

General Notes

1. This survey plat represents a current and accurate field transit survey of the premises shown hereon.
Date of last physical survey: May 31, 2017
2. This survey was made with the benefit of a Title Report issued by Chicago Title Insurance Company, effective date of May 26, 2017 (Commitment No. SHTC17-576)
3. All streets shown hereon are public.
4. The legal description does form a mathematically closed figure with no gaps, gores or overlaps.
5. Observed utilities are plotted and shown hereon.
Miss Utility will not mark utilities on private property for survey purposes.
6. Property has direct access from Oliver Hill Way.

Surveyor's Certificate

This survey is certified to and prepared for the sole and exclusive benefit of the entities and/or individuals listed below as of JUNE 8, 2017 and shall not be relied upon by any other entity or individual whatsoever.

To: CRESCENT PRESERVATION & DEVELOPMENT CO., LLC, a Virginia limited liability company
 To: LIZENZER TO BE NAMED, its successors and assigns as their interests may appear
 To: CHICAGO TITLE INSURANCE COMPANY
 To: SAFE HARBOR TITLE COMPANY

The undersigned further certifies that this map or plot 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 1-4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11, 13, 16, 17, and 19 of Table A thereof. The fieldwork was completed on May 31, 2017.

Rodney B. Shadrach, L.S. #2274
 Shadrach & Associates, LLC



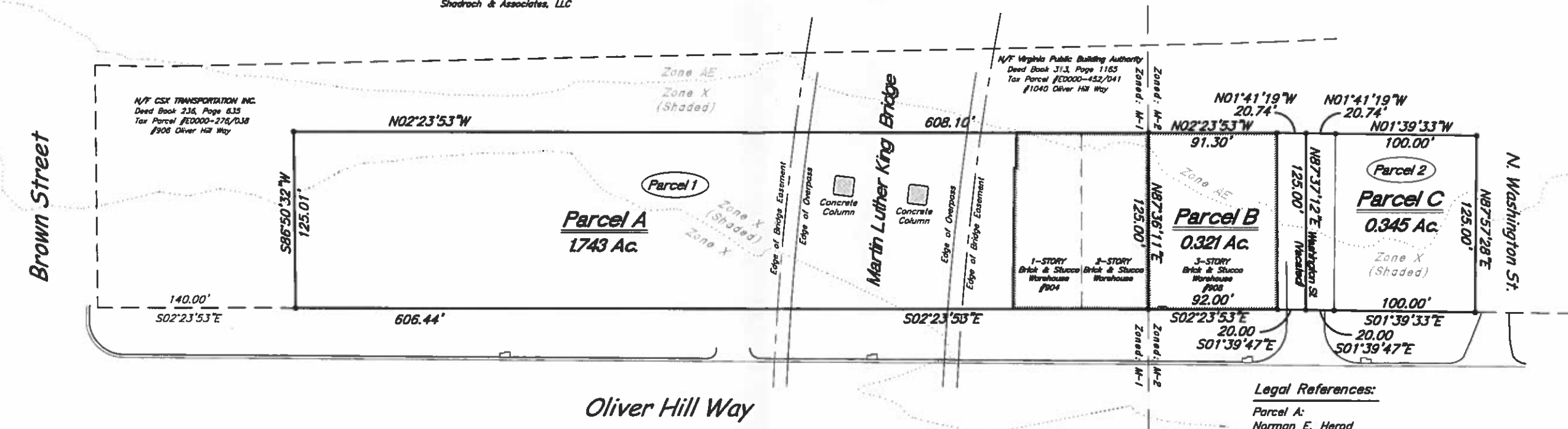
I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.



Flood Certification

I have examined the Flood Insurance Rate Map for the City of Richmond, Virginia, Community Panel No. 510129-0041-E, (Panel 41 of 100), effective date July 16, 2014, and hereby certify to the best of my professional knowledge and belief that the property is partially located in a Special Flood Hazard Area, Zone AE (1% Annual Flood, Base Flood Elevation determined), Zone X (right shaded, 0.2% annual chance; areas of 1% chance) and Zone X (not shaded, areas outside 0.2% annual chance) as determined by National Flood Insurance Program, Federal Emergency Management Agency, Department of Housing and Urban Development.

Vicinity Map - Scale: 1" = 2000'



