

INTRODUCED: June 27, 2022

AN ORDINANCE No. 2022-212

To authorize the special use of the properties known as 1117 North Arthur Ashe Boulevard, 1119 North Arthur Ashe Boulevard, and 1201 North Arthur Ashe Boulevard for the purpose of a mixed-use building containing dwelling units, amenity space, commercial space, and structured parking spaces, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: JUL 25 2022 AT 6 P.M.

WHEREAS, the owner of the properties known as 1117 North Arthur Ashe Boulevard, 1119 North Arthur Ashe Boulevard, and 1201 North Arthur Ashe Boulevard, which are situated in a TOD-1 Transit-Oriented Nodal District, desires to use such properties for the purpose of a mixed-use building containing dwelling units, amenity space, commercial space, and structured parking spaces, which use, among other things, is not currently allowed by sections 30-457.2(18)(a), concerning parking structures along principal or priority street frontages, and 30-457.8(a), concerning the location of parking and circulation areas, of the Code of the City of Richmond (2020), as amended; and

AYES:            8            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:      JUL 25 2022      REJECTED: \_\_\_\_\_      STRICKEN: \_\_\_\_\_

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other

dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 1117 North Arthur Ashe Boulevard, 1119 North Arthur Ashe Boulevard, and 1201 North Arthur Ashe Boulevard and identified as Tax Parcel Nos. N000-1503/015, N000-1503/016, and N000-1503/025, respectively, in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/NSPS Land Title Survey of Five Parcels of Land Located South of W. Leigh Street, West of Myers Street, and East of N. Arthur Ashe Boulevard,” prepared by Timmons Group, and dated April 12, 2021, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a mixed-use building containing dwelling units, amenity space, commercial space, and structured parking spaces, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Arthur Ashe Development, City of Richmond - Virginia,” prepared by Timmons Group, dated December 21, 2021, and last revised June 3, 2022, and “1201 Arthur Ashe,” prepared by Poole and Poole Architecture, and undated, and hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors

in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a mixed-use building containing dwelling units, amenity space, commercial space, and structured parking spaces, substantially as shown on the Plans. The Special Use may contain areas devoted to the parking or circulation of vehicles between the main building and the street line, substantially as shown on the Plans. Structured parking may be located within the building, substantially as shown on the Plans.

(b) The number of parking spaces provided on the Property shall not be less than the number of parking spaces required by the underlying zoning district.

(c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final,

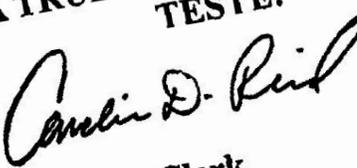
non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

**A TRUE COPY:  
TESTE:**  
  
**City Clerk**



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Item Request File Number: PRE.2022.0244

### O & R Request

**DATE:** June 9, 2022

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)  
(This in no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Kevin J. Vonck, Director, Department of Planning and Development Review

**RE:** To authorize the special use of the properties known as 1201 North Arthur Ashe Boulevard, 1119 North Arthur Ashe Boulevard, and 1117 North Arthur Ashe Boulevard, for the purpose of a mixed-use building that does not meet all feature requirements of the underlying zoning, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_

**PURPOSE:** To authorize the special use of the properties known as 1201 North Arthur Ashe Boulevard, 1119 North Arthur Ashe Boulevard, and 1117 North Arthur Ashe Boulevard, for the purpose of a mixed-use building that does not meet all feature requirements of the underlying zoning, upon certain terms and conditions.

**REASON:** The proposed mixed-use building does not meet all feature requirements of the underlying TOD-1 - Transit-Oriented Nodal District, including:

-Section 30-457.2(18)(a): No portion of such structure located along a principal street frontage or a priority street frontage shall be used for parking or related circulation of vehicles, but such portion shall be devoted to other permitted principal uses which shall have a depth of not less than 20 feet along the principal street frontage or priority street frontage or to means of pedestrian or vehicle access, provided that vehicle access along any principal street frontage or priority street frontage shall be permitted only when no alley or other street frontage is available for adequate access.

-Section 30-457.8(a): *Location of parking and circulation areas.* Areas devoted to the parking or circulation of vehicles shall not be located between the main building on a lot and the street line, nor shall such areas be located closer to the street than the main building on the lot. On a lot having more than one street frontage, this subsection shall apply along the principal street frontage of the lot as defined in Section 30-1220 as well as any designated priority street frontage.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its July 18, 2022 meeting.

**BACKGROUND:** The subject property consists of three parcels of land: 1201 North Arthur Ashe Boulevard (aka 1203 Arthur Ashe Boulevard), 1119 North Arthur Ashe Boulevard, and 1117 North Arthur Ashe Boulevard. The parcels are located on the east side of North Arthur Ashe Boulevard, between West Leigh Street and West Broad Street, in the Great Scotts Addition area.

The proposal is to construct an 8-story mixed-use building containing ground-floor retail, 295 dwelling units, and 296 structured parking spaces.

The Richmond 300 master plan recommends Destination Mixed-Use Land Use for the subject property, which is described as:

Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements.

Development Style: Higher-density, transit-oriented development encouraged on vacant or underutilized sites. New development should be urban in form, may be of larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Development should enhance the public realm and create a sense of place. Many buildings are vertically mixed-use. Developments continue or introduce a gridded street pattern to increase connectivity. Ground Floor: Ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses are required on street-oriented commercial frontages.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be off alleys whenever possible; new driveways are prohibited on priority and principal street frontages. Surface parking is prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened. Parking requirements are reduced to allow more market-based parking strategies, including shared parking.

Intensity: Buildings typically a minimum height of five stories.

Primary Uses: Retail/office/personal service, multi-family residential, cultural, and open space.

Secondary Uses: Institutional and government.

The subject property is also located within the Greater Scott's National/Regional Node (Priority Growth Node).

Surrounding properties are located within the same TOD-1 District as the subject property. A mix of commercial, office, mixed-use, institutional, residential, and industrial land uses are present in the vicinity.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** N/A

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** June 27, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** July 25, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
July 18, 2022

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Plans,

**STAFF:** Matthew J. Ebinger, Principal Planner, Land Use Administration 804-646-6308



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304

<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

**Project Name/Location**

Property Address: \_\_\_\_\_ Date: \_\_\_\_\_

Tax Map #: \_\_\_\_\_ Fee: \_\_\_\_\_

Total area of affected site in acres: \_\_\_\_\_

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: \_\_\_\_\_

Existing Use: \_\_\_\_\_

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)

Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_( ) \_\_\_\_\_ Fax: \_( ) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner:** \_\_\_\_\_

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_( ) \_\_\_\_\_ Fax: \_( ) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner Signature:** *David Franco*

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)



1001 Boulders Parkway  
Suite 300  
Richmond, VA 23225

**P** 804.200.6500  
**F** 804.560.1016  
[www.timmons.com](http://www.timmons.com)

June 9, 2022

Exhibit 1: List of Parcels for SUP Application

Matthew J. Ebinger, AICP  
Planning Supervisor, Land Use Administration  
900 E Broad Street  
Room 511  
Richmond, Virginia 23219

Dear Mr. Ebinger,

Please accept the below list of parcels as the subject of the requested special use permit request to the City of Richmond on behalf of Level 2 Development.

