SURVEY NOTES:

1. THE ALTA/ACSM LAND TITLE SURVEY AS SHOWN IS BASED ON A GROUND SURVEY DATED DECEMBER 16, 2015. THE PARCEL LINES AS DEPICTED HEREON ARE BASED UPON DEED NUMBER 140013956 AND THE ADJACENT DEEDS AND PLATS AS REFERENCED HEREON, ALL AS FURTHER AUGMENTED BY FIELD LOCATED PARCEL AND/OR BLOCK CORNERS AS SHOWN. SEE THE CITY OF RICHMOND, VA BASELINE SHEETS 9-NW AND 9-SW FOR RIGHT-OF-WAY WIDTHS DEPICTED HEREON.
2. THE HORIZONTAL DATUM (BEARING SYSTEM) USED HEREON IS BASED UPON PLAT NUMBER 14-19 WITH SPECIFIC REFERENCE TO THE BEARING ALONG EAST GRACE STREET SHOWN THEREON; THE VERTICAL DATUM (ELEVATIONS) USED HEREON ARE REFERENCED TO CITY OF RICHMOND BENCHMARK NUMBER 211 (FIRM REFERENCE MARK NUMBER 41); THE CONTOUR INTERVAL AS SHOWN IS ONE (1) FOOT; UNITS OF MEASUREMENT USED HEREON ARE BASED UPON THE U.S. SURVEY FOOT.
3. THE DETERMINATION OF THE PRESENCE OF WETLANDS, OR ANY OTHER ENVIRONMENTALLY, HISTORICALLY OR CULTURALLY SENSITIVE AREA, IF ANY, WAS NOT A PART OF THIS SURVEY.
4. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN IS BASED UPON ABOVE GROUND EVIDENCE AND EXISTING PLANS OBTAINED FROM THE CITY OF RICHMOND, VA DEPARTMENT OF PUBLIC WORKS; SOME OF THE UTILITIES WERE MARKED WITH COLOR CODED PAINT AND THE LOCATIONS OF SUCH ARE SHOWN HEREON; THE LOCATIONS, TYPES AND/OR SIZES OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BEGINNING SITE CONSTRUCTION, EXCAVATION, UTILITY CONSTRUCTION AND/OR MODIFICATIONS.
5. GENE WATSON AND ASSOCIATES, P.C. ITS OFFICERS OR EMPLOYEES, WILL NOT BE RESPONSIBLE FOR THE PRESENCE OR REMOVAL OF ANY TOXIC WASTES OR MATERIALS ON THE SURFACE, IN ANY STRUCTURE, OR BURIED BENEATH THE SURFACE.
6. PORTIONS OF THIS PROPERTY APPEAR TO LIE IN AN AREA DESIGNATED AS ZONE "AE" (A SPECIAL FLOOD HAZARD AREA THAT IS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD); PORTIONS OF THIS PROPERTY APPEAR TO LIE IN AN AREA DESIGNATED AS ZONE "X SHADED" (AN AREA THAT IS SUBJECT TO FLOODING BY THE 2% ANNUAL CHANCE FLOOD ASSOCIATED WITH SHOCKOE CREEK); PORTIONS OF THIS PROPERTY APPEAR TO LIE IN AN AREA DESIGNATED AS ZONE "X SHADED AND CROSS HATCHED" (AN AREA PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD, A REDUCED FLOOD RISK); EACH AS SHOWN ON THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL # 510129 0041 E DATED JULY 16, 2014.

THIS "ALTA/ACSM LAND TITLE SURVEY, WEIMAN'S BAKERY L.L.C. MAP OF EXISTING CONDITIONS ON A 0.625 ACRE PARCEL OF LAND LYING AT THE SOUTHEAST CORNER OF NORTH 17th STREET AND EAST GRACE STREET LOCATED IN THE CITY OF RICHMOND, VIRGINIA" WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF JACK GRIFFIN, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON DECEMBER 16, 2015; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

JACK GRIFFIN, L.S. (LICENSE # 0403 002663)
GENE WATSON & ASSOCIATES, P.C.

