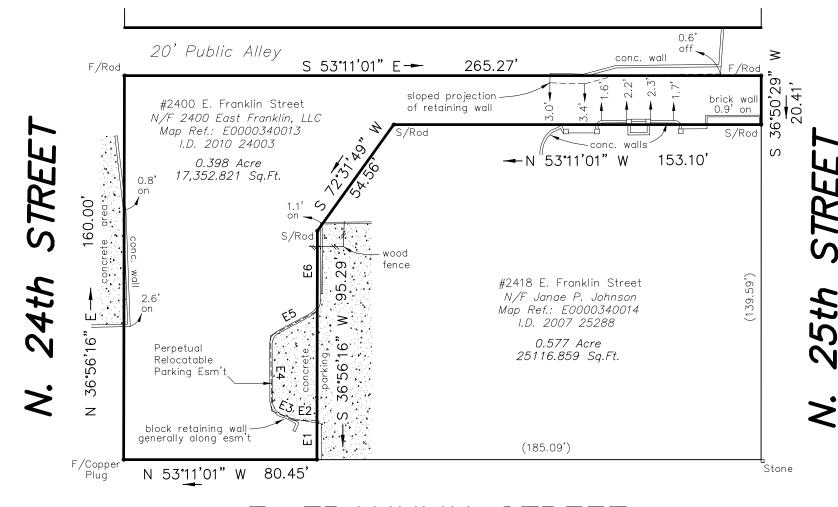
Purchaser: David W. Kapella

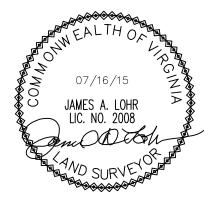


	LINE	BEARING	DISTANCE
	E1	N 36°56'16" E	16.40
	E2	N 53°11'01" W	9.77
	E3	N 29°30'27" W	9.95'
	E4	N 36°00'47" E	31.21
	E5	S 81°05'00" E	21.97
	E6	N 36°56'16" E	33.41'

## E. FRANKLIN STREET

Survey and Plat of

The Property Known as #2400 E. Franklin Street in the City of Richmond, VA



This is to certify that on 07/16/15 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY

IS NOT in a Special Flood Hazard Area.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290043E effective date of 07/16/14 Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property Edwards, Kretz, Lohr & Associates, PLLC/

Land Surveyors-Planners

Virginia-North Carolina

1900 Byrd Avenue, Suite 103 Richmond, Virginia, 23230 Phone (804) 673-9666 Fax (804) 673-9990

Scale: 1"=40' Drawn: TCJ Job: 1314-15

Date: 07/17/15 Checked: JAL