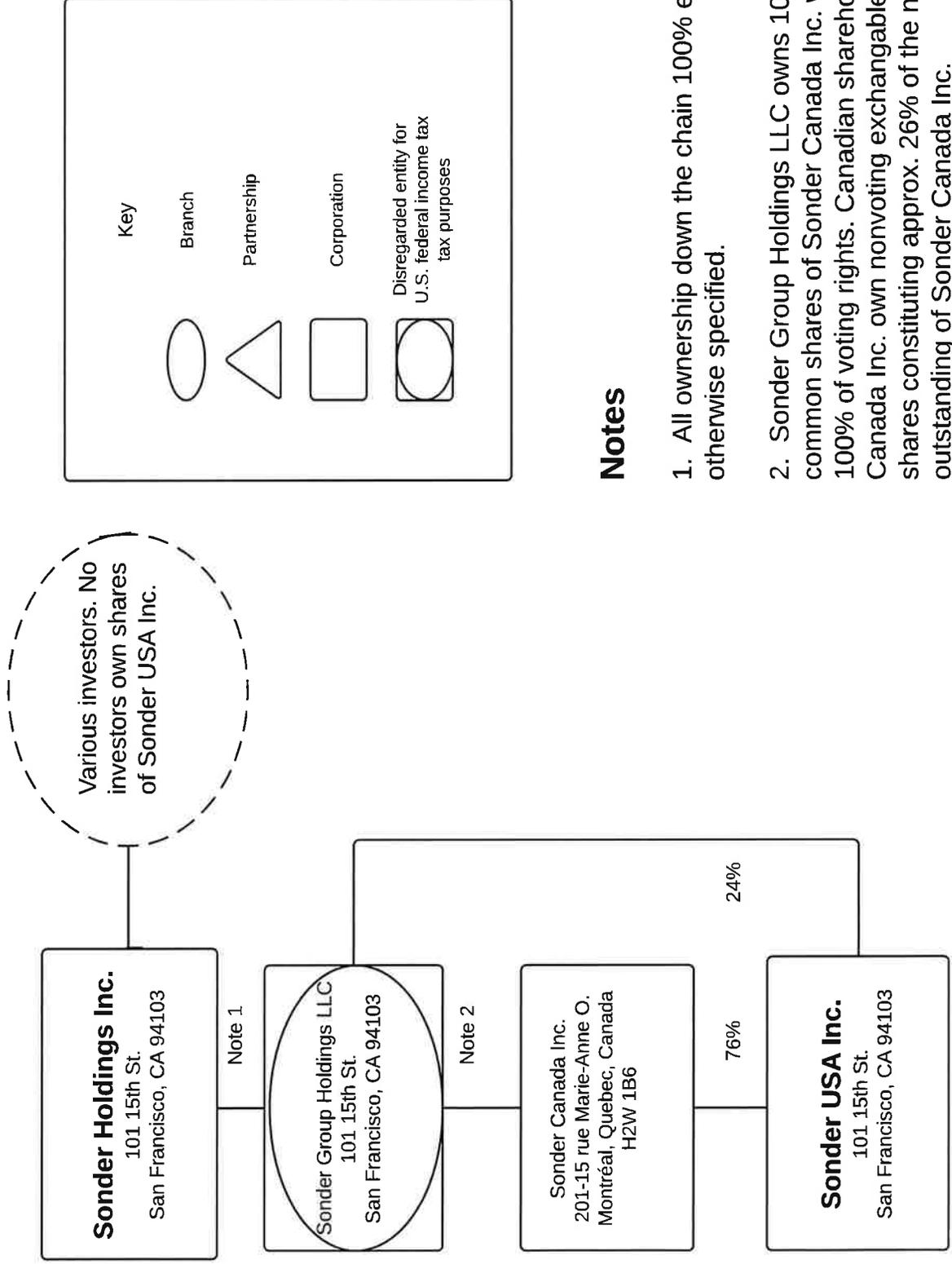
For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

See attached.

