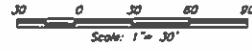


TOPOGRAPHIC SURVEY
 SHOWING EXISTING IMPROVEMENTS
 #1900 VENABLE STREET
 CITY OF RICHMOND, VIRGINIA
 DATE: MAY 23, 2016



Shadrach & Associates LLC
 LAND SURVEYING
 10000 W. Broad Street, Suite 200, Richmond, Virginia 23290
 Phone: (804) 781-1111 Fax: (804) 781-1112

This topographic survey was prepared under the direct and responsible charge of **Shadrach & Associates LLC**, a Virginia Limited Liability Company, and the survey was prepared in accordance with the Virginia State Board of Architecture, Professional Engineers, Land Surveyors and Certified Landscape Architects.

I hereby certify that the boundary 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 Architecture, Professional Engineers, Land Surveyors and Certified Landscape Architects.



Notes

1. The subject property appears not to be located within the limits of the 100 Year Flood Plain Boundary as defined by the Federal Emergency Administration Community-Plan (516129-0041-C, effective date July 16, 2014 (7/16/14).
2. This survey was prepared in accordance with the current and accurate field transit survey of the premises shown herein. Date of last physical survey May 13, 2016.
3. This survey was made within the limits of a Title Report and therefore there may be encumbrances which affect the subject property and are not shown herein.
4. Vertical Datum based upon City of Richmond Benchmark No. 232, Converter to NAVD 83 Datum.
5. No additional description or location was done for this topographic survey.
6. No subsurface investigation of soil types or for the location of underground utilities was done for this topographic survey.
7. Contour Interval: 1.0'

Legal References:

Parcel 1B:
 GENESIS HOMES MANAGER LLC
 Instrument No. 02007-12771
 Tax Parcel E000-0364/002
 #1900 Venable Street

Parcel 1A:
 JEFFERSON TOWNHOUSES LLC
 Instrument No. 02007-12770
 Tax Parcel E000-0364/001
 #736 Mosby Street

Leigh Street -
 Martin Luther King Bridge
 (Var. Width R/W)

Mosby (Var. Width R/W) Street

Venable Street
 70' R/W

R-53

345'

Parcel 1A
 11.184 Ac.

Proposed
 B-5

266'

North 18th (60' R/W) Street