

ROCKETTS VIEW LP
DEED # 9700-28650
TAX PARCEL E000-0534/006
2823 E. MAIN STREET

TOBACCO ROW LAND, L.P.
DEED # 9800-20338
TAX PARCEL E000-0586/001
2825 E. MAIN STREET
ZONED M-2, HEAVY INDUSTRIAL
0.765 Acres

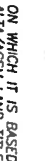
CSX TRANSPORTATION INC
(NORFOLK SOUTHERN
RAILWAY COMPANY)
DEED BOOK 424 PG 808
TAX PARCEL E000-0586/002
2845 E. MAIN STREET

EMSEA HOLDINGS LLC
DEED # 2012-18553
TAX PARCEL E000-0584/001
3017 WILLIAMSBURG AVE

LLEGAL DESCRIPTION:
 TAX PARCEL E000-0586/001 IN THE CITY OF RICHMOND, VA
 ALL THAT CERTAIN LOT, PIECE OR PARCEL, OF LAND WITH ALL THE IMPROVEMENTS THEREON AND APPURTENANCES
 THEREUNTO BELONGING LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, AND KNOWN AS NO. 2825 EAST MAIN
 STREET, AS SHOWN ON A PLAT OF SURVEY DATED OCTOBER 1, 1989, RECORDED IN THE CLERK'S OFFICE OF THE CITY OF
 RICHMOND, VIRGINIA, AND BEING A PORTION OF LAND LOCATED ON THE SOUTH LINE OF EAST MAIN STREET AND THE EAST LINE OF PEACH STREET,
 WHICH IS ALSO KNOWN AS NO. 2825 EAST MAIN STREET, MADE BY CHARLES L. WINGATE, PROFESSIONAL LAND SURVEYOR, A COPY OF
 WHICH IS OF RECORD IN PLAT BOOK 45, PAGE 50, IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, A COPY OF
 REFERENCE TO WHICH PLAT IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY.
 BEGINNING AT A STONE FOUND AT THE INTERSECTION OF THE SOUTH LINE OF EAST MAIN STREET AND THE EAST LINE OF
 PEACH STREET; THENCE ALONG THE SOUTH LINE OF EAST MAIN STREET THE FOLLOWING: SOUTH 16°11'01" WEST 59.12 FEET TO A ROD SET ON THE
 COMMON WITH CSX TRANSPORTATION LINE; THENCE ALONG THE CSX TRANSPORTATION LINE, NORTH 48°12'01" WEST 274.76 FEET TO
 A ROD SET ON THE EAST LINE OF PEACH STREET; THENCE ALONG THE EAST LINE OF PEACH STREET, NORTH 50°16'40" EAST
 211.63 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PROPERTY CONTAINING 0.765 ACRES, MORE OR LESS.

NOTE: TAX MAP # E000-0596/2001 AS DEPICTED AND DESCRIBED HEREON IS THE SAME PROPERTY DESCRIBED IN THAT COMMITMENT FOR TITLE INSURANCE PREPARED BY SAFE HARBOR TITLE COMPANY DATED SEPT. 9, 2013 AND DESIGNATED AS FILE NO. SHC13-614.

I HEREBY CERTIFY TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, SAFE HARBOR TITLE COMPANY, AND SHIPLECK EAST LLC, A VIRGINIA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR THAT 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/ALTA/SUBM TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11 (a), 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 18, 2013.



DATE: OCTOBER 18, 2013 JACK B. GRIFFIN, L.S.

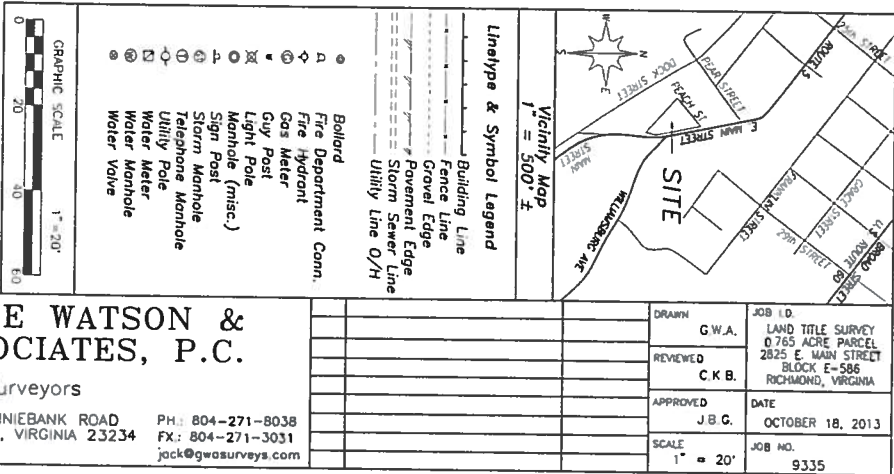
DATE: OCTOBER 18, 2013

WACK B. GRIFFIN, L.S.
LICENSE NO. 0403 002663

ATTACHMENT TABLE A NOTES:

