

LINE	BEARING	DISTANCE
L1	S36°05'20"W	69.98'
L2	N36°05'20"E	57.36'
L3	S54°02'00"E	40.69'
L4	S36°19'34"W	29.85'
L5	S53°54'40"E	3.45'
L6	S35°58'00"W	12.61'
L7	N54°02'00"W	1.63'
L8	N35°58'00"E	24.00'
L9	N35°58'00"E	5.46'
L10	S35°58'00"W	5.46'
L11	S76°52'17"E	16.00'
L12	N35°58'00"E	5.33'
L13	N72°29'23"E	17.42'

VICINITY MAP

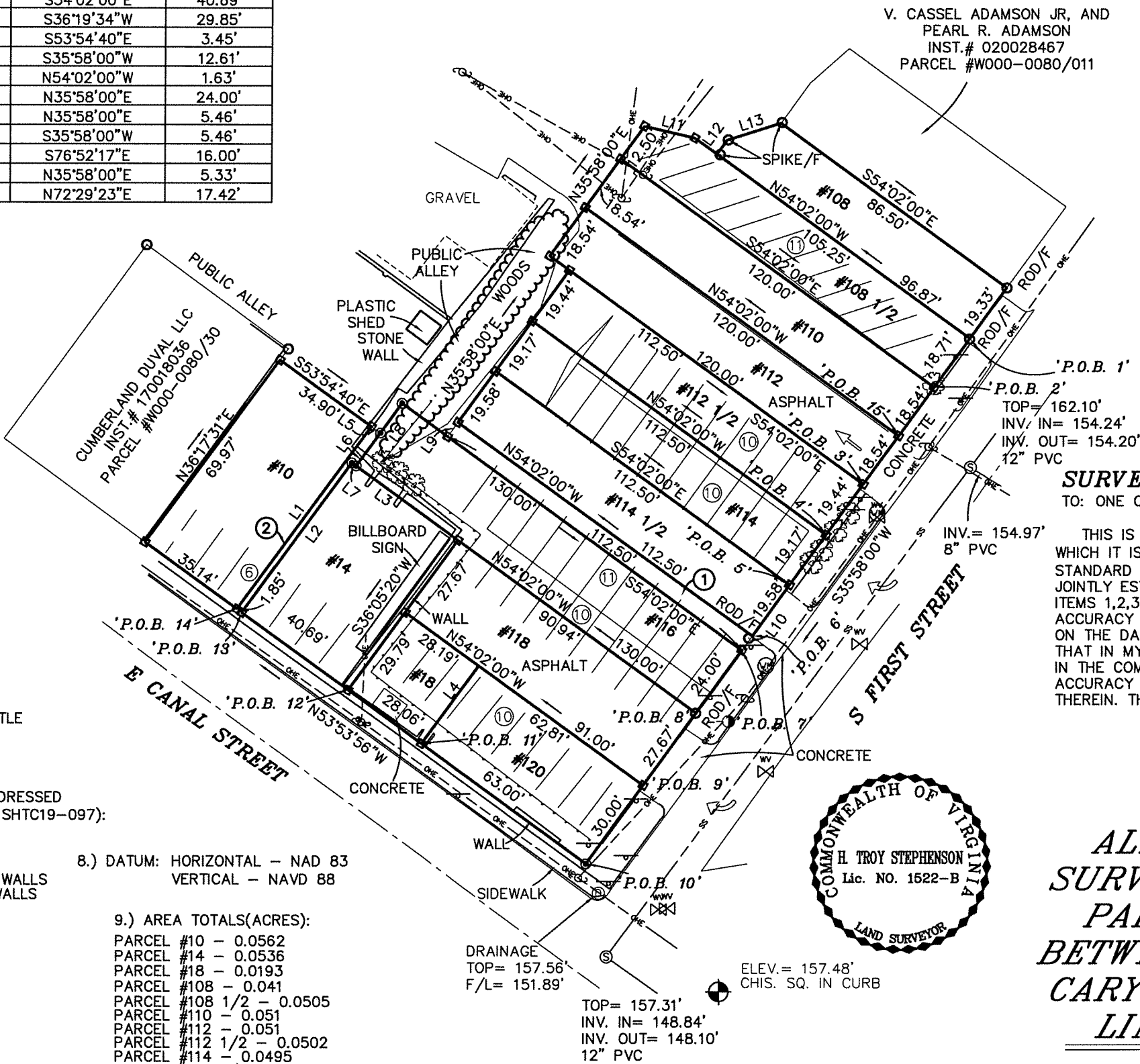
NOTES:

- OWNERSHIP AND REFERENCES:
 PARCEL #10
 H.W. GOODWYN'S SONS
 INST.# 050004571
 PARCEL #W000-0080/27

 PARCEL #14
 GOODWYN BROS., LLC
 INST.# 180025870
 INST.# 050012067
 PARCEL #W000-0080/025

 PARCEL #108, 108 1/2, 112, 112 1/2, 114,
 114 1/2, 116, 118, 120, 18'
 SOUTH FIRST STREET, LLC
 INST.# 120007303
 INST.# 120007302
 INST.# 120006235
 INST.# 120005496
 PARCEL #W000-0080/012, W000-0080/013,
 W000-0080/015, W000-0080/016, W000-0080/017,
 W000-0080/018, W000-0080/019, W000-0080/020,
 W000-0080/021, W000-0080/023

 PARCEL #110
 COLONIAL PLATING SHOP LLC
 INST.# 170005152
 PARCEL #W000-0080/014
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TWO TITLE COMMITMENTS PREPARED BY CHICAGO TITLE INSURANCE COMPANY DATED JANUARY 17, 2019 AT 8:00 A.M., COMMITMENT NO. SHTC19-096 & SHTC19-097.
- ITEMS IN SCHEDULE B -SECTION II OF THE ABOVE ARE ADDRESSED AS FOLLOWS (ITEMS WITH 'A' REFERENCE COMMITMENT NO. SHTC19-097):
 ITEMS 1,1A,2,2A,3,3A,4,4A,5,5A - NOT ADDRESSED
 ITEM 6,6A - SHOWN
 ITEM 7 - MAY PERTAIN BUT CANNOT PLOT
 ITEM 7A - MAY PERTAIN BUT CANNOT PLOT - NO PARTY WALLS
 ITEM 8 - MAY PERTAIN BUT CANNOT PLOT - NO PARTY WALLS
 ITEM 9 - SHOWN - NO PARTY WALLS
 ITEM 10 - PERTAINS BUT CANNOT PLOT
 ITEM 11 - SHOWN
- DURING THE PROCESS OF OUR PHYSICAL PERIMETER SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- THIS PROPERTY IS LOCATED IN ZONE 'X' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 5101290037D, EFFECTIVE DATE APRIL 2, 2009.
- GAP PARCELS 1 & 2 ARE NOT INCLUDED IN THIS SURVEY, THEREFORE ALL ENCUMBRANCES OF RECORD MAY NOT BE SHOWN.
- THERE ARE A TOTAL OF 68 PARKING SPACES. THERE ARE NO HANDICAP SPACES.



V. CASSEL ADAMSON JR, AND
 PEARL R. ADAMSON
 INST.# 020028467
 PARCEL #W000-0080/011

LEGEND

- BENCHMARK SET
- POWER POLE
- DRAINAGE MANHOLE
- GUY WIRE
- TREE
- SANITARY MANHOLE
- SIGN
- WATER VALVE
- WATER METER
- OVERHEAD LINES
- GUARD RAIL
- NAIL SET
- ROD SET
- NUMBER OF PARKING SPACES

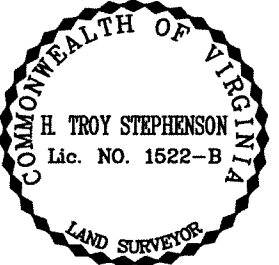
SURVEY CERTIFICATION

TO: ONE CANAL LLC AND CHICAGO TITLE INSURANCE COMPANY

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 1,2,3,4,5,8,9,13 & 14, OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON FEBRUARY 8, 2019.