Sincerely,

Amelia Wehunt, PE  
Principal, Urban Practice, Timmons Group

ADDRESS	PARCEL NUMBER
1117 N Arthur Ashe Boulevard & 944 Myers Street	N000-1503/015
1119 N Arthur Ashe Boulevard	N000-1503/016
1201 & 1203 N Arthur Ashe Boulevard	N000-1503/025

# 1201 N ARTHUR ASHE BOULEVARD: APPLICANT'S REPORT FOR SPECIAL USE PERMIT APPLICATION



**JUNE 9, 2022**

## **PREPARED ON BEHALF OF:**

Mu AA Owner LLC  
c/o Level 2 Development  
2920 W Broad Street, Suite 110  
Richmond, Virginia 23220

## **PREPARED BY:**

Amelia Wehunt, PE  
Principal, Urban Practice, Timmons Group  
1001 Boulders Parkway, Suite 300  
Richmond, Virginia 23225  
804.517.4996  
Amelia.Wehunt@timmons.com



June 9, 2022

Matthew Ebinger, AICP  
Planning Supervisor, Land Use Administration  
City of Richmond, Department of Planning and Development Review  
900 East Broad Street, Room 511  
Richmond, VA 23219

Dear Mr. Ebinger,

Please accept this applicant's report as an accompaniment to the special use application for the parcels listed below (Figure 1). Timmons Group is representing Level 2 Development ("the Owner") in this special use permit request.

ADDRESS	PARCEL NUMBER
1117 N Arthur Ashe Boulevard & 944 Myers Street	N000-1503/015
1119 N Arthur Ashe Boulevard	N000-1503/016
1201 & 1203 N Arthur Ashe Boulevard	N000-1503/025

Figure 1

The special use permit is requested to allow for relief from Secs. 30-457.2(18)a and 30-457.8(a) and (b) of the Zoning Ordinance of the City of Richmond Code of Ordinances. As a performance standard for parking decks and parking garages, this section of the TOD-1 district regulations in the Zoning Ordinance requires that "no portion of such structure located along a principal street frontage or a priority street frontage shall be used for parking or related circulation of vehicles, but such portion shall be devoted to other permitted principal uses which shall have a depth of not less than 20 feet along the principal street frontage or priority street frontage or to means of pedestrian or vehicle access, provided that vehicle access along any principal street frontage or priority street frontage shall be permitted only when no alley or other street frontage is available for adequate access."<sup>1</sup>

The Owner desires to construct an 8-story mixed-use building containing up to 305 dwelling units with ground floor commercial uses along the principal street frontage (N Arthur Ashe Boulevard) and 296 structured parking spaces. Sec. 30-457.2(18)a does not allow parking decks or parking garages on any level along the principal street frontage (N Arthur Ashe Boulevard), which differs from the performance standard in a similar urban mixed-use zoning district (B-4), which only prohibits parking decks or parking garages uses on the ground floor along the principal street frontage.

The Owner is seeking relief from Sec 30-457.2(18)a of the Zoning Ordinance in order to allow for spaces in a parking deck along the principal street frontage (North Arthur Ashe Boulevard) on the second floor of the building. The Special Use is necessary due to site constraints, including narrowness of the site, a DPU 50' wide sewer easement bisecting the site, and because the owner desires to provide off-street parking at a ratio of approximately one space per dwelling unit. Limited on-street parking is available on the east side of N Arthur Ashe Boulevard, so the justification for the second-floor parking spaces is warranted. Active commercial uses are provided on the ground floor, and the openings for the parking deck on the second floor

<sup>1</sup> Code 2015, § 30-457.2; Ord. No. 2017-150, § 2, 9-25-2017; Ord. No. 2019-343, § 1(30-457.2), 6-22-2020

are designed to appear as an extension of the ground floor commercial storefront. Active uses are also provided on floors 3-8 of the building.

The Owner is seeking relief from Secs 30-457.8(a) and (b) of the Zoning Ordinance in order to allow for the modernization of an existing curb cut and to allow for a drop-off and pick up area for lobby access to the building (i.e., Uber, Lyft, UPS, USPS) with a plaza. Per the referenced zoning ordinance section, the modification to the existing curb cut and removal and replacement of the existing parking area with a new parking area are not permitted and necessitates a waiver through a Special Use Permit. The proposed drop off area and plaza are also both located over an unbuildable 50'-side sewer easement, which represents a significant hardship for the site and makes compliance with the zoning ordinance unattainable. The drop-off and pick-up area will allow for loading, drop-off, and pick-up activities to be more safely accommodated outside of the City right-of-way. It will also include pedestrian circulation and seating, including connection to a 5' pedestrian connection from Arthur Ashe Boulevard to Myers Street, which was a request by staff in order to accommodate pedestrian access between Myers Street and the Scott's Addition neighborhood.

A preliminary plan of development application package was submitted to the City on December 21, 2021, and as of the date of this special use permit application submittal, the technical plan of development application is in its second round of review. The applicant team has been working with City staff for approximately six months to meet all of the City of Richmond requirements, and the location of structured parking on the second floor of the mixed-use building as well as the drop off area and corresponding entrance location have recently been brought to our attention as performance standards that can only be waived via a special use permit.

The subject of the request for the special use permit (*to waive the location requirements related to structured parking on the second floor of a mixed-use building and location of vehicular entrance and off-street parking*) WILL NOT:

1. Be detrimental to the safety, health, morals and general welfare of the community involved
2. Create congestion in street, roads, alleys and other public ways and places in the area involved;
3. Create hazards from fire, panic, or other dangers;
4. Tend to cause overcrowding of land and an undue concentration of population;
5. Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences, and improvements; or
6. Interfere with adequate light and air.
7. Impact the visual appearance or experience in the neighborhood.

I am available via the contact information on the first page of this applicant's report if there are any questions or concerns related to the special use permit application.

Sincerely



Amelia Wehunt, PE  
Principal, Urban Practice, Timmons Group



**PLAN OF DEVELOPMENT**  
NOT FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE  
**CORPORATE OFFICE**  
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225  
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
02/24/2022	REVISED PER CITY COMMENTS (PRELIMINARY PLAN SUBMITTAL #2)
04/08/2022	REVISED PER CITY COMMENTS (TECHNICAL POD SUBMITTAL #1)
06/03/2022	REVISED PER CITY COMMENTS (TECHNICAL POD SUBMITTAL #2)

DATE  
12/21/2021

DRAWN BY  
M. MCCANN

DESIGNED BY  
C. NELSON

CHECKED BY  
A. WEHUNT

SCALE  
1" = 20'

# TIMMONS GROUP

## ARTHUR ASHE DEVELOPMENT CITY OF RICHMOND - VIRGINIA SITE LAYOUT PLAN

JOB NO.  
**47914**  
SHEET NO.  
**C4.00**

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction taking without the express written consent of TIMMONS GROUP.