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING, BEING AND SITUATE IN THE CITY OF RICHMOND, VIRGINIA AND DESIGNATED AS NUMBERS 113 THROUGH 127 NORTH 17th STREET, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

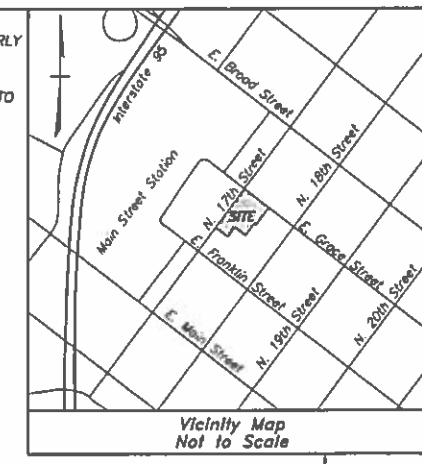
BEGINNING AT A STONE WHERE THE EAST LINE OF NORTH 17th STREET INTERSECTS THE SOUTH LINE OF EAST GRACE STREET; THENCE WITH THE SOUTH LINE OF EAST GRACE STREET, SOUTH 52°13'10" EAST 144.62 FEET TO A ROD ON A LINE IN COMMON WITH LOVING'S PRODUCE LLC; THENCE WITH SAID LINE, SOUTH 37°46'30" WEST 99.00 FEET TO A ROD ON A LINE IN COMMON WITH RICHMOND CHEERS PROPERTIES LLC; THENCE WITH SAID LINE THE FOLLOWING TWO COURSES AND DISTANCE, NORTH 52°23'36" WEST 9.66 FEET TO A ROD; THENCE SOUTH 36°58'27" WEST 67.31 FEET TO A POINT ON A LINE IN COMMON WITH 1710 EAST FRANKLIN LLC; THENCE WITH SAID LINE, NORTH 52°35'53" WEST 63.02 FEET TO A ROD ON A LINE IN COMMON WITH REBKEE PARTNERS BELMONT LLC ET. ALS.; THENCE WITH SAID LINE, SOUTH 36°57'35" WEST 55.38 FEET TO A POINT ON A LINE IN COMMON WITH PHILIPPE CONEIN ET. ALS.; THENCE WITH SAID LINE AS IT PASSES THROUGH A PARTY WALL, NORTH 53°02'37" WEST 70.50 FEET TO A POINT ON THE EAST LINE OF NORTH 17th STREET; THENCE WITH THE EAST LINE OF NORTH 17th STREET, NORTH 36°57'35" EAST 223.15 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINING 0.625 ACRE, MORE OR LESS.

BEING THE SAME REAL ESTATE CONVEYED TO WEIMAN'S BAKERY L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED FROM ALMOR CORPORATION, F/K/A WEIMAN'S BAKERY, INC., A VIRGINIA CORPORATION, DATED APRIL 22, 2013, AND RECORDED AUGUST 11, 2014, IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, AS INSTRUMENT NUMBER 140013956.

PARCEL INFORMATION

WEIMAN'S BAKERY L.L.C.
Deed Ref: 140013956
Reference Plat # 14-19
TM # E000-0130/044
127 North 17th Street
Zoned: M-1 (Light Industrial)
Parcel Area: 27221 Square Feet or 0.625 Acre

Parcel Addresses Include:
113 North 17th Street
121 North 17th Street
125 North 17th Street
127 North 17th Street