H. TROY STEPHENSON, LS #1522-B

DATE: _____



ALTA/NSPS LAND TITLE SURVEY SHOWING THIRTEEN PARCELS OF LAND LYING BETWEEN CANAL STREET AND CARY STREET ON THE WEST LINE OF FIRST STREET

CITY OF RICHMOND, VIRGINIA

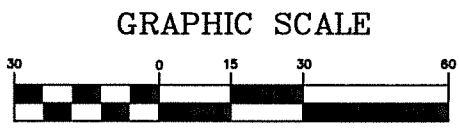
DATE: FEBRUARY 8, 2019 SCALE: 1" = 30'
 REVISED DATE: MARCH 5, 2019 - INCLUDE PARCEL #110

JENNINGSTEPHENSON P.C. 10160 STAPLES MILL ROAD SUITE 103 GLEN ALLEN, VA 23060
 PHONE - 804-545-6235 FAX - 804-545-6259
 LAND SURVEYORS & PLANNERS J.N. 19-512

8.) DATUM: HORIZONTAL - NAD 83
 VERTICAL - NAVD 88

9.) AREA TOTALS(ACRES):

PARCEL #10	- 0.0562
PARCEL #14	- 0.0536
PARCEL #18	- 0.0193
PARCEL #108	- 0.041
PARCEL #108 1/2	- 0.0505
PARCEL #110	- 0.051
PARCEL #112	- 0.051
PARCEL #112 1/2	- 0.0502
PARCEL #114	- 0.0495
PARCEL #114 1/2	- 0.0506
PARCEL #116	- 0.0716
PARCEL #118	- 0.0578
PARCEL #120	- 0.0432
GAP PARCEL #1	- 0.0141
GAP PARCEL #2	- 0.0034



(IN FEET)
 1 inch = 30 ft.

LEGAL DESCRIPTION – PARCEL #108

BEGINNING AT A POINT LYING AT THE INTERSECTION OF THE WEST LINE OF FIRST STREET AND THE NORTH LINE OF CANAL STREET, THENCE ALONG THE WEST LINE OF FIRST STREET A DISTANCE OF 201.11' TO THE TRUE POINT AND PLACE OF BEGINNING, MARKED 'P.O.B. 1', THENCE LEAVING THE WEST LINE OF FIRST STREET N 54°02'00" W, 96.87' TO A POINT, THENCE N 35°58'00" E, 5.33' TO A POINT, THENCE N 72°29'23 E, 17.42' TO A POINT, THENCE S 54°02'00" E, 86.50' TO A POINT LYING ON THE WEST LINE OF FIRST STREET, THENCE ALONG THE WEST LINE OF FIRST STREET S 35°58'00" W, 19.33' TO THE TRUE POINT AND PLACE OF BEGINNING (MARKED P.O.B. 1). CONTAINING 0.041 ACRES OF LAND.

LEGAL DESCRIPTION – PARCEL #108 1/2

BEGINNING AT A POINT LYING AT THE INTERSECTION OF THE WEST LINE OF FIRST STREET AND THE NORTH LINE OF CANAL STREET, THENCE ALONG THE WEST LINE OF FIRST STREET A DISTANCE OF 182.40' TO THE TRUE POINT AND PLACE OF BEGINNING, MARKED 'P.O.B. 2', THENCE LEAVING THE WEST LINE OF FIRST STREET N 54°02'00" W, 120.00' TO A POINT, THENCE N 35°58'00" E, 12.50' TO A POINT, THENCE S 76°52'17" E, 16.00' TO A POINT, THENCE S 54°02'00" E, 105.25' TO A POINT LYING ON THE WEST LINE OF FIRST STREET, THENCE ALONG THE WEST LINE OF FIRST STREET S 35°58'00" W, 18.71' TO THE TRUE POINT AND PLACE OF BEGINNING (MARKED P.O.B. 2). CONTAINING 0.0505 ACRES OF LAND.

LEGAL DESCRIPTION – PARCEL #110

BEGINNING AT A POINT LYING AT THE INTERSECTION OF THE WEST LINE OF FIRST STREET AND THE NORTH LINE OF CANAL STREET, THENCE ALONG THE WEST LINE OF FIRST STREET A DISTANCE OF 163.86' TO THE TRUE POINT AND PLACE OF BEGINNING, MARKED 'P.O.B. 15', THENCE LEAVING THE WEST LINE OF FIRST STREET N 54°02'00" W, 120.00' TO A POINT, THENCE N 35°58'00" E, 18.54' TO A POINT, THENCE S 54°02'00" E, 120.00' TO A POINT LYING ON THE WEST LINE OF FIRST STREET, THENCE ALONG THE WEST LINE OF FIRST STREET S 35°58'00" W, 18.54' TO THE TRUE POINT AND PLACE OF BEGINNING (MARKED P.O.B. 15). CONTAINING 0.051 ACRES OF LAND.

