

Legal Description

(Per Title)

ALL that lot, piece or parcel of land, with all improvements thereon and appurtenances thereunto, if any, lying and being in the City of Richmond, Virginia, designated as Parcel B (1.855 Acres), all as more particularly described and shown on plat of survey prepared by Shadrach & Associates, Inc., dated March 23, 2020, entitled "Plat of Division of TAX PARCEL #E000-0990/019 BEING #4401 EAST MAIN STREET, CITY OF RICHMOND, VIRGINIA", a copy of which plat is attached to and recorded with that certain Deed of Subdivision in the Clerk's Office, Circuit Court, City of Richmond, Virginia as Instrument No. 200010974.

BEING the same real estate conveyed to Rocketts Block 8, LLC, a Virginia limited liability company, by Special Warranty Deed from Central Virginia Investments/Rocketts Landing, LLC, a Virginia limited liability company, dated December 30, 2020, and filed for record on December 31, 2020, as Instrument No. 200031785, in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia.

(As Surveyed)

COMMENCING at the point of intersection of the southern boundary of the right of way line of Nicholson Street & the eastern boundary of the right of way line of East Main Street; Thence proceeding along the eastern boundary of the right of way line of East Main Street in a westerly direction the following six (6) courses and distances:

- 1) S 61°47'13" W 16.50 feet to a point;
- 2) Thence S 29°31'52" W 53.72 feet to a point;
- 3) Thence S 06°39'57" W 27.08 feet to a point;
- 4) Thence S 04°27'30" E 31.92 feet to a point;
- 5) Thence S 00°40'49" E 77.67 feet to a point;
- 6) Thence S 06°00'17" E 77.50 feet to a point, said point being the Actual Point and Place of Beginning;

Thence leaving the eastern boundary of the right of way line of East Main Street and proceeding in a southeasterly direction the following five (5) courses and distances:

- 1) S 89°59'11" E 354.06' feet to a point;
- 2) Thence S 03°47'02" E 2.59 feet to a point;
- 3) Thence N 85°29'27" E 18.47 feet to a point;
- 4) Thence S 06°50'09" E 20.01 feet to a point;
- 5) Thence S 00°06'42" E 316.29 feet to a point on the northern boundary of the right of way line of East Main Street;

Thence proceeding along the northern boundary of the right of way line of East Main Street in a northwesterly direction the following five (5) courses and distances:

- 1) Along a curve to the left having a radius of 278.13 feet, a delta angle of 32°54'38" and an arc length of 159.76 feet to a point;
- 2) Thence N 70°33'22" W 101.57 feet to a point;
- 3) Thence along a curve to the right having a radius of 227.04 feet, a delta angle of 20°19'13" and an arc length of 80.52 feet to a point;
- 4) Thence along a curve to the right having a radius of 226.42 feet, a delta angle of 44°13'52" and an arc length of 174.79 feet to a point;
- 5) Thence N 06°00'17" W 21.35 feet to a point, said point being the Point and Place of Beginning, containing 1.855 Acres, more or less.

General Notes

- 1. This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: April 6, 2021
- 2. This survey was made with the benefit of a Title Commitment issued by Fidelity National Title Insurance Company, dated effective as of March 31, 2021. (Commitment No. 533893-D-VA-CR-GRS-B).
- 3. All streets shown hereon are public.
- 4. Subject property has direct vehicular access from East Main Street.
- 5. The legal description does form a mathematically closed figure with no gaps, gores or overlaps.
- 6. Observed utilities are plotted and shown hereon. Subsurface delineation was not performed.
- 7. There were no delineated wetlands observed on site.
- 8. There was no evidence of cemeteries on the subject property.
- 9. The surveyor observed evidence of recent earth moving and demolition activity.
- 10. Surveyor is not aware of any proposed changes in the street right of way and observed no evidence of recent street or sidewalk construction or repairs.
- 11. There was no observed evidence of the site use as a solid waste dump, sump or sanitary landfill.
- 12. Subject property the same parcel as described in Title Commitment issued by Fidelity National Title Insurance Company, dated effective as of March 31, 2021.(Commitment No. 533893-D-VA-CR-GRS-B).