Vicinity Map
Not to Scale

Linetype Legend

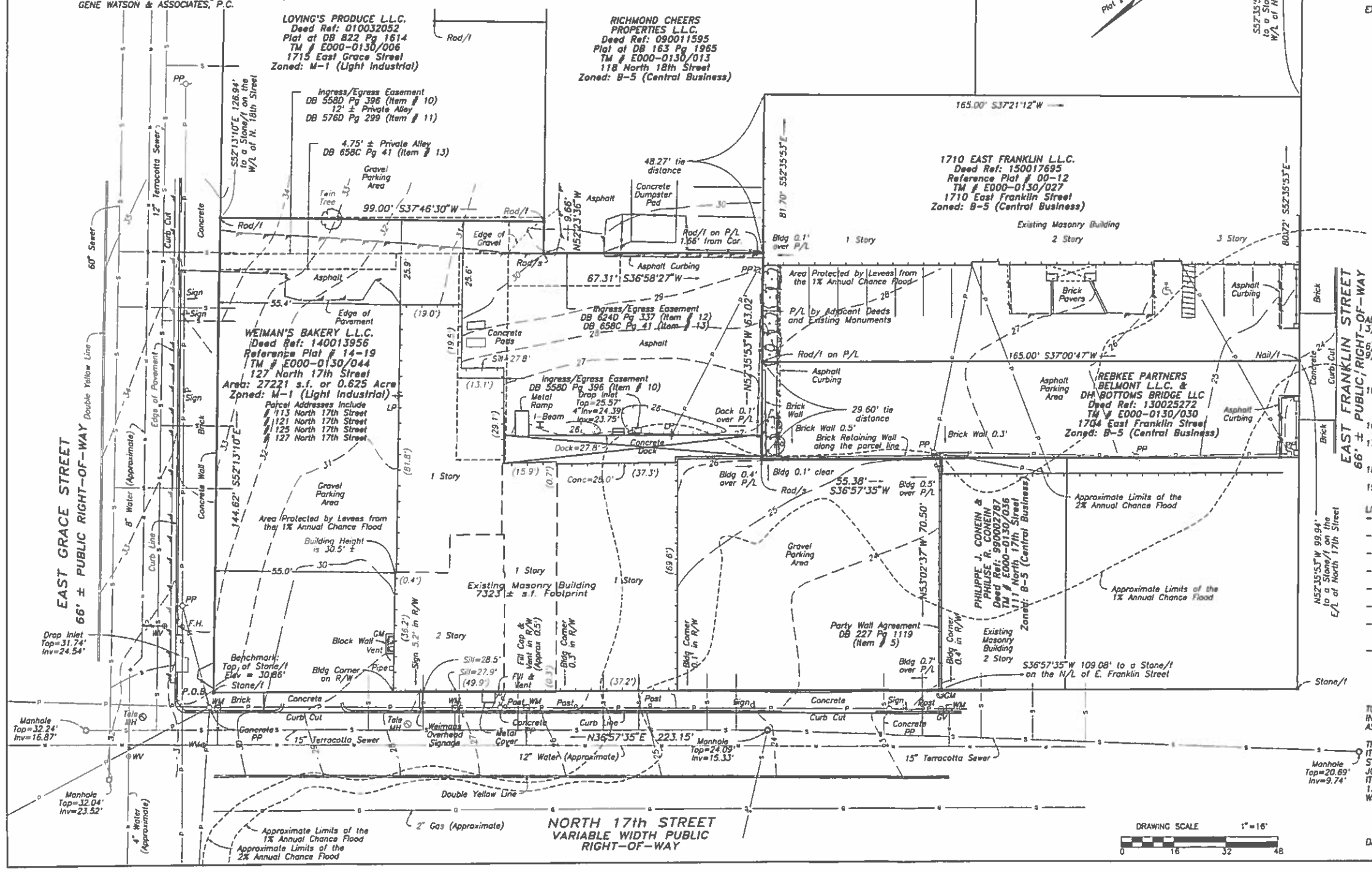
- Building Line
- Fence Line
- Gas Line
- Overhead Utilities
- Pavement Edge
- Sewer Line
- Water Line

Symbol Legend

- Fire Hydrant
- Gas Meter
- Gas Valve
- Handicap Parking
- Light Pole
- Sewer Manhole
- Sign Post
- Telephone Manhole
- Utility Pole
- Water Meter
- Water Valve
- Tree

