

Notes Corresponding to Schedule B

There are no survey related items listed under Schedule B, Section II.

Flood Note

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X (Shaded), according to the Flood Insurance Rate Map for the City of Richmond, Flood Insurance Rate Map Number 5101290043E, Community Number 510129, Effective Date of July 16, 2014.

X-Shaded (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.)

Parking Table

There are no striped parking spaces on the subject property.

Basis of Bearing

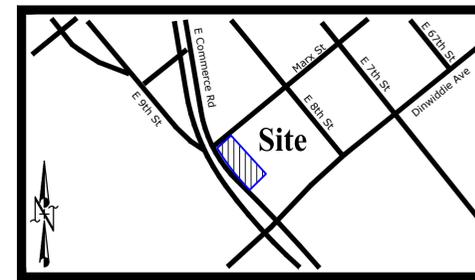
The Basis of Bearing for this survey is North 40°10'05" East, as the north line of the subject property, and is the same bearing recorded in Instrument No. 08-15176, in the Clerk's Office of the Circuit Court for the Circuit Court of Richmond, Virginia.

Significant Observations

Information noted below is simply a statement of fact regarding the location of observed improvements relative to boundary, easement, and setback lines, and is not a legal opinion or determination of encroachments.

Vicinity Map

(NOT TO SCALE)



Record Legal Description

Parcel I 600 Commerce Road:

ALL that certain piece or parcel of land, lying and being in the City of Richmond, Virginia, with the improvements thereon and appurtenances thereunto belonging, commonly known as 600 Commerce Road, (formerly known as 600 Ninth Street Road), and shown and designated as a part of Lot No. 1, in Square 46, on the Plan of Purcell's Addition, which plat is of record in the Clerk's Office, Circuit Court, Chesterfield County, Virginia in Deed Book 56, Page 31, and being more particularly described as follows:

COMMENCING at a point on the eastern line of Commerce Road (formerly Ninth Street Road) with the southern line of Marx Street; thence running and fronting along the eastern line of Commerce Road, in a southerly direction, 41' 31"; thence running back from said front, at right angles and between the southern line of Marx Street and a line parallel therewith, 120 feet to an alley in the rear.

LESS AND EXCEPT a strip fronting on Ninth Street Road (now Commerce Road), which was conveyed to A. R. Tedesco and Dorleen Tedesco to the City of Richmond, Virginia by deed dated March 16, 1954, recorded April 8, 1954 in the Clerk's Office, Circuit Court, City of Richmond, Virginia, Division II, formerly Hustings Court, Part II in Deed Book 199, Page 449.

LESS AND EXCEPT that portion of the property conveyed to the State Highway Commissioner of Virginia by Certificate recorded in the Clerk's Office, Circuit Court, City of Richmond, Virginia in Deed Book 442, Page 147, with Order recorded in Deed Book 451, Page 178.

Parcel II 602 Commerce Road:

ALL that certain piece or parcel of land, lying and being in the City of Richmond, Virginia, with the improvements thereon and appurtenances thereunto belonging, commonly known as 602 Commerce Road (sometimes referred to as Nos. 602 and 604 Commerce Road) and designated as Lots Nos. 2 and 4 Ninth Street Road, and more particularly described as follows:

COMMENCING on the northern line of Commerce Road (formerly Ninth Street Road) at a point 41' 31" east of the intersection of Marx Street; thence running in an easterly direction along Ninth Street Road and fronting thereon 52'; thence running back between parallel lines 120 feet, more or less, to an alley.

LESS AND EXCEPT a strip fronting on Ninth Street Road (now Commerce Road), which was conveyed to A. R. Tedesco and Dorleen Tedesco to the City of Richmond, Virginia by deed dated March 16, 1954, recorded April 8, 1954 in the Clerk's Office, Circuit Court, City of Richmond, Virginia, Division II, formerly Hustings Court, Part II in Book 199, Page 449.

LESS AND EXCEPT that portion of the property conveyed to the State Highway Commissioner of Virginia by Certificate recorded in the Clerk's Office, Circuit Court, City of Richmond, Virginia in Deed Book 442, Page 147, with Order recorded in Deed Book 451, Page 178.

Parcel III 606 Commerce Road:

ALL that certain piece or parcel of land, lying and being in the City of Richmond, Virginia, with the improvements thereon and appurtenances thereunto belonging, commonly known as 606 Commerce Road, situated on the eastern line of Commerce Road (formerly Ninth Street Road), and more particularly described as follows:

COMMENCING at a point on the eastern line of Commerce Road (formerly Ninth Street Road), distant 93.3' south of the intersection formed by the southern line of Marx Street with the eastern line of Commerce Road, and from said point of beginning running in a southerly direction along and fronting on the eastern line of Commerce Road 30.5'; and from said front extending back, between parallel lines of unequal depth to an alley in the rear.