Legal Description

Parcel 1
 All that certain lot or parcel of land with the improvements thereon and the appurtenances thereto belonging, being and being in the City of Richmond, Virginia, containing 2.4 acres, and more particularly described as a part of a survey by Austin Brockmeyer and Associates, Consulting Engineers, dated July 12, 1979, revised July 26, 1989, entitled "Plan of a Parcel of Land Located on the West Line of 17th Street and the North Line of Brown Street, with Improvements Thereon in the City of Richmond, Virginia."
 Less and Except that property conveyed to CSX Transportation Inc., a Virginia Corporation by Deed recorded in Deed Book 236, Page 633.
 Being the same real property conveyed to Norman E. Herod, unmarried by Deed from William M. Walker and Anne B. Walker, his wife dated September 8, 1988, recorded September 12, 1989 in Deed Book 213, Page 2211 in the Clerk's Office of the Circuit Court of Richmond City, Virginia.
Parcel 2
 All that certain land abutting in the City of Richmond, Virginia, more fully described as follows:
 BEGINNING at the point of intersection of the north line of Washington Street with the west line of North 17th Street thence with the north line of Washington Street South 87 deg. 57 min. 39 sec. West 125.00 ft. to a point thence North 01 deg. 39 min. 33 sec. West 100.00 ft. to a point thence North 87 deg. 57 min. 39 sec. East 125.00 ft. to the west line of North 17th Street thence with the west line of North 17th Street South 01 deg. 39 min. 33 sec. East 100.00 ft. to the POINT OF BEGINNING; Containing 12,500 square feet, more or less, being indicated as Parcel C according to survey and plat thereof dated July 12, 1979 last revised September 26, 1989, by James A. White, Registered Land Surveyor, Austin Brockmeyer and Associates, Consulting Engineers, Richmond, Virginia, incorporated herein by reference.
 Being the same real estate conveyed to Norman E. Herod by Deed from CSX Transportation Inc., a Virginia Corporation dated April 3, 1980, recorded May 18, 1980 in Deed Book 236, Page 631 in the Clerk's Office of the Circuit Court of Richmond City, Virginia.
 NOTE: Unrecorded Ordinance No. 80-317-297 by the City of Richmond Red October 8, 1981.

**Chicago Title Insurance Company
 Schedule B - Commitment No. SHTC17-576**
 (Referenced by corresponding number in Commitment)

7. Terms, conditions and restrictions contained in the contract between Richmond Redevelopment and Housing Authority and Oliver Corporation, dated November 30, 1984, and the restrictive covenants contained in the deed from Richmond Redevelopment and Housing Authority to Oliver Corporation, dated November 25, 1984, recorded December 11, 1984, in Deed Book 626-C, page 58.
8. Documents in connection with the Leigh Street Bridge acquired by the State Highway Commission by certificate recorded in Deed Book 683-B, page 5. These documents include easements for bridge piers and for drainage. See instrument for details.
9. The following matters shown on a map recorded in Plot Book 41, page 14:
 a. One story brick warehouse encroaches 0.13 of a foot onto property adjoining on the west;
 b. Three story brick warehouse encroaches 0.13 of a foot onto property adjoining on the west;
 c. Three story brick warehouse encroaches into Washington Street 0.13 of a foot;
 d. Metal overhand encroaches 8 feet into Washington Street;
 e. One story brick warehouse encroaches 0.20 of a foot into North 17th Street;
 f. Permanent drainage easement within paved parking area;
 g. 2 concrete piers located within permanent right of way;
 h. Easement for Leigh Street Bridge located in mid-section of property;
 i. Gas pump (removed and tanks located along western lot line).
10. The following matters shown on a map recorded in Plot Book 5, pages 56 and 58:
 a. All matters regarding easement for Leigh Street Market.
11. Terms and Conditions set forth in Ordinance No. 80-317-297 by the City of Richmond for the closing of Washington Street between 17th Street and 15th Street.
12. Reservation of a full width permanent utility easement on Washington Street to be closed as set forth in Ordinance no. 80-317-297 (adopted October 8, 1981) by the City of Richmond.
13. Easement Granted unto The Chesapeake and Potomac Telephone Company of Virginia, dated October 3, 1891, and recorded October 16, 1891 in Deed Book 282, page 314. Grants easement for telephone poles and appurtenances thereto, 5 wide of designated and undesignated sections, with rights of ingress, egress and clearance. Plat recorded therewith shows easement North 17th Street and Washington Street.
14. Landlord's Release and Consent by and between Herod Suda, Inc., Edward A. Herod, Wochow SBA Lending and Norman Herod dated December 21, 2001, recorded December 31, 2003 of instrument No. 03-048781.
15. Right of Way Agreement - Individual Overhead Easement by and between Norman E. Herod and Shirley Herod, husband and wife, and Virginia Electric and Power Company, dated October 7, 1991, recorded October 22, 1991 in Deed Book 282, page 1373. Grants easement for electric pole line and appurtenances thereto, 30 wide of designated and undesignated locations, with rights of ingress, egress and clearance. Plat recorded therewith shows easement.

Legal References:

- Parcel A:**
 Norman E. Herod
 Deed Book 213, Page 2211
 Tax Parcel #E0000-276/003
 #904 Oliver Hill Way
- Parcel B:**
 Norman E. Herod
 Deed Book 213, Page 2211
 Tax Parcel #E0000-276/001
 #908 Oliver Hill Way
- Parcel C:**
 Norman E. Herod
 Deed Book 236, Page 631
 Tax Parcel #E0000-452/036
 #1020 Oliver Hill Way

ALTA/NSPS LAND TITLE SURVEY
 SHOWING EXISTING IMPROVEMENTS TO
 THREE PARCELS OF LAND SITUATED ON
 THE WEST LINE OF OLIVER HILL WAY
 CITY OF RICHMOND, VIRGINIA
 DATE: JUNE 8, 2017



Scale: 1" = 50'

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