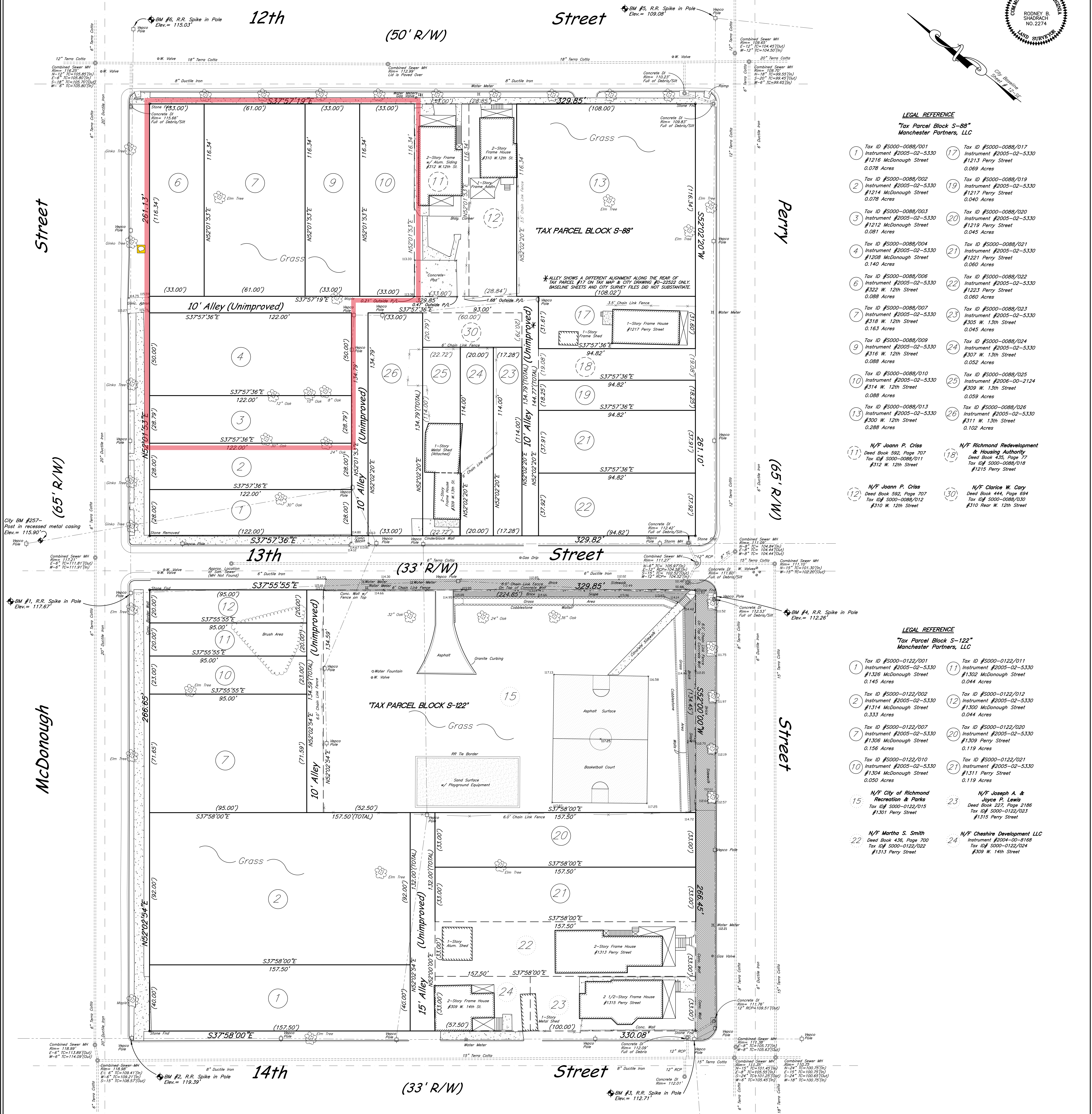
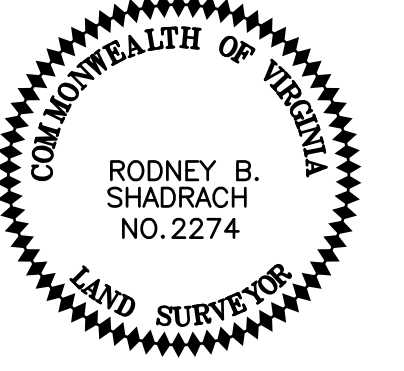


[12th Street Widened 09/01/1993 per City Drawing #0-22522]

I hereby certify that this 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 Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.