LESS AND EXCEPT a strip fronting on Ninth Street Road (now Commerce Road), which was conveyed to A. R. Tedesco and Dorleen Tedesco to the City of Richmond, Virginia by deed dated September 21, 1954, recorded November 15, 1954 in the Clerk's Office, Circuit Court, City of Richmond, Virginia, Division II, formerly Hustings Court, Part II in Deed Book 205, Page 423.

LESS AND EXCEPT that portion of the property conveyed to the State Highway Commissioner of Virginia by Certificate recorded in the Clerk's Office, Circuit Court, City of Richmond, Virginia in Deed Book 442, Page 147, with Order recorded in Deed Book 451, Page 178.

PARCELS I, II AND III BEING the same real estate conveyed to ACS 1 Properties, LLC, a Virginia limited liability company, by deed from Richard H. Shaia, Jr., Michael A. Shaia, and Mary Ann Freeman, as Trustees of the Richard H. Shaia Family Irrevocable Trust of December 29, 1987, which deed is dated November 13, 2015, recorded December 2, 2015 in the Clerk's Office, Circuit Court, City of Richmond, Virginia as Instrument No. 150022974.

Parcel IV:

ALL those certain lots or land in the City of Richmond, Virginia, known and designated as Lots 11, 12, 13, 14, 15, 16, 17 and 18, Block H, on "Map of Property of Industrial Realty Corp., South Richmond, Virginia, Prepared by Atlantic Coast Realty Co.", dated June 20, 1929, revised June 24, 1929, made by W. W. LaPrade & Bros., Civil Engineers and Surveyors, Richmond, Virginia, a copy of which is recorded in Map Book 3, Page 27 in the Clerk's Office, Circuit Court of the City of Richmond, Virginia, Division II (formerly Hustings Court, Part II), the said lots being more particularly described as follows:

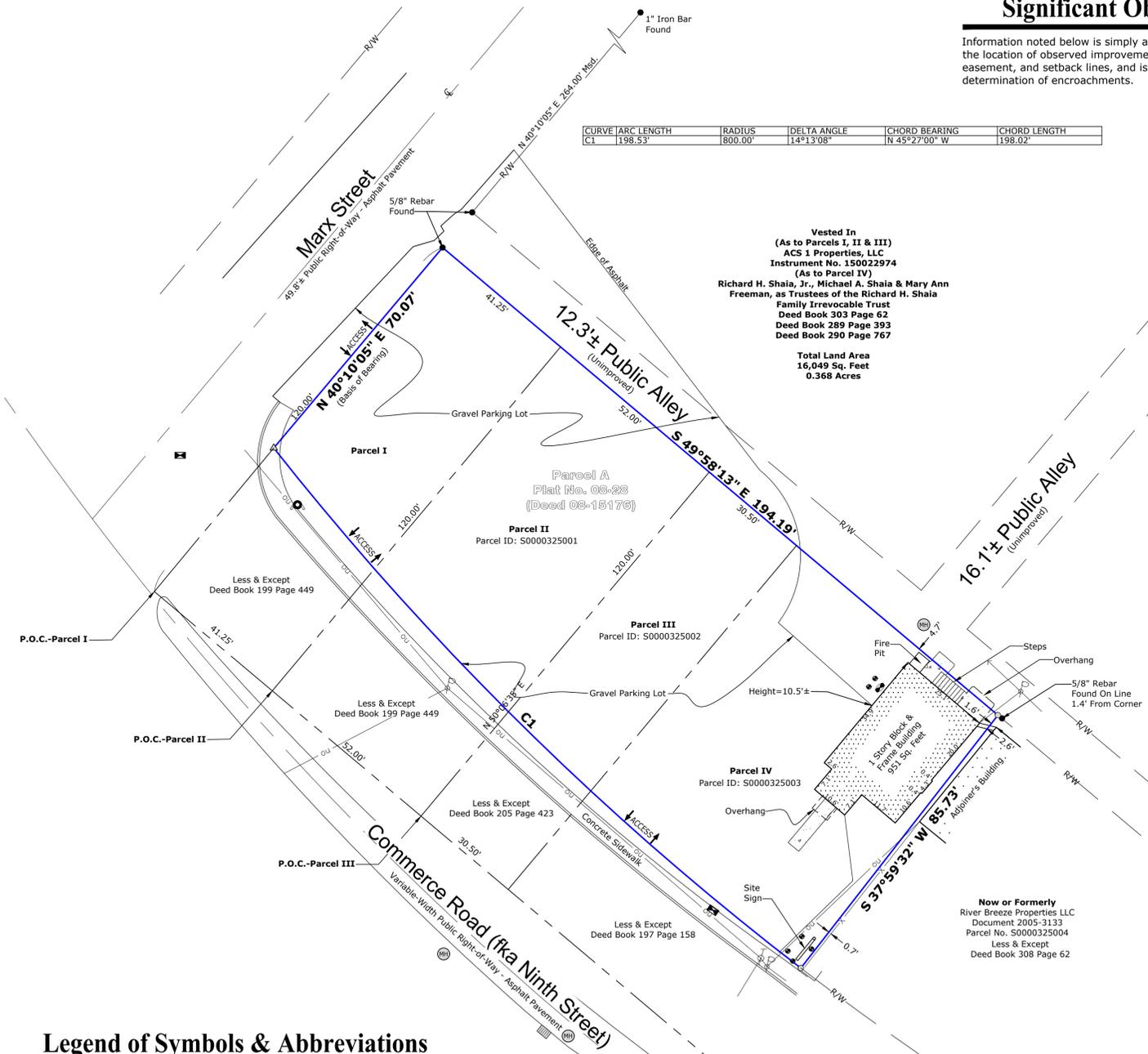
BEGINNING at the point of intersection of the north line of Dinwiddie Avenue (formerly Morgan Street) with the eastern line of Ninth Street Road; thence in a northerly direction along said eastern line of Ninth Street Road a distance of 254.39 feet to a point; thence in an easterly direction 128.93 feet to an alley approximately 13 feet wide; thence in a southerly direction along the western line of said alley 205.97 feet to a point in the northern line of Dinwiddie Avenue; thence in a westerly direction along the said northern line of Dinwiddie Avenue a distance of 123.66 feet to the point and place of beginning.