**SITE LAYOUT NOTES:**  
1. ALL DIMENSIONS ARE FROM THE FACE OF CURB, UNLESS NOTED OTHERWISE.  
**ARCHITECTURAL BUILDING BACKGROUND DATE: 04/08/2022**

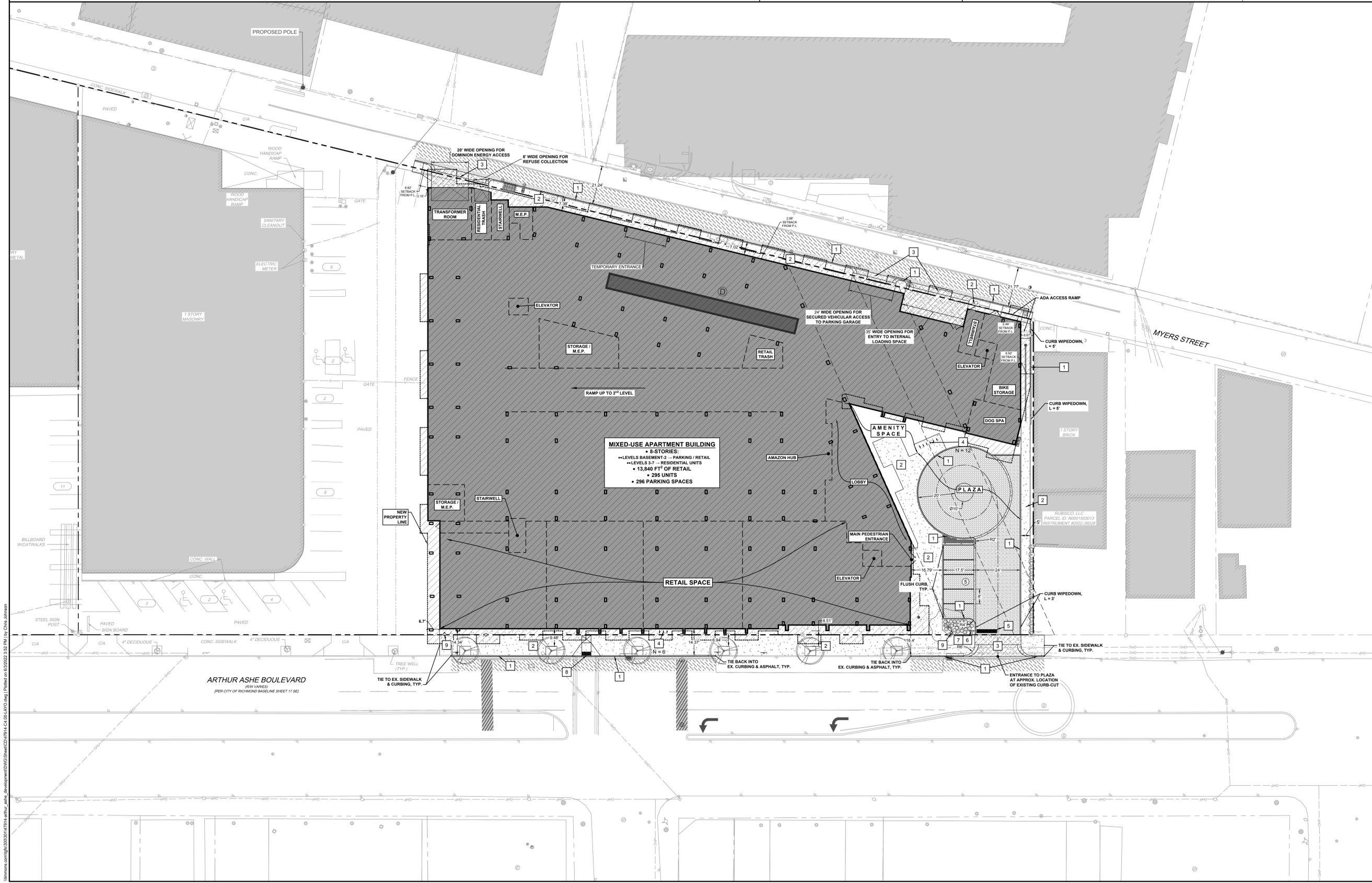
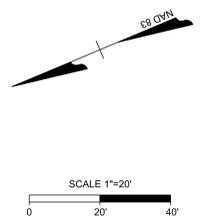
**PAVEMENT MARKING NOTES:**  
1. ALL PERMANENT MARKINGS SHALL BE TYPE B, CLASS I UNLESS OTHERWISE DIRECTED BY VDOT TRAFFIC ENGINEERING.  
2. ALL PAVEMENT MARKINGS MUST HAVE A PERSON W/A PAVEMENT MARKING CERTIFICATION, ISSUED BY THE VDOT MATERIALS DIVISION, ON SITE DURING PAVEMENT MARKING OPERATIONS. A COMPLETED CERTIFIED DELIVERY TICKET & A C-85 MUST BE SUBMITTED TO THE VDOT RESIDENCY PERMIT INSPECTOR.

**SITE LAYOUT NOTE KEY**

1	6" CONCRETE CURB (CoR STD. RGM-CD-01)
2	CoR CONCRETE SIDEWALK (CoR STD. RGM-CD-04)
3	OVER-THE-SIDEWALK URBAN STYLE ENTRANCE APRON (VDOT MOD. CG-8D)
4	BIKE RACK FOR SHORT TERM BICYCLE STORAGE (N = # OF RACKS)
5	24" STOP BAR (MUTCD STD. R1-1)
6	STOP SIGN (MUTCD STD. R1-1)
7	RIGHT TURN ONLY (MUTCD STD. R3-1)
8	ADA ACCESS RAMP w/TRUNCATED DOME WARNING SURFACE (VDOT MOD. CG-12, TYPE "A")
9	PET WASTE STATION

**LAYOUT HATCH LEGEND**

[Hatch]	EXTENTS OF BUILDING AT GRADE (REFER TO ARCH. PLANS)	[Hatch]	CONCRETE SIDEWALK PAVEMENT SECTION
[Hatch]	EXTENTS OF BUILDING OVERHEAD (REFER TO ARCH. PLANS)	[Hatch]	HEAVY DUTY CONCRETE PAVEMENT SECTION
[Hatch]	HEAVY DUTY ASPHALT PAVEMENT SECTION	[Hatch]	MILL & OVERLAY PAVEMENT SECTION
[Hatch]	SPECIALTY PAVEMENT SECTION	[Hatch]	TRENCH CUT RESTRACTION FOR GENERAL UTILITY STREET WORK SECTION



timmons.com\g03000147914\arthur\_ashe\_development\CAD\Sheet\CD\47914-C4.00.LAYO.dwg | Plotted on 05/20/2023 1:52 PM | by Chris Johnson