Sonder legal entity organizational chart

September 9, 2020



NOTES:

- THE SUBJECT PROPERTY IS IDENTIFIED ON CITY OF ALEXANDRIA, VIRGINIA ASSESSMENT MAP AS TAX MAP BLOCK LOT NUMBER 074.02-01-06 AND IS ZONED KR.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO 5155190041E, FOR THE CITY OF ALEXANDRIA, VIRGINIA., DATED JUNE 16, 2011.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VCS 83 BASED ON A FIELD RUN GPS SURVEY. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. (TABLE A, ITEM 16)
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, NOR WAS THERE ANY EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. (TABLE A, ITEM 17)
- THERE IS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE HORIZONTAL CLOSURE AND ACCURACY OF THE SURVEY CONTROL USED TO PERFORM THIS SURVEY IS 1:259,147 WHICH EXCEEDS THE MINIMUM PRECISION OF 1:20,000 WITH THE ATTENDANT ANGULAR CLOSURE WHICH SUSTAINS THE ERROR OF CLOSURE.
- THE RECORD DESCRIPTION CONTAINED HEREON AND ALL OTHER INFORMATION SHOWN HEREON IS CORRECT.
- THE SUBJECT PROPERTY DOES NOT HAVE DIRECT VEHICULAR ACCESS TO AND FROM A PUBLIC STREET.
- EXCEPT AS SHOWN HEREON, THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR ROADWAYS.
- COMMON BOUNDARY LINES WITH THE SUBJECT PROPERTY AND ADJOINING BOUNDARIES ARE CONTIGUOUS, WITH NO GAPS, CORES OR OVERLAPS, UNLESS NOTED OTHERWISE HEREON.
- THE AREA OF THE SUBJECT PROPERTY AND THE RESPECTIVE PARCELS THEREOF AS SHOWN IS CORRECT.
- THIS ALTA/NSPS LAND TITLE SURVEY IS FOR THE USE OF THE SPECIFIC ENTITIES LISTED IN THE SURVEYOR'S CERTIFICATE FOR ACQUISITION/ LENDING/ REFINANCING PURPOSES AND IS NOT INTENDED FOR DESIGN OR CONSTRUCTION PURPOSES, INCLUDING THE INSTALLATION OF FENCES OR CONSTRUCTION OF OTHER IMPROVEMENTS. UTILITY LINES MAY NOT BE SHOWN AS ACTUAL WIDTHS AND SIZES.
- THIS SURVEY HAS BEEN PREPARED TO SATISFY THE REQUIREMENTS OF "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND TO DEPICT THE LOCATIONS OF ENCUMBRANCES AFFECTING THE PROPERTY THAT HAS BEEN IDENTIFIED IN THE TITLE COMMITMENT REFERENCED HEREON, FURNISHED TO VIKA VIRGINIA, LLC FOR THIS SITE OR TO LIST ANY ENCUMBRANCES THAT ARE NOT LOCATABLE, AS SUCH, IF THERE ARE ENCUMBRANCES AFFECTING THE PROPERTY THAT WERE NOT IDENTIFIED IN THE REFERENCED TITLE REPORT, THEY MAY NOT BE SHOWN ON THIS SURVEY. FOR EXAMPLE, CERTAIN HIGHWAYS HAVE "LIMITED ACCESS LINES" THAT HAVE BEEN ESTABLISHED BY HIGHWAY PLANS THAT ARE OFTEN NOT RECORDED IN THE LAND RECORDS OF THAT JURISDICTION.
- "BILCO" DOORS ARE WITHIN KING STREET, BUT APPEAR TO SERVE SUBJECT PROPERTY.
- THE PROPERTY SHOWN AND DESCRIBED HEREON IS THE SAME AS DESCRIBED IN THE REFERENCED TITLE COMMITMENT.
- THERE IS NO OBSERVABLE EVIDENCE OF PARTY WALLS ALONG THE PERIMETER OF THE SUBJECT PROPERTY. (TABLE A, ITEM 10(c))

