

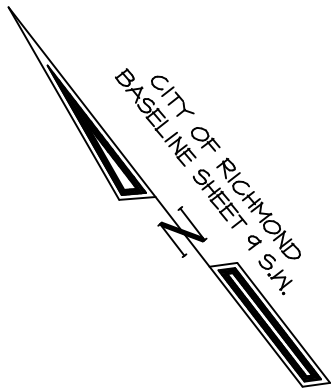
E. FRANKLIN STREET

TWENTY SECOND STREET LLC
ID 09700-28238
TM# E0000226011

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ID 09700-28238
TM# E0000226010

THREE STORY
BRICK
No. 2119

BUILDING
ON CORNER



TWENTY SECOND STREET LLC
ID 09800-29570
TM# E0000226008

109.14
N37°45'02"E

PARCEL
"A"

10033.08SQ FT
0.2303ACRES

THREE STORY BRICK
W/BSMT
No. 16

12' ALLEY

NOTES:

- 1) THIS PROPERTY IS LOCATED
IN F.E.M.A. FLOOD ZONE "X".
2) UTILITIES LOCATED OVERHEAD
& UNDERGROUND

PARCEL A:

C/O: POYTHRESS GE LLC
& POYTHRESS CY LLC
ID 1999-26269
TM# E0000226012

PARCEL B:

C/O: POYTHRESS GE LLC
& POYTHRESS CY LLC
ID 1999-26271
TM# E0000226023

PARCEL C:

C/O: POYTHRESS GE LLC
ID 1999-26269
TM# E0000226021

MARJAN KHONSARI
ID 2012-17651
TM# E0000226027

TWO STORY
BRICK
No. 2114

LINE	BEARING	DISTANCE
L1	N39°26'13"E	67.48
L2	S48°52'56"E	15.84
L3	S39°09'08"W	66.47

PARCEL "B"

16337.93SQ FT
0.3751ACRES

PARCEL "C"

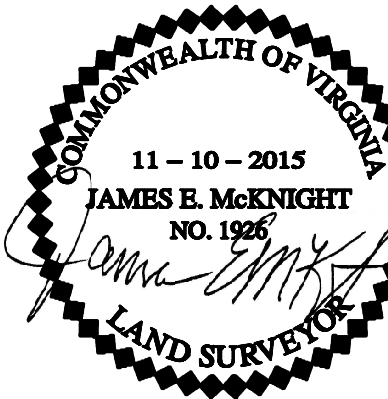
1071.31SQ FT
0.0246ACRES

EAST MAIN STREET

66' +/- R/W

PLAT SHOWING IMPROVEMENTS ON THREE PARCELS SITUATED ON THE
NORTH LINE OF EAST MAIN STREET AND THE WEST LINE OF
NORTH 22ND STREET, IN THE CITY OF RICHMOND, VIRGINIA.

PURCHASERS:
BAIS PROPERTIES LLC



THIS IS TO CERTIFY THAT ON NOVEMBER 10, 2015, I MADE AN ACCURATE FIELD
SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS
BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT
PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON.
THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT.
PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE
MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF
ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 30'



**McKNIGHT
& ASSOCIATES, P.C.**

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

JOB NUMBER: 89120218