**GENERAL NOTES:**

- OWNER OF RECORD:**
  - PROPERTY 1/PARCEL I: LIGHHOUSE PROPERTY ASSOCIATES, LLC. PARCEL ID: N0001503015. INSTRUMENT #08-8248. 1117 N ARTHUR ASHE BLVD. ALTERNATE ADDRESS: 944 MYERS STREET.
  - PROPERTY 2/PARCEL II: LIGHHOUSE PROPERTY ASSOCIATES, LLC. PARCEL ID: N0001503016. INSTRUMENT #08-8248. 1119 N. ARTHUR ASHE BLVD.
  - PROPERTY 3/PARCEL III: LIGHHOUSE PROPERTY ASSOCIATES, LLC. PARCEL ID: N0001503025. INSTRUMENT #15-22616. 1203 N. ARTHUR ASHE BLVD.
  - PROPERTY 4/PARCEL IV: BHL, LC. PARCEL ID: N0001503028. INSTRUMENT #04-020004. 1207 N. ARTHUR ASHE BLVD.
  - PROPERTY 5/PARCEL V: WTP, L.C. PARCEL ID: N0001503030. INSTRUMENT #04-020004. 1209 N. ARTHUR ASHE BLVD. ALTERNATE ADDRESS 1210 MYERS STREET.
- TOTAL AREA SURVEYED: 3.381 ACRES OR 147,262 SQ. FT.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE BINDER PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. VA21-510067DHP, HAVING A COMMITMENT DATE OF JUNE 10, 2021 AT 8:00 AM.
- THIS PLAT IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY. FIELD WORK COMPLETED ON APRIL 6, 2021.
- THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X" PER FLOOD INSURANCE MAP 510129029D, EFFECTIVE DATE OF APRIL 2, 2009.
- ZONING: ALL PARCELS ARE ZONED T0D-1 (PER CITY OF RICHMOND GIS). NO ZONING REPORT WAS PROVIDED BY THE CLIENT.
- THE PROPERTY HAS 116 MARKED REGULAR PARKING SPACES, 4 MARKED HANDICAP SPACES, AS SHOWN ON SURVEY.
- TITLE REPORT DID NOT DISCLOSE ANY PLOTTABLE OFFSITE EASEMENTS.
- SURVEYED PROPERTY IS THE SAME AS SHOWN IN EXHIBIT A OF THE ABOVE REFERENCED TITLE REPORT.
- THERE ARE NO APPARENT GAPS OR GORES BETWEEN PARCELS I-V SHOWN HEREON.

**SURVEYED PARCEL DESCRIPTION:**

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF LEIGH STREET (FORMERLY MOORE STREET) WITH THE EASTERN RIGHT-OF-WAY LINE OF N. ARTHUR ASHE BOULEVARD; THENCE S86°59'55"E 301.50' TO A POINT BEING THE POC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00', DELTA ANGLE OF 103°55'20", CHORD OF 23.63', AND A CHORD BEARING S15°02'16"E AN ARC DISTANCE OF 27.21' TO A TBAR FOUND ON THE WESTERN LINE OF MYERS STREET; THENCE S36°55'24"W 596.75' TO A BENT IRON ROD FOUND; THENCE N87°01'25"W 172.26' TO AN IRON ROD FOUND; THENCE N22°58'48"E 597.91' TO THE POINT OF BEGINNING CONTAINING 147,262 SQ. FT. OR 3.381 ACRES OF LAND.

**SURVEYOR'S CERTIFICATE:**

To: LEVEL 2 ACQUISITIONS, LLC; COMMONWEALTH LAND TITLE INSURANCE COMPANY; AVENUE COMMERCIAL TITLE COMPANY, INC.; MU AA OWNER LLC, A VIRGINIA LIMITED LIABILITY COMPANY; COMM AA OWNER LLC, A VIRGINIA LIMITED LIABILITY COMPANY; AND SANDY SPRING BANK

This is to certify 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, 2, 3, 4, 6(A), 7(A), 8, 9, 13, & 14 of Table A thereof.

The fieldwork was completed on APRIL 6, 2021.  
Date of Plat or Map: JUNE 25, 2021



**TITLE COMMITMENT PROPERTY DESCRIPTIONS:**

PROPERTY 1/PARCEL I: N 0001503-015:

THAT PARCEL OF LAND IN THE CITY OF RICHMOND, VIRGINIA, SITUATED ON THE EASTERN LINE OF THE BOULEVARD AND ON THE WESTERN LINE OF MYERS STREET, TOGETHER WITH ALL IMPROVEMENTS THEREON AND ALL RIGHTS, WAYS AND APPURTENANCES THERETO BELONGING, OR APPERTAINING, AND BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING ON THE EASTERN LINE OF THE BOULEVARD AT A POINT DISTANT THEREON SIX HUNDRED AND NINETY THREE AND SEVENTY NINE HUNDREDTHS (693.79) FEET NORTHWARDLY FROM THE POINT OF INTERSECTION OF THE EASTERN LINE OF THE BOULEVARD WITH THE WESTERN LINE OF MYERS STREET, WITH SAID POINT OF INTERSECTION OF SAID STREETS IS MARKED AND DEFINED BY A STONE, AND FROM THE POINT OF BEGINNING RUNNING IN A NORTHERLY DIRECTION ALONG AND ABUTTING ON THE EASTERN LINE OF THE BOULEVARD ONE HUNDRED AND TWENTY FIVE FEET (125), THENCE FROM THE EASTERN LINE OF THE BOULEVARD RUNNING IN AN EASTERLY DIRECTION TWO HUNDRED AND THREE AND THIRTEEN HUNDREDTHS FEET (203.13) TO THE WESTERN LINE OF MYERS STREET, THENCE RUNNING IN A SOUTHWESTERLY DIRECTION ALONG AND ABUTTING ON THE WESTERN LINE OF MYERS STREET ONE HUNDRED AND TWENTY EIGHT AND SEVENTY NINE HUNDREDTHS FEET (128.79), AND THENCE FROM THE WESTERN LINE OF MYERS STREET RUNNING IN A WESTERLY DIRECTION ONE HUNDRED AND SEVENTY TWO AND TWELVE HUNDREDTHS FEET (172.12) TO THE POINT OF BEGINNING ON THE EASTERN LINE OF THE BOULEVARD, THE ANGLE FORMED BY THE INTERSECTION OF THE SOUTHERN LINE OF THE SAID PARCEL WITH THE EASTERN LINE OF THE BOULEVARD BEING AN ANGLE OF NINETY (90) DEGREES, AND THE ANGLE FORMED BY THE INTERSECTION OF THE NORTHERN LINE OF SAID PARCEL WITH THE EASTERN LINE OF THE BOULEVARD BEING AN ANGLE OF NINETY (90) DEGREES; THE REAL ESTATE HEREINABOVE DESCRIBED BEING SHOWN ON A PLAT OF SURVEY THEREOF, MADE BY CHAS. H. FLEET, CERTIFIED CIVIL ENGINEER, DATED NOVEMBER 5, 1946, WHICH PLAT IS OF RECORD IN THE CLERK'S OFFICE OF THE CHANCERY COURT OF THE CITY OF RICHMOND, VIRGINIA, IN DEED BOOK 451-C, PAGE 347, AND WHICH PROPERTY IS FURTHER DESCRIBED ON THE PLAT ATTACHED TO AND RECORDED WITH THE BELOW MENTIONED DEED.