**Fidelity National Title Insurance Company
Schedule B - Commitment No. 533893-D-VA-CR-GRS-B**

(Referenced by corresponding number in Commitment)

- 9 Easements for Joint Connection Tracks of the Southern Railway Company and the Chesapeake and Ohio Railway Company, said tracks are located on what was formerly known as Wharf Street. May or may not affect, instrument not provided.
- 10 Rights of the railroad company servicing the railroad siding located on premises, in and to the ties, rails and other properties constituting said siding, and to the use thereof and rights of others in and to the use thereof. Not a survey related item.
- 11 Matters shown on plat of survey prepared by Shadrach & Neal, inc., dated January 24, 2008 entitled "ALTA/ACSM LAND TITLE SURVEY SHOWING EXISTING IMPROVEMENTS TO THREE TRACTS OF LAND SITUATED AT THE NORTHEAST CORNER OF THE INTERSECTION AND SOUTHWEST CORNERS OF THE INTERSECTION OF NICHOLSON AND EAST MAIN STREETS". Remaining matters affecting the Subject Property plotted and shown hereon.
- 12 Plat of Survey prepared by Shadrach & Associates, LLC, dated June 8, 2020, entitled "ALTA/NSPS LAND TITLE SURVEY SHOWING EXISTING IMPROVEMENTS TO #4405 EAST MAIN STREET, CITY OF RICHMOND, VIRGINIA", discloses the following:
 - a. Bollards, trench drains, wooden and metal signs located throughout the insured premises;
 - b. Fences located throughout the insured premises.Remaining matters affecting the Subject Property plotted and shown hereon.
- 13 Terms, conditions, covenants, and restrictions as set forth in that certain Deed of Utility Easement by and between Rocketts Block 8, LLC, a Virginia limited liability company, Central Virginia Investments/Rocketts Landing, LLC, a Virginia limited liability company, and the City of Richmond, Virginia, filed for record on March 12, 2021, as Instrument No. 210007130, in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia.

NOTE: Any covenant, condition or restriction referred to herein indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin is omitted as provided in 42 U.S.C. Section 3604, unless and only to the extent that the restriction (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Section 3607, or (c) related to handicap, but does not discriminate against handicapped people. Utility Easement plotted and shown hereon.

Surveyor's Certificate

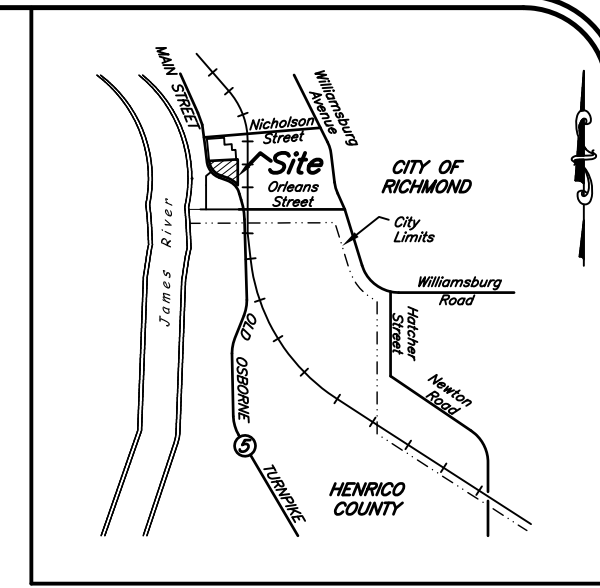
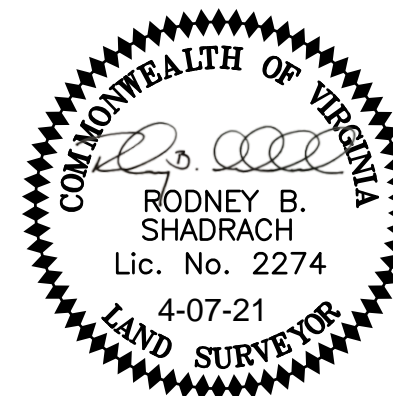
This survey is certified to and prepared for the sole and exclusive benefit of the entities and/or individuals listed below as of APRIL 7, 2021 and shall not be relied upon by any other entity or individual whomsoever.

