

First American Title Insurance Company
Schedule B – PART II Commitment No. SHTC19-1442

(Referenced by corresponding number in Commitment)

- ⑦ Restrictions, easements, assessments, etc., and all other provisions, including developer rights, options and rights of first refusal, contained in and incorporated by reference into those certain Declarations, recorded in Deed Book 32, page 1676, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant is (a) exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
Affects the subject property, but contains no plottable items.
- ⑧ Easement: Granted unto VEPCO, dated July 5, 1985, recorded September 4, 1985, in Deed Book 52, page 457. Grants easement for a pole line and appurtenances thereto, at designated and undesignated locations, with rights of ingress, egress and clearance. Plat recorded therewith shows easement along the west line of insured premises.
Plotted and shown hereon.
- ⑨ All matters shown on map recorded in Plat Book 36, pages 67, 68 and 69.
Matters plotted and shown hereon.

Flood Certification

I have examined the Flood Insurance Rate Map for the City of Richmond, Virginia, Community Panel No. 510129-0029-D, effective April 2, 2009, and hereby certify to the best of my professional knowledge and belief that the property is not located in a Special Flood Hazard Area, but is located in Zone (X) as determined by National Flood Insurance Program, Federal Emergency Management Agency, Department of Housing and Urban Development.

Notes

1. This survey plat represents a current and accurate field transit survey of the premises shown hereon.
Date of last physical survey: October 14, 2019.
2. All streets shown hereon are public.
3. There were no delineated wetlands observed on site.
4. The legal description (does) form a mathematically closed figure with no gaps, gores or overlaps.
5. There was no evidence of cemeteries at the time of the survey.
6. There was no observed evidence of current earth moving, building construction or building additions.
7. Surveyor is not aware of any proposed changes in the street right of way and observed no evidence of recent street or sidewalk construction or repairs.
8. There was no observed evidence of the site use as a solid waste dump, sump or sanitary landfill.
9. The property has direct vehicular access from Ownby Lane.
10. The subject property is the same property as described in Title Commitment issued by First American Title Insurance Company with an effective date of October 4, 2019 (Commitment No. SHTC19-1442).
11. Observed utilities are plotted and shown hereon – Subsurface utility delineation was not performed.

Legal Description

The Land referred to herein below is situated in the Town/City of Richmond, State of Virginia, and is described as follows:

ALL THAT certain lot, piece or parcel of land, with all the improvements thereon and appurtenances thereunto belonging, lying and being in the City of Richmond, Virginia, known as Lots 9 and 10, Block B, Hermitage Business Park, as shown on that certain subdivision plat of Hermitage Park made by Austin Brockenbrough & Associates, recorded in the Clerk's Office, Circuit Court, City of Richmond, Virginia ("Clerk's Office"); in Plat Book 36, pages 67, 68 and 69, reference to which is hereby made for a more particular description of said land.

BEING the same real estate conveyed unto 2408 Ownby Lane, LLC, by Deed from Ownby LLC, dated November 11, 2003 and recorded November 14, 2003 in the Clerk's Office, Circuit Court, City of Richmond, Virginia as Instrument Number 030044338.

ALSO BEING the same property as described in Title Commitment issued by First American Title Insurance Company with an effective date of October 4, 2019 (Commitment No. SHTC19-1442).

Zoning

Current Zoning: M-2 (Heavy Industrial District)

Setbacks:

Minimum Front Yard: None
Minimum Side Yard: None
Minimum Rear Yard: None
Maximum Height: 45.0 Feet

*ZONING TO BE VERIFIED BY ZONING CONFIRMATION LETTER

For further clarification of Zoning Requirements – Contact:

City of Richmond Zoning Division
900 E. Broad St., Room 110
Richmond, VA 23219
(804) 646-6340

Parking

No delineated parking

Surveyor's Certificate

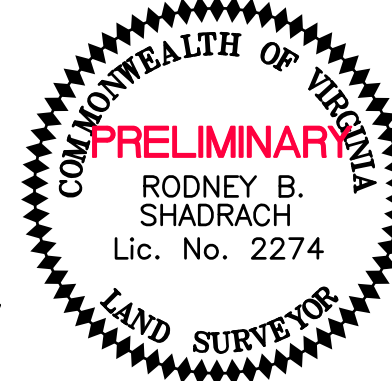
This survey is certified to and prepared for the sole exclusive benefit of the entities and/or individuals listed below as of OCTOBER 25, 2019 and shall not be relied upon by any other entity or individual whomsoever.