BEING THE SAME REAL ESTATE CONVEYED TO LIGHHOUSE PROPERTY ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED OF CONFIRMATION FROM LIGHHOUSE ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, DATED JANUARY 1ST, 2008, RECORDED MARCH 27, 2008 AS INSTRUMENT NO. 08-8248 AT PAGE 438 IN THE CLERK'S OFFICE, CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA.

PROPERTY 2/PARCEL II N 0001503-016:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, FRONTING FORTY FEET (40) ON THE EASTERN LINE OF NORTH BOULEVARD AND EXTENDING EASTWARDLY TO THE NORTHWESTERN LINE OF MYERS STREET, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERN LINE OF NORTH BOULEVARD SAID POINT BEING EIGHT HUNDRED FIFTY EIGHT AND SEVENTY NINE HUNDREDTHS FEET (858.79) NORTH OF THE INTERSECTION OF THE EASTERN LINE OF NORTH BOULEVARD WITH THE NORTHWESTERN LINE OF MYERS STREET AND THENCE FROM SAID POINT OF BEGINNING EXTENDING BACK AT RIGHT ANGLES FROM SAID FRONT BETWEEN PARALLEL LINES IN AN EASTWARDLY DIRECTION TO THE NORTHWESTERN LINE OF MYERS STREET AND FRONTING ON THE SAID NORTHWESTERN LINE MYERS STREET FORTY ONE AND TWENTY TWO HUNDREDTHS FEET (41.22), THE SOUTHERN LINE BEING TWO HUNDRED THREE AND THIRTEEN HUNDREDTHS FEET (203.13) IN LENGTH AND BEING THE SOUTHERN LINE OF A TWENTY FOOT (20') LOT HERETOFORE CONVEYED BY KINGSLAND LAND CORPORATION TO THE PARTY OF THE FIRST PART'S PREDECESSOR IN TITLE, NATIONAL WHITE TOWER SYSTEM, INC., BY DEED DATED MARCH 1, 1950, AND THE NORTHERN LINE BEING TWO HUNDRED THIRTEEN AND FIVE HUNDREDTHS FEET (213.05) IN LENGTH BEING THE NORTHERN LINE OF A TWENTY FOOT (20') LOT HERETOFORE CONVEYED BY KINGSLAND LAND CORPORATION TO PARTY OF THE FIRST PART'S PREDECESSOR IN TITLE, NATIONAL WHITE TOWER SYSTEM, INC., BY DEED DATED MAY 25, 1959.

BEING THE SAME REAL ESTATE CONVEYED TO LIGHHOUSE PROPERTY ASSOCIATES, LLC BY DEED OF CONFIRMATION FROM LIGHHOUSE ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, DATED JANUARY 1, 2008, RECORDED MARCH 27, 2008 AS INSTRUMENT NO. 08-8248 AT PAGE 438 IN THE CLERK'S OFFICE, CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA.

PROPERTY 3/PARCEL III: N 0001503-025

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH ALL IMPROVEMENTS THEREON LYING AND BEING IN THE CITY OF RICHMOND ON THE EAST LINE OF NORTH BOULEVARD, ALL AS MORE PARTICULARLY SHOWN ON A PLAT BY LAPRADE BROS., CIVIL ENGINEERS & SURVEYORS, DATED APRIL 4, 1969, ENTITLED "MAP OF PROPERTY BELONGING TO KINGSLAND LAND CORPORATION, RICHMOND, VIRGINIA" AND RECORDED IN DEED BOOK 687A, AT PAGE 46, AND AS MORE PARTICULARLY SHOWN ON A PLAT BY A.G. HAROCOPOS & ASSOCIATES, P.C. ENTITLED "SURVEY OF LOT & IMPROVEMENTS THEREON LOCATED AT #1203 N. BOULEVARD, RICHMOND, VIRGINIA," DATED DECEMBER 27, 1977 AND RECORDED IN DEED BOOK 731, AT PAGE 1194, BEGINNING AT A POINT MARKED BY A ROD ON THE EAST LINE OF NORTH BOULEVARD 293.04 FEET SOUTH OF THE INTERSECTION OF MOORE STREET AND NORTH BOULEVARD; THENCE ALONG THE EAST LINE OF NORTH BOULEVARD A DISTANCE OF 150.25 FEET TO A POINT; THENCE AT A RIGHT ANGLE TO NORTH BOULEVARD IN AN EASTERLY DIRECTION 213.05 FEET TO A POINT MARKED BY A ROD ON THE WESTERN LINE OF MYERS STREET; THENCE ALONG THE WESTERN LINE OF MYERS STREET IN A NORTHERLY DIRECTION 154.81 FEET TO A POINT MARKED BY A ROD; THENCE AT AN ANGLE 76° 03' 40" TO MYERS STREET IN A WESTERLY DIRECTION 250.34 FEET TO A POINT MARKED BY A ROD ON THE EAST LINE OF NORTH BOULEVARD, THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH ALL AND SINGULAR THE BUILDINGS AND IMPROVEMENTS THEREON, RIGHTS AND PRIVILEGES, TENEMENTS, HEREDITAMENTS, EASEMENTS AND APPURTENANCES UNTO THE SAID LAND BELONGING OR IN ANYWISE APPERTAINING.

FURTHER TOGETHER WITH ALL RIGHT, TITLE AND INTEREST OF GRANTOR, IF ANY, IN AND TO (I) ANY LAND LYING IN THE BED OF ANY STREET, ROAD, AVENUE, ALLEY OR PASSAGEWAY, OPEN, CLOSED OR PROPOSED, IN FRONT OF OR ABUTTING THE LAND CONVEYED HEREBY, TO THE CENTERLINE THEREOF AND (II) ANY AWARD MADE OR TO BE MADE AND ANY UNPAID AWARD FOR DAMAGES TO THE LAND CONVEYED HEREBY, BY REASON OF ANY CHANGE OF GRADE OF ANY SUCH STREET, ROAD, AVENUE, ALLEY OR PASSAGEWAY, IT BEING THE SAME REAL ESTATE CONVEYED TO LIGHHOUSE PROPERTY ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED FROM CP 1203 NORTH BOULEVARD, LLC, A VIRGINIA LIMITED LIABILITY COMPANY DATED NOVEMBER 18, 2015, RECORDED NOVEMBER 25, 2015, IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, AS INSTRUMENT 15-22616 AT PAGE 283.