To: ROCKETTS BLOCK 8, LLC, a Virginia limited liability company
To: ATLANTIC UNION BANK, its successors and/or assigns as their respective interests may appear
To: FIDELITY NATIONAL TITLE INSURANCE COMPANY
To: GRS TITLE SERVICES, LLC

The undersigned further certifies that this map or plat and the survey on which it is based were made in accordance with the 2021 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(c), 8, 9, 11(a), 12, 14, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on April 6, 2021.

[Signature] 4/07/21
Rodney B. Shadrach Date
Shadrach & Associates, LLC
Va. Registered Surveyor No. 2274

I hereby certify that this ALTA 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.



1" = 2000'

Statement of Encroachments

None Found by Surveyor

Zoning

Current Zoning: RF-2 (Riverfront District)

Yard Setbacks:

Front/Street: None
Side: None, if abutting adjacent property line 25 Feet
Rear: None, if abutting adjacent property line 25 Feet

Maximum Height: 13 Stories

*ZONING TO BE VERIFIED BY ZONING CONFIRMATION LETTER

Parking

No Delineated Spaces

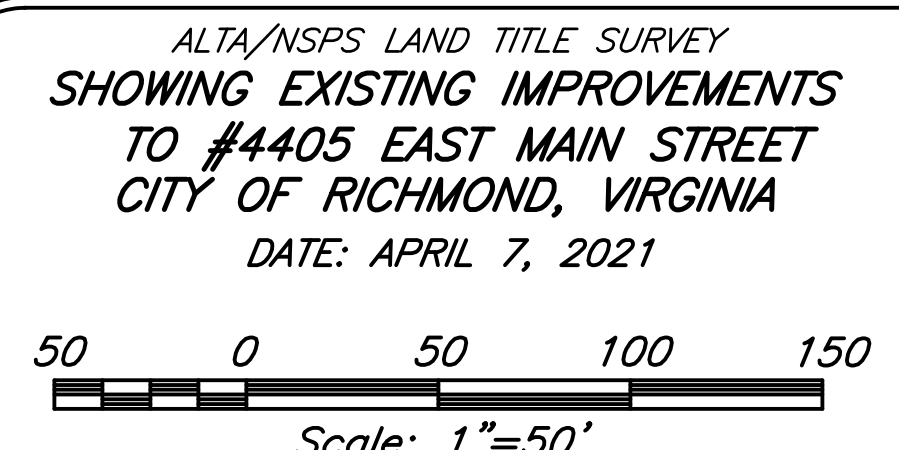
For further clarification of Zoning Requirements - Contact:
Zoning Division - Planning and Development Review
900 E. Broad St., Room 110
Richmond, Virginia 23219
(804) 646-6340

Flood Certification

I have examined the Flood Insurance Rate Map for the City of Richmond, Virginia, Community Panel No. 510129-0043-E, effective July 16, 2014, and hereby certify to the best of my professional knowledge and belief that the property is located within the limits of the 100 Year Flood Plain Boundary as defined by National Flood Insurance Program, Federal Emergency Management Agency, Department of Housing and Urban Development. The approximate location of the floodplain lines are shown hereon. Areas Marked Zone X* are designated as 0.2% Chance Annual Flood Hazard. Areas Marked Zone AE are designated as 1.0% Chance Annual Flood Hazard. Areas marked Zone X are designated as Area of Minimal Flood Hazard.

LEGAL REFERENCE

Rocketts Block 8, LLC
Instrument #20-31785
Parcel ID #E000-0990/028
#4501 East Main Street