1	THESE ARE CURRENTLY NO BUILDINGS WITHIN THE BOUNDARIES OF THE SUBJECT PARCEL.
2	THESE ARE CURRENTLY NO SHIPPED PARKING SPACES WITHIN THE BOUNDARIES OF THE SUBJECT PARCEL.
3	THERE ARE CURRENTLY NO SHIPPED PARKING SPACES WITHIN THE BOUNDARIES OF THE SUBJECT PARCEL.
4	NO EVIDENCE OF EARTHMOVER OR RECENT EXTERIOR BUILDING CONSTRUCTION WAS OBSERVED.
5	NO PROPOSED CHANGES TO STREET R/W LINES KNOWN.
6	NO PROPOSED CHANGES TO STREET R/W LINES KNOWN.
7	OBSERVED EVIDENCE OF DEBRIS AND SOIL STOCKPILES SHOWN HEREON

RECEIVED
DEC 15 2004
LAND USE ADMINISTRATION



GENE WATSON &
ASSOCIATES, P.C.

Land Surveyors

4221 BONNIEBANK ROAD
RICHMOND, VIRGINIA 23234

PH: 804-271-8038
FX: 804-271-3031
jack@gwasurveys.com

ALTA/ACSM LAND TITLE SURVEY
A 0.765 ACRE PARCEL OF LAND LYING AT THE
SOUTHWEST CORNER OF THE INTERSECTION OF
EAST MAIN STREET AND PEACH STREET AS
LOCATED IN THE CITY OF RICHMOND, VIRGINIA

ALTA/ACSM LAND TITLE SURVEY

A 0.765 ACRE PARCEL OF LAND LYING AT THE
SOUTHWEST CORNER OF THE INTERSECTION OF

EAST MAIN STREET AND PEACH STREET AS
LOCATED IN THE CITY OF RICHMOND, VIRGINIA

LOCATED IN THE CITY OF RICHMOND, VIRGINIA

LIST OF POSSIBLE ENCROACHMENTS:
BRICK RETAINING WALL ALONG E

- BRICK REMAINING WALL ALONG EAST MAIN STREET EXTENDS 0.1' TO 0.3' OVER P/L INTO R/W
- FACE OF WOODEN DUMPSTER ENCLOSURE EXTENDS 0.9' OVER P/L ALONG E/L OF PEACH STREET ONTO SUBJECT PARCEL
- BRICK REMAINING WALL ALONG THE S/L OF EAST MAIN STREET EXTENDS 0.6' OVER P/L INTO R/W
- BILLBOARDS ALONG S/L OF EAST MAIN STREET EXTEND 0.3' TO 0.8' OVER P/L ONTO SUBJECT PARCEL

1. THE ALI/AGSM LAND TITLE SUREY AS SHOWN IS BASED ON A CURRENT GROUND SUREY COMPLETED OCTOBER 18, 2013. THE EXISTING PARCEL LINES AS DEPICTED ON THE SUREY ARE BASED ON THE DEEDS OF RECORD AS AUCOUNTED BY FIELD LOCATED PARCEL CORNERS AS SHOWN. DEEDS OF RECORD AS AUCOUNTED BY FIELD LOCATED RIGHT-OF-WAY WIDTHS DEPICTED HEREON, SPECIFIC REFERENCE MADE TO PLAT BY CHARLES L. WAGNITE, RECORDED AT PLAT BOOK 45 PAGE 50, ROUTINE BEARINGS SHOWN HEREON, CORNER CLOSURES, 07-10, TO OBTAIN RECORD BEARINGS.
2. THE LOCATION OF EXISTING UTILITIES, IF METEORUS, OR ANY OTHER CULTURALLY OR ENVIRONMENTALLY SENSITIVE AREAS, HAS NOT BEEN DETERMINED BY THE SURVEYOR.
3. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON IS BASED UPON GROUND EVIDENCE ONLY. THE LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO SITE CONSTRUCTION. UTILITY CONSTRUCTION OR ANY UTILITY LOCATED HEREON, AND ASSOCIATED EXCAVATIONS, OFFICERS OR EMPLOYEES WILL NOT BE RESPONSIBLE FOR THE PRESENCE, OR REMOVAL, OF ANY TOXIC WASTES OR MATERIALS ON THE SURFACE, IN ANY STRUCTURE, OR BURIED BENEATH THE SURFACE.
- 4.