Corner Abbreviations

Rod/f = Iron Rod Found
Stone/f = R/W Monument Found
Nail/f = Spike or P.K. Nail Found
Rod/s = Iron Rod Set



COMMITMENT FOR TITLE INSURANCE NOTES
THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF AN OWNER'S POLICY OF TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DESIGNATED AS FILE No. SHTC13-194 OR POLICY No. OX-09401354 WITH A DATE OF AUGUST 11, 2014. ITEMS IDENTIFIED IN "SCHEDULE B" OF SAID POLICY AS EXCEPTIONS FROM COVERAGE ARE APPLICABLE AS FOLLOWS:

EXCEPTIONS
- ITEM 1) N/A – (TAXES) NOT A SURVEY RELATED MATTER
- ITEM 2) N/A – (ASSESSMENTS) NOT A SURVEY RELATED MATTER
- ITEM 3) N/A – (RIGHTS OF OTHERS TO THE USE OF EASEMENTS AND ALLEYS) NOT A SURVEY RELATED MATTER
- ITEM 4) N/A – (MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION) CURRENT ALTA/ACSM LAND TITLE SURVEY SHOWN HEREON
- ITEM 5) PARTY WALL AGREEMENT RECORDED AT DEED BOOK 227, PAGE 1119; APPLICABLE TO THE NORTHERN WALL OF 111 NORTH 17th STREET; SHOWN HEREON; AFFECTS THE SUBJECT PARCEL
- ITEM 6) N/A – (RIGHTS OF OTHERS IN AND TO THE LATERAL SUPPORT OF PARTY WALLS) NOT A SURVEY RELATED MATTER
- ITEM 7) N/A – (MATTERS SHOWN ON PLATS RECORDED AT DEED BOOK 504D, PAGE 435 AND DEED BOOK 768, PAGE 1375) CURRENT ALTA/ACSM LAND TITLE SURVEY SHOWN HEREON
- ITEM 8) N/A – (RIGHTS OF OTHERS IN AND TO THE LATERAL SUPPORT OF PARTY WALLS) NOT A SURVEY RELATED MATTER
- ITEM 9) CHESAPEAKE & POTOMAC TELEPHONE COMPANY EASEMENT AT DEED BOOK 230A, PAGE 303; CAN NOT BE PLOTTED BY RECORD DESCRIPTION; AFFECTS THE SUBJECT PARCEL
- ITEM 10) INGRESS AND EGRESS EASEMENT AT DEED BOOK 558D, PAGE 396; SHOWN HEREON; AFFECTS THE SUBJECT PARCEL
- ITEM 11) 12 FOOT, MORE OR LESS, PRIVATE ALLEY AT DEED BOOK 576D, PAGE 299; SHOWN HEREON; AFFECTS THE SUBJECT PARCEL.
- ITEM 12) INGRESS AND EGRESS EASEMENT AT DEED BOOK 624D, PAGE 337; SHOWN HEREON; AFFECTS THE SUBJECT PARCEL
- ITEM 13) INGRESS AND EGRESS EASEMENT AND 4.75 FOOT PRIVATE ALLEY AT DEED BOOK 658C, PAGE 41; SHOWN HEREON; AFFECTS THE SUBJECT PARCEL
- ITEM 14) N/A – (MATTERS SHOWN ON VARIOUS RECORDED PLATS) CURRENT ALTA/ACSM LAND TITLE SURVEY SHOWN HEREON