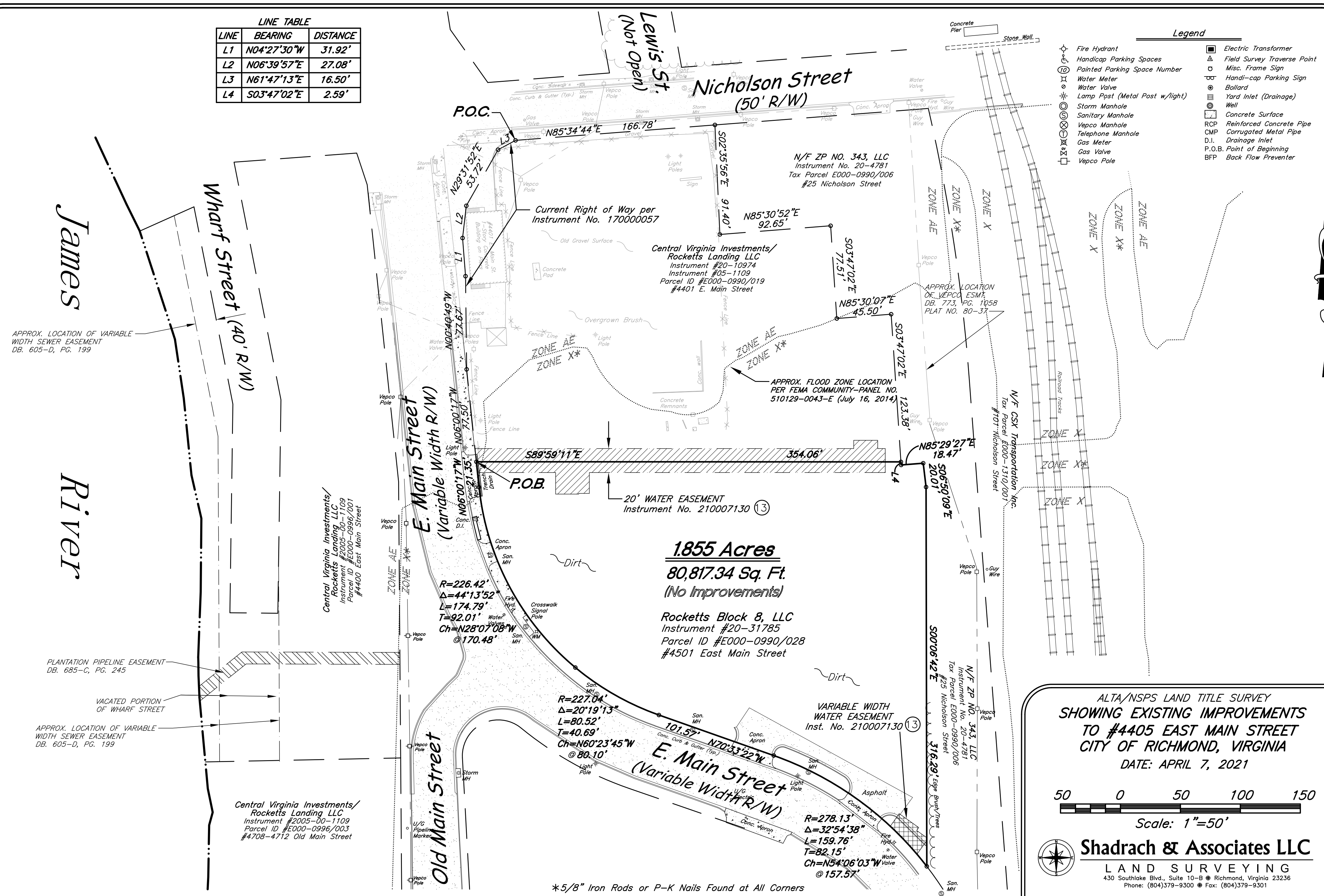


Shadrach & Associates LLC
LAND SURVEYING
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-9300 • Fax: (804)379-9301

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N04°27'30"W	31.92'
L2	N06°39'57"E	27.08'
L3	N61°47'13"E	16.50'
L4	S03°47'02"E	2.59'

Legend

- Fire Hydrant
- Handicap Parking Spaces
- Painted Parking Space Number
- Water Meter
- Water Valve
- Lamp Post (Metal Post w/light)
- Storm Manhole
- Sanitary Manhole
- Vepco Manhole
- Telephone Manhole
- Gas Meter
- Gas Valve
- Vepco Pole
- Electric Transformer
- Field Survey Traverse Point
- Misc. Frame Sign
- Handicap Parking Sign
- Bollard
- Yard Inlet (Drainage)
- Well
- Concrete Surface
- Reinforced Concrete Pipe
- Corrugated Metal Pipe
- Drainage Inlet
- Point of Beginning
- Back Flow Preventer



ALTA/NSPS LAND TITLE SURVEY
 SHOWING EXISTING IMPROVEMENTS
 TO #4405 EAST MAIN STREET
 CITY OF RICHMOND, VIRGINIA
 DATE: APRIL 7, 2021

50 0 50 100 150
 Scale: 1"=50'

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