To: CRESCENT PRESERVATION & DEVELOPMENT CO., LLC, a Virginia limited liability company
To: FIRST AMERICAN TITLE INSURANCE COMPANY
To: SAFE HARBOR TITLE COMPANY

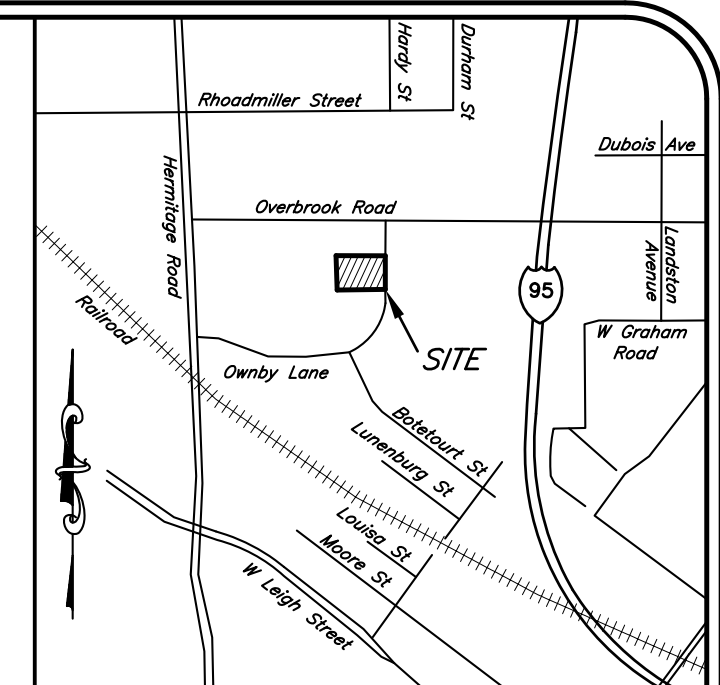
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Table A Items 1-4, 6(a), 7(a), 7(b), 7(c) 8, 9, 11, 13, 14, 16-20.
The fieldwork was completed on October 14, 2019.

Rodney B. Shadrach, L.S. #2274
Shadrach & Associates, LLC

I hereby certify that this ALTA/NSPS Land Title 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 Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.



Sheet 1 of 2



Scale 1" = 1000'