LEGAL DESCRIPTION:

PARCEL FOUR

BEGINNING AT A POINT ON THE NORTH SIDE OF KING STREET 69.84 FEET WEST OF COLUMBUS STREET AND AT WEST WALL OF BUILDING HEREBY CONVEYED; THENCE NORTHWARD ALONG WEST SIDE OF BRICK WALL OF #805-807 KING STREET 103.75 FEET TO A POINT 70 FEET FROM COLUMBUS STREET; THENCE EASTWARD ALONG THE NORTH WALL OF #805-807 KING STREET AND PARALLEL TO KING STREET 29 FEET TO A BRICK WALL 41 FEET FROM COLUMBUS STREET; THENCE SOUTHWARD PARALLEL TO COLUMBUS STREET ALONG SAID LAST WALL AND A PLANK FENCE 53.15 FEET; THENCE SOUTHWARD 27 FEET TO THE NORTHEAST CORNER OF THE FRONT PORTION OF THE BUILDING #805-807 KING STREET; THENCE SOUTHWARD PARALLEL TO COLUMBUS STREET 23.50 FEET TO KING STREET; THENCE WESTWARD ALONG KING STREET 26.08 FEET TO THE BEGINNING; AND BEGINNING AT A POINT ON THE WEST SIDE OF COLUMBUS STREET 120.93 FEET NORTH OF KING STREET; THENCE WESTWARD ALONG THE NORTH SIDE OF THE BRICK WALL ON PROPERTY ADJOINING ON THE SOUTH, 41 FEET TO A POINT 121.45 FEET NORTH OF KING STREET; THENCE SOUTHWARD ALONG SAID BRICK WALL PARALLEL TO COLUMBUS STREET 17.70 FEET; THENCE WESTWARD PARALLEL TO KING STREET AND ALONG THE NORTH WALL OF #805-807 KING STREET 29 FEET TO THE NORTHWEST CORNER OF SAID #805-807 KING STREET; THENCE NORTHWARD PARALLEL TO COLUMBUS STREET 27.80 FEET TO THE NORTH SIDE OF SAID BRICK WALL; THENCE EASTWARD PARALLEL TO KING STREET 29 FEET; THENCE EASTWARD ALONG THE NORTH SIDE OF SAID BRICK WALL 41 FEET TO COLUMBUS STREET; THENCE SOUTHWARD ALONG COLUMBUS STREET 10 FEET TO THE BEGINNING.

TOGETHER WITH A NONEXCLUSIVE EASEMENT TO THE ALLEY LOCATED ON PROPERTY KNOWN AS 809 KING STREET, ALEXANDRIA, VIRGINIA, AS SET FORTH IN THE DEED WITH PLAT ATTACHED THERETO RECORDED IN DEED BOOK 927 AT PAGE NUMBER 783 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

IT BEING THE SAME PROPERTY CONVEYED TO PMA PROPERTIES, 805, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM 805 KING, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, DATED JUNE 19, 2013 AND RECORDED JUNE 20, 2013 AS INSTRUMENT NO. 130014986.

AREA TABULATION:

PARCEL FOUR 4,111 SQ.FT. OR 0.09438 AC.

TITLE COMMITMENT NOTES:

TITLE COMMITMENT PROVIDED BY BRIDGE TRUST TITLE GROUP, AGENT FOR CHICAGO TITLE INSURANCE COMPANY REFERENCE NO. 091051377 WITH AN EFFECTIVE DATE OF SEPTEMBER 14, 2016 HAS BEEN INCORPORATED INTO THIS SURVEY.