**TITLE COMMITMENT PROPERTY DESCRIPTIONS (CONTINUED):**

PROPERTY 4/PARCEL IV: N 0001503-0028

PARCEL I: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, ON THE EASTERN LINE OF THE BOULEVARD AND THE WESTERN LINE OF MYERS STREET AS SHOWN ON THE PLAT OF SURVEY HEREIN BELOW MENTIONED AND ALL RIGHTS, WAYS AND APPURTENANCES THERETO BELONGING AND BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EASTERN LINE OF THE BOULEVARD DISTANT EIGHT ONE AND FOUR HUNDREDTHS FEET (81.04) SOUTH OF THE INTERSECTION OF THE SAID EASTERN LINE OF THE BOULEVARD WITH THE SOUTHERN LINE OF MOORE STREET MARKED BY AN IRON ROD; THENCE SOUTHWARDLY ALONG SAID EASTERN LINE OF THE BOULEVARD AND FRONTING THEREON A DISTANCE OF ONE HUNDRED SIXTY TWO FEET (162') TO A POINT MARKED BY AN IRON ROD; THENCE BACK FROM SAID FRONT BETWEEN PARALLEL LINES AT RIGHT ANGLES TO THE SAID EASTERN LINE OF THE BOULEVARD, TO THE WESTERN LINE OF MYERS STREET AND HAVING A FRONTAGE THEREON OF ONE HUNDRED SIXTY SIX AND NINETY ONE FEET (166.91); THE NORTHERNMOST BOUNDARY LINE HAVING A DEPTH OF THREE HUNDRED AND THIRTY EIGHT HUNDREDTHS FEET (300.38) AND THE SOUTHERNMOST A DEPTH OF TWO HUNDRED SIXTY AND NINETEEN HUNDREDTHS FEET (260.19); ALL AS SHOWN ON A PLAT OF SURVEY THEREOF, MADE BY W.W. LAPRADE & BROS., CIVIL ENGINEERS, RICHMOND, VA., DATED JUNE 13, 1949, A PRINT OF WHICH PLAT IS ATTACHED TO AND MADE A PART OF THE DEED RECORDED IN DEED BOOK 515C, PAGE 536.

PARCEL II: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, ON THE EASTERN LINE OF THE BOULEVARD AND THE WESTERN LINE OF MYERS STREET AS SHOWN ON THE PLAT OF SURVEY HEREIN BELOW MENTIONED AND ALL RIGHTS, WAYS AND APPURTENANCES THERETO BELONGING AND BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EASTERN LINE OF THE BOULEVARD DISTANT TWO HUNDRED FORTY THREE AND FOUR HUNDREDTHS FEET (243.04) SOUTH OF THE INTERSECTION OF THE SAID EASTERN LINE OF THE BOULEVARD WITH THE SOUTHERN LINE OF MOORE STREET MARKED BY AN IRON ROD; THENCE SOUTHWARDLY ALONG SAID EASTERN LINE OF THE BOULEVARD AND FRONTING THEREON A DISTANCE OF TEN FEET (10') TO A POINT MARKED BY AN IRON ROD; THENCE BACK FROM SAID FRONT BETWEEN PARALLEL LINES AT RIGHT ANGLES TO THE SAID EASTERN LINE OF THE BOULEVARD, TO THE WESTERN LINE OF MYERS STREET AND HAVING A FRONTAGE THEREON OF TEN AND THIRTY HUNDREDTHS (10.30); THE NORTHERNMOST BOUNDARY LINE HAVING A DEPTH OF TWO HUNDRED SIXTY AND NINETEEN HUNDREDTHS FEET (260.19), AND THE SOUTHERNMOST A DEPTH OF TWO HUNDRED FIFTY SEVEN AND SEVENTY ONE HUNDREDTHS FEET (257.71), ALL AS SHOWN ON A PLAT OF SURVEY THEREOF, MADE BY W. W. LAPRADE & BROS., CIVIL ENGINEERS, RICHMOND, VA., DATED SEPTEMBER 28, 1949, A PRINT OF WHICH PLAT IS ATTACHED TO AND MADE A PART OF THE DEED RECORDED IN DEED BOOK 518C, PAGE 37.

PARCEL III: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, ON THE EASTERN LINE OF THE BOULEVARD AND THE WESTERN LINE OF MYERS STREET, TOGETHER WITH ALL RIGHTS, WAYS AND APPURTENANCES THERETO BELONGING AND BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EASTERN LINE OF THE BOULEVARD MARKED BY AN IRON ROD, DISTANT TWO HUNDRED FIFTY THREE AND FOUR HUNDREDTHS FEET (253.04) SOUTH OF THE INTERSECTION OF THE SAID EASTERN LINE OF THE BOULEVARD WITH THE SOUTHERN LINE OF MOORE STREET, WHICH SAID POINT IS LIKEWISE THE SOUTHWESTERN CORNER OF THE ABOVE DESCRIBED PARCEL II; THENCE SOUTHWARDLY FROM SAID POINT OF BEGINNING AND RUNNING ALONG AND FRONTING ON THE EASTERN LINE OF THE BOULEVARD A DISTANCE OF THIRTY FEET (30') TO A POINT; THENCE BACK FROM SAID FRONT AND BETWEEN PARALLEL LINES AT RIGHT ANGLES TO SAID EASTERN LINE OF THE BOULEVARD, THE NORTHERN LINE OF WHICH IS THE SOUTHERN BOUNDARY LINE OF THE ABOVE DESCRIBED PARCEL II, TO THE WESTERN LINE OF MYERS STREET, ON WHICH IT FRONTS AND ABUTS.

IT BEING THE SAME REAL ESTATE CONVEYED TO BHL, L.C. A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED FROM WTP, L.C. A VIRGINIA LIMITED LIABILITY COMPANY DATED AUGUST 18, 2004, RECORDED AUGUST 25, 2004, IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, AS INSTRUMENT NO. 04-028715 AT PAGE 684.