ALTA/ACSM "TABLE A" NOTES:
- 3) FLOOD ZONES ARE DEPICTED BY GRAPHIC SCALING AND ARE SHOWN APPROXIMATE ONLY
- 6) ZONING INFORMATION WAS NOT PROVIDED BY THE INSURER
- 9) THERE ARE NO STRIPED PARKING SPACES WITHIN THE SUBJECT PROPERTY; THERE ARE TWO GRAVEL PARKING AREAS ON THE SUBJECT PROPERTY BUT THE PRECISE NUMBER OF PARKING SPACES WAS NOT DETERMINED
- 10) THE SUBJECT BUILDING HAS INDEPENDENT WALLS AND NO WALLS WERE IDENTIFIED OR REQUESTED TO CHECK FOR PLUMB; THERE IS A PARTY WALL AGREEMENT WITH THE PARCEL LOCATED AT 111 NORTH 17th STREET
- 16) NO EVIDENCE OF EARTHWORK OR RECENT EXTERIOR BUILDING CONSTRUCTION WAS OBSERVED
- 17) NO PROPOSED CHANGES TO STREET R/W LINES KNOWN TO ME AND/OR OTHERWISE OBSERVED; NO RECENT STREET OR SIDEWALK CONSTRUCTION AND/OR REPAIRS WAS OBSERVED
- 18) NO EVIDENCE OF SOLID WASTE DUMP OR ANY LANDFILL USE WAS OBSERVED
- 19) NO EVIDENCE OF WETLANDS WAS OBSERVED

LIST OF POSSIBLE ENCROACHMENTS:
- THE SUBJECT BUILDING EXTENDS FROM 0.1' TO 0.3' INTO THE R/W OF NORTH 17th STREET
- THE OVERHEAD SIGN ATTACHED TO THE SUBJECT BUILDING EXTENDS 5.2' INTO THE R/W OF NORTH 17th STREET
- THE FILL CAP & VENT FOR THE SUBJECT BUILDING EXTENDS APPROXIMATELY 0.5' INTO THE R/W OF NORTH 17th STREET
- THE ADJACENT BUILDING AT 1710 EAST FRANKLIN STREET EXTENDS 0.1' ONTO THE SUBJECT PROPERTY
- THE REAR LOADING DOCK OF THE SUBJECT BUILDING EXTENDS 0.1' ONTO THE ADJACENT PARCEL LOCATED AT 1704 EAST FRANKLIN ST
- THE SUBJECT BUILDING EXTENDS 0.4' ONTO THE ADJACENT PARCEL LOCATED AT 1704 EAST FRANKLIN STREET
- THE PARCEL LINE IN COMMON WITH THE ADJACENT PARCEL LOCATED AT 1704 EAST FRANKLIN STREET RUNS ALONG THE TOP OF A BRICK RETAINING WALL
- THE ADJACENT BUILDING AT 111 NORTH 17th STREET EXTENDS FROM 0.5' TO 0.7' ONTO THE SUBJECT PROPERTY (THERE IS A PARTY WALL AGREEMENT FOR THIS WALL)

TO WEIMAN'S BAKERY L.L.C., AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND THEIR SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b1), 7(c), 8, 9, 10(a), 11(a), 11(b), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 16, 2015.

DATE: DECEMBER 16, 2015

JACK B. GRIFFIN, L.S.
LICENSE NO. 0403 002663

JOB LO.	TOPOGRAPHIC SURVEY WEIMAN'S BAKERY & ADJ. PARKING AREA 17th ST & GRACE ST RICHMOND, VIRGINIA		
DRAWN	G.W.A.	DATE	DECEMBER 16, 2015
REVIEWED	P.E.G.	J.B.G.	JOB NO. 9598
APPROVED		SCALE	1" = 16'

NO.	REVISIONS	DATE

GENE WATSON & ASSOCIATES, P.C.
Land Surveyors
12108 WERTH STREET
CHESTER, VIRGINIA 23831
Ph.: 804-717-8225
Fx.: 804-717-8227
jack@gwasurveys.com

ALTA/ACSM LAND TITLE SURVEY

WEIMAN'S BAKERY L.L.C.
MAP OF EXISTING CONDITIONS ON A 0.625 ACRE PARCEL OF LAND LYING AT THE SOUTHEAST CORNER OF NORTH 17th STREET AND EAST GRACE STREET LOCATED IN THE CITY OF RICHMOND, VIRGINIA

COMMONWEALTH OF VIRGINIA
JACK B. GRIFFIN
Lic. No. 0403002663
12-16-2015
LAND SURVEYOR

SHEET 1/1

FILE: RST-9338