LESS AND EXCEPT that portion conveyed to the City of Richmond by deed from Richard H. Shaia and Nellie G. Shaia, his wife, dated January 11, 1954 and recorded January 14, 1954 in the Clerk's Office, Circuit Court of the City of Richmond, Virginia Division II in Deed Book 197, Page 158.

FURTHER LESS AND EXCEPT that portion conveyed to Reliance Equipment Corporation by deed from Richard H. Shaia and Nellie Gray Shaia, his wife, dated July 2, 1965, recorded July 30, 1965 in the Clerk's Office, Circuit Court of the City of Richmond, Virginia Division II in Deed Book 308, Page 62, erroneously recited in prior deeds as Deed Book 303, Page 62.

BEING the same real estate conveyed to ACS 1 Properties, LLC, a Virginia limited liability company, by deed of correction from Richard H. Shaia, Jr., Michael A. Shaia and Mary Ann Freeman, as Trustees of the Richard H. Shaia Family Irrevocable Trust of December 27, 1987, which deed is dated August 24, 2009, recorded August 24, 2020 in the Clerk's Office, Circuit Court, City of Richmond, Virginia as Instrument No. 200018910.

The above described land is the same land described in Stewart Title Guaranty Company Title Commitment No. 01262-9828, bearing an effective date of August 11, 2020 at 8:00 a.m.



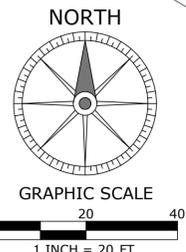
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT	198.53'	800.00'	14°13'08"	N 45°27'00" W	198.02'

Vested In
(As to Parcels I, II & III)
ACS 1 Properties, LLC
Instrument No. 150022974
(As to Parcel IV)
Richard H. Shaia, Jr., Michael A. Shaia & Mary Ann Freeman, as Trustees of the Richard H. Shaia Family Irrevocable Trust
Deed Book 303 Page 62
Deed Book 289 Page 393
Deed Book 290 Page 767

Total Land Area
16,049 Sq. Feet
0.368 Acres

Legend of Symbols & Abbreviations

- R/W - Right-of-Way
- P/L - Adjoiner Property Line
- ⊕ - Centerline
- P.O.B. - Place/Point of Beginning
- P.O.C. - Place/Point of Commencement
- ⊗ - Encroachment/Observation
- ⊗ - Schedule B-Section II Item
- Obs. - Observed
- Calc. - Calculated
- Msd. - Measured
- Dd. - Bearing/Distance from Deed Record
- Plat - Bearing/Distance from Plat Record
- N.R.D. - No Recorded Distance/Dimension
- - Monumentation Found as Noted
- ⊙ - 5/8" Iron Pin Set with Cap Stamped
- * - NORTHROP VA LS 0403002610
- ▲ - PK/MAG Nail or Railroad Spike Found as Noted
- △ - MAG Nail Set
- ⊕ - Manhole
- ⊕ - Curb Inlet Basin with Grate
- ⊕ - Fire Hydrant
- ⊕ - Water Meter
- ⊕ - Gas Meter
- ⊕ - Bollard Post
- ⊕ - Utility Pole
- ⊕ - Traffic Signal/Crosswalk Pole
- ⊕ - Guy Wire
- ⊕ - Chain Link Fence
- ⊕ - Overhead Utilities
- ⊕ - Concrete Area
- ⊕ - Building Area