LEGAL DESCRIPTION – PARCEL #112

BEGINNING AT A POINT LYING AT THE INTERSECTION OF THE WEST LINE OF FIRST STREET AND THE NORTH LINE OF CANAL STREET, THENCE ALONG THE WEST LINE OF FIRST STREET A DISTANCE OF 145.32' TO THE TRUE POINT AND PLACE OF BEGINNING, MARKED 'P.O.B. 3', THENCE LEAVING THE WEST LINE OF FIRST STREET N 54°02'00" W, 120.00' TO A POINT, THENCE N 35°58'00" E, 18.54' TO A POINT, THENCE S 54°02'00" E, 120.00' TO A POINT LYING ON THE WEST LINE OF FIRST STREET, THENCE ALONG THE WEST LINE OF FIRST STREET S 35°58'00" W, 18.54' TO THE TRUE POINT AND PLACE OF BEGINNING (MARKED P.O.B. 3). CONTAINING 0.051 ACRES OF LAND.

LEGAL DESCRIPTION – PARCEL #112 1/2

BEGINNING AT A POINT LYING AT THE INTERSECTION OF THE WEST LINE OF FIRST STREET AND THE NORTH LINE OF CANAL STREET, THENCE ALONG THE WEST LINE OF FIRST STREET A DISTANCE OF 125.88' TO THE TRUE POINT AND PLACE OF BEGINNING, MARKED 'P.O.B. 4', THENCE LEAVING THE WEST LINE OF FIRST STREET N 54°02'00" W, 112.50' TO A POINT, THENCE N 35°58'00" E, 19.44' TO A POINT, THENCE S 54°02'00" E, 112.50' TO A POINT LYING ON THE WEST LINE OF FIRST STREET, THENCE ALONG THE WEST LINE OF FIRST STREET S 35°58'00" W, 19.44' TO THE TRUE POINT AND PLACE OF BEGINNING (MARKED P.O.B. 4). CONTAINING 0.0502 ACRES OF LAND.

LEGAL DESCRIPTION – PARCEL #114

BEGINNING AT A POINT LYING AT THE INTERSECTION OF THE WEST LINE OF FIRST STREET AND THE NORTH LINE OF CANAL STREET, THENCE ALONG THE WEST LINE OF FIRST STREET A DISTANCE OF 106.71' TO THE TRUE POINT AND PLACE OF BEGINNING, MARKED 'P.O.B. 5', THENCE LEAVING THE WEST LINE OF FIRST STREET N 54°02'00" W, 112.50' TO A POINT, THENCE N 35°58'00" E, 19.17' TO A POINT, THENCE S 54°02'00" E, 112.50' TO A POINT LYING ON THE WEST LINE OF FIRST STREET, THENCE ALONG THE WEST LINE OF FIRST STREET S 35°58'00" W, 19.17' TO THE TRUE POINT AND PLACE OF BEGINNING (MARKED P.O.B. 5). CONTAINING 0.0495 ACRES OF LAND.

LEGAL DESCRIPTION – PARCEL #114 1/2

BEGINNING AT A POINT LYING AT THE INTERSECTION OF THE WEST LINE OF FIRST STREET AND THE NORTH LINE OF CANAL STREET, THENCE ALONG THE WEST LINE OF FIRST STREET A DISTANCE OF 87.13' TO THE TRUE POINT AND PLACE OF BEGINNING, MARKED 'P.O.B. 6', THENCE LEAVING THE WEST LINE OF FIRST STREET N 54°02'00" W, 112.50' TO A POINT, THENCE N 35°58'00" E, 19.58' TO A POINT, THENCE S 54°02'00" E, 112.50' TO A POINT LYING ON THE WEST LINE OF FIRST STREET, THENCE ALONG THE WEST LINE OF FIRST STREET S 35°58'00" W, 19.58' TO THE TRUE POINT AND PLACE OF BEGINNING (MARKED P.O.B. 6). CONTAINING 0.0506 ACRES OF LAND.