THE FOLLOWING ITEMS ARE LISTED IN SCHEDULE B - PART II, EXCEPTIONS AND APPEAR TO AFFECT THE SUBJECT PROPERTY:

PARCEL FOUR

- ITEM 11 NON-EXCLUSIVE EASEMENT TO THE ALLEY LOCATED ON THE PROPERTY KNOWN AS 809 KING STREET, ALEXANDRIA AS SET FORTH IN THE DEED WITH PLAT ATTACHED THERETO RECORDED IN DEED BOOK 927 AT PAGE 783. (SHOWN HEREON, BUILDING CONSTRUCTED OVER ALLEY)

UTILITY NOTE:

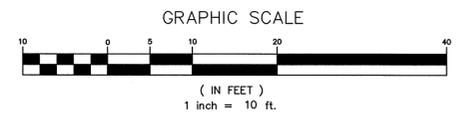
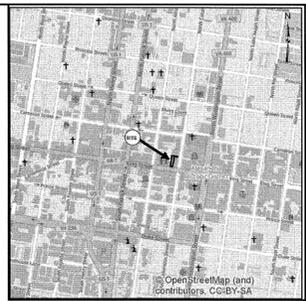
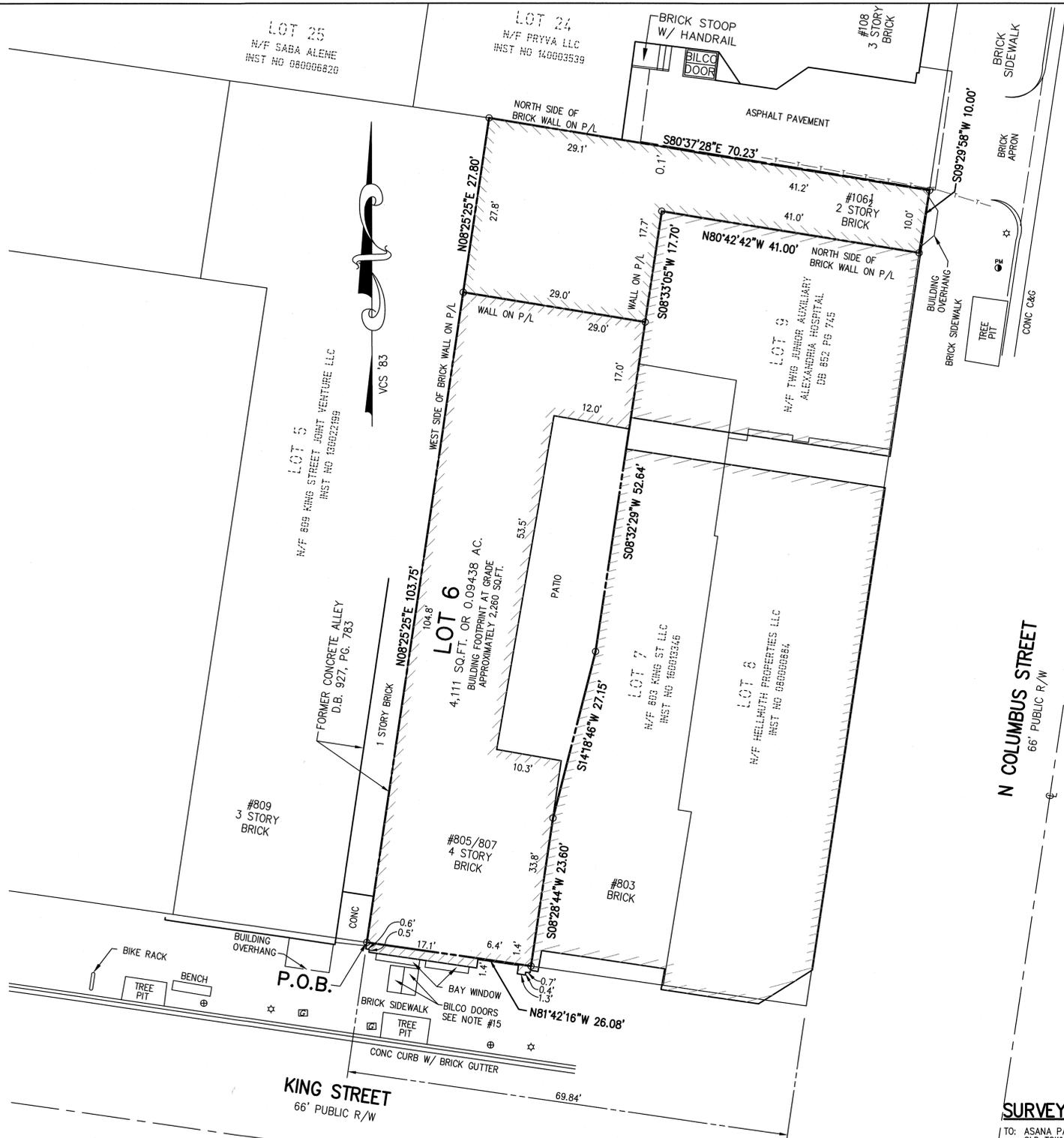
THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION, AERIAL SURVEY LOCATIONS AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS, LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
TELEPHONE.....	MCI COMMUNICATIONS VERIZON COMMUNICATIONS LEVEL 3 COMMUNICATIONS AT&T
GAS.....	WASHINGTON GAS
ELECTRIC.....	DOMINION VIRGINIA POWER
CABLE TV.....	COMCAST
WATER AND SEWER...	FAIRFAX SEWER VIRGINIA AMERICAN WATER
MISS UTILITY	TICKET #