EXCEPTIONS:

ITEM 1	N/A	(DEFS, ETS, ETC.) NOT A SURVEY RELATED MATTER
ITEM 2	N/A	(DEFS, ETS, ASSESSMENTS, ETC.) NOT A SURVEY RELATED MATTER
ITEM 3	ITEM 3	(PARENTS IN POSSESSION) NOT A SURVEY RELATED MATTER
ITEM 4	N/A	(PARENTS NOT OF RECORD) NOT A SURVEY RELATED MATTER
ITEM 5	N/A	(ASSESSMENTS NOT OF RECORD) NOT A SURVEY RELATED MATTER
ITEM 6	N/A	CURRENT LAND TITLE SURVEY SHOWN HEREON
ITEM 7	N/A	(PARENT SURVEY) CURRENT LAND TITLE SURVEY SHOWN HEREON

COMMONWEALTH OF VIRGINIA
JACK B. GRIFFIN
Lic No. 602563
4-10-18 2-3
AND SURVEYOR

SHEET 1/1

FILE RMM-9075

FILE: RMM-9075

DEC 15 2014

GRAPHIC SCALE 1" = 25'

A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 25, 50, and 75, representing feet. The text "GRAPHIC SCALE" and "1" = 25'" is printed above the bar.

[illegible]

Land Surveyors
4221 BONNIEBANK ROAD
RICHMOND, VIRGINIA 23234

PH.: 804-271-8038
FX.: 804-271-3031

TOPOGRAPHIC SURVEY
PLAT SHOWING 2825 E. MAIN STREET
LYING WEST OF E. MAIN STREET
& SOUTH OF PEACH STREET
WITH THE IMPROVEMENTS THEREON
IN THE CITY OF RICHMOND, VIRGINIA

Digital
Copy

SHEET 1/1
OF ---
FILE: RMT-62898

1. THE PLAT OF SURVEY AS SHOWN IS BASED ON A CURRENT FIELD SURVEY.
2. THE PLAT OF SURVEY AS SHOWN IS BASED UPON ALL KNOWN AND OTHER ENVIRONMENTALLY SENSITIVE AREA, IF ANY, WAS NOT A PART OF THIS SURVEY.
3. THE LOCATION OF UTILITIES AS SHOWN ARE BASED UPON ABOVE GROUND EVIDENCE AND EXISTING SURFACE FEATURES ONLY. THE LOCATIONS OR SHOWN ARE APPROXIMATE AND NOT GUARANTEED.
4. THE SURVEYOR AND ASSOCIATES, P.C.'S OFFICERS OR EMPLOYEES, WILL NOT BE RESPONSIBLE FOR THE PRESENCE OR REMOVAL OF ANY TOXIC WASTES OR MATERIALS ON THE SURFACE, IN ANY STRUCTURE, OR BURIED BETWEEN THE SURFACE.
5. THE SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF UTILITIES RECORDS. SUCH MAY NOT REFLECT ALL ENCUMBRANCES UPON THE PARCELS DEPICTED.

THIS PROPERTY LIES IN AN AREA DESIGNATED AS ZONE "X" AS SHOWN ON F.I.M. # 10, 1988 INSURANCE RATE MAP COMMUNITY PLAN NO. 51013-01 D.D. DATED JULY 20, 1988. THE SURVEY WAS PREPARED BY CHARLES L. WANNOM, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, 1987 AND RENEWED JANUARY 16, 1989 AS PREPARED BY CARL A. WANNOM, LAND SURVEYOR. SAID PLAT IS RECORDED AT DEED #8900-04187.

STREET "PLAT OF A PARCEL OF LAND LOCATED ON THE SOUTH LINE OF EAST MAIN STREET AND THE EAST LINE OF LAND LOCATED ON THE SOUTH LINE OF EAST MAIN STREET, BEING THE LOTS OF THE PLAT OF THE CITY OF RICHMOND, DATED JULY 1, 1957 AS PREPARED BY CHARLES L. WANNOM, LAND SURVEYOR.

REFERENCE CITY OF RICHMOND BASELINE SHEET # 10 NE.