Miscellaneous Notes

- There is direct access to the subject property via Marx Street and Commerce Road, each a public right-of-way.
- The posted address on site is 606 Commerce Road.
- The locations of all utilities shown on this survey are based upon above-ground observable evidence only.
- At the time of this survey, there was no observable surface evidence of recent earth moving work, building construction or building additions.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there were no wetland delineation markers observed on the subject property.
- Any plottable off-site easements or servitudes disclosed in documents provided to or obtained by the surveyor have been plotted and shown hereon.
- A Spectra-Precision SP80 GPS and Spectra-Precision Focus 35 Robotic Total Station were used to perform this survey. Real Time Kinematics (RTK) and Static Control were utilized. This survey was performed in accordance with the current Federal Geodetic Control Standards.
- This survey is based on Stewart Title Guaranty Company Title Commitment No. 01262-9828, bearing an effective date of August 11, 2020 at 8:00 a.m.
- The nearest intersecting street is shown on this survey.

Zoning

ITEM	ZONE: M-2 (HEAVY INDUSTRIAL DISTRICT)		
	REQUIRED	OBSERVED	CONFORMING
BUILDING SETBACK REQUIREMENTS			
FRONT SIDE	NONE REQUIRED	APPROX. 40 FEET	
REAR	NONE REQUIRED	2.6 FEET	YES
STREET SIDE	NONE REQUIRED	N/A	
REAR	NONE REQUIRED	4.7 FEET	YES
MAX. BUILDING HEIGHT	45 FEET	10.5 FEET	YES
MAX. LOT AREA	NONE REQUIRED	16,049 SQ. FT./0.368 ACRES	
MIN. LOT AREA	NONE REQUIRED	85.73 FEET	
MIN. LOT DEPTH	NONE REQUIRED	198.53 FEET	YES
MIN. ROAD FRONTAGE	NONE REQUIRED	198.53 FEET	YES
MAX. F.A.R.	NONE REQUIRED	0.06 F.A.R.	
MAX. LOT COVERAGE	NONE REQUIRED	6%	YES
MAX. UNITS/ACRE	NONE REQUIRED	N/A	
MIN. S.F./UNIT	NONE REQUIRED	N/A	
PARKING REQUIREMENT	1 SPACE PER 100 SQ. FEET OF FLOOR AREA PLUS 5 STACKING SPACES PER RESTAURANT DRIVE-IN WINDOW 10 SPACES REQUIRED	0 SPACES	NO

NOTE: ANY SETBACKS INCLUDED HEREON ARE FOR INFORMATIONAL PURPOSES ONLY, AND ARE BASED ON THE REFERENCED ZONING REPORT. THESE SETBACKS MAY NOT HAVE BEEN REVIEWED FOR ACCURACY OR INTERPRETATION BY ANY PUBLIC AGENCY, AND ARE THEREFORE SUBJECT TO CHANGE BASED ON ANY SUCH REVIEW(S). ARCHITECTURAL APPURTENANCES SUCH AS ROOFS AND OVERHANGS ARE NOT INCLUDED IN THE REPORTED OBSERVED BUILDING SETBACK DIMENSIONS.

THIS ZONING INFORMATION IS TAKEN FROM A ZONING REPORT COMPILED BY CRE ZONING UNDER PROJECT NO. 20-5306, DATED JUNE 09, 2020.

ALTA/NSPS Land Title Survey

Sisters Cafe

Project #20-5306-Site #001
600, 602 and 606 Commerce Road
Richmond, VA

City of Richmond

Surveyor Certification:
To Stewart Title Guaranty Company; Commerce Road, LLC, a Virginia limited liability company; and Cresurveys, Ltd.

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, 6a, 6b, 7a, 7b(1), 7c, 8, 9, 10a, 13, 14, 16, 17, 19 and 20 of Table A thereof. The field work was completed on March 7, 2020.

Date of Preliminary Plat or Map: June 8, 2020
Date of Last Revision: September 1, 2020; September 14, 2020
Date of Final Plat or Map: September 15, 2020

Digitally signed by Edward E Northrop
Date: 2020.09.15 15:49:00 -04'00'

Edward E. Northrop
Virginia Registered Land Surveyor No. 0403002610
For and on behalf of Titan USA Commercial Real Estate Services, LLC

Survey Prepared By:
Titan USA Commercial Real Estate Services, LLC
4821 Heights Drive
Stow, OH 44224
330-842-7671
surveyors@titancres.com
www.titancres.com
Titan Project No. 490

Sheet 1 of 1

PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:

CRESURVEYS
EMAIL: INFO@CRESURVEYS.COM
PHONE: (330) 777-0502
24 N. High Street, Suite 103, Akron, OH 44308

(330) 777-0502
Cresurveys