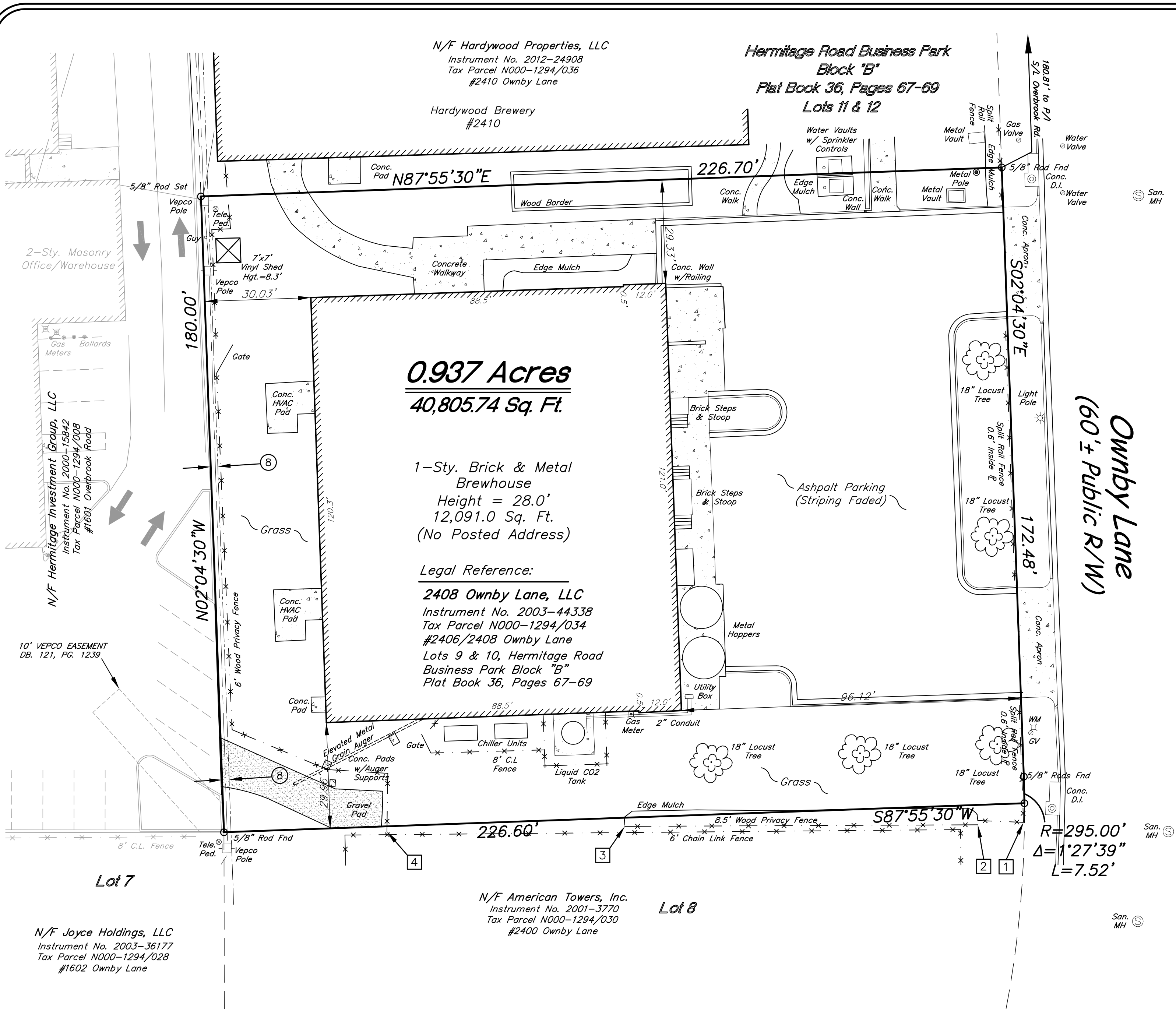
ALTA/NSPS LAND TITLE SURVEY
SHOWING EXISTING IMPROVEMENTS
TAX PARCEL N000-1294/034
BEING #2406-#2408 OWNBY LANE
CITY OF RICHMOND VIRGINIA
DATE: OCTOBER 25, 2019

Scale: 1" = 20'



Shadrach & Associates LLC

LAND SURVEYING
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-9300 • Email: rod@shadrachsveys.com



Legend

⊕ Fire Hydrant	⊠ Vepco Pole
♿ Handicap Parking Spaces	⊗ Vepco Transformer
① Painted Parking Space Number	⊖ Misc Frame Sign
⊕ Water Meter	⊕ Handi-cap Parking Sign
⊕ Water Valve	⊕ Bollard
⊕ Lamp Post (Metal Post w/light)	⊕ Yard Inlet (Drainage)
⊕ Drainage Manhole	⊕ Sanitary Cleanout
⊕ Sanitary Manhole	⊕ Concrete Surface
⊕ Cable T.V. Pedestal	RCP Reinforced Concrete Pipe
⊕ Telephone Pedestal	CMP Corrugated Metal Pipe
⊕ Gas Meter (GM)	D.I. Drainage Inlet
⊕ Gas Valve (GV)	F.F.E Finish Floor Elevation
	P.O.B. Point of Beginning

- Statement of Encroachments**
- 1 Corner Split Rail Fence 5.40' Outside Subject P
 - 2 Corner Wood Privacy Fence 5.62' Outside Subject P
 - 3 Corner Wood Privacy Fence 2.45' Outside Subject P
 - 4 Corner Wood Privacy Fence 1.49' Outside Subject P

ALTA/NSPS LAND TITLE SURVEY
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20 0 20 40 60
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