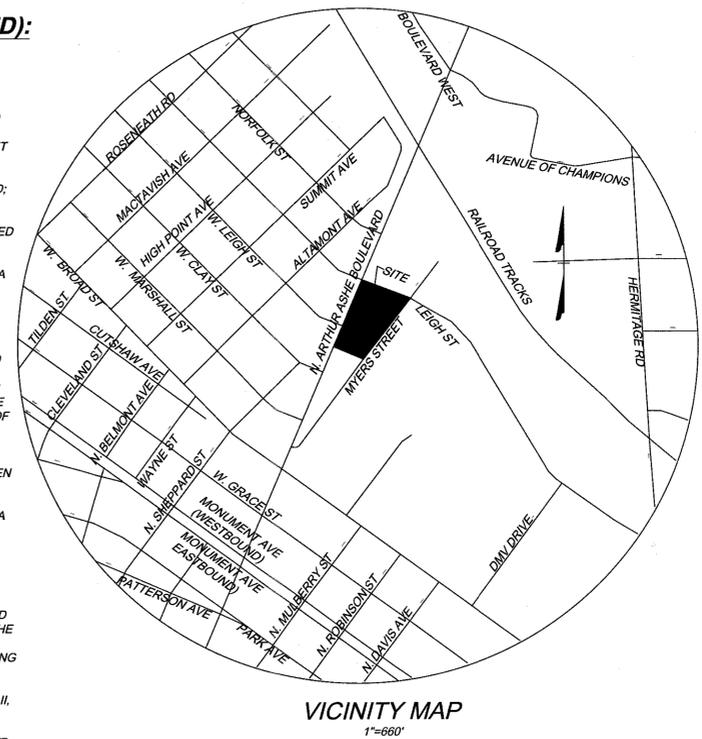
PROPERTY 5/PARCEL V: N 0001503-030

ALL THAT CERTAIN PIECE OR PARCEL OF LAND WITH THE IMPROVEMENTS THEREON LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA ON THE EAST LINE OF NORTH BOULEVARD AT ITS INTERSECTION WITH THE SOUTH LINE OF MOORE STREET AND ACCORDING TO PLAT OF SURVEY BY LAPRADE BROS., CIVIL ENGINEERS, DATED AUGUST 24, 1962, A COPY OF WHICH IS ATTACHED TO AND MADE A PART OF THE DEED RECORDED IN DEED BOOK 613C, PAGE 456, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF NORTH BOULEVARD AT ITS INTERSECTION WITH THE SOUTH LINE OF MOORE STREET; THENCE ALONG THE EAST LINE OF NORTH BOULEVARD IN A SOUTHERLY DIRECTION 81.04 FEET TO A POINT MARKED BY A ROD; THENCE AT A RIGHT ANGLE TO NORTH BOULEVARD IN AN EASTERLY DIRECTION 300.38 FEET TO A POINT MARKED BY A ROD ON THE WESTERN LINE OF MYERS STREET; THENCE ALONG THE WESTERN LINE OF MYERS STREET IN A NORTHERLY DIRECTION 154.81 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, THE ARC OF A CIRCLE HAVING A RADIUS OF 15 FEET, ALONG THE INTERSECTION OF SAID MYERS STREET AND THE SOUTHERN LINE OF MOORE STREET, A DISTANCE OF 27.23 FEET TO A POINT ON THE SOUTHERN LINE OF MOORE STREET; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHERN LINE OF MOORE STREET 301.32 FEET TO THE ROD AT THE POINT AND PLACE OF COMMENCEMENT.

IT BEING A PART OF THE SAME REAL ESTATE CONVEYED TO WTP, L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED OF CORRECTION AND CONFIRMATION FROM TRUSLOW, INCORPORATED, A VIRGINIA CORPORATION, DATED JUNE 14, 2004, RECORDED JUNE 17, 2004, IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, AS DEED NO. 04-020004, PAGE 124.

**SCHEDULE B, PART II EXCEPTIONS FROM TITLE REPORT**

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I — REQUIREMENTS ARE MET.
- AFFECTING PROPERTY 1/PARCEL I:
  - THIRTY FOOT (30') SEWER EASEMENT AS REFLECTED IN DEED BOOK 195-B, PAGE 35. (APPROXIMATE LOCATION SHOWN HEREON)
  - TWENTY FOOT (20') SEWER EASEMENT AS REFLECTED IN DEED BOOK 382-A, PAGE 460 AND PLAT BOOK 8, PAGE 92. (APPROXIMATE LOCATION SHOWN HEREON)
  - ADJACENT BUILDING ENCRUMCHMENT AS TO THE EXTENT REFLECTED ON SURVEY PLAT DATED JANUARY 18, 1990 ON NORTH PROPERTY LINE. (OBSERVED BUILDING LOCATION SHOWN HEREON)
  - OVERHEAD UTILITY LINES AND VEPCO POLES AS SHOWN ON SURVEY PLAT DATED JANUARY 18, 1990. (LOCATION OF EXISTING POLES AND UTILITY LINES OBSERVED IN THE FIELD SHOWN HEREON)
- AFFECTING PROPERTY 3/PARCEL III:
  - SUBJECT TO THE RIGHT OF WAY TO VEPCO, RECORDED IN THE OFFICIAL RECORDS OF THE RICHMOND CITY RECORDING OFFICE IN DEED BOOK 612C, PAGE 230 (LOCATION SHOWN HEREON BASED ON EXISTING UTILITY POLES AND WIRES OBSERVED IN THE FIELD. LINES AND POLES APPEAR TO HAVE BEEN RELOCATED FROM POSITION SHOWN IN DEED.)
  - RESTRICTIVE COVENANT PER SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NO. 15-22616, PAGE 283 RESTRICTING USE OF PROPERTY AS A CAR WASH OR AUTOMOTIVE DETAIL OPERATION, BUSINESS, ENTERPRISE OR VENTURE. (NOT A SURVEY RELATED MATTER)
  - EASEMENTS OR RIGHT OF WAYS AS PER RECORDED PLAT. (NO EASEMENTS OR RIGHT OF WAYS SHOWN ON RECORDED PLAT)
- AFFECTING PROPERTY 4/PARCEL IV:
  - RIGHT OF WAY TO VEPCO, RECORDED IN THE OFFICIAL RECORDS OF RICHMOND CITY RECORDING OFFICE IN DEED BOOK 518A, PAGE 480. (LOCATION SHOWN HEREON BASED ON EXISTING UTILITY POLES AND WIRES OBSERVED IN THE FIELD. LINES AND POLES APPEAR TO HAVE BEEN RELOCATED FROM POSITION SHOWN IN DEED.)
  - EASEMENTS OR RIGHT OF WAYS AS PER RECORDED PLAT. (NO EASEMENTS OR RIGHT OF WAYS SHOWN ON RECORDED PLAT)
  - SUBJECT TO RIGHT TO CONNECT WITH RAILROAD SPUR TRACK NOW RUNNING ACROSS PROPERTY OWNED BY KINGSLAND LAND CORPORATION ADJOINING AND LYING IMMEDIATELY OF PARCEL IV AS DESCRIBED IN DEED BOOK 515C, PAGE 536. (NO EVIDENCE OF RAILROAD SPUR TRACK RUNNING ACROSS PROPERTY FOUND IN FIELD)
- AFFECTING PROPERTY 5/PARCEL V:
  - SUBJECT TO RIGHT TO USE THE SPUR TRACK ALONG WESTERN LINE OF MYERS STREET AS DESCRIBED IN AND SHOWN ON PLAT ATTACHED TO DEED BOOK 613C, PAGE 456. (NO EVIDENCE OF RAILROAD SPUR TRACK RUNNING ACROSS PROPERTY FOUND IN FIELD)
  - EASEMENTS OR RIGHT OF WAYS AS PER RECORDED PLAT. (NO EASEMENTS OR RIGHT OF WAYS SHOWN ON RECORDED PLAT)
  - POSSIBLE UNFILED MECHANICS' AND MATERIALMEN'S LIENS, BUT THIS POLICY PROVIDES AFFIRMATIVE LIEN INSURANCE AS SET FORTH IN THE ATTACHED ENDORSEMENT.
  - ANY STATE OF FACTS DISCLOSED BY A CURRENT AND ACCURATE LOCATION SURVEY OF SUBJECT PREMISES, PROVIDED THAT UPON RECEIPT AND REVIEW, BY COMPANY, OF SUCH A SURVEY, THIS EXCEPTION WILL BE DELETED OR MODIFIED IN ACCORDANCE WITH MATTERS REVEALED THEREBY.