LEGAL DESCRIPTION – GAP PARCEL '1'

BEGINNING AT A POINT LYING AT THE INTERSECTION OF THE WEST LINE OF FIRST STREET AND THE NORTH LINE OF CANAL STREET, THENCE ALONG THE WEST LINE OF FIRST STREET A DISTANCE OF 81.67' TO THE TRUE POINT AND PLACE OF BEGINNING, MARKED 'P.O.B. 7', THENCE LEAVING THE WEST LINE OF FIRST STREET N 54°02'00" W, 112.50' TO A POINT, THENCE N 35°58'00" E, 5.46' TO A POINT, THENCE S 54°02'00" E, 112.50' TO A POINT LYING ON THE WEST LINE OF FIRST STREET, THENCE ALONG THE WEST LINE OF FIRST STREET S 35°58'00" W, 5.46' TO THE TRUE POINT AND PLACE OF BEGINNING (MARKED P.O.B. 7). CONTAINING 0.0141 ACRES OF LAND.

LEGAL DESCRIPTION – PARCEL #116

BEGINNING AT A POINT LYING AT THE INTERSECTION OF THE WEST LINE OF FIRST STREET AND THE NORTH LINE OF CANAL STREET, THENCE ALONG THE WEST LINE OF FIRST STREET A DISTANCE OF 57.67' TO THE TRUE POINT AND PLACE OF BEGINNING, MARKED 'P.O.B. 8', THENCE LEAVING THE WEST LINE OF FIRST STREET N 54°02'00" W, 130.00' TO A POINT, THENCE N 35°58'00" E, 24.00' TO A POINT, THENCE S 54°02'00" E, 130.00' TO A POINT LYING ON THE WEST LINE OF FIRST STREET, THENCE ALONG THE WEST LINE OF FIRST STREET S 35°58'00" W, 24.00' TO THE TRUE POINT AND PLACE OF BEGINNING (MARKED P.O.B. 8). CONTAINING 0.0716 ACRES OF LAND.

LEGAL DESCRIPTION – PARCEL #118

BEGINNING AT A POINT LYING AT THE INTERSECTION OF THE WEST LINE OF FIRST STREET AND THE NORTH LINE OF CANAL STREET, THENCE ALONG THE WEST LINE OF FIRST STREET A DISTANCE OF 30.00' TO THE TRUE POINT AND PLACE OF BEGINNING, MARKED 'P.O.B. 9', THENCE LEAVING THE WEST LINE OF FIRST STREET N 54°02'00" W, 91.00' TO A POINT, THENCE N 36°05'20" E, 27.67' TO A POINT, THENCE S 54°02'00" E, 90.94' TO A POINT LYING ON THE WEST LINE OF FIRST STREET, THENCE ALONG THE WEST LINE OF FIRST STREET S 35°58'00" W, 27.67' TO THE TRUE POINT AND PLACE OF BEGINNING (MARKED P.O.B. 9). CONTAINING 0.0578 ACRES OF LAND.

LEGAL DESCRIPTION – PARCEL #120

BEGINNING AT A POINT LYING AT THE INTERSECTION OF THE WEST LINE OF FIRST STREET AND THE NORTH LINE OF CANAL STREET, MARKED 'P.O.B. 10', THENCE LEAVING THE WEST LINE OF FIRST STREET ALONG THE NORTH LINE OF CANAL STREET N 53°53'56" W, 63.00' TO A POINT, THENCE LEAVING THE NORTH LINE OF CANAL STREET N 36°19'34" E, 29.85' TO A POINT, THENCE S 54°02'00" E, 62.81' TO A POINT LYING ON THE WEST LINE OF FIRST STREET, THENCE ALONG THE WEST LINE OF FIRST STREET S 35°58'00" W, 30.00' TO THE POINT OF BEGINNING (MARKED P.O.B. 10). CONTAINING 0.0432 ACRES OF LAND.

LEGAL DESCRIPTION – PARCEL #18

BEGINNING AT A POINT LYING AT THE INTERSECTION OF THE WEST LINE OF FIRST STREET AND THE NORTH LINE OF CANAL STREET, THENCE ALONG THE NORTH LINE OF CANAL STREET A DISTANCE OF 63.00' TO THE TRUE POINT AND PLACE OF BEGINNING, MARKED 'P.O.B. 11', THENCE CONTINUING ALONG THE NORTH LINE OF CANAL STREET N 53°53'56" W, 28.06' TO A POINT, THENCE LEAVING THE NORTH LINE OF CANAL STREET N 36°05'20" E, 29.79' TO A POINT, THENCE S 54°02'00" E, 28.19' TO A POINT, THENCE S 36°19'34" W, 29.85' TO A POINT ON THE NORTH LINE OF CANAL STREET BEING THE TRUE POINT AND PLACE OF BEGINNING (MARKED P.O.B. 11). CONTAINING 0.0193 ACRES OF LAND.

LEGAL DESCRIPTION – PARCEL #14

BEGINNING AT A POINT LYING AT THE INTERSECTION OF THE WEST LINE OF FIRST STREET AND THE NORTH LINE OF CANAL STREET, THENCE ALONG THE NORTH LINE OF CANAL STREET A DISTANCE OF 91.06' TO THE TRUE POINT AND PLACE OF BEGINNING, MARKED 'P.O.B. 12', THENCE CONTINUING ALONG THE NORTH LINE OF CANAL STREET N 53°53'56" W, 40.69' TO A POINT, THENCE LEAVING THE NORTH LINE OF CANAL STREET N 36°05'20" E, 57.36' TO A POINT, THENCE S 54°02'00" E, 40.69' TO A POINT, THENCE S 36°05'20" W, 57.46' TO A POINT ON THE NORTH LINE OF CANAL STREET BEING THE TRUE POINT AND PLACE OF BEGINNING (MARKED P.O.B. 12). CONTAINING 0.0536 ACRES OF LAND.

LEGAL DESCRIPTION – GAP PARCEL #2

BEGINNING AT A POINT LYING AT THE INTERSECTION OF THE WEST LINE OF FIRST STREET AND THE NORTH LINE OF CANAL STREET, THENCE ALONG THE NORTH LINE OF CANAL STREET A DISTANCE OF 131.75' TO THE TRUE POINT AND PLACE OF BEGINNING, MARKED 'P.O.B. 13', THENCE CONTINUING ALONG THE NORTH LINE OF CANAL STREET N 53°53'56" W, 1.85' TO A POINT, THENCE LEAVING THE NORTH LINE OF CANAL STREET N 36°05'20" E, 69.98' TO A POINT, THENCE S 53°54'40" E, 3.45' TO A POINT, THENCE S 35°58'00" W, 12.61' TO A POINT, THENCE N 54°02'00" W, 1.63' TO A POINT, THENCE S 36°05'20" W, 57.36' TO A POINT ON THE NORTH LINE OF CANAL STREET BEING THE TRUE POINT AND PLACE OF BEGINNING (MARKED P.O.B. 13). CONTAINING 0.0034 ACRES OF LAND.

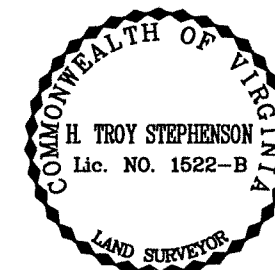
LEGAL DESCRIPTION – PARCEL #10

BEGINNING AT A POINT LYING AT THE INTERSECTION OF THE WEST LINE OF FIRST STREET AND THE NORTH LINE OF CANAL STREET, THENCE ALONG THE NORTH LINE OF CANAL STREET A DISTANCE OF 133.60' TO THE TRUE POINT AND PLACE OF BEGINNING, MARKED 'P.O.B. 14', THENCE CONTINUING ALONG THE NORTH LINE OF CANAL STREET N 53°53'56" W, 35.14' TO A POINT, THENCE LEAVING THE NORTH LINE OF CANAL STREET N 36°17'31" E, 69.97' TO A POINT, THENCE S 53°54'40" E, 34.90' TO A POINT, THENCE S 36°05'20" W, 69.98' TO A POINT ON THE NORTH LINE OF CANAL STREET BEING THE TRUE POINT AND PLACE OF BEGINNING (MARKED P.O.B. 14). CONTAINING 0.0562 ACRES OF LAND.

ALTA/NSPS LAND TITLE SURVEY SHOWING THIRTEEN PARCELS OF LAND LYING BETWEEN CANAL STREET AND CARY STREET ON THE WEST LINE OF FIRST STREET

CITY OF RICHMOND, VIRGINIA

DATE: FEBRUARY 8, 2019 SCALE: 1" = 30'
REVISED DATE: MARCH 5, 2019 – INCLUDE PARCEL #110



JENNINGS STEPHENSON P.C. 10160 STAPLES MILL ROAD SUITE 103 GLEN ALLEN, VA 23060 PHONE – 804-545-6235 FAX – 804-545-6259 J.N. 19-512
LAND SURVEYORS & PLANNERS