LEGAL REFERENCE

Tax Parcel Block S-88
Manchester Partners, LLC

- 1 Tax ID #5000-0088/001 Instrument #2005-02-5330 #1213 McDonough Street 0.078 Acres
- 2 Tax ID #5000-0088/002 Instrument #2005-02-5330 #1214 McDonough Street 0.078 Acres
- 3 Tax ID #5000-0088/003 Instrument #2005-02-5330 #1215 McDonough Street 0.081 Acres
- 4 Tax ID #5000-0088/004 Instrument #2005-02-5330 #1216 McDonough Street 0.140 Acres
- 5 Tax ID #5000-0088/006 Instrument #2005-02-5330 #1218 McDonough Street 0.088 Acres
- 6 Tax ID #5000-0088/007 Instrument #2005-02-5330 #1219 McDonough Street 0.163 Acres
- 7 Tax ID #5000-0088/009 Instrument #2005-02-5330 #316 W. 12th Street 0.088 Acres
- 8 Tax ID #5000-0088/010 Instrument #2005-02-5330 #314 W. 12th Street 0.088 Acres
- 9 Tax ID #5000-0088/013 Instrument #2005-02-5330 #300 W. 12th Street 0.288 Acres
- 10 Tax ID #5000-0088/011 Instrument #2005-02-5330 #1213 Perry Street 0.069 Acres
- 11 Tax ID #5000-0088/019 Instrument #2005-02-5330 #1217 Perry Street 0.040 Acres
- 12 Tax ID #5000-0088/020 Instrument #2005-02-5330 #1219 Perry Street 0.045 Acres
- 13 Tax ID #5000-0088/021 Instrument #2005-02-5330 #1217 Perry Street 0.060 Acres
- 14 Tax ID #5000-0088/022 Instrument #2005-02-5330 #1221 Perry Street 0.060 Acres
- 15 Tax ID #5000-0088/023 Instrument #2005-02-5330 #1219 Perry Street 0.045 Acres
- 16 Tax ID #5000-0088/024 Instrument #2005-02-5330 #307 W. 13th Street 0.052 Acres
- 17 Tax ID #5000-0088/025 Instrument #2008-00-2124 #305 W. 13th Street 0.059 Acres
- 18 N/F Joann P. Criss Deed Book 592, Page 707 Tax ID# 5000-0088/011 #312 W. 12th Street
- 19 N/F Richmond Redevelopment & Housing Authority Deed Book 435, Page 77 Tax ID# 5000-0088/018 #1215 Perry Street
- 20 N/F Joann P. Criss Deed Book 592, Page 707 Tax ID# 5000-0088/012 #310 W. 12th Street
- 21 N/F Clarice W. Cary Deed Book 592, Page 704 Tax ID# 5000-0088/030 #310 W. 12th Street

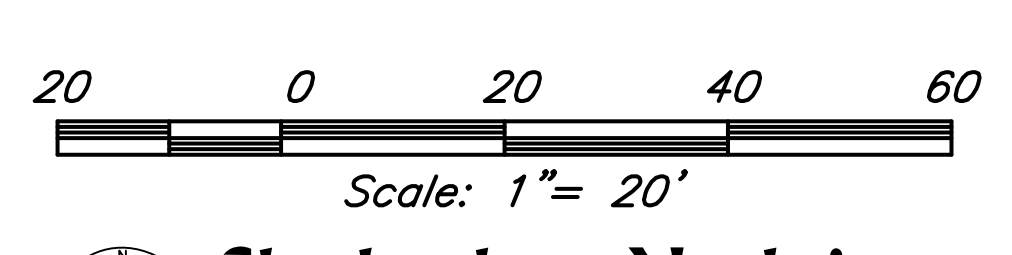
LEGAL REFERENCE

Tax Parcel Block S-122
Manchester Partners, LLC

- 1 Tax ID #5000-0122/001 Instrument #2005-02-5330 #1326 McDonough Street 0.145 Acres
- 2 Tax ID #5000-0122/002 Instrument #2005-02-5330 #1314 McDonough Street 0.333 Acres
- 3 Tax ID #5000-0122/007 Instrument #2005-02-5330 #1306 McDonough Street 0.158 Acres
- 4 Tax ID #5000-0122/010 Instrument #2005-02-5330 #1304 McDonough Street 0.050 Acres
- 5 N/F City of Richmond Recreation & Parks Tax ID# 5000-0122/015 #1301 Perry Street
- 6 Tax ID #5000-0122/011 Instrument #2005-02-5330 #1302 McDonough Street 0.044 Acres
- 7 Tax ID #5000-0122/012 Instrument #2005-02-5330 #1300 McDonough Street 0.044 Acres
- 8 Tax ID #5000-0122/020 Instrument #2005-02-5330 #1309 Perry Street 0.119 Acres
- 9 Tax ID #5000-0122/021 Instrument #2005-02-5330 #1311 Perry Street 0.119 Acres
- 10 N/F Joseph A. & Joyce P. Lewis Deed Book 221, Page 2166 Tax ID# 5000-0122/023 #1315 Perry Street
- 11 N/F Martha S. Smith Deed Book 436, Page 700 Tax ID# 5000-0122/022 #1313 Perry Street
- 12 N/F Cheshire Development LLC Instrument #2004-00-8168 Tax ID# 5000-0122/024 #309 W. 14th Street

- 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 Insurance Administration Community-Panel #510129-0010-C, effective date: July 20, 1998 (Zone X).
- 2. This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: February 10, 2006
- 3. This survey was made without the benefit of a Title Report and therefore there may be encumbrances which affect the subject property are not reflected hereon.
- 4. Vertical Datum based upon City of Richmond Benchmark #257 shown hereon.

SURVEY PLAT WORKMAP
SHOWING EXISTING IMPROVEMENTS
TO TAX PARCEL BLOCK "S-88"
AND TAX PARCEL BLOCK "S-122"
CITY OF RICHMOND, VIRGINIA
DATE: FEBRUARY 17, 2006
DATE: MAY 3, 2013



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