VICINITY MAP  
1"=660'

THIS DRAWING PREPARED AT THE  
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TEL 804-200-6500 FAX 804-560-1016 www.timmons.com

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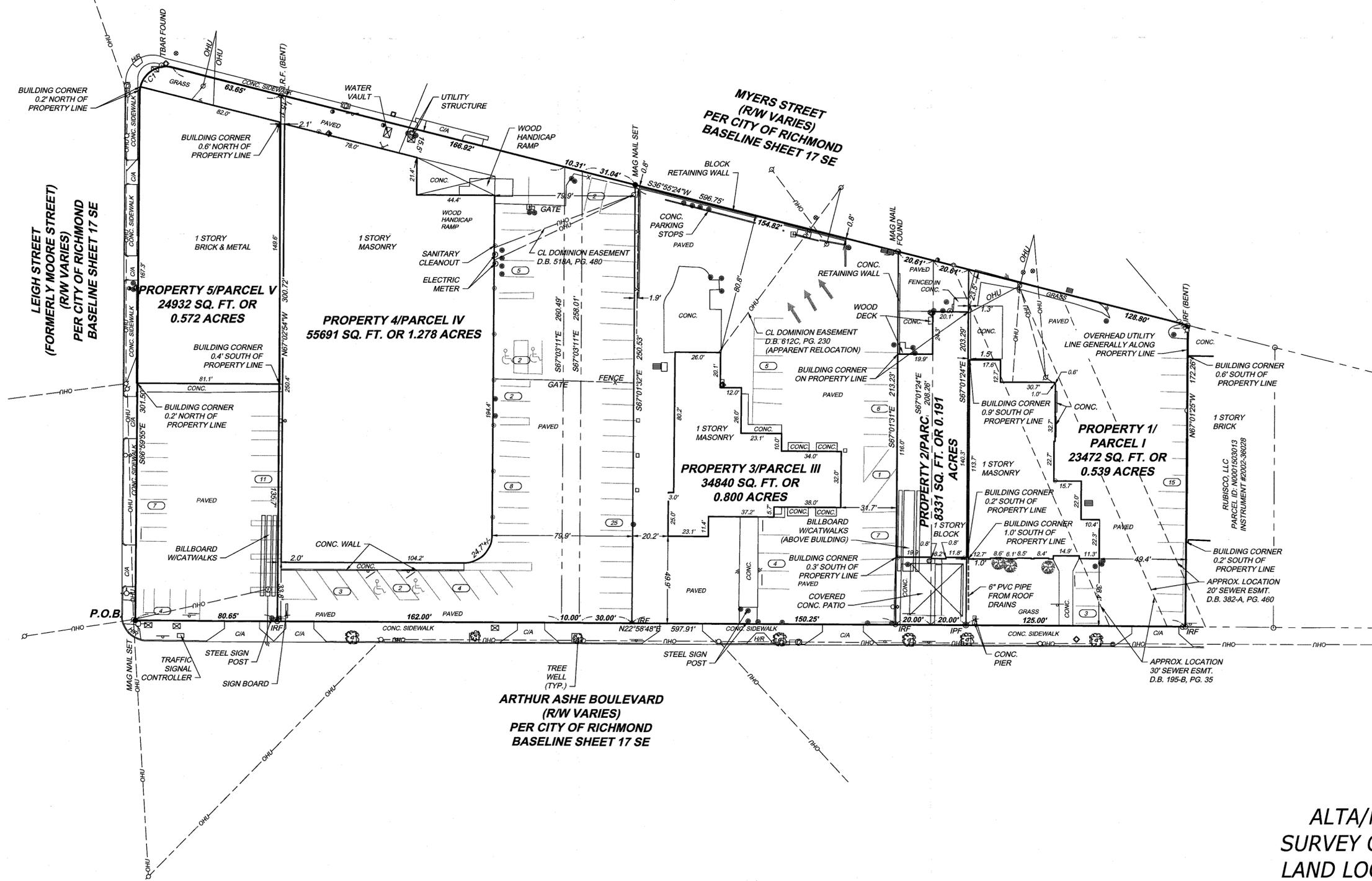
ALTA/NSPS LAND TITLE  
SURVEY OF FIVE PARCELS OF  
LAND LOCATED SOUTH OF W.  
LEIGH STREET, WEST OF  
MYERS STREET, AND EAST OF  
N. ARTHUR ASHE BOULEVARD

CITY OF RICHMOND	VIRGINIA
Date: APRIL 12, 2021	Scale: N/A
Sheet 1 of 2	J.N.: 47914
Drawn by: RPS	Checked by: GFD
REVISED: JUNE 25, 2021	

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	15.00'	27.21'	19.17'	103°55'20"	S15°02'16"E	23.63'

VIRGINIA NAD 83 (SOUTH ZONE)

- Legend**
- ◆ Gas Meter
  - Gas Valve
  - Light Pole
  - ⊕ Electric Meter
  - ⊞ Electric Pedestal
  - ⊞ Traffic Signal Pole
  - ⊞ Sign
  - Bollard
  - Sanitary Cleanout
  - ⊕ Storm Manhole
  - ⊞ Storm Grate
  - Roof Drain
  - ⊞ Utility Pole
  - ⊞ Guy Anchor
  - ⊞ Utility Vault
  - ⊞ Fire Hydrant
  - ⊞ Water Meter
  - ⊞ Siamese Water
  - Water Valve
  - Property Corner Found
  - Iron Pipe Found
  - ⊞ Concrete Apron Found
  - ⊞ Concrete Monument Found
  - Tree
- IRF Iron Rod Found  
 IPF Iron Pipe Found  
 CIA Concrete Apron  
 HIR Handicap Ramp



ALTA/NSPS LAND TITLE  
 SURVEY OF FIVE PARCELS OF  
 LAND LOCATED SOUTH OF W.  
 LEIGH STREET, WEST OF  
 MYERS STREET, AND EAST OF  
 N. ARTHUR ASHE BOULEVARD

CITY OF RICHMOND	VIRGINIA
Date: APRIL 12, 2021	Scale: 1"=30'
Sheet 2 of 2	J.N.: 47914
Drawn by: RPS	Checked by: GFD
REVISED: JUNE 25, 2021	

Y:\901147914-Ashe-Leigh-ALTA\DWG\47914-XP\SURV.dwg | Plotted on 6/28/2021 1:24 PM | by Robert Sidam

THIS DRAWING PREPARED AT THE  
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