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

LEGEND:

	BUILDING LINE		ELECTRICAL MANHOLE		SOIL BORING		CONCRETE		FACE
	CABLE TV CONDUIT		SANITARY MANHOLE		TEST PIT		C&G CURB AND GUTTER		FENCE LINE
	ELECTRICAL CONDUIT		SANITARY CLEANOUT		SIGN POST		TRANS ELECTRICAL TRANSFORMER		SUB BK
	EDGE OF PAVEMENT		WATER METER		WOOD POST		ASPH ASPHALT		PAGE
	FENCE LINE		WATER MANHOLE		IRON PIPE FOUND		ESMT EASEMENT		RECORD INFORMATION
	NATURAL GAS CONDUIT		WATER VALVE		REBAR FOUND		BLDG BUILDING		MEASURED INFORMATION
	OVERHEAD WIRES		FIRE HYDRANT		PKNAIL FOUND		RCP REINFORCED CONCRETE PIPE		OBSERVED ANGLE OR BEARING
	TELEPHONE/COMM. CONDUIT		FIRE DEPARTMENT CONNECTION		DRILL HOLE FOUND		CMP CORRUGATED METAL PIPE		
	PROPERTY LINES		IRRIGATION CONTROL VALVE		BENCHMARK		R/W RIGHT-OF-WAY		
	PUBLIC UTILITIES EASEMENTS		WELL				HCR HANDICAP RAMP		
	SANITARY SEWER CONDUIT		TREE				DB DEED BOOK		
	STORM DRAIN CONDUIT		HANDICAP				PG PAGE		
	WATER CONDUIT		TRAFFIC CONTROL BOX				TRANS ELECTRIC TRANSFORMER		
			TRAFFIC SIGNAL POLE				BRL BUILDING RESTRICTION LINE		
			STORM DRAIN MANHOLE				NORTH		
			CATCH BASIN RIM				SOUTH		
			INLETS				EAST		
			CURB INLET				WEST		



SURVEYOR'S CERTIFICATE:

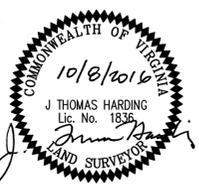
TO: ASANA PARTNERS, LP
OLD TOWN #1, LLC
BRIDGE TRUST TITLE GROUP
CHICAGO TITLE INSURANCE COMPANY

I, J. THOMAS HARDING, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE BOUNDARY SURVEY SHOWN HEREON IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS AND IS NOW IN THE NAME OF PMA PROPERTIES, 805, LLC, AS ACQUIRED IN INSTRUMENT #130014988, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

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, 7(a), 7(b)(1), 8, 9, 10(a), 13, 14, 16 & 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON OCTOBER 8, 2016.

J. THOMAS HARDING
LICENSED LAND SURVEYOR
VA#1836
EMAIL ADDRESS: HARDING@vika.com



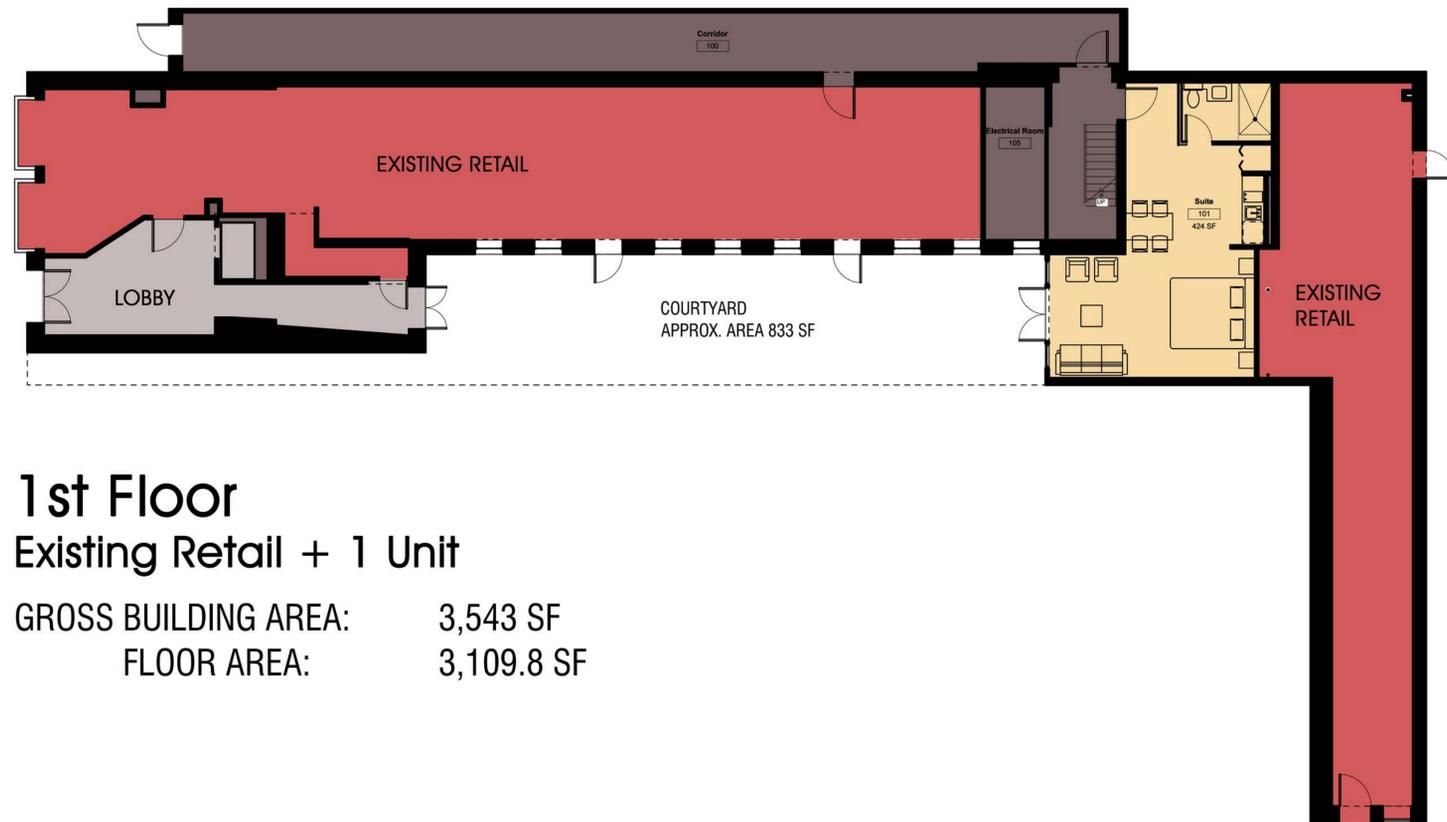
DATE OF PLAT OR MAP

VIKA
VIKA VIRGINIA LLC
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
8180 GREENEBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
WWW.VIKAKA.COM

PARCEL FOUR
PMA PROPERTIES, 805, L.L.C.
805 KING STREET
INSTRUMENT #130014988
CITY OF ALEXANDRIA, VIRGINIA

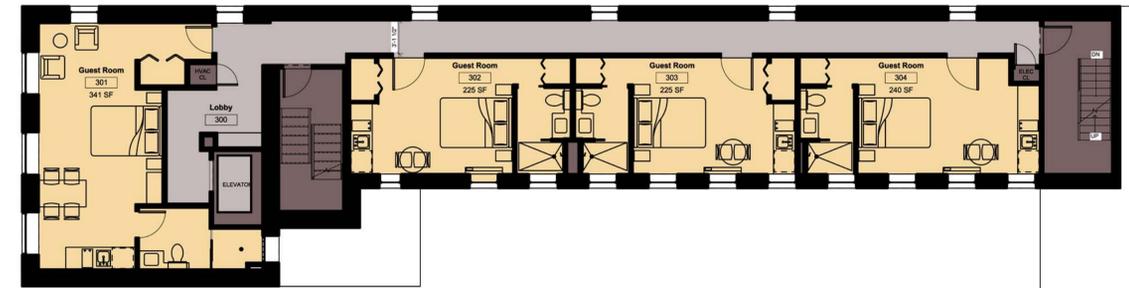
ALTA/NSPS
LAND TITLE SURVEY

VIKA REVISIONS		
ADDRESS COMMENTS	NOVEMBER 2, 2016	
ADDRESS COMMENTS	DECEMBER 2, 2016	
DATE:	OCTOBER 8, 2016	
DES.	FEJ	TEM
SCALE:	1" = 10'	
PROJECT/FILE NO.	VV 7881 A.004	
SHEET NO.	1 OF 1	



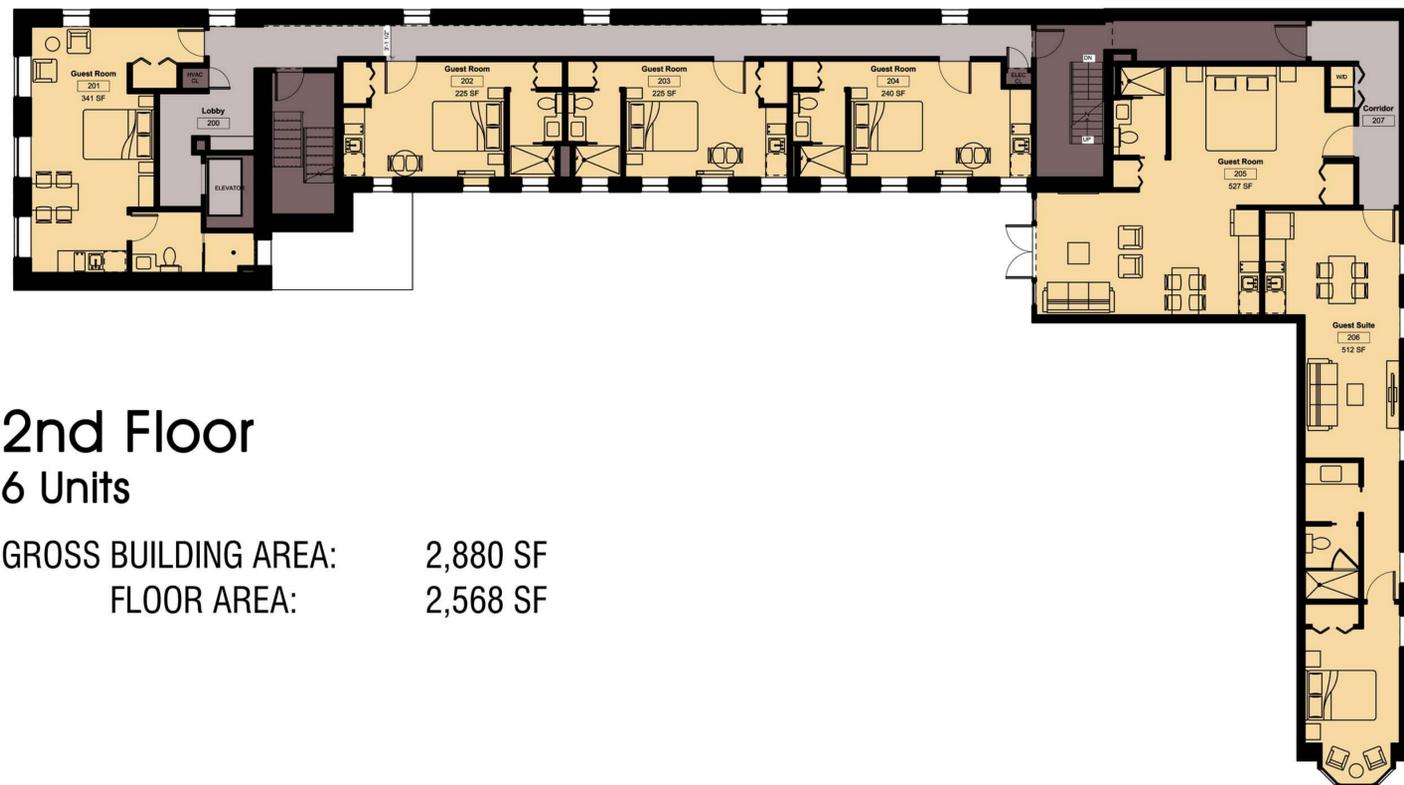
1st Floor
Existing Retail + 1 Unit

GROSS BUILDING AREA: 3,543 SF
FLOOR AREA: 3,109.8 SF



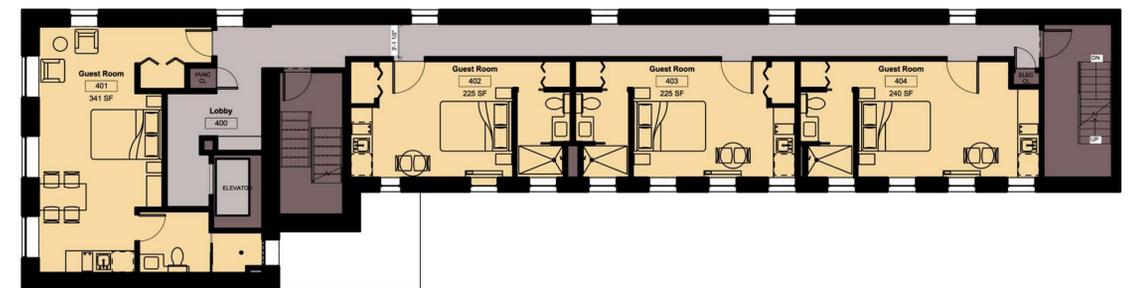
3rd Floor
4 Units

GROSS BUILDING AREA: 1,640 SF
FLOOR AREA: 1,328 SF



2nd Floor
6 Units

GROSS BUILDING AREA: 2,880 SF
FLOOR AREA: 2,568 SF



4th Floor
4 Units

GROSS BUILDING AREA: 1,640 SF
FLOOR AREA: 1,328 SF

BUILDING TOTAL
GROSS BUILDING AREA: 9,703.0 SF
FLOOR AREA: